

Arlington, WA  
**WISEMARK COMMONS**  
 PLN #1139, Section 14, Township 31, Range 05



**SITE DATA**

PROJECT ADDRESS: 6804 204TH ST. NE, ARLINGTON, WA 98223

LEGAL DESCRIPTION: SECTION 14 TOWNSHIP 31 RANGE 05 QUARTER SW - BEG NW COR SEC TH E ALG N LN 648FT TO W MGN BURLINGTON NORTHERN RR TH S ALG W LN SD MGN 507FT TH W 285FT TH N 122FT TH W 230FT TO W LN SEC TH N ALG SD WLN 379FT M/L TO POB LESS CO RD & EXC ADD'L R/W TO CITY OF ARL PER SWD REC UND AFN 9401110163 & SWD REC UND AFN 200112100111

ZONING: COMMERCIAL CORRIDOR (CC)

PLACE TYPE DESIGNATION: VILLAGE CENTER, T4 MAINSTREET (MS)

AIRPORT PROTECTION  
 DISTRICT SUBDISTRICT: ARLINGTON AIRPORT, SUBDISTRICT C

USE CLASSIFICATION: MIXED-USE (MULTI-FAMILY APARTMENTS ABOVE A PERMITTED NON-RESIDENTIAL USE) PER AMC 20.40

TAX PARCELS: 31051400200600

LOT SIZE: 4.91 ACRES (213,880 SF)

PROPOSED RESIDENTIAL GROSS DENSITY: 31 UNITS PER ACRE (150 UNITS / 4.91 ACRES)

NET DENSITY: 33 UNITS PER ACRE (150 UNITS / 4.91 ACRES)

**BUILDING HEIGHT**  
 MAIN BLDG REQ: 20' MIN., 3 STORIES MAX.,  
 PROPOSED: > 20' & 3 STORIES  
 ACCES. STRUCTURES: 1 STORY MAX, PROPOSED 1 STORY

TOTAL BLDG LOT COVERAGE: 30%

TOTAL IMPERVIOUS SURFACE: 150,143 SF (3.45 AC)

SEWER / WATER: CITY OF ARLINGTON  
 ELECTRICITY: SNOHOMISH COUNTY PUD  
 GAS: CASCADE NATURAL GAS

SPECIAL DISTRICTS (SCHOOL & FIRE): ARLINGTON SCHOOL DISTRICT & NORTH COUNTY REGIONAL FIRE & EMS

NUMBER OF LOTS: 3

BUILDING SETBACKS: 10' MAX BUILD TO LINE  
 0' BUILDING SETBACK

OPEN SPACE CALCS: 5%

SCREENING PROVIDED: STREET FRONTAGES: TYPE "C"  
 SIDE & REAR PROPERTY LINES: TYPE "A" SCREEN.

**TOTAL PARKING REQUIRED**  
 TOTAL REQUIRED SPACES: 309  
 TOTAL PROPOSED SPACES: 309

**BICYCLE PARKING REQUIRED**  
 TOTAL REQUIRED RESIDENTIAL SPACES: 47  
 TOTAL RESIDENTIAL SPACES PROVIDED: 103

**SHEET NO. 1 CONTENTS**

- AG0 COVER SHEET
- AG1 GROUND FLOOR SITE PLAN
- AG2 SECOND FLOOR SITE PLAN
- AG3 PROPERTY AREAS CALCULATIONS
- AG4 USABLE OPEN SPACE
- AG5 PROJECT DATA

**OWNER**  
 GOUTAM JAIN  
 20944 55TH AVE. W  
 LYNWOOD, WA 98036  
 CONTACT: MICHAEL WEINSTEIN

**APPLICANT**  
 MICHAEL WEINSTEIN  
 1610 33RD AVE  
 SEATTLE, WA 98122  
 PHONE: 206-890-3027

**ARCHITECT**  
 WATTENBARGER ARCHITECTURE, INC.  
 40 LAKE BELLEVUE DR.  
 BELLEVUE, WA. 98005  
 PHONE: (425) 453-0606  
 CONTACT: DIANNA HALL

**CIVIL ENGINEER**  
 BEYLER CONSULTING  
 5920 100TH ST SW #25  
 LAKEWOOD, WA  
 PHONE: 253-984-2900  
 CONTACT: LANDON BEYLER

**LANDSCAPE ARCHITECT**  
 RICHARD WARD ASSOCIATES  
 40 LAKE BELLEVUE DR.  
 BELLEVUE, WA. 98005  
 PHONE: 425-453-0606  
 CONTACT: RICHARD WARD

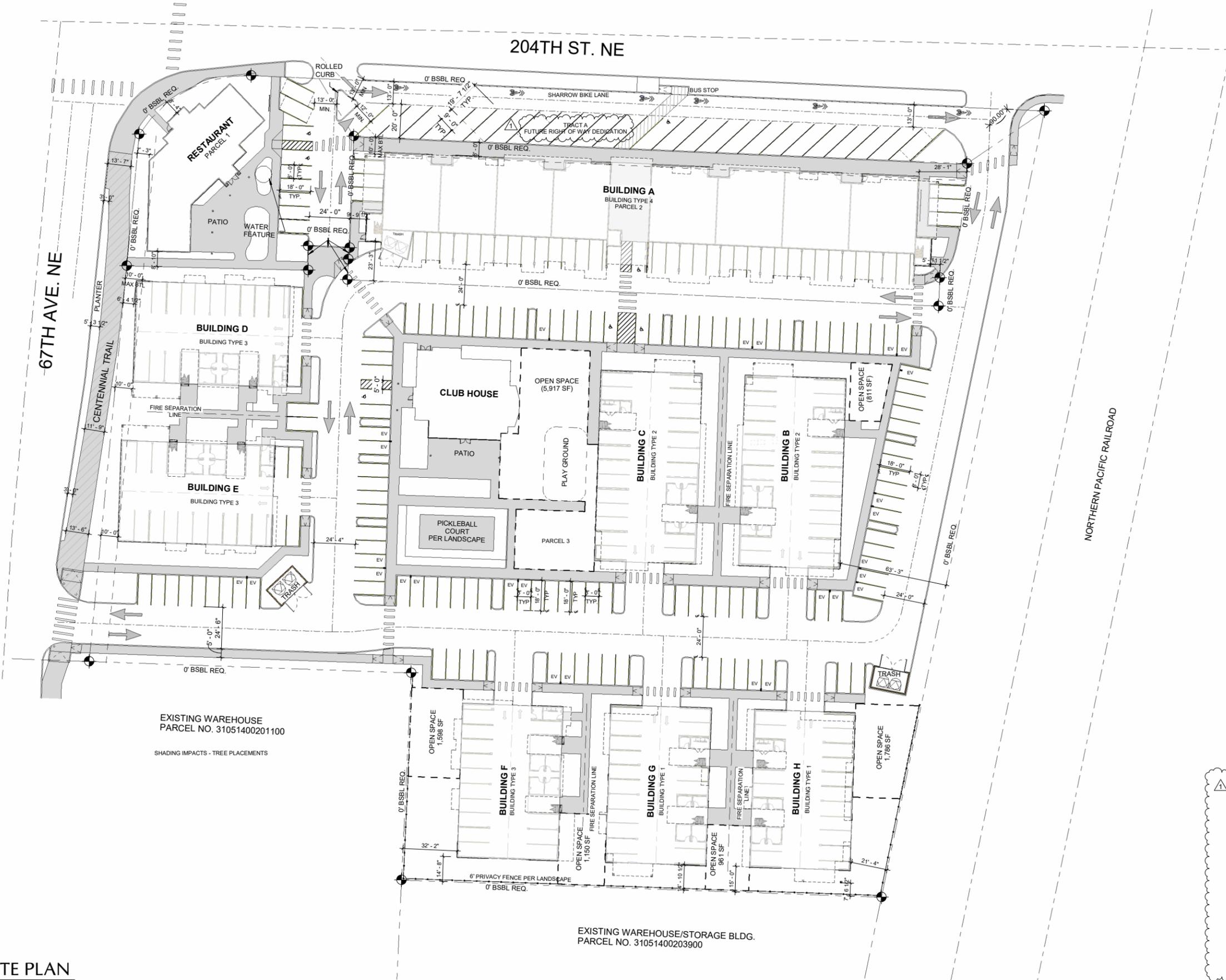


**PROPERTY LOCATION**

Drawing name: **WISEMARK COMMONS**  
 Project number: 22315  
 Date: 11/30/23  
 Scale: 12" = 1'-0"  
 DH  
 Drawn by

40 Lake Bellevue Dr. #350  
 BELLEVUE, WA 98004  
 t: 425-453-0606  
 www.wattenbarger.com

**WATTENBARGER**  
 architects



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**GROUND FLOOR SITE PLAN**

1" = 30'-0" (1" = 60'-0" WHEN SHEET SIZE IS 11" X 17")

REVISION	DATE	DESCRIPTION
1	01/23/24	Land Use
2		Comments 2

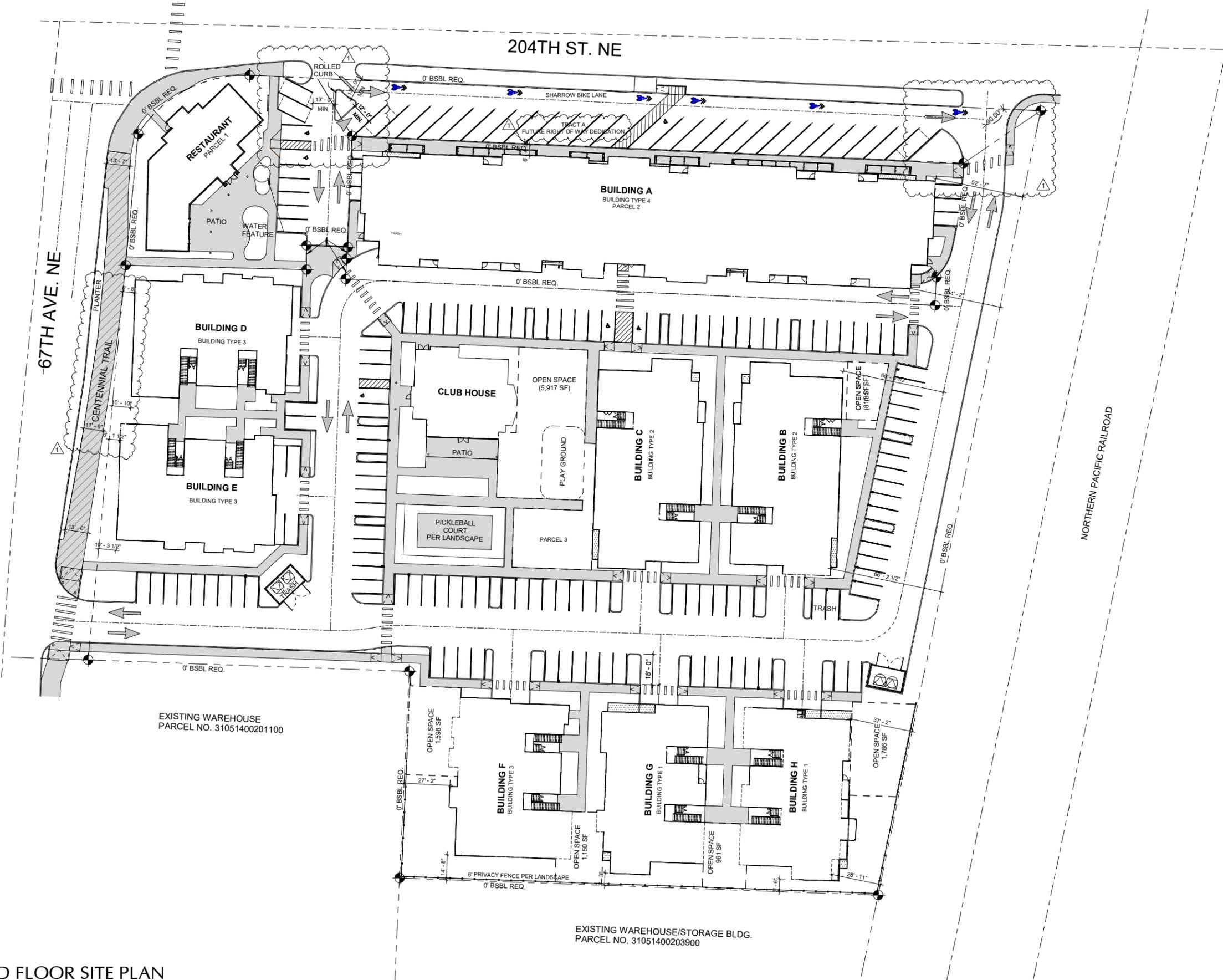
**GROUND FLOOR SITE PLAN**

**WISEMARK COMMONS**  
 6804 204th Street NE, Arlington, WA 98223-8235

OWNER: GOUTAM JAIN  
 APPLICANT: MICHAEL WEINSTEIN  
 ARCHITECT: TRAVIS MCDANOLD  
 JOB NO.: 22315

PLOT DATE: 2/16/2024 7:24:26 AM  
 DATE: 11/30/23  
 SCALE: 1" = 30'-0"  
 DRAWN: DH/JM  
 CHECKD: DH

SHEET NO.: **AG1**



2ND FLOOR SITE PLAN

1" = 30'-0" (1" = 60'-0" WHEN SHEET SIZE IS 11" X 17")

REVISION	DATE	DESCRIPTION
1	01/23/24	Land Use
2		Comments 2

SECOND FLOOR SITE PLAN

WISEMARK COMMONS  
 6804 204th Street NE, Arlington, WA 98223-8235

JOB NO.: 22315  
 PLOT DATE: 2/16/2024 7:24:44 AM  
 DATE: 08/29/23  
 SCALE: 1" = 30'-0"  
 DRAWN: DH/JM  
 CHCKD: DH

SHEET NO.: AG2

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Arlington, WA  
**WISEMARK COMMONS**

PLN #1140, Section 14, Township 31, Range 05

204TH ST. NE



- INTERIOR ROADS
- LANDSCAPE
- PARKING LOT SHADING
- SIDEWALKS & WALKWAYS
- SURFACE PARKING
- UNDER BLDG. PARKING

TOTAL SITE AREA: 4.91 ACRES (213,880 SF)

SITE AREA CALCULATIONS		
NAME	AREA	% of Total Site
INTERIOR ROADS	45,007 SF	21%
LANDSCAPE	32,176 SF	15%
PARKING LOT SHADING	15,594 SF	7%
SIDEWALKS & WALKWAYS	24,573 SF	11%
SURFACE PARKING	27,059 SF	13%
UNDER BLDG. PARKING	38,805 SF	18%

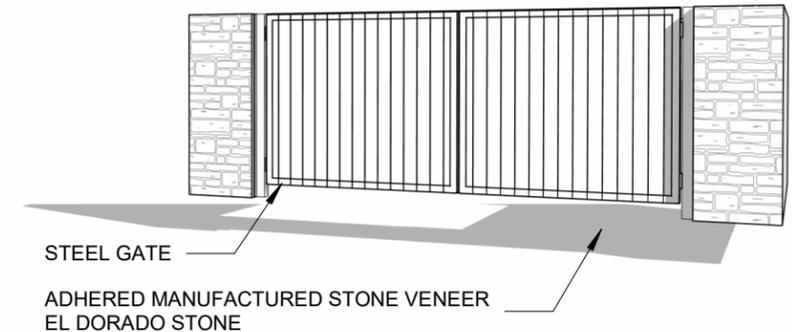
OPEN SPACE CALCULATIONS

NAME	AREA
OPEN SPACE	10,790 SF

OPEN SPACE REQUIRED: 5%  
 OPEN SPACE PROVIDED: 5%

TOTAL PARKING: 72,066, 34% of Total Site  
 (Interior Roads + Surface Parking)

PER 20.110.014, TABLE 20.11-14:  
 PARKING MITIGATION REQUIRED OF TOTAL PARKING: 16%  
 PARKING MITIGATION PROPOSED OF TOTAL PARKING: 22%  
 (15,594 SF / 72,066 = 0.22)



**TRASH ENCLOSURES**

**SITE AREA CALCULATIONS**

1" = 60'-0"

Project number 22315  
 Date 11/30/23  
 Drawn by DH/JM  
 Scale 1" = 60'-0"  
 AG3

PROPERTY AREAS CALCULATIONS

WISEMARK COMMONS

40 Lake Bellevue Dr. #350  
 BELLEVUE, WA 98004  
 T: 425-453-0666  
 www.wattenbarger.com





Arlington, WA  
**WISEMARK COMMONS**

PLN #1139, Section 14, Township 31, Range 05



**UNIT COUNT ANALYSIS**

TOTAL UNIT COUNT	
NAME	COUNT
1 BED	
UNIT B1	46
UNIT B2	28
UNIT C	4
UNIT C1	6
UNIT C2	6
	90

2 BED	
UNIT D	24
UNIT E	12
	36

STUDIO	
UNIT A1	18
UNIT A2	6
	24

TOTAL UNITS: 150

TOTAL UNITS	
UNIT TYPES	COUNT
1 BED	90
2 BED	36
STUDIO	24
TOTAL UNITS:	150

BLDG UNIT COUNT			
NAME	UNIT TYPES	COUNT	BEDS
BLDG A - BLDG TYPE 4			
UNIT A1	STUDIO	12	12
UNIT B2	1 BED	28	28
UNIT C	1 BED	4	4
UNIT D	2 BED	4	8
UNIT E	2 BED	4	8
		52	60

BLDG B - BLDG TYPE 2			
UNIT B1	1 BED	12	12
UNIT D	2 BED	2	4
UNIT E	2 BED	2	4
		16	20

BLDG C - BLDG TYPE 2			
UNIT B1	1 BED	12	12
UNIT D	2 BED	2	4
UNIT E	2 BED	2	4
		16	20

BLDG D - BLDG TYPE 3			
UNIT A1	STUDIO	2	2
UNIT A2	STUDIO	2	2
UNIT B1	1 BED	2	2
UNIT C1	1 BED	2	2
UNIT C2	1 BED	2	2
UNIT D	2 BED	4	8
		14	18

BLDG E - BLDG TYPE 3			
UNIT A1	STUDIO	2	2
UNIT A2	STUDIO	2	2
UNIT B1	1 BED	2	2
UNIT C1	1 BED	2	2
UNIT C2	1 BED	2	2
UNIT D	2 BED	4	8
		14	18

BLDG F - BLDG TYPE 3			
UNIT A1	STUDIO	2	2
UNIT A2	STUDIO	2	2
UNIT B1	1 BED	2	2
UNIT C1	1 BED	2	2
UNIT C2	1 BED	2	2
UNIT D	2 BED	4	8
		14	18

BLDG G - BLDG TYPE 1			
UNIT B1	1 BED	8	8
UNIT D	2 BED	2	4
UNIT E	2 BED	2	4
		12	16

BLDG H - BLDG TYPE 1			
UNIT B1	1 BED	8	8
UNIT D	2 BED	2	4
UNIT E	2 BED	2	4
		12	16

TOTAL UNITS: 150 186

**PARKING ANALYSIS**

**RESIDENTIAL**

TOTAL RESIDENTIAL PARKING REQUIRED: 262  
 PROVIDED STANDARD STALLS: 264

**COMMERCIAL**

COMMERCIAL PARKING REQUIRED : 29  
 TOTAL COMMERCIAL PARKING PROVIDED: 38

**ACCESSIBLE PARKING:**

TOTAL REQUIRED ADA PARKING: 5  
 TOTAL ADA PARKING PROVIDED: 5

TOTAL REQUIRED ADA VAN PARKING: 2  
 TOTAL ADA VAN PARKING PROVIDED: 2

**BICYCLE PARKING REQUIRED**

TOTAL REQUIRED RESIDENTIAL SPACES: 47  
 TOTAL RESIDENTIAL SPACES PROVIDED: 103

**TOTAL PARKING REQUIRED**

TOTAL REQUIRED SPACES: 309  
 TOTAL PROPOSED SPACES: 309



**PARKING TOTALS**

BLDG 1-1	
Standard - 8'-0" x 18'	6
Standard - 8'-6" x 18'	4
Standard - 9'-0" x 18'	5

15	
BLDG 1-2	
Standard - 8'-0" x 18'	6
Standard - 8'-6" x 18'	4
Standard - 9'-0" x 18'	5

15	
BLDG 2-1	
Standard - 8'-0" x 18'	8
Standard - 8'-6" x 18'	12

20	
BLDG 2-2	
Standard - 8'-0" x 18'	8
Standard - 8'-6" x 18'	12

20	
BLDG 3-1	
Standard - 8'-0" x 18'	2
Standard - 8'-6" x 18'	6
Standard - 9'-0" x 18'	6

14	
BLDG 3-2	
Standard - 8'-0" x 18'	2
Standard - 8'-6" x 18'	6
Standard - 9'-0" x 18'	6

14	
BLDG 3-3	
Standard - 8'-0" x 18'	2
Standard - 8'-6" x 18'	6
Standard - 9'-0" x 18'	6

14	
BLDG 4	
ADA - 8'-0" x 18'	1
Standard - 8'-0" x 18'	33

34	
SITE	
Standard - 9'-0" x 18' 60°	2
ADA - 9'-0" x 18'	2
Standard - 9'-0" x 18'	1
EV Charging - 8'-0" x 18'	28
ADA - 9'-0" x 18'	1
Standard - 8'-0" x 18'	102
Standard - 9'-0" x 18' 45°	25
ADA VAN - 8'-0" x 18'	2

163  
 TOTAL: 309

Project number	22315	Date	11/30/23	Scale	12" = 1'-0"
	Drawn by		DH/JM		
Drawing name	PROJECT DATA		WISEMARK COMMONS	40 Lake Bellevue Dr. #350 BELLEVUE, WA 98004 t: 425-453-0606 www.wattenbarger.com	
	AG5				