



NOTICE OF PUBLIC HEARING

Publish date:	March 8, 2024
Proposal name:	Wisemark Commons
Owner:	Goutam Jain, LLC
Applicant:	Michael Weinstein
File number:	PLN#1139 – Binding Site Plan and PLN#1140 – Conditional Use Permit
Documents available at:	City of Arlington website at www.arlingtonwa.gov , under Public Notices
Lead Agency:	City of Arlington
Contact Person:	Amy Rusko, Planning Manager, 360-403-3550, arusko@arlingtonwa.gov
SEPA Responsible Official:	Marc Hayes, Community Development Director
Public hearing body:	Hearing Examiner
Public hearing date/time:	Tuesday, March 26, 2024 @ 9:00am
Public hearing location:	Online via Teams Meeting
Written comment deadline:	Monday, March 25, 2024 at 5:00 pm

Online Teams Meeting: To attend the online Teams Meeting follow the link below.

https://teams.microsoft.com/l/meetupjoin/19%3ameeting_ZTVIYzM4YmQtNzI4MC00M2IxLTg2YzQtZjI3ODRmMwVjZjJk%40thread.v2/0?context=%7b%22Tid%22%3a%223d163d08-e2b8-4ccd-9737-3c52fcd5c51d%22%2c%22Oid%22%3a%22c93406b3-2333-4d54-98b4-f8ab9892d3c3%22%7d

Meeting ID: 229 344 001 022

Passcode: 7MGQ8p

Local Number: 1-323-676-6217

Proposal Description: The applicant is proposing to construct a mixed-use development community with ten buildings on the site consisting of a mixed-use building with up to 8 commercial spaces (12,422 sf) on the first floor and 52 multi-family residential units on the second and third floors, a restaurant building (3,372 sf), seven multi-family residential buildings with 98 residential units, a facility club house (2,325 sf). The development is proposing a binding site plan to split the property into 3 lots and 1 Tract (to be dedicated as right-of-way to the City of Arlington).

The project improvements include 309 parking stalls (302 standard stalls, 7 ADA stalls, with 28 EV stalls), pickleball court, dog run, playground equipment, patios, benches, planters, water feature, fire pit, water feature, sidewalks, open space, tables and chairs, bicycle racks, public art, and landscaping. Frontage improvements along 67th Avenue include a median, drive aisle, 25 back-in angled parking spaces, bus stop and crossing, curb, gutter, sidewalk, and street trees. Stormwater runoff from the proposed development will be conveyed and managed on-site through detention facilities located under the parking and drive aisle areas.

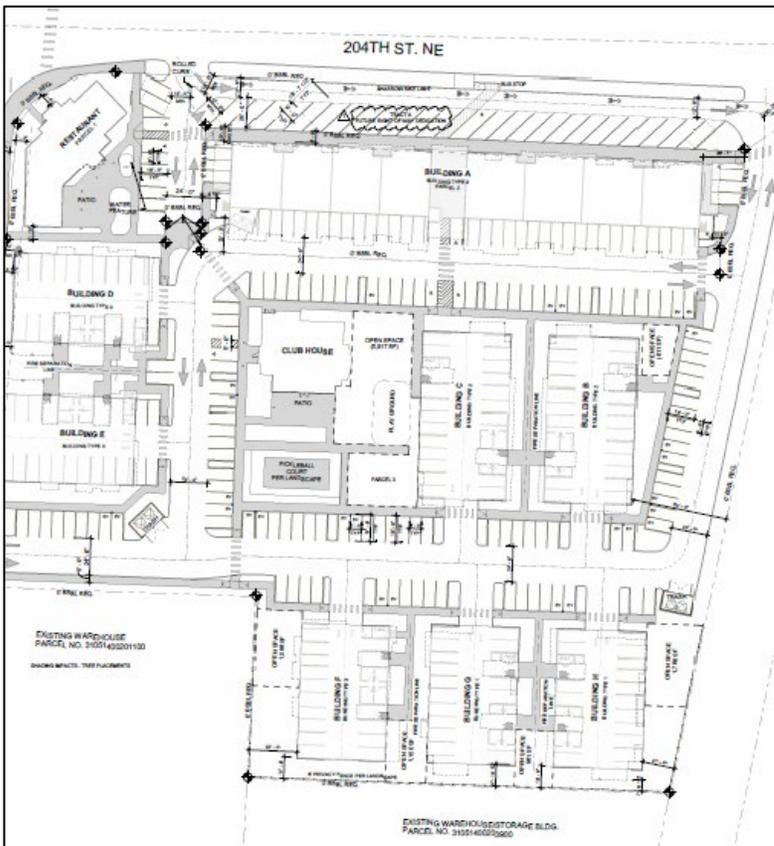
How to View the Project: All materials pertaining to this project may be examined online at www.arlingtonwa.gov/310/Public-Notices-Hearings. The files are also available for viewing at the Community & Economic Development Department, located at 18294 59th Avenue NE, Arlington, WA 98223.

How to Comment: You may comment on the proposed project by attendance, letter, or email. Any person wishing to comment on this project may do so at the public hearing on the above-referenced date, place and time via Teams. You may also comment and become a party of record by sending written testimony by email or mail to the project contact listed above or to the following mailing address, 18204 59th Avenue NE, Arlington, WA 98223 on or before the written comment deadline stated above.

Special Accommodation: Please call the staff contact listed above if internet access is a concern.



Proposed Site Layout





CITY AFFIDAVIT OF POSTING

I, Ameresia Lawlis do hereby certify that on March 8, 2024, I posted public notice for planning File No. PLN#1139 & 1140 (Wisemark Commons) at the following locations:

**COMMUNITY &
ECONOMIC
DEVELOPMENT
PLANNING & LAND USE
DIVISION**



**ARLINGTON AIRPORT
OFFICE**
18204 59th Ave NE
Arlington, WA 98223
8am - 5pm M-F
Closed 12 pm - 1 pm M-F
Closed Holidays

360.403.3551
arlingtonwa.gov

- City Hall Smokey Point Post Office Arlington Library
- City Website On-Site

and to the following persons and agencies:

- Applicant Agencies with Jurisdiction Property Owners (w/in 500' radius)
- Parties of Record

Stating:

1) that a public hearing will be held by the

- Planning Commission City Council Hearing Examiner

Date: **March 26, 2024 @ 9:00 am**

OR 2) that a Neighborhood Meeting will be held on _____

- 3) the City issued a SEPA Threshold Determination for this project
- 4) the City issued Notice of Application for this project
- 5) the City issued combined Notice of Application and SEPA Threshold Determination

Signature

3/8/2024
Date

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that Ameresia Lawlis is the person who appeared before me, and said person acknowledge that (he/she) posted the attached notice on the date specified and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument:



Notary Public in and for the State of
Washington residing at
Arlington
My appointment expires
5-1-2027



CITY OF ARLINGTON
Notice of Public Hearing
 Wisemark Commons Conditional Use Permit & Binding Site Plan

File Number: PLN #1139 & #1140 **Lead Agency:** City of Arlington
Owner: Goutam Jain, LLC **Public Hearing Body:** Hearing Examiner
Applicant: Michael Weinstein **Public Hearing Location:** Online via Teams Meeting
Location: 6804 204th St NE **Public Hearing Date:** March 26, 2024
Parcel No.: 31051400200600 **Public Hearing Time:** 9:00 am
Publication Date: March 8, 2024 **Written Comment Deadline:** March 25, 2024 @ 5:00 pm

Project Description: The applicant is proposing to construct a mixed-use development community with ten buildings on the site consisting of a mixed-use building with up to 8 commercial spaces (12,422 sf) on the first floor and 52 multi-family residential units on the second and third floors, a restaurant building (3,372 sf), seven multi-family residential buildings with 98 residential units, a facility club house (2,325 sf). The development is proposing a binding site plan to split the property into 3 lots and 1 Tract (to be dedicated as right-of-way to the City of Arlington).

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Online Teams Meeting: To attend and/or participate in the hearing you may log in or call into the Teams Meeting. Phone No.: 1-323-676-6217 Meeting ID: 229 344 001 022 Passcode: 7MGQ8p

Link:
https://teams.microsoft.com/l/meetupjoin/19%3ameeting_ZTVIYzM4YmQtNzI4MC00M2IxLTg2YzQtZjI3ODRmMWVjZjlk%40thread.v2/0?context=%7b%22Tid%22%3a%223d163d08-e2b8-4ccd-9737-3c52fcd5c51d%22%2c%22Oid%22%3a%22c93406b3-2333-4d54-98b4-f8ab9892d3c3%22%7d

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Contact Information: Amy Rusko, Planning Manager, 360-403-3550, arusko@arlingtonwa.gov, 18204 59th Avenue NE, Arlington, WA 9822



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City of Arlington
Community & Economic Development Department
18204 59th Avenue NE
Arlington, WA 98223



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18204 59th Avenue NE
Arlington, WA 98223

From: [Ameresia Lawlis](#)
To: ["Alex VanDuine"](#); ["Andrea Pellham"](#); ["Bob Hubenthal"](#); ["Brad Zahnow"](#); ["Brian Lewis"](#); ["Chris Holland"](#); ["Clarissa Stenstrom"](#); ["Claude Williams"](#); ["CNG Service"](#); ["Community Transit"](#); ["D Marks"](#); ["Dan Stonington"](#); ["Dawn Anderson"](#); ["Department of Fish and Wildlife"](#); ["DOC Review Team"](#); ["EFSEC"](#); ["Eric Heinitz"](#); ["Erika Harris"](#); ["Erin Kelly"](#); ["Haylie Miller"](#); ["Joseph Norris"](#); ["Julie Davis"](#); ["K Nelson"](#); ["Kelly Cooper"](#); ["Kelly McLain"](#); ["Kerry Lyste"](#); ["Larry Covey"](#); ["Lucas Larson"](#); ["Randy Kline"](#); ["Sam Barr"](#); ["SEPA Center"](#); ["SEPA DAHP"](#); ["SEPA PSCAA"](#); ["SEPA Review Team"](#); ["Snohomish County Public Works"](#); ["Snohomish County PUD"](#); ["Stacey Abbott"](#); ["Stephanie Jolivet"](#); ["Stephanie Suter"](#); ["Stephen Posner"](#); ["Steve Rice"](#); ["Stillaguamish Tribe"](#); ["Stillaguamish Tribe of Indians"](#); ["Todd Gray"](#); ["Waste Management"](#); ["WSDOT Aviation"](#)
Cc: [Amy Rusko](#)
Subject: Notice of Public Hearing - Wisemark Commons PLN#1139/PLN#1140
Date: Friday, March 8, 2024 9:53:00 AM
Attachments: [20240308_PLN1139-PLN1140_NOPH_Poster.pdf](#)
[image001.png](#)

Review Agencies,

Attached you will find the Wisemark Commons public notice for Public Hearing. All other project documents can be found on the City of Arlington website at the following link: <https://www.arlingtonwa.gov/310/Public-Notices-Hearings>.

The Public Hearing is scheduled for March 26, 2024 at 9:00am.

Sincerely,



Ameresia Lawlis

Arlington Community & Economic Development

18204 59th Ave NE, Arlington, WA 98223

O: 360.403.3548

alawlis@arlingtonwa.gov | www.arlingtonwa.gov

Note: Emails and attachments sent to and from the City of Arlington are public records and may be subject to disclosure pursuant to the Public Records Act.

From: [Ameresia Lawlis](#)
To: mweinstein@synthesis-interests.com
Cc: [Amy Rusko](#)
Subject: Notice of Public Hearing - Wisemark Commons PLN#1139/PLN#1140
Date: Friday, March 8, 2024 9:53:00 AM
Attachments: [20240308_PLN1139-PLN1140_NOPH_Poster.pdf](#)
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Michael,

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Arlington Community & Economic Development

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alawlis@arlingtonwa.gov | www.arlingtonwa.gov

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From: [Legals - Everett](#)
To: [Amy Rusko](#)
Subject: Re: City of Arlington Public Notices for March 8, 2024
Date: Wednesday, March 6, 2024 3:59:42 PM
Attachments: [image001.png](#)

This message is from an External Sender

This message came from outside the City of Arlington

Thank you Amy

Your notices were received and have been scheduled for March 8, 2024 as requested.

Lia Toupin

Herald Legals

The Daily Herald | 1800 41st Street, S-300 | Everett, WA 98203
425-339-3089 | legals@heraldnet.com | www.heraldnet.com



From: Amy Rusko <arusko@arlingtonwa.gov>
Sent: Wednesday, March 6, 2024 1:38 PM
To: Legals - Everett <legals@heraldnet.com>
Subject: City of Arlington Public Notices for March 8, 2024

You don't often get email from arusko@arlingtonwa.gov. [Learn why this is important](#)

Legals,

Please publish the attached notices in the Friday, March 8, 2024 edition of the Herald.

- Rivertown Homes – PLN1115 – Notice of Public Hearing
- Wisemark Commons – PLN 1139 & 1140 – Notice of Public Hearing

Sincerely,

Amy Rusko



Amy Rusko | Planning Manager

Phone: 360-403-3550

Email: arusko@arlingtonwa.gov

Website: www.arlingtonwa.gov

18204 59th Ave NE, Arlington, WA 98223

For Publication in the Friday, March 8, 2024, edition of the Herald:

City of Arlington
Notice of Public Hearing

Proposal Name: Wisemark Commons

File Number: PLN #1139 & PLN #1140

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Applicant: Michael Weinstein

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