

LAND USE APPLICATION



MIXED USE DEVELOPMENT COMMUNITY & ECONOMIC DEVELOPMENT

18204 59th Avenue NE • Arlington, WA 98223 • Main Line 360.403.3551

FOR AGENCY USE	Date:	File:	Fee: \$
PERMIT TYPE			
Type of Permit	<input type="checkbox"/> Zoning Permit (≤ 19 Units) <input type="checkbox"/> Special Use Permit (20 ≤ 49 Units) <input checked="" type="checkbox"/> Conditional Use Permit (> 49 units)	Required Submittals (Check All That Apply)	<input checked="" type="checkbox"/> Land Division Submittal Requirements Checklist <input checked="" type="checkbox"/> Required Submittal Items <input checked="" type="checkbox"/> Binding Site Plan <input type="checkbox"/> Development Agreement <input type="checkbox"/> Shoreline Substantial
Mixed Use Development Designation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Design Review	<input checked="" type="checkbox"/> Design Review – Admin. <input type="checkbox"/> Design Review – Board <input type="checkbox"/> Design Review – MXD
SITE INFORMATION			
Site Address (Use block # if no bldg. #)	6804 204 st . NE ARLINGTON, WA	Tax Parcel ID Number(s)	31051400200600
Property Acreage	4.91	Zoning Designation	Commercial Corridor
Property Square Feet	213,880	Use Classification	Village Center T4
Water Supply	<input checked="" type="checkbox"/> Current <input type="checkbox"/> Proposed CITY	Sewer Supply	<input checked="" type="checkbox"/> Current <input type="checkbox"/> Proposed CITY
Existing Use of Property			
On-Site Critical Areas?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Critical Area Type (e.g. wetland, steep slope, etc.)	
Has Site Been Logged in Past 6 years?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Will Site Be Logged as Part of This Project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
OWNER		APPLICANT	
Name	GOUTAM JAIN LLC	Michael Weinstein	
Full Address	20924 55 th Ave. W Lynnwood, WA 98036	1610 33 rd Ave. Seattle, WA 98122	Same as Applicant
Phone Number	425-791-0943	206-890-3027	
E-mail	kamalsinghrewal@hotmail.com	mweinstein@synthesis-interest.com	
Relationship of Applicant to Property (check one)	<input type="checkbox"/> Owner <input type="checkbox"/> Contract Purchaser <input type="checkbox"/> Lessee	<input type="checkbox"/> Other: <u>Manager</u>	
PROJECT ARCHITECT		PROJECT ENGINEER	
Name	Wattenbarger Architects	Peyley Consulting	Harmson LLC LLC
Full Address	40 Lake Bellevue Dr. Bellevue, WA 98005-2480	5920 100 th St. SW Lakewood, WA 98499	663 South First St. Mount Vernon, WA 98273
Phone Number	425-453-0606	253-984-2900	360-336-9199
E-mail	Travis@wattenbarger.com	landan@peyleyconsulting.com	tate@harmsonllc.com

PROJECT DETAILS

Project Name		Wisemark Commons
Place Type Designation (MXD Only)		Village Center 74 Mainstreet MS
Transect Designation (MXD Only)		
Existing or Proposed Lots		1 Existing Lot
Total Residential Square Footage		96,910
Total Non-Residential Square Footage		15,200
Total Number of Proposed Units		150
By Dwelling Use Type	Duplex	
	Townhouse	
	Multi-Family	150 units within 4 Building 3-story Types
	Live / Work	
	Cottage Court	
	Other	
By Non-Residential Use Type	Retail	Corner Restaurant/general commercial
	Service	
	Other	

FOR DEVELOPMENTS SUBJECT TO AMC CHAPTER 20.110

MIXED USE DEVELOPMENT BUILDING TYPE

- | | | |
|---|---|--|
| <input type="checkbox"/> Carriage House | <input type="checkbox"/> Live / Work | <input type="checkbox"/> Row House |
| <input type="checkbox"/> Cottage Court | <input type="checkbox"/> Main Street Building | <input type="checkbox"/> Townhouse |
| <input type="checkbox"/> Courtyard Building | <input checked="" type="checkbox"/> Mid-Rise | <input type="checkbox"/> Stacked Flats |
| <input type="checkbox"/> Duplex-Vertical | <input type="checkbox"/> Multi-Plex Medium | |
| <input type="checkbox"/> Flex Space | <input type="checkbox"/> Multi-Plex Large | |

MIXED USE DEVELOPMENT FRONTAGE TYPE

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Common Yard | <input type="checkbox"/> Gallery | <input type="checkbox"/> Shop Front and Awning |
| <input type="checkbox"/> Door Yard | <input type="checkbox"/> Porch: Engaged | <input type="checkbox"/> Stoop |
| <input type="checkbox"/> Forecourt | <input type="checkbox"/> Porch: Projecting | |

MIXED USE DEVELOPMENT REGULATIONS

- | | | |
|--|--|--|
| Project Meets AMC Chapter 20.110 Sections | <input checked="" type="checkbox"/> Block, Thoroughfare and Public Rights of Way Standards | <input type="checkbox"/> Low Impact Development |
| | <input checked="" type="checkbox"/> Parking Standards | <input checked="" type="checkbox"/> Outdoor Lighting Standards |
| | <input checked="" type="checkbox"/> Civic and Open Space Standards | <input checked="" type="checkbox"/> Architectural Standards |
| | <input checked="" type="checkbox"/> Landscaping, Fencing, and Screening Standards | |

SHORELINE DEVELOPMENT ONLY

(Required for all Development Within or Adjacent to a Shoreline)

Will this Proposal be a Substantial Development as Defined in AMC §20.92.010? Yes No

Shoreline Environmental Designation (if yes)

Are you requesting a Shoreline Variance as allowed under AMC §20.92.130? Yes No

All projects subject to a Shoreline Substantial Development Permit are required to be processed concurrently.

**FOREST PRACTICE (For Clearing >10,000sf)
AND MITIGATION FOR SIGNIFICANT TREE REMOVAL (All Applications)**

Associated Land Use Permit №

Number of Significant Trees to be Harvested

Total Acreage to be Harvested

Is there a Current Development Moratorium on the Site? Yes No

Type of Forest Land Conversion Class IV – General Class IV – Special _____

Significant Tree Mitigation Options (A, B, or C)

Will Significant Trees be Removed During any Phase of this Proposed Project? Yes No (If, no, then no mitigation is required)

A) Number of Trees to be Replanted On-Site (3:1 Ratio)

OR Date Completed (For Agency Use Only)

B) Number of Trees to be Replanted Off-Site (3:1 Ratio) Location:

OR Date Completed (For Agency Use Only)

C) Tree Mitigation In-Lieu Fee (# of Harvested Trees) ___ X (3) X (Tree Cost) = _____

Date Paid

Receipt №

APPLICANT CERTIFICATION

I certify that I am the Owner or Owner's authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owners agent regarding the property at the above referenced address for the purpose of filing applications for permits or review under the Arlington Municipal Code and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.

I do hereby declare under penalty of perjury under the laws of the state of Washington that I have familiarized myself with the rules and regulations with respect to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my knowledge and belief.

DATED AT Seattle, Washington on this date: September 26, 2023

Applicant's Signature: [Signature]

REAL PROPERTY OWNER CERTIFICATION

I do hereby declare under penalty of perjury under the laws of the state of Washington that I am the owner of the subject property or an officer/member of the entity owning the subject property, that it is my desire to seek the subject land use permit, and that I will abide by any requirements and conditions that may be part of the approval of this request. I also hereby grant permission for City employees, agents of the City and/or other agency officials to enter the subject property, if necessary, for the purpose of site inspections.

DATED AT 10/04/23 Washington on this date: _____

Owner's Signature: [Signature]

All other property owners of the subject property must also sign below (attach additional sheets if necessary):

1) Name: GOUTAM JAIN Signature: [Signature]

Address: 20924-55TH AVE W, LYNNWOOD, WA 98036 Phone: (425) 791-0344

2) Name: VISHAL SINGH Signature: [Signature]

Address: 3810-172ND ST, SW, LYNNWOOD, WA 98037 Phone: (425) 247-9757

3) Name: _____ Signature: _____

Address: _____ Phone: _____



SITE PLAN CHECKLIST

COMMUNITY & ECONOMIC DEVELOPMENT

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COVER SHEET

- Title Block (centered at top of drawing) that includes the following:
 - City of Arlington
 - Name of Proposed Development
 - File No. (call for correct number)
 - Section, Township, & Range
- Site Information:
 - Site Address (use block # if no bldg. #)
 - Zoning Classification
 - Airport Protection District Subdistrict
 - Use Classification (from AMC 20.40)
 - Legal Description
 - Tax Parcel ID Number
 - Density & Dimensional Calculations
 - Lot(s) Size (both in acreage and square feet)
 - Lot Dimensions (length, width)
 - Lot Number Labels (if applicable)
 - Number of Lots (if applicable)
 - Proposed Residential Density (if applicable)
 - Building Setback (for existing, proposed, & relocated bldgs. on site)
 - Building Height (for existing, proposed, & relocated bldgs. on site)
 - Total Lot Coverage (impervious surface)
 - Recreational & Open Space Calculations (if applicable)
 - Adjacent Street Names & Classifications
 - Required Parking Space Calculations (required & proposed)
 - Required Bicycle Rack Spaces
 - Screening Types Provided (indicate for each lot line) *Landscape Plans*
 - Utility Provider (sewer & water)
 - Critical Area Types Located On-Site and Associated Buffers (if applicable)
 - Shoreline Classification (if applicable)
 - FEMA Flood Zone Designation (if applicable)
- Sheet Index
- Date Plans Were Prepared
- Vicinity Map (Include North Arrow, Scale, and pinpoint site location)
- Name, Address, Phone Number, & Email Address of the Applicant, Owner, Engineer, Surveyor, & Landscape Architect

SITE PLAN SHEET

- Title Bar (locate along right edge of sheet) that includes the following:
 - Date Drawing was Prepared or Revised
 - Project Name & Location
 - Name, Address, & Phone Number of Applicant, Owner, Engineer, & Surveyor
- North Arrow, Graphic Scale (1" = 50' or larger) and Legend
- Existing Lot Lines Within or Adjacent to the Project Site
- Existing and Proposed Rights-of-Way (include dimensions & street name)
- Existing and Proposed Easements (include dimensions) *Dedication*
- Existing Critical Area Boundaries and Associated Buffers On-Site and Within 150ft. of Site per AMC 20.93
- Existing and Proposed Native Growth Protection Areas
- Building (whether proposed, expanded, retained, or relocated) Setbacks From All Lot Lines
- Building (whether proposed, expanded, retained, or relocated) Dimensions and Square Footage
- Building Elevations (all sides for proposed or expanded buildings only – color renderings preferred)
- Parking Stall, Loading Stall, Driveway, & Isle Locations & Dimensions
- Electric Vehicle Parking Space Locations & Dimensions
- Refuse Bin Location (including screening details)
- Lighting Details (building exterior, site, & parking area) *Outdoor lighting Plan*
- Site Ingress/Egress (existing and/or proposed)
- Frontage Improvements with Dimensions (if required) *landscape Plans*
- Proposed Right-of-Way Dedication (include dimensions & square footage)
- Adjacent Parcels with Parcel Numbers

LANDSCAPE PLAN SHEET

- Title Bar (locate along right edge of sheet) that includes the following:
 - Date Drawing was Prepared or Revised
 - Project Name & Location
 - North Arrow and Graphic Scale
 - Name, Address, & Phone Number of Applicant, Owner, & Landscape Architect
- Plant Schedule and Legend Showing Scientific and Common Names for Each Type of Tree, Shrub, and Ground Cover and their Quantity, Planting Size Mature Size, and Symbol.
- Tree, Shrub, and Lawn Planting Details
- Location and Spacing of all Trees, Shrubs, and Plants (including existing trees to be preserved)
- Irrigation Details (if required)
- Parking Area Shading Calculation (see AMC 20.76.130)
- Dimensions and Square Footage for Each Landscape Area, Including Frontage, Lot Boundary, and Vehicle Accommodation Area Landscaping
- Percentage of Total Lot Landscaping
- Location of Existing Significant Trees (signify which significant trees will be removed)
- Location of Where Replacement Trees are to be Planted (if applicable)
- Table including the Number of Trees and Species to be Removed

LAND USE APPLICATION



MIXED USE DESIGN REVIEW ELEVATION CHECKLIST COMMUNITY & ECONOMIC DEVELOPMENT

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ELEVATION SHEET(S)

Title Block (centered at top of drawing) that includes the following:

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- File No. (call for correct number)
- Section, Township, & Range

Elevation Drawings:

- Key
- North, South, East, and West Building Colored Elevations
- Elevations Showing Modulation and Articulation of Building
- List of Proposed Paint Color Schedule
- Schedule of Proposed Materials
- Label Architectural Features

Architectural Standards: Provide Written Statement and Show that the Proposal Meets AMC 20.110.014(l)

- Compatibility with Surrounding Developments *Project Description*
- Compatibility within a Multiple Building Development
- Four-Sided Design
- Signage and Design Elements
- Building Height and Transition
- Building Materials
- Building Modulation and Articulation
- Building Scale
- Pitched Roofs and Eaves
- Gutters, Downspouts, and Scuppers
- Customer and Public Entrances
- Windows
- Glazing

Outdoor Lighting Plan: Meeting the Standards of AMC 20.110.014(k)

- Lighting Locations
- Lighting Fixtures and Details
- Lighting Cut Sheets
- Lighting Zones
- Lighting Lumens
- Maximum BUG Ratings



City of Arlington
 18204 59th Avenue NE
 Arlington, Washington 98223
 (360) 403-3551

Received
 Stamp

Land Division Permit - Submittal Requirements

- > The number indicates the item is required for submittal and the number of copies required
- > • Indicates the item shall, upon request, be required for submittal

General Information Meeting Date: _____
 Submittal Date: _____

Submittal Requirements	Complete Submittal Item?			Binding Site Plan (Major or Minor)	Boundary Line Adjustment	Final Plat (Major, Minor & Unit Lot)	Preliminary Plat (Major & Unit Lot)	Preliminary Plat (Minor & Unit Lot)
	Yes	No	N/A					
General Application:								
Land Use Application Form & Submittal Checklists	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	1	1	2	1
Water/Sewer Availability Application ¹	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2			2	1
Project Narrative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	1	1	2	1
Legal Description	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	1	1	2	1
Vicinity Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	1	1	2	1
Title Report/Certificate (< 30 days old)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	1	1		
Lot Closures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	1	1		
C.C. & Rs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2		1		
Public Notice Materials ²	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2 sets			3 sets	2 sets
Review Fee ³	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	1	1	2	1
USB Flash Drive with PDF's of Submitted Documents	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	1	1	2	1
Site Plans:								
Subdivision or BLA Plan ⁴ (For Recording 18" x 24")	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	1	1	2	1
Landscape Plan ⁴	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2			2	1
Tree Survey Plan ⁴	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2			2	1
Reduced Plan Sets (11x17) - All Above Plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	1	1	2	1
Environmental information:								
SEPA Checklist ⁵	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2			2	1
Cascade Industrial Center Modified SEPA Checklist ⁶	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	•	•	•	•	•
Critical Area / Wetland Report or Critical Areas Evaluation ⁷	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2			2	1
Archaeology / Cultural Report ⁸	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	•	•	•	•	•
Unanticipated Discovery Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	1	1	2	1