

# LAND USE APPLICATION



## SPECIAL USE PERMIT COMMUNITY & ECONOMIC DEVELOPMENT

18204 59<sup>th</sup> Avenue NE • Arlington, WA 98223 • Main Line 360.403.3551

FOR AGENCY USE	Date:	File:	Fee: \$
<b>PERMIT TYPE</b>			
Type of Special Use Permit	<input type="checkbox"/> Cottage (20 ≤ 49 Units) <input type="checkbox"/> Multi-Family (20 ≤ 49 Units) <input checked="" type="checkbox"/> Site Plan Review (≥4 ac.)	<b>Required Submittals</b> (Check All That Apply)	<input checked="" type="checkbox"/> Special Use Submittal Requirements Checklist <input type="checkbox"/> Required Submittal Items <input type="checkbox"/> Shoreline Substantial <input type="checkbox"/> Design Review – Admin. <input type="checkbox"/> Design Review – Board
	<b>SITE INFORMATION</b>		
Site Address (Use block # if no bldg. #)	3505 188th Ave NE	Tax Parcel ID Number(s)	310516-003-005-00
Acreage & Square Footage Of Property	19.44 ac	Zoning Classification	BP (Business Park)
	846,691 sf	Use Classification No.	
Water Supply	<b>Current</b>	<b>Proposed</b>	<b>Sewer Supply</b> <div style="display: flex; justify-content: space-around;"> <span style="text-align: center;"><b>Current</b></span> <span style="text-align: center;"><b>Proposed</b></span> </div>
	Arlington	Arlington	
Existing Use of Property	Single family residential		
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>OWNER</b>		<b>APPLICANT</b>	<b>CONTACT</b>
Name	Smokey Point Industrial LLC	SMARTCAP	Merle Ash / Land Technologies, Inc.
Full Address	8201 164th Ave NE, Ste 105	8201 164th Ave NE, Ste 105	18820 3rd Ave NE
	Redmond, WA 98052	Redmond, WA 98052	Arlington, WA 98223
Phone Number	206.852.7780	206.852.7780	360.652.9727
E-mail	chris@thesmartcapgroup.com	chris@thesmartcapgroup.com	merle@landtechway.com
Relationship of Applicant to Property (check one)	<input type="checkbox"/> Owner	<input type="checkbox"/> Contract Purchaser	<input type="checkbox"/> Lessee
	<input checked="" type="checkbox"/> Other: <u>Management</u>		
<b>PROJECT ARCHITECT</b>		<b>PROJECT ENGINEER</b>	<b>PROJECT SURVEYOR</b>
Name	Lance Mueller & Assoc./ Harold Christensen	Land Technologies, Inc./Tyler Foster	North Peak Associates, LLC / Steven Berg
Full Address	140 Lakeside Ave, Ste 310	18820 3rd Ave NE	17270 Woodinville Redmond Rd NE
	Seattle, WA 98122	Arlington, WA 98223	Woodinville, WA 98072
Phone Number	206.325.2553 x3	360.652.9727	206.601.4682
E-mail	haroldc@lmueller.com	tyler@landtechway.com	stevenb@northpeakassociates.com

<b>PROJECT DETAILS</b>		
<b>Project Name</b>	Smokey Point Industrial	
<b>Total Number of Existing Lots</b>	1	
<b>Total Number of Proposed Units</b>		
<b>By Dwelling Use Type</b>	<b>Single Family</b>	
	<b>Duplex</b>	
	<b>Townhouse</b>	
	<b>Multi-Family</b>	
	<b>Other</b>	
<b>By Non-Residential Use Type</b>	<b>Commercial</b>	
	<b>Industrial</b>	2 buildings
	<b>Other</b>	
<b>Has this property been subdivided?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>If Yes, Provide Applicant Name &amp; Plat Name</b>		
<b>SHORELINE DEVELOPMENT ONLY</b> (Required for all Development Within or Adjacent to a Shoreline)		
<b>Will this Proposal be a Substantial Development as Defined in AMC §20.92.010?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Shoreline Environmental Designation (if yes)</b>		
<b>Are you requesting a Shoreline Variance as allowed under AMC §20.92.130?</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>All projects subject to a Shoreline Substantial Development Permit are required to be processed concurrently.</b>		
<b>FOREST PRACTICE (For Clearing &gt;10,000sf) AND MITIGATION FOR SIGNIFICANT TREE REMOVAL (All Applications)</b>		
<b>Number of Significant Trees to be Harvested</b>	129	
<b>Total Acreage to be Harvested</b>	1.87 ac	
<b>Is there a Current Development Moratorium on the Site?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Type of Forest Land Conversion</b>	<input checked="" type="checkbox"/> Class IV – General <input type="checkbox"/> Class IV – Special _____	
<b>Significant Tree Mitigation Options (A, B, or C)</b>		
<b>Will Significant Trees be Removed During any Phase of this Proposed Project?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If, no, then no mitigation is required)	
<b>A) Number of Trees to be Replanted On-Site (3:1 Ratio)</b>	66	
<b><u>OR</u> Date Completed</b>	(For Agency Use Only)	
<b>B) Number of Trees to be Replanted Off-Site (3:1 Ratio)</b>	Location:	
<b><u>OR</u> Date Completed</b>	(For Agency Use Only)	
<b>C) Tree Mitigation In-Lieu Fee</b>	(# of Harvested Trees) ____ X (3) X (Tree Cost) = ____	
<b>Date Paid</b>		
<b>Receipt No</b>		

**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 Redmond, Washington on this date: 2/27/24

Applicant's Signature: Chris Sweeney  
Digitally signed by Chris Sweeney  
DN: G=US,  
E=chris@thesmartcapgroup.com,  
O=SmartCap, OU=Senior Development  
Manager, CN=Chris Sweeney  
Date: 2024.02.27 15:32:33-0800

**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 Redmond, WA, Washington on this date: 2/27/2024

Owner's Signature: Madhu  
DocuSigned by:  
13924BA2893A467...

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

1) Name: Raja Venugopal Signature: Raja Venugopal  
DocuSigned by:  
86642495B44D45E...  
Address: 3246 West Lake Sammamish Pkwy NE Phone: 425-786-7083  
Redmond, WA 98052

2) Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_

3) Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_