



NOTICE OF APPLICATION

File Name: Smokey Point Industrial
File Number: PLN #1202
Owner/Applicant: Smokey Point Industrial, LLC / Smartcap
Contact: Merle Ash, Land Technologies, Inc
Location: 3505 188th Street NE
Parcel No.: 31051600300500
Date of Application: March 4, 2024
Date of Completeness: March 7, 2024
Date Notice of Application: March 15, 2024
Date Published: March 19, 2024

PROJECT DESCRIPTION: The applicant, Smokey Point Industrial, is seeking a special use permit approval for the new construction of a two-building office/warehouse/manufacturing buildings located on one parcel at 3505 188th Street NE. The project resides on a parcel of 11.59 acres.

Building A is 79,336 square feet with 120 parking stalls. The building is planned for warehouse and manufacturing with accessory office space. The building has been designed for up to six tenant spaces that will each utilize dock high and drive in doors at the truck court.

Building B is 95,292 square feet with 167 parking stalls. The building is planned for warehouse and manufacturing with accessory office space. The building has been designed for up to five tenant spaces that will each utilize dock high and drive in doors at the truck court.

Extensive landscaping will surround the parking areas, along with a 3-foot-high concrete sight obscuring wall along 188th Street NE. Adjacent to the building is generous landscaping and is also dispersed throughout the site at parking islands. The site plan shows 129 existing trees are proposed to be removed from the site and 66 new trees are shown to be installed. Each building will have an accessible concrete sidewalk path to 188th Street NE. Site lighting and bollard lighting is provided for each pathway to 188th Street NE.

The site is located at the northeast corner of the 35th Avenue NE and 188th Street NE intersection, in the Business Park (BP) zone, Cascade Industrial Center, and in Airport Protection District B and C.

APPROVALS REQUIRED: Special Use Permit, Design Review Board, Civil Permit, and Building Permits.

To View the Project: The application submittal documents are available for review on the city's website at <https://www.arlingtonwa.gov/310/Public-Notices-Hearings> or at the Community and Economic Development Department, located at 18204 59th Avenue NE, Arlington, WA 98223.

Notice of Application Public Comment Period: Any person may comment on this application by writing to the mailing or email address below. Comments on this application must be received by **5:00 PM on Tuesday, April 2, 2024.**

Staff Contact: Amy Rusko, Planning Manager, arusko@arlingtonwa.gov, 360-403-3550

Mailing Address: Community & Economic Development Department,
18204 59th Avenue NE, Arlington, WA 98223

