

LAND USE APPLICATION



**LAND DIVISION PERMIT
COMMUNITY & ECONOMIC DEVELOPMENT**

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

FOR AGENCY USE	Date:	File:	Fee: \$
PERMIT TYPE			
Administrative Decision	<input checked="" type="checkbox"/> Binding Site Plan (≤ 9 lots) <input type="checkbox"/> Boundary Line Adjustment <input type="checkbox"/> Minor Plat Preliminary (≤ 9 lots) <input type="checkbox"/> Minor Plat Final (≤ 9 lots) <input type="checkbox"/> Unit Lot Preliminary (≤ 9 lots) <input type="checkbox"/> Unit Lot Final (≤ 9 lots)	Required Submittals (Check All That Apply)	<input type="checkbox"/> Land Division Submittal Requirements Checklist <input checked="" type="checkbox"/> Required Submittal Items <input type="checkbox"/> Shoreline Substantial <input type="checkbox"/> Design Review – Admin. <input type="checkbox"/> Design Review – Board
Hearing Examiner or Council Decision	<input type="checkbox"/> Binding Site Plat (≥ 10 lots) <input type="checkbox"/> Major Plat Preliminary (≥ 10 lots) <input type="checkbox"/> Major Plat Final (≥ 10 lots) <input type="checkbox"/> Unit Lot Preliminary (≥ 10 lots) <input type="checkbox"/> Unit Lot Final (≥ 10 lots)		
SITE INFORMATION			
Site Address (Use block # if no bldg. #)	21117 59th Ave NE, Arlington, WA		Tax Parcel ID Number(s) 31051000402700
Property Acreage	8.86	Zoning Classification	General Commercial, Mixed-Use Overlay
Property Square Feet	386,030	Use Classification No.	General Commercial, Horiz. Mixed-Use Overlay
Water Supply	Current	Proposed	Sewer Supply
	city from 59th	city from 59th	
			Proposed
			none
			city from SR530 extension
Existing Use of Property	pasture		
On-Site Critical Areas?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Critical Area Type (e.g. wetland, steep slope, etc.)	wetland
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	CONTACT
Name	Lane Properties, LLC	Quarterra Multifamily Communities	Brad Machat
Full Address	10515 Evergreen Way	1325 4th Ave, #1300	same as Applicant
	Everett, WA 98204	Seattle, WA 98101	same as Applicant
Phone Number	-	206-708-2294	same as Applicant
E-mail	-	peter.vanoverbeek@quarterra.com	same as Applicant
Relationship of Applicant to Property (check one)	<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Contract Purchaser	<input type="checkbox"/> Lessee
			<input type="checkbox"/> Other: _____
	PROJECT ARCHITECT	PROJECT ENGINEER	PROJECT SURVEYOR
Name	Ron Metzker / LPAS	Jeremy Febus, PE / KPFF	Colin Palmer, PLS / Terrane
Full Address	723 S St.	1601 Fifth Ave, #1600	11235 SE 6th St, #130
	Sacramento, CA 95811	Seattle, WA 98101	Bellevue, WA 98004
Phone Number	916.669.3431	206.795.8953	425.458.4488
E-mail	rmetzker@lpas.com	jeremy.febus@kpff.com	colinp@terrane.net

PROJECT DETAILS		
Project / Plat Name	Arlington Garden Apartments	
Total Number of Proposed Lots	3	
Total Number of Proposed Units	223	
By Dwelling / Use Type	Single Family	-
	Duplex	-
	Townhouse	-
	Multi-Family	216
	Other	-
By Non-Residential Use Type	Commercial	7
	Industrial	-
	Other	-
Has this property been subdivided, or has application for subdivision been made, within the last 5 years?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, Provide Applicant Name & Plat Name	n/a	
FINAL PLAT APPLICATION ONLY		
Date Preliminary Plat Approved	n/a	
Improvements have been:	<input type="checkbox"/> Built <input type="checkbox"/> Bonded <input type="checkbox"/> Some Built, Some Bonded <input type="checkbox"/> Other:	
FOREST PRACTICE (For Clearing >10,000sf) <u>AND</u> MITIGATION FOR SIGNIFICANT TREE REMOVAL (All Applications)		
Associated Land Use Permit No		
Number of Significant Trees to be Harvested		
Total Acreage to be Harvested		
Is there a Current Development Moratorium on the Site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Type of Forest Land Conversion	<input type="checkbox"/> Class IV – General <input type="checkbox"/> Class IV – Special _____	
Significant Tree Mitigation Options (A, B, or C)		
Will Significant Trees be Removed During any Phase of this Proposed Project?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If, no, then no mitigation is required)	
A) Number of Trees to be Replanted On-Site (3:1 Ratio)	8 removed so 24 will be replanted	
<u>OR</u> Date Completed	(For Agency Use Only)	
B) Number of Trees to be Replanted Off-Site (3:1 Ratio)	N/A	
<u>OR</u> Date Completed	(For Agency Use Only)	
C) Tree Mitigation In-Lieu Fee	(# of Harvested Trees) N/A X (3) X (Tree Cost) = <u>N/A</u>	
Date Paid	N/A	
Receipt No	N/A	

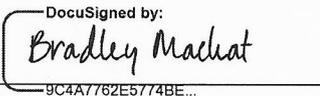
SHORELINE DEVELOPMENT ONLY (Required for all Development Within or Adjacent to a Shoreline)	
Will this Proposal be a Substantial Development as Defined in AMC §20.93?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Shoreline Environmental Designation (if yes)	n/a
Are you requesting a Shoreline Variance as allowed under AMC §20.92.130?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
All projects subject to a Shoreline Substantial Development Permit are required to be processed concurrently.	

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: 10/21/2024

Applicant's 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 Everett, Washington on this date: 10/22/24

Owner's Signature: 

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

- 1) Name: _____ Signature: _____
 Address: _____ Phone: _____
- 2) Name: _____ Signature: _____
 Address: _____ Phone: _____