

December 27, 2024

City of Arlington
238 North Olympic Avenue
Arlington, WA 98223



Solid Ground Engineering
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Atonement Church Construction Permit Project Narrative

Project Overview

The proposed Atonement Church project is approximately a 8.78-acre site. The project is a Residential – low capacity development on two parcels #31052300301900 and #31052300300900 and addressed at 6905 172nd St NE, Arlington WA. The project proposes to replace the parking area and prepare for future addition to the building. Public utilities will be upgraded during this project per request from the City of Arlington.

Property Address: 6905 172nd St NE, Arlington WA
Tax Parcel Number: #31052300301900 and #31052300300900
Property Zoning: Residential – low capacity
Property Area: 8.78 acres
Permits: Zoning, Construction

Site Description

The project site is made up of 2 tax parcels within Snohomish County. The site is currently occupied by the church with several outbuildings. The project proposes paving the existing parking lot with expansion of existing parking facilities looped around the existing building. It is unknown at this time what the entire scope of potential building expansion would include, but two areas are shown on proposed site plans for potential building expansion of the existing church building. Remodeling of the existing church facilities within the current footprint is proposed.

Topography generally slopes to the south towards 172nd St NE. The geotechnical report has not identified any slope or stability hazards on site. The critical areas specialist has delineated 2 wetlands onsite with their respective buffers.

The development surrounding the site is:

- North: Single Family Residential
- East: Forest
- South: 172nd St NE, Forest
- West: Multi-Family Residential

Drainage:

This project is designed to comply with the 2019 Department of Ecology Stormwater Manual. Stormwater will be mitigated via an infiltration trench on the northeastern portion of the site. Upstream of the proposed infiltration gallery, a perkfilter is proposed to treat stormwater prior to infiltration. Bypass runoff will be collected by the City of Arlington Stormwater system that drains west along 172nd St NE. Onsite stormwater draining to the infiltration facility will infiltrate 100%. The potential future building expansion areas have been included in infiltration sizing to conservatively anticipate future development potential of the building footprint.

Access/Streets/Parking:

The site gains access from 172nd St NE. The parking lot makes a loop around the potential building expansion with a single access from 172nd St NE. The paved parking lot will include a total of 185 parking stalls with 27 compact stalls and 4 ADA parking stalls near the front of the existing building entrance.

Utilities:

Water service will be via an extension of the existing 12" water main in the northwest corner of the site that has been stubbed out by the previously constructed apartment complex to the west. Sewer service is available onsite. Sewer service will be reconstructed to connect to the building expansion should the building expansion be constructed. Otherwise, the existing sewer connection will remain to the existing building.

We look forward to working with you on this project. Please let us know if you have any questions related to the submittal items proposed.

Regards,



Tom Abbott, P.E.
Principal Civil Engineer
Solid Ground Engineering