



NOTICE OF APPLICATION

PROPOSED SMARTCAP Airport Industrial Park Development SPECIAL USE PERMIT APPLICATION - PLN#737

Notice is hereby posted that the City of Arlington Community and Economic Development Department, Planning Division has received a Special Use Permit Application for a new industrial warehouse facility at the 17200 Block of Airport Boulevard.

Applicant: SMARTCAP Opportunity Zone Fund II, LLC, robertsh@smartcapgroup.com

File Name & Number: SMARTCAP Arlington Airport Industrial Park Development – PLN#737

Date of Application Submittal: August 8, 2020

Application Process: Decisions on Special Use Permit applications are made by the Community Development Director unless any interested party requests a hearing before the Hearing Examiner by the close of the review period of this notice of application as required per AMC Section 20.16.120.

Any person has the right to comment on this application. Parties of record may appeal the decision of the Community Development Director or Hearing Examiner to the Snohomish County Superior Court.

Date of Notice of Complete Application: September 12, 2019

Neighborhood Meeting: Neighborhood Meetings are not required for Special Use Permits

Date of Notice of Application Filed: Wednesday, September 30, 2019

Project Location: The project is located northwest at the 17200 Block of Airport Boulevard. Tax Parcel ID # 31052100400100

Project Description: The proposed development is located on Airport Boulevard in Arlington, Washington, on an approximately 17 acre site. The facility will be a commercial/industrial facility with two (2) buildings. The future 173rd Street NE alignment and a Local access roadway built in conjunction with this project will include an additional 3 acres for a total of 20 acres of site development.

City Approvals Required: Special Use Permit, SEPA, Design Review, Civil Permit, Utility Permit, Building Permits.

Other Agencies Approvals Required: Department of Ecology Stormwater General Construction Permit, Puget Sound Air Quality Permit.

Studies Required: Drainage Report, Geotechnical Report, Traffic Impact Analysis, SEPA Checklist

Comment Period There is a 14-day comment period for the Special Use Permit application. If you would like to comment on the Special Use Permit application, written comments/requests must be received prior to 5:00 p.m. on Wednesday, October 14, 2020.

Staff Contact: Josh Grandlienard, Planner II joshg@arlingtonwa.gov

How to Reach Us: The Permit Center for the City of Arlington Community and Economic Development Department is located at the Arlington Airport Office, 18204 59th Avenue NE, Arlington, WA 98223. For information about the project, contact City of Arlington Community and Economic Development Department, Planning Division, at 360-403-3551. A copy of the Application is available from the City at no charge to any person who requests it.