

City of Arlington Building Division
18204 59th Ave. NE
Arlington, WA 98223

April 14th, 2022

Attention: City of Arlington Planning Department
RE: DESIGN REVIEW APPLICATION, SMARTCAP Arlington Airport North
Project at future 173rd Street and Airport Boulevard/51st AVE NE

To Whom it May Concern,

The following is the narrative for the project:

Arlington Air North – Buildings 1, 2, 3, 4, & 5:

To construct two pocket parks (42,988 SF & 53,968 SF) new future 173rd Street with new sidewalks, roadway sections, island, and landscaping. The pocket parks and 173rd Street construction will be under separate construction permits. The site plan includes five class A industrial buildings (totaling 921,465 SF) to be constructed in two phases.

- Phase 1:
 - o Building 1 – 36 Ft. clear height, 260,820 SF
 - o Building 2 – 36 Ft. clear height, 199,260 SF
 - o Building 3 – 32 Ft. clear height, 203,125 SF
- Phase 2:
 - o Building 4 – 32 Ft. clear height, 154,150 SF
 - o Building 5 – 32 Ft. clear height, 104,110 SF

These buildings will serve as office/warehouse or office/manufacturing for future tenant that would supply separate future tenant improvement permits.

The development is expected to employ and support 770 workers directly and indirectly as part of the development and construction of the project with a total projected project cost of \$160,000,000. The project will provide an estimated \$17,508,000 in infrastructure improvements to include the construction of the pocket parks, 173rd street, associated trails and utilities. The project is also estimated to provide an estimated \$6,740,000 in fees and taxes paid to the city of Arlington and Snohomish county. Using 1 employee per 1,200 S.F. of development, the Arlington Airport North Development will support an additional 770 long term jobs from businesses operating in these buildings. Source CAI Community Attributes.

CRITICAL AREAS:

Per the attached Critical Areas report completed by Wetland Resources (April 15, 2022) completed for the City of Arlington, no critical areas were found for the site.

Sincerely,

Robert Shipley, Director of Development
SMARTCAP, Inc.