



# NOTICE OF APPLICATION

**File Name:** SMARTCAP Arlington Airport Industrial Park North  
**File Number:** PLN #954 (Special Use Permit) & PLN #958 (Forest Practice)  
**Applicant:** SMARTCAP  
**Location:** Northwest of the 51<sup>st</sup> Avenue and 172<sup>nd</sup> Street Intersection  
**Parcel No.:** 31052100400100  
**Date of Application:** June 6, 2022  
**Date of Completeness:** June 27, 2022  
**Date Notice of Application:** July 7, 2022

**PROJECT DESCRIPTION:** The applicant is proposing to construct five new buildings part of the Arlington Airport Industrial Park North project on 47.47 acres. The property is located on Arlington Municipal Airport leased land. The project contains Buildings 1, 2, 3, 4, and 5, two pocket parks, new street (173<sup>rd</sup> Street), new sidewalks, roadway sections, and landscaping. Phase I includes; Building 1 (260,820 sf and 36 ft clear height), Building 2 (199,260 sf and 36 ft clear height), and Building 3 (203,125 sf and 32 ft clear height). Phase II includes; Building 4 (154,150 sf and 32 ft clear height) and Building 5 (104,110 sf and 32 ft clear height). These buildings will serve as office/warehouse or office/manufacturing for future tenants. The proposal includes the removal of 1,377 trees on the site through an associated forest practice permit. The project has proposed to replant 600 trees throughout the industrial park and pay in-lieu tree mitigation fees for remaining trees that cannot be replaced on the site.

**APPROVALS REQUIRED:** City of Arlington: Special Use Permit, Forest Practice Permit, Civil Permit, Utility Permit, Complete Streets, and Building Permits. Additional Approvals: Stormwater General Permit

**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 Thursday, July 21, 2022.**

**Staff Contact:** Amy Rusko, Planning Manager, [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov), 360-403-3550

**Mailing Address:** Community & Economic Development Department, c/o Amy Rusko,  
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# Proposed Site Plan

