



CITY OF ARLINGTON NOTICE OF DECISION

Gayteway Building F Site Plan Review

The City of Arlington has issued a Notice of Decision for a Special Use Permit as required by Arlington Municipal Code. The following project has been **APPROVED**, with the conditions listed in the permit decision.

Project Name: Gayteway Building F
Proponent: Gayteway Business Park, LLC
Project Number: PLN #922

Description of Proposal: The applicant is proposing to construct a new approximately 117,000 square-foot one-story industrial building known as "Building F" of the Gayteway Business Park. The project area is 5.80 acres of the 8.11 acre Lot 3 of the Gayteway Business Park Binding Site Plan. The proposed building is constructed of concrete tilt-up panels with 38' walls in height, measured to the top of the parapet. The main entries of the building will face the access road to the south, with a truck court on the north side. Site improvements include site grading for building pad preparation and paved parking lot, new stormwater quality and conveyance system consisting of 12-inch storm lines and underground water quality features, looped water system with new 12-inch water service lines, and new 8-inch sanitary sewer service lines.

Location: 1723 197th Place NE

Permit Decision: Approved, with Conditions

Notice of Decision Date: September 29, 2022

End of Appeal Period: October 13, 2022

Special Use Permit Expiration Date: September 29, 2024

Appeals: This decision may be appealed pursuant to AMC 20.20.010, which provides for a hearing of the zoning permit decision before the Hearing Examiner. Any aggrieved party of record may file an appeal within 14 days of the permit decision. An appeal shall be considered filed when a written notice of appeal, specifying the grounds and arguments, therefore, is delivered to the Department of Community and Economic Development by **5:00 PM on October 13, 2022**, and the appeal fee as set by resolution is paid.

Staff Contact: Amy Rusko, Planning Manager, arusko@arlingtonwa.gov, 360-403-3550

SPECIAL USE PERMIT

FOR

GAYTEWAY BUILDING F

This certifies that the proposed

MANUFACTURING DEVELOPMENT

Located at 1723 197th Place NE

Meets all applicable requirements, as conditioned in the attached report, of

TITLE 20

Of the City of Arlington Municipal Code



ISSUED BY THE DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

September 29, 2022

PLN #922

ISSUANCE DATE

FILE N^o

A. Kubo

SIGNATURE



Community and Economic Development
Planning Division

18204 59th Avenue NE, Arlington, WA 98223

**SPECIAL USE PERMIT – SITE PLAN REVIEW
STAFF REPORT AND PERMIT DECISION**

GENERAL INFORMATION

File Number: PLN #922

Project Title: Gayteaway Building F

Owner/Applicant: Gayteaway Business Park, LLC

Contact: Joel Howitt, Barghausen Consulting Engineers, Inc

Description: Industrial Manufacturing

Location: 7123 197th Place NE

Tax Parcel ID: 31051400200700

Lot Size: 8.11 acres (project area 5.80 acres)

Topographical Description: Relatively Flat

Soil Type: Everett very gravelly sandy loam and Pits

Zoning Classification: General Industrial

Land Use Designation: General Industrial

Proposed Use Classification: 4.120

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

Date of Decision: September 29, 2022

Decision: **APPROVED, with Conditions**

I. NATURE OF APPLICATION

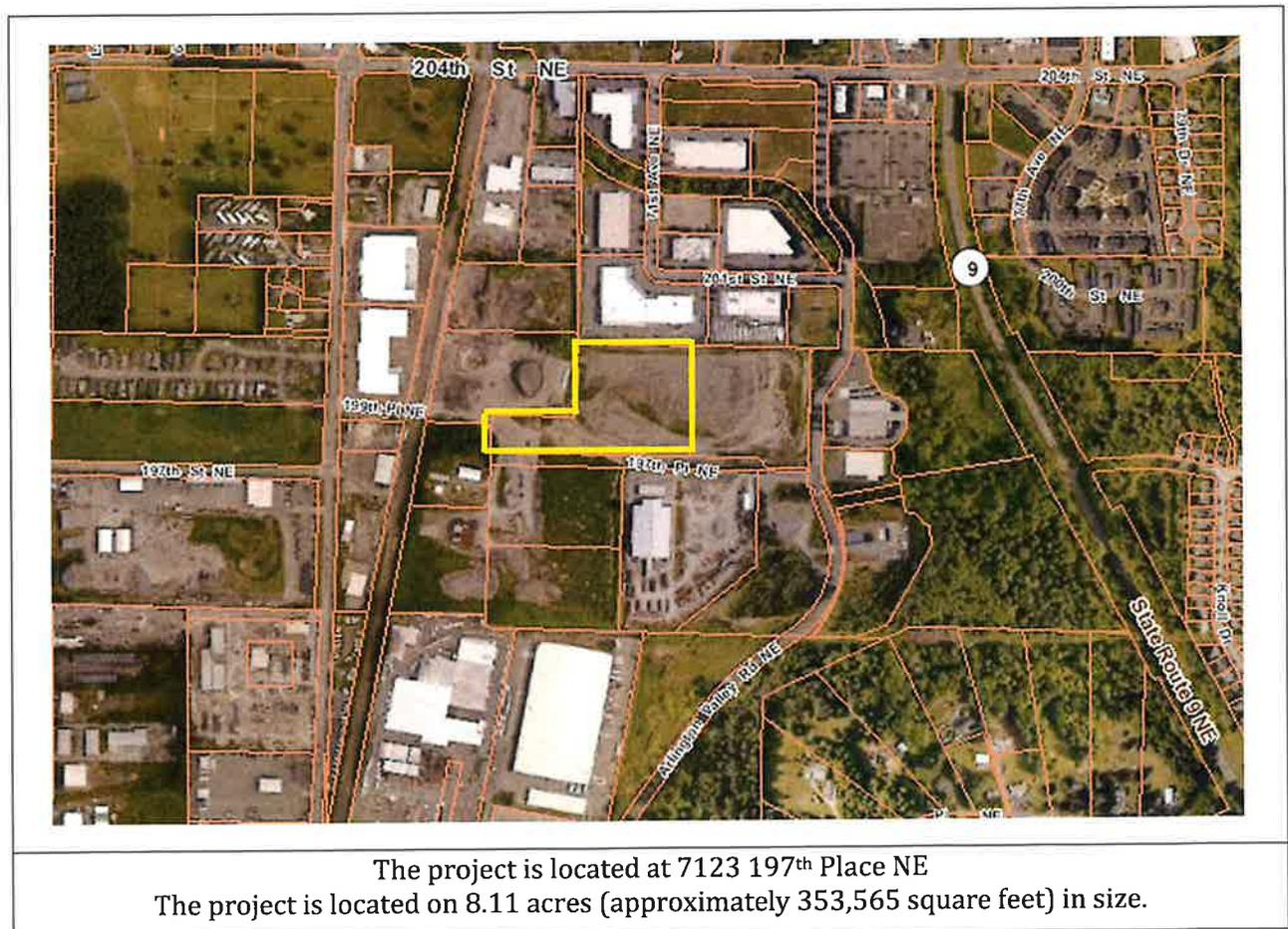
A. Request

The applicant is proposing to construct a new approximately 117,000 square-foot one-story industrial building known as "Building F" of the Gayteaway Business Park. The project area is 5.80 acres of the 8.11 acre Lot 3 of the Gayteaway Business Park Binding Site Plan. The proposed building is constructed of concrete tilt-up panels with 38' walls in height, measured to the top of the parapet. The main entries of the building will face the access road to the south, with a truck court on the north side. Site improvements include site grading for building pad preparation and paved parking lot, new stormwater quality and conveyance system consisting of 12-inch storm lines and underground water quality features, looped water system with new 12-inch water service lines, and new 8-inch sanitary sewer service lines.

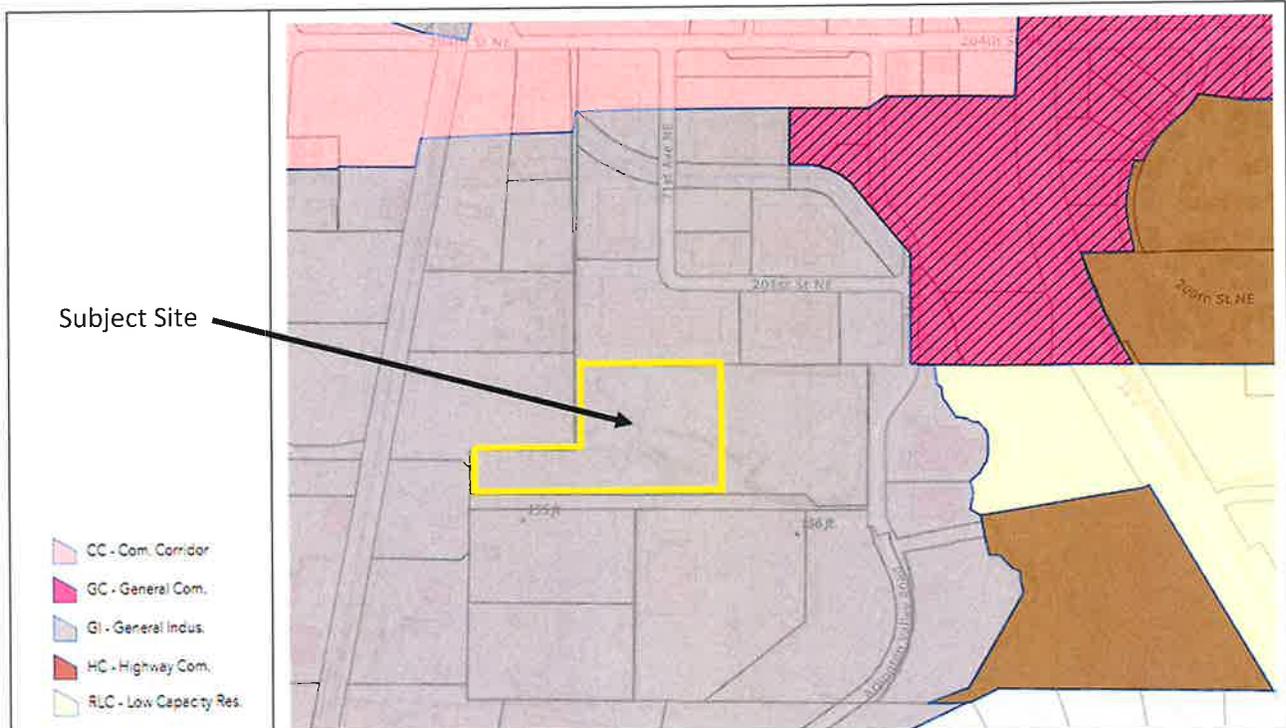
B. Project Chronology / Background

A formal application for the Special Use Permit -Site Plan Review was submitted to the Community & Economic Development Department on January 11, 2022, with revisions submitted on February 10, 2022, March 22, 2022, June 22, 2022, August 11, 2022, September 7, 2022, and September 15, 2022. Staff routed the material to City review staff on February 2, 2022, and after each resubmittal.

C. Site Location / Description



D. Site and Adjacent Zoning / Uses



Area	Zoning	Existing Use
Subject Site	General Industrial	Vacant
North	General Industrial	Manufacturing / Industrial Business
South	General Industrial	Vacant
East	General Industrial	Manufacturing / Industrial Business
West	General Industrial	Vacant

II. PROJECT CONSISTENCY WITH TITLE 20 AMC, ZONING

A. Applicable Review Criteria and Process

The Special Use Permit – Site Plan Review request is subject to review for conformity with the Arlington Municipal Code (AMC), including but not limited to the following:

Regulation	Analysis	Meets
Chapter 20.16 AMC, Permits and Final Plat Approval		
20.16.010 (b) Special Use Permits are issued under this title only when a review of the application submitted, including plans contained therein, indicates that the development will comply with the provisions of this title if completed as proposed. All development shall occur strictly in accordance with such approved plans and applications.	The applicant submitted for a Special Use Permit for Site Plan Review. The Community Development Director is responsible for the permit decision and the decision is appealable to the Hearing Examiner, unless a hearing is requested through the public comments period, then the Hearing Examiner makes the decision, and the decision is appealable to Snohomish County Superior Court.	Yes

Regulation	Analysis	Meets
20.16.034 Official Representative of the Applicant. The applicant for each land use permit shall designate an official representative, which may be himself, to receive all correspondence, determinations, and notices regarding the application.	The owner, Chris Gayte of Gayteyway Business Park, LLC, has designated Joel Howitt of Barghausen Consulting Engineers, Inc, as the official representative for the subject permit.	Yes
20.16.070 (c) Complete Application. Within 28 days of after receiving the permit application, the Community Development Director shall mail or provide in person a written determination to the applicant.	The application was submitted on January 11, 2022. The City issued a Notice of Incomplete Application on February 4, 2022, within the 28-day timeframe. On February 10, 2022 and March 22, 2022, the applicant submitted the required information. The City issued a Notice of Complete Application on April 5, 2022.	Yes
20.16.120 Notice of Application Filed. The Community and Economic Development Director shall give public notice of any application filed for a special use permit by issuing, distributing, and advertising a "Notice of Application Filed".	The city issued a Notice of Application on April 22, 2022. The notice was advertised in the Everett Herald, posted on the site, city website, post office, city hall, Arlington library, and mailed to all property owners within 500 feet of the property. The public comment period was open from April 22, 2022 until May 6, 2022. Two comments were received.	Yes
Chapter 20.36 AMC, Zoning Districts and Zoning Map		
20.36.030 Industrial districts established. The General Industrial (GI) and Light Industrial (LI) districts are hereby established primarily to accommodate enterprises engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment. The performance standards set forth in Part I of Chapter 20.44 place limitations on the characteristics of uses located in these districts.	The subject property for the proposed special use permit is zoned General Industrial for manufacturing uses.	Yes
Chapter 20.38 AMC, Airport Protection District		
20.38.060 Airport Protection District Boundaries. (a) Airport Protection Subdistrict A (b) Airport Protection Subdistrict B (c) Airport Protection Subdistrict C (d) Airport Protection Subdistrict D	The property is located under Subdistrict C. The subject property is located within the Gayteyway Business Park Binding Site Plan on Lot 3. The Binding Site Plan has complied with the Airport Protection District and is recorded under AFN202204065003.	Yes

Regulation										Analysis							Meets			
Chapter 20.40-1 AMC, Table of Permissible Uses																				
Use	RULC	RLC	RMod	RMC	RHC	OTR	NC	OTBD1	OTBD2	OTBD3	GC	CC	HC	BP	LI	GI	AF	MS	P/SP	
4.120														ZS	ZS	ZS	Z ¹¹			
<ul style="list-style-type: none"> ZS = Zoning Permit/Special Use Permit 																				
Chapter 20.46 AMC, Design																				
20.46.010 (a) Conformance with Design Standards. Structures within the following zones are subject to the relevant design standards adopted in this chapter. No building or land use permit shall be issued for structures or uses that do not conform to the applicable standards. (1) Zones (H) General Industrial										The building structure proposed with this land use special use permit received Design Review Board approval on July 28, 2021, under permit number PLN#808.							Yes			
Chapter 20.48 AMC, Density and Dimensional Regulations																				
20.48.040 Building Setback Requirements. No portion of any building or any freestanding sign may be located on any lot closer to any lot line than is authorized in Table 20.48-1 Density and Dimensional Standards for the General Industrial zone.										The proposed project is within the General Industrial zone and complies with the following regulations.							Yes			
Table 20.48-1 Density and Dimensional Standards																				
Minimum Lot Size: 10,000 square feet										353,565 sf							Yes			
Minimum Lot Width: 70 feet										2201 + ft							Yes			
Arterial ROW Building Setback: 25 feet										108 ft							Yes			
Lot Line Building Setback: 5 feet										38 - 135 ft							Yes			
Building Height: 50 ft										38' 4"							Yes			
Maximum Lot Coverage: 100%										34%							Yes			
20.48.042 Sight Visibility Areas at Intersections. At the intersection of two streets, either public or private, no structure, sign, vegetation, or anything else that obscures sight shall exceed 30 inches in height in the area described by a triangle having two 25-foot legs along the curb faces of the streets from the streets' point of intersection, and a diagonal line connecting the ends of these lines.										The proposed project takes access to the site from the Private Access Road through three access points to the property from 197 th Place NE. The site plan shows there are no improvements that will obscure sight at any entrance or exit from the site.							Yes			

Regulation	Analysis	Meets
Chapter 20.56 AMC, Streets and Sidewalks		
20.56.030 Access to Lots. Every lot shall have access to it that is sufficient to afford a reasonable means of ingress and egress for emergency vehicles as well as for all those likely to need or desire access to the property in its intended use. Access includes vehicular, pedestrian, bicycle, and other common forms of transportation.	The project proposes vehicular, pedestrian, and bicycle access to the subject property through Private Access Road off of 197 th Place NE.	Yes
20.56.050 Entrances to Streets. (a) All driveway entrances and other openings onto streets within the city's planning jurisdiction shall be constructed so that: 1. Vehicles can enter and exit from the lot in question without posing any substantial danger to themselves, pedestrians, or vehicles traveling in abutting streets, and 2. Interference with the free and convenient flow of traffic in abutting or surrounding streets is minimized. 3. Driveway cuts shall be limited so the narrowest width necessary to provide safe ingress and egress onto and from the property. 4. Driveways shall not be located adjacent to one another in such a manner as to create a "double width" driveway without any landscaping between the driveways.	The proposed site has two access points to the property. The first is from 197 th Place NE through a Private Access Road for both passenger cars and delivery trucks and the second is from 74 th Avenue NE through a reciprocal easement. The proposed project complies with the following City of Arlington Standards and Specifications: <ul style="list-style-type: none"> • The proposed entrances are within the required width and provide safe access to the site. • The access from both 197th Place NE and 74th Avenue NE provide for both left and right turns from the access points. • The driveway entrances are not located adjacent to each other creating a "double width" driveway. 	Yes
20.56.120 Street Intersections. (a) Streets shall intersect at 80° to 90°. Not more than two streets shall intersect at any one point or vary from the above angle of connections.	The property is currently developed and provides 90° intersections at all access points.	Yes
20.56.130 Construction Standards and Specifications. Construction and design standards and specifications for streets, sidewalks, and curbs and gutters are contained in the "Public Works Construction Standards and Specifications," and all such facilities shall be completed in accordance with these standards.	The proposed project is subject to a Civil permit and Right-of-Way permit. This has been added as a permit condition.	Yes
Chapter 20.60 AMC, Utilities		
20.60.100 Sewage Disposal Facilities Required. Every principal use and every lot within a subdivision shall be served by a sewage disposal system that is adequate to accommodate the reasonable needs of such use or subdivision lot and that complies with all applicable health regulations.	The proposed project is required to connect to City of Arlington Sanitary Sewer. The construction of utilities will take place after Site Civil Permit approval and shall meet all requirements of the Public Works Construction Standards and Specifications.	Yes

Regulation	Analysis	Meets
20.60.300 Water Supply System Required. Every principal use and every lot within a subdivision shall be served by a water supply system that is adequate to accommodate the reasonable needs of such use or subdivision lot and that complies with all applicable health regulations.	The proposed project is required to connect to City of Arlington water. The construction of utilities will take place after Site Civil Permit approval and shall meet all requirements of the Public Works Construction Standards and Specifications.	Yes
20.60.400 Lighting Requirements. (a) All public streets, sidewalks, and other common areas or facilities shall be sufficiently illuminated to ensure security of property and the safety of persons using such streets, sidewalks and other common areas or facilities.	The proposed project has provided sufficient pole lighting throughout the site that will illuminate the building and parking areas.	Yes
(c) All entrances and exits in substantial buildings used for nonresidential purposes shall be adequately lighted to ensure the safety of persons and the security of buildings.	The proposed project has provided adequate lighting at the building entrance and throughout the site to ensure safety.	Yes
(d) All outdoor lights shall be low sodium or similar lamp type and be down shielded to prevent light pollution.	The proposed project has provided low sodium or similar lamp type outdoor lighting. All lighting is required to be down shielded to prevent light pollution.	Yes
20.60.410 Excessive Illumination. Lighting within any lot that unnecessarily illuminates any other lot or public right-of-way and substantially interferes with the use or enjoyment of such other lot or public right-of-way is prohibited.	The proposed project has provided down-shielded lighting that illuminates the site but does not shine onto neighboring properties or public rights-of-way.	Yes
20.60.450 Underground Utilities. All existing, extended, new electrical power lines, telephone, gas distribution, cable television, and other communication and utility lines shall be placed underground in accordance with the specifications and policies of the respective utility service providers and located in accordance with the Public Works Construction Standards and Specifications.	All proposed utilities to and on the site shall be located underground. All utility lines are required to be shown on the Site Civil plans and shall be approved by the City of Arlington prior to construction activities on the site. This has been added as a permit condition.	Yes
Chapter 20.72 AMC, Parking		
20.72.010 Number of Parking Spaces Required. (a) All developments in all zoning districts shall provide a sufficient number of parking spaces to accommodate the number of vehicles that ordinarily are likely to be attracted to the development in question.	The proposed project is located within the General Industrial zone and the proposed use is office/manufacturing. All required parking spaces have been met for the uses, see table below.	Yes

Regulation		Analysis	Meets																							
(d) Uses in Table 20.72-1: Table of Parking Requirements are indicated by a numerical reference keyed to the Table of Permissible Uses.		The proposed uses with this project include the following: 4.120 – Manufacturing, primarily consisting of business not done with walk in trade.	Yes																							
Table 20.72-1 Table of Parking Requirements																										
<table border="1"> <thead> <tr> <th>Use</th> <th>Required Parking Stalls</th> </tr> </thead> <tbody> <tr> <td>3.110</td> <td>1 space per 800 square feet of gross floor area = 7 parking spaces</td> </tr> <tr> <td>4.120</td> <td>1 space per 1,000 square feet = 111</td> </tr> </tbody> </table>		Use	Required Parking Stalls	3.110	1 space per 800 square feet of gross floor area = 7 parking spaces	4.120	1 space per 1,000 square feet = 111	The project proposes 138 parking stalls located on the entire site, including 5 ADA parking stalls. The project provides 20 parking stalls over the required number of parking stalls required.	Yes																	
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20.72.030 Parking Space Dimensions. Except accessible parking spaces, each parking space shall contain a rectangular area of at least 19 feet long and 9 feet wide.		The project site plan shows 133 standard parking stalls and 5 ADA parking stalls that meet the required width and length. The standards stalls are shown as 9 x 19.	Yes																							
20.72.040 Required Widths of Parking Area Aisles and Driveways.		The project site plan shows a two-way aisle width of 26 feet within the parking lot area, which exceeds the required width.	Yes																							
<table border="1"> <thead> <tr> <th rowspan="2">Parking Angle</th> <th colspan="5">Aisle Width</th> </tr> <tr> <th>0°</th> <th>30°</th> <th>45°</th> <th>60°</th> <th>90°</th> </tr> </thead> <tbody> <tr> <td>One-Way Traffic</td> <td>13'</td> <td>11'</td> <td>13'</td> <td>18'</td> <td>24'</td> </tr> <tr> <td>Two-Way Traffic</td> <td>22'</td> <td>22'</td> <td>22'</td> <td>22'</td> <td>24'</td> </tr> </tbody> </table>		Parking Angle	Aisle Width					0°	30°	45°	60°	90°	One-Way Traffic	13'	11'	13'	18'	24'	Two-Way Traffic	22'	22'	22'	22'	24'		
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20.72.060 Parking Area Surface. (a) All parking areas shall be graded and surfaced with asphalt, concrete or other material that will provide equivalent protection against potholes, erosion, and dust. Specifications for surfaces meeting the standard set forth in this subsection are contained in the Public Works Construction Standards and Specifications. (b) Parking spaces shall be appropriately demarcated with painted lines or other markings. (c) Parking areas shall be properly maintained in all respects.		The project site plan shows paving throughout all drive aisles and parking spaces on the site and the striping of all parking spaces. These requirements shall be reviewed and approved through the Civil permit.	Yes																							
20.72.064 Accessible Parking Spaces. All handicapped parking spaces shall meet all State and Federal Regulations. The parking spaces shall be at least 8 feet wide and shall have an adjacent access aisle at least 5 feet wide. The parking spaces shall have adjacent aisle access to the sidewalk, have required striping and provide display symbols required on the pavement and signage.		The project site plan shows the layout of the accessible parking spaces. The proposed spaces provide 9-foot-wide stalls with 9 feet of adjacent striped area, along with adequate striping and signage.	Yes																							

Regulation	Analysis	Meets
20.72.110 Bicycle Parking Facilities. (b) All commercial and public uses shall provide "stalls" for bicycles at a ratio of 10% of the required automobile parking spaces required for a business or group of businesses.	The proposed project shall provide bicycle racks and show locations on the Civil plans. 118 parking stalls are required for the use, for a total of 18 bicycle stalls that need to be placed on the site. The applicant has provided 20 bicycle stalls.	Yes
Chapter 20.76 AMC, Screening and Trees		
20.76.020 General Screening Standard. Every development shall provide sufficient screening so that: 1. Neighboring properties are shielded from any adverse external effects of that development. 2. The development is shielded from the negative impacts of adjacent uses such as streets and railroads.	The project is in the General Industrial zone with like uses on neighboring properties. The landscape screening provided, and the 3-foot parking lot screening wall meets the intended requirements.	Yes
20.76.030 Compliance with Screening Standard. The table set forth in 20.76.050, in conjunction with the explanations in 20.76.040 concerning the types of screens, establishes screening requirements that presumptively satisfy the general standards established in 20.76.020. The table uses the permissible use designation to determine the type of screening that is required between two uses.	The project is in the General Industrial zone. The proposed landscape plan shows that adequate screening and trees are provided between the proposed use and the street. A screening wall has been proposed along the south frontage to screen the large parking areas from the public right-of-way.	Yes
20.76.110 Required Trees Along Dedicated Streets. The developer shall either plant or retain sufficient trees so that within the landscape strip there is for every 30 feet of street frontage at least an average of one deciduous tree of two inches dbh at the time of planting and with a canopy that starts at least eight feet above finished grade and has or will have when fully mature a trunk at least 8 inches in diameter. Root barriers shall be provided for all street trees and the landscape strip shall be planted per the Department of Public Works Standards and Specifications.	The project site abuts 197 th Place NE along the southern property line. The city has agreed to make right-of-way improvements to this public street in the future. If trees are to be planted in the future along a public right-of-way, then any street trees are required to be planted per the City of Arlington Planting Strip Behind Sidewalk Tree Detail R-270 that shows the installation of street trees with a root barrier on both sides of the root ball facing the right-of-way and sidewalk.	Yes
20.76.130 Shade Trees in Parking Area. Vehicle accommodation areas that are paved are required to provide trees that shade 20 percent of the parking area. The vehicle accommodation area is 80,421 sf and the required shading is 16,084 sf.	The landscape plans show the vehicle accommodation area shaded with trees planted in landscape island planting beds throughout the entire site. The applicant has proposed to shade a total of 16,338 sf.	Yes

Regulation	Analysis	Meets												
<p>20.76.140 Maintenance of Screening and Shading Elements. All screening and shading elements required by this Chapter shall be maintained by the owner for the life of the project to the following standards:</p> <ol style="list-style-type: none"> 1. All plant material shall be maintained with respect to pruning, trimming, mowing, watering, insect control, and fertilizing to maintain a healthy growing condition, create an attractive appearance, and to accomplish the purpose for which it was required. 2. Dead, diseased, stolen, vandalized, or damaged plants shall be replaced within three months of the plants indicated on the approved landscape plans. 3. All screening and shading elements shall be maintained reasonably free of weeds and trash. 4. All screening and shading elements located within the public right-of-way shall be maintained by the abutting property owner. 	<p>The property owner is required to maintain the landscaping on the property per AMC 20.76. The final landscape plan shall be approved with the Site Civil Permit.</p>	<p>Yes</p>												
Chapter 20.90 AMC, Concurrency & Impact Fees														
<p>20.90.040 (a) Imposition of Impact Fees on Development Activity. All development projects within the City shall be assessed a transportation impact fee, at the rate of \$3,355.00, based on peak p.m. trips, as computed in accordance with the most current edition of the Institute of Transportation Engineers Trip Generation Manual, as applied to the City's transportation element of the adopted Comprehensive Plan.</p>	<p>The applicant provided a Traffic Impact Analysis prepared by Jake Traffic Consultants in September 2022. The traffic analysis concluded that the proposed use would produce 40 new PM peak-hour-trips to the site.</p> <p>A previous credit agreement was put in place for the entire Binding Site Plan for credit due to the previous use on the site. See most currently recorded Binding Site Plan for approved credits.</p> <p>The city concurs with the amount proposed for City of Arlington Traffic Impact Fees as shown below.</p> <table border="1" data-bbox="808 1556 1333 1738" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Traffic Fee</th> <th># Of Trips</th> <th>Total Amount</th> </tr> </thead> <tbody> <tr> <td>\$3,355.00</td> <td style="text-align: center;">40</td> <td style="text-align: right;">\$134,200.00</td> </tr> <tr> <td></td> <td style="text-align: center;">-40</td> <td style="text-align: right;">\$134,200.00</td> </tr> <tr> <td>Remaining</td> <td style="text-align: center;">0</td> <td style="text-align: right;">\$0.00</td> </tr> </tbody> </table>	Traffic Fee	# Of Trips	Total Amount	\$3,355.00	40	\$134,200.00		-40	\$134,200.00	Remaining	0	\$0.00	<p>Yes</p>
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\$3,355.00	40	\$134,200.00												
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Regulation	Analysis	Meets						
<p>Per Ordinance 2021-002, which adopted the Planned Action for the Cascade Industrial Center, established a transportation impact fee, at the rate of \$5,841.39, based on peak p.m. trips, as computed in accordance with the most current edition of the Institute of Transportation Engineers Trip Generation Manual.</p>	<p>The remaining trips have been calculated below for the Cascade Industrial Center transportation impact fee. These traffic fees are pending the end use businesses leasing spaces within the building and may be reduced or increased.</p> <table border="1" data-bbox="800 422 1333 506"> <thead> <tr> <th>Traffic Fee</th> <th># Of Trips</th> <th>Total Amount</th> </tr> </thead> <tbody> <tr> <td>\$5,841.39</td> <td>40</td> <td>\$233,655.60</td> </tr> </tbody> </table>	Traffic Fee	# Of Trips	Total Amount	\$5,841.39	40	\$233,655.60	<p>Yes</p>
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\$5,841.39	40	\$233,655.60						
Chapter 20.93 AMC, Critical Area Ordinance								
<p>20.93.230 Compliance. All land uses or development applications shall be reviewed to determine whether an environmentally critical area exists on the property for which the application is filed, what the action's impact to any existing environmentally critical area would be, and what actions are required for compliance with this chapter.</p>	<p>The City of Arlington concludes that the subject property does not contain environmentally critical areas and does not impact nearby critical areas.</p>	<p>Yes</p>						
Chapter 20.98 AMC, State Environmental Policy Act (SEPA)								
<p>20.98.110 (d) Environmental Checklist. For projects submitted as planned actions under WAC 197-11-164, the City shall use its existing environmental checklist form or may modify the environmental checklist form as provided in WAC 197-11-315. The modified checklist form may be prepared and adopted along with or as part of a planned action ordinance.</p>	<p>Under WAC 197-11-164 and WAC 197-11-315 the City of Arlington has adopted a modified environmental checklist through Ordinance 2021-002 for projects that are located within the Cascade Industrial Center.</p> <p>The applicant has provided the modified environmental checklist and the city has approved the proposed project per the requirements of the checklist with this permit decision.</p>	<p>Yes</p>						
Chapter 13.28 AMC, Stormwater								
<p>13.28.070 Applicability of the Utility. The following actions or applications for the following permit and/or approvals will require submittal for approval by the utility: site plans, design drawings, and operations and maintenance plans. Submittals shall be consistent with the provisions of this Code, and shall comply with the stormwater manual and engineering standards:</p> <p>(3) New Development</p>	<p>The proposed project is subject to meeting the required stormwater regulations for the site. A Site Civil Permit shall be required for all site improvements. The approval of the stormwater system takes place during this review process. All stormwater systems shall comply with the City of Arlington Public Works Standards and Specifications and the most recent Department of Ecology Stormwater Manual for Western Washington. This has been added as a permit condition.</p>	<p>Yes</p>						

III. CONCLUSIONS

Under AMC 20.16.100, the Community and Economic Development Director shall issue the requested special use permit unless he concludes after reviewing the application that:

Regulation	Analysis	Meets
(a) The requested permit is not within its jurisdiction according to the table of permissible uses.	The requested site plan review is within the City of Arlington's jurisdiction per the above zoning map and permissible use table.	Yes
(b) The application is incomplete.	The application for the subject site plan review was deemed complete on April 5, 2022.	Yes
(c) If completed as proposed in the application, the development will not comply with one or more of the requirements of this title.	The proposed site plan review complies with all required sections of AMC Title 20 per the above staff analysis.	Yes
(d) The proposed project is not in conformance with the Comprehensive Plan, Transportation Plan, and the Arlington Municipal Code.	The proposed site plan review complies with the Arlington Municipal Code, Comprehensive Plan, and Transportation Plan.	Yes

IV. PUBLIC COMMENTS

Public Comment	Response
<p>Public comments received during the Notice of Application comment period for the Gayteway Building F project, PLN #922.</p> <p>A summary of the comments and concerns are included below. The original comments submitted are in the official permit file and available upon request.</p>	<p>The City received comments from the following agencies or citizens in the community:</p> <p>Burlington Northern Santa Fe Railway WSDOT Aviation Division</p> <p>Staff Response to comment and concerns submitted within the comment period.</p>
<p>Burlington Northern Santa Fe Railway provided comments regarding the following items:</p> <ol style="list-style-type: none"> 1. Private Railroad Crossing Use – There is no permit or agreement in place for the private crossing of BNSF tracks at DOT crossing 092086N. 2. Drainage – BNSF objects to any stormwater runoff directed towards its Right of Way from pervious or impervious surfaces. 3. Construction Equipment – Any equipment that has the height or reach to obstruct BNSF's track in the event of operator error or collapse requires protection by a BNSF employee. Use of an access road on BNSF's Right of Way without permission. 	<p>Staff asked the applicant to work with Burlington Northern Santa Fe Railway on the comments within the submitted letter.</p> <p>On September 12, 2022 staff received an email from the applicant that showed BNSF Railway approved the private crossing at US DOT No 092090D with conditions. The conditions set forth in the BNSF Railway email have been attached to this permit decision.</p> <p>The remaining comments from the original comment letter remain and have also been added to the permit decision.</p>

Public Comment	Response
WSDOT Aviation commented they have reviewed the application and finds that the project is consistent with their guidance.	Staff provided comment to WSDOT Aviation thanking them for their review and approval. No additional conditions for this permit were requested.

V. ADMINISTRATIVE DECISION

The proposed project was found to be consistent with and meets the intent of the Arlington Zoning Code, Comprehensive Plan, and the Arlington Municipal Code, therefore the Special Use Permit –Site Plan Review for Gayteaway Building F (PLN #922) is hereby APPROVED, subject to the following conditions.

VI. CONDITIONS

Special Use Permit:

1. All development shall be in substantial conformance with the approved site plan received on September 15, 2022, subject to any conditions or modifications that may be required as part of the permit review.
2. The building shall be constructed per the elevations approved by the Design Review Board on July 20, 2021. The Design Review Board Decision was issued on July 28, 2021, under permit number PLN#808.
3. The developer shall meet all local, state, or federal code requirements. Attached is a list of code requirements that are specifically called to the developer’s attention. It is in no way intended to be a complete list of code requirements, but a general checklist of major steps and issues. Please refer to the Arlington Municipal Code for a complete list of code requirements for your project type.
4. The development is subject to the following traffic impact fees for 40 new PM peak-hour trips as proposed in the Traffic Impact Analysis prepared by Jake Traffic Consultants:
 - o City of Arlington Cascade Industrial Center Traffic Impact Fees: \$233,655.60
 These fees are payable at the levels in effect at the time of building permit submittal and will be collected at the time of building permit issuance.
5. The property owner is required to dedicate the 197th Street right-of-way and the 74th Avenue right-of-way as depicted on the Binding Site Plan as R/W Tract 79,059 Square Feet and R/W Tract 570 Square Feet respectively and recorded under AFN202204065003 prior to any occupancy of the building.
6. The property owner shall comply with the Unanticipated Discovery Plan on file and notify the affected Tribes, Department of Archaeological and Historic Preservation, and the City of Arlington in the event of any historic or cultural artifacts are found.

7. Burlington Northern Santa Fe Railway has requested the following conditions:
 - The private crossing identified as US DOT No 092090D is approved per the following:
 - User to pay applicable maintenance fee for surface and signal devices. Annual signal maintenance fees to be determined by BNSF Railway.
 - Crossing North of the above referenced crossing will be removed.
 - Fencing or some type of natural barrier will be installed as part of development to prevent unauthorized access to portions of BNSF Railway ROW adjacent to the development.
 - Stormwater runoff from pervious or impervious surfaces from the Gayteway Business Park site shall not impact or be directed towards BNSF Right of Way.
 - Any equipment that has the height or reach to obstruct BNSF's track in the event of operator error or collapse requires protection by a BNSF employee.
 - Access onto BNSF Right of Way requires permission prior to entry.

Civil Permit:

8. A Civil construction permit shall be applied for and approved prior to any land disturbance on the subject property.
9. A Right-of-Way Permit shall be required for all work within the City of Arlington right-of-way.
10. The Final Landscape Plans shall be approved with the Civil plans.
11. Prior to any construction activities, the applicant shall file and receive approval of civil construction plans, which comply with all requirements of the Arlington Municipal Code, International Building Code(s), International Fire Code and Public Works Construction Standards and Specifications. Said plans shall address all site improvements, either required or voluntarily provided.
12. The developer shall comply with AMC Chapter 13.28, Stormwater Management, and the most current City-adopted edition of the Department of Ecology Stormwater Management Manual for Western Washington.
13. The Applicant shall connect to City of Arlington water and sanitary sewer. All proposed improvements shall be shown and approved on the Civil Plans.
14. The Applicant shall construct all existing, extended, and new electrical power lines (not to include transformers or enclosures containing electrical equipment including but not limited to, switches, meters, or capacitors which may be pad mounted), telephone, gas distribution, cable television, and other communication and utility lines in or adjacent to any land use or building permit approved after the effective date of this chapter shall be placed underground in accordance with the specifications and policies of the respective utility service providers and located in accordance with the administrative guideline entitled "Public Works Construction Standards and Specification." Even in the event the distribution line originates from a point opposite any public roadway from the new construction the service lines shall be placed beneath said roadway by means of boring or surface excavation across said roadway.

Building:

15. A building permit application shall be reviewed and approved prior to building construction on the site.
16. All building permits shall meet the most current edition of the International Building Code.

17. The proposed development is subject to a water and sanitary sewer utility application and payment of applicable utility connection charges. All fees shall be paid at the time of building permit issuance.

Other:

18. Construction hours of operations are limited to 7:00 am to 7:00 pm Monday through Saturday. No construction activity or use of heavy equipment may occur on Sundays or holidays observed by the city.
19. All contractors working on the subject site shall obtain a City of Arlington Business License through the Washington State Department of Licensing.

VII. EXPIRATION

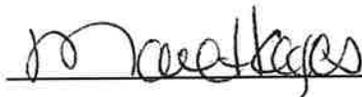
Per AMC 20.16.220, a Special Use Permit shall expire automatically if, within two (2) years after the issuance of such permits:

1. The use authorized by such permits has not commenced, in circumstances where no substantial construction, erection, alteration, excavation, demolition, or similar work is necessary before commencement of such use, or
2. Less than 10 percent of the total cost of all construction, erection, alteration, excavation, demolition, or similar work on any development authorized by such permits has been completed on the site.

VIII. APPEAL

This decision may be appealed pursuant to AMC 20.20.010, which provides for a hearing of the zoning permit decision before the Hearing Examiner. Any aggrieved party of record may file an appeal within 14 days of the permit decision. An appeal shall be considered filed when a written notice of appeal, specifying the grounds and arguments, therefore, is delivered to the Department of Community and Economic Development by 5:00 PM on October 13, 2022, and the appeal fee as set by resolution is paid.

ORDERED THIS ON THE 29th DAY OF September, 2022



Marc Hayes, Community and Economic Development Department Director

Distributed to the Following Parties:

Chris Gayte, Owner
Brent Nicholson, Owner
Joel Howitt, Applicant
Jason Carey, Applicant

ATTACHMENT B CODE REQUIREMENTS

NOTE: The following items are not conditions of permit approval but rather certain local, state, or federal code requirements that the developer needs to be aware of. This is in no way intended to be a complete list of code requirements but is a general checklist of major steps and issues. Please refer to the Arlington Municipal Code for a complete list of code requirements for your particular project type.

1. **Code Applicability.** This permit is subject to the applicable requirements contained in the Arlington Municipal Code, Land Use Code, Building Code, and COA Public Works Design, Construction Standards and Specifications. It is the responsibility of the developer to ensure compliance with the various provisions contained in these ordinances.

2. **Pre-Construction Phase.** Prior to commencing any site work, including installing any easement or right-of-way improvements, utility systems, drainage systems, streetlights, mailbox structures, emergency facilities, storm water control systems, or any other improvements, the developer shall submit site civil construction improvement plans for review and approval by the Public Works Director. Said plans shall be in conformance with applicable code and below listed conditions.
 - a. The developer shall survey and mark all property corners prior to review of any submitted construction plans.
 - b. The developer shall design and install erosion control measures deemed necessary by the City. These measures shall be installed and inspected by the City prior to the issuance of any permits.
 - c. The developer shall undertake no site preparation or other disturbances within environmentally sensitive areas or their required buffers.
 - d. The developer shall submit to the Community & Economic Development Department and receive approval of a storm-water run-off and detention plan in conformance with the AMC Chapter 13.28, Stormwater Management, and the most current City-adopted edition of the Department of Ecology's Stormwater Management Manual for the Puget Sound Basin (The Technical Manual) for both the construction phase and a permanent system. All site drainage must be directed through bio filtration swales prior to discharge into wetlands.
 - e. The developer shall place all new utility lines underground.
 - f. The developer shall provide a temporary rock pad at all points of ingress and egress to the site throughout the construction phase.
 - g. The developer shall show locations of all required streetlights on the construction plans and install them as designed.
 - h. The developer shall obtain a right-of-way permit prior to any work done in a public right-of-way. (NOTE: City departments are exempt from right-of-way permits.)
 - i. The developer shall install all low sodium or similar low intensity illumination lighting and it shall be placed in a way as to not cause glare on an adjoining property or right-of-way.

3. **Construction Phase.** The following conditions shall apply during construction.
- a. The developer shall follow all applicable noise and other nuisance codes.
 - b. The developer shall not track mud and dirt onto public rights-of-way, but if tracked by accident, the developer shall clean it up immediately.
 - c. During any site grading or clearing activity, the developer and contractor shall use all available means of controlling air pollution (dust, ash, and smoke).
 - d. The restrictions of the AMC shall apply to any and all grading.
4. **Installation of Improvements.** Prior to receiving a Certificate of Occupancy, the developer shall:
- a. Install all rights-of-way and access easement improvements on all proposed streets internal and existing streets adjacent to the project in accordance with the requirements of AMC Chapter 20.56 and per COA Public Works Design, Construction Standards and Specifications. The developer shall coordinate with all adjacent developments the final design of the street improvements and/or include the appropriate transition tapers for the street pavement from the property.
 - b. Install a potable water system to serve the project per the COA Public Works Design, Construction Standards and Specifications. Water is to be served by the City of Arlington. This system cannot be deferred if a performance bond is secured. Both water and sanitary sewer must be completely installed and approved before either a temporary or permanent Certificate of Occupancy is issued.
 - c. Relocate any existing water facilities and/or install water services/fire hydrants at the expense of the developer.
 - d. Install a sanitary sewer system per COA Public Works Design, Construction Standards and Specifications. This system cannot be deferred if a performance bond is secured. Both water and sanitary sewer must be completely installed and approved before either a temporary or permanent Certificate of Occupancy is issued.
 - e. Install a permanent storm water control system per AMC Chapter 13.28.
 - f. Prior to issuance of a Certificate of Occupancy, the applicant shall complete all required or voluntary improvements unless otherwise secured by the developer and authorized by the City Engineer.

(NOTE: Code requirements for infrastructure improvements are based on conceptual information as submitted by the applicant for the land use permit. Additional specific requirements may be required upon review of the engineered construction drawings submitted by the developer. All improvements are subject to review and approval by the City of Arlington Inspectors. All utilities shall be constructed underground.)

GENERAL SITE NOTES:

- THE CONTRACTOR SHALL OBTAIN AND HAVE AVAILABLE COPIES OF THE APPLICABLE GOVERNING AGENCY STANDARDS AT THE JOB SITE DURING THE RELATED CONSTRUCTION OPERATIONS.
- CONTRACTOR SHALL ASSURE THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR SHOWN ON RECORD DRAWING PROVIDED BY OTHERS ARE SHOWN HEREON. EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO A DEGREE OF UNKNOWN VARIATION. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS, BARGHAUSEN CONSULTING ENGINEERS, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR RECORDS OF OTHERS. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC., TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE APPROPRIATE UTILITIES INVOLVED PRIOR TO CONSTRUCTION.
- INSPECTION OF SITE WORK WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE GOVERNING JURISDICTION. INSPECTION OF PRIVATE FACILITIES WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE INSPECTOR 24 HOURS IN ADVANCE OF BACKFILLING ALL CONSTRUCTION.
- PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY THE CONTRACTOR SHALL CONTACT THE AGENCY AND/OR UTILITY INSPECTION PERSONNEL AND ARRANGE ANY REQUIRED PRE-CONSTRUCTION MEETING(S). CONTRACTOR SHALL PROVIDE ONE WEEK MIN. ADVANCE NOTIFICATION TO OWNER, FIELD ENGINEER AND ENGINEER OF PRE-CONSTRUCTION MEETINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR WORKER AND SITE SAFETY AND SHALL COMPLY WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED.
- PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ALL ADJACENT PUBLIC AND PRIVATE PROPERTIES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITY SERVICES THAT ARE TO REMAIN OPERATIONAL WITHIN THE CONSTRUCTION AREA WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
- TWO (2) COPIES OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. ONE (1) SET WITH RECORDS OF AS-BUILT INFORMATION SHALL BE SUBMITTED TO BARGHAUSEN CONSULTING ENGINEERS, INC. AT COMPLETION OF PROJECT.
- CONTRACTOR SHALL OBTAIN SERVICES OF A LICENSED LAND SURVEYOR TO STAKE HORIZONTAL CONTROL FOR ALL NEW IMPROVEMENTS. STAKING CONTROL SHALL BE TAKEN FROM ELECTRONIC PLAN FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, INC.
- CONTRACTOR SHALL REQUEST FROM BARGHAUSEN CONSULTING ENGINEERS INC., PRIOR TO ANY CONSTRUCTION STAKING OR CONSTRUCTION WORK, A FORMAL CONSTRUCTION RELEASE PLAN SET OR SPECIFIC RELEASE IN WRITING. THE APPROVED AGENCY PERMIT DRAWINGS WILL NOT BE CONSIDERED CONSTRUCTION RELEASE PLANS BY BARGHAUSEN CONSULTING ENGINEERS, INC UNLESS BARGHAUSEN CONSULTING ENGINEERS, INC HAS GIVEN A FORMAL WRITTEN RELEASE OR ISSUED A CONSTRUCTION RELEASE PLAN SET.

SITE INFORMATION

SITE ADDRESS:
7123 197TH PLACE NE, ARLINGTON WA

ZONING CLASSIFICATION:
GENERAL INDUSTRIAL (G)
PART OF CASCADE INDUSTRIAL CENTER

AIRPORT PROTECTION DISTRICT SUBDISTRICT:
AIRPORT PROTECTION DISTRICT C

USE CLASSIFICATION:
MANUFACTURING LAND USE CATEGORY 4.120, GENERAL INDUSTRIAL (G)
- MAX BUILDING HEIGHT: 50'

LEGAL DESCRIPTION:

LOT 3
THAT PORTION OF EXHIBIT C AS SHOWN ON SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 8806150349 AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN SNOHOMISH COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE BURLINGTON NORTHERN INC. RIGHT OF WAY AND THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;
THENCE SOUTH 88°17'08" EAST, 625.86 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO KNOWN AS THE SOUTHWEST CORNER OF LOT 5, JENSEN BUSINESS PARK, PHASE 1, AUDITOR'S RECORDING NUMBER 8901175002, VOLUME 49 OF PLATS, PAGES 21-21, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
THENCE SOUTH 01°51'21" WEST, 347.99 FEET;
THENCE NORTH 88°17'08" WEST, 388.90 FEET;
THENCE SOUTH 01°42'52" WEST, 71.86 FEET;
THENCE SOUTH 02°00'48" WEST, 105.00 FEET;
THENCE SOUTH 88°17'08" EAST, 932.28 FEET;
THENCE NORTH 01°42'52" EAST, 524.85 FEET TO THE NORTH LINE OF SAID EXHIBIT C;
THENCE NORTH 88°17'08" WEST, 541.98 FEET ALONG SAID NORTH LINE AND THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14 TO THE TRUE POINT OF BEGINNING.

TAX PARCEL NUMBER:
APN: 31051400200700

DENSITY & DIMENSIONAL CALCULATIONS:
TOTAL LOT SIZE: 353,565 SF (8.11 AC)

LOT NUMBER LABELS:
LOT 3

BUILDING HEIGHT:
PROPOSED BUILDING HEIGHT: 38'-4"
MAX BUILDING HEIGHT: 38'-4" PROPOSED/50' BASED ON AVERAGE NATURAL GRADE ALLOWED

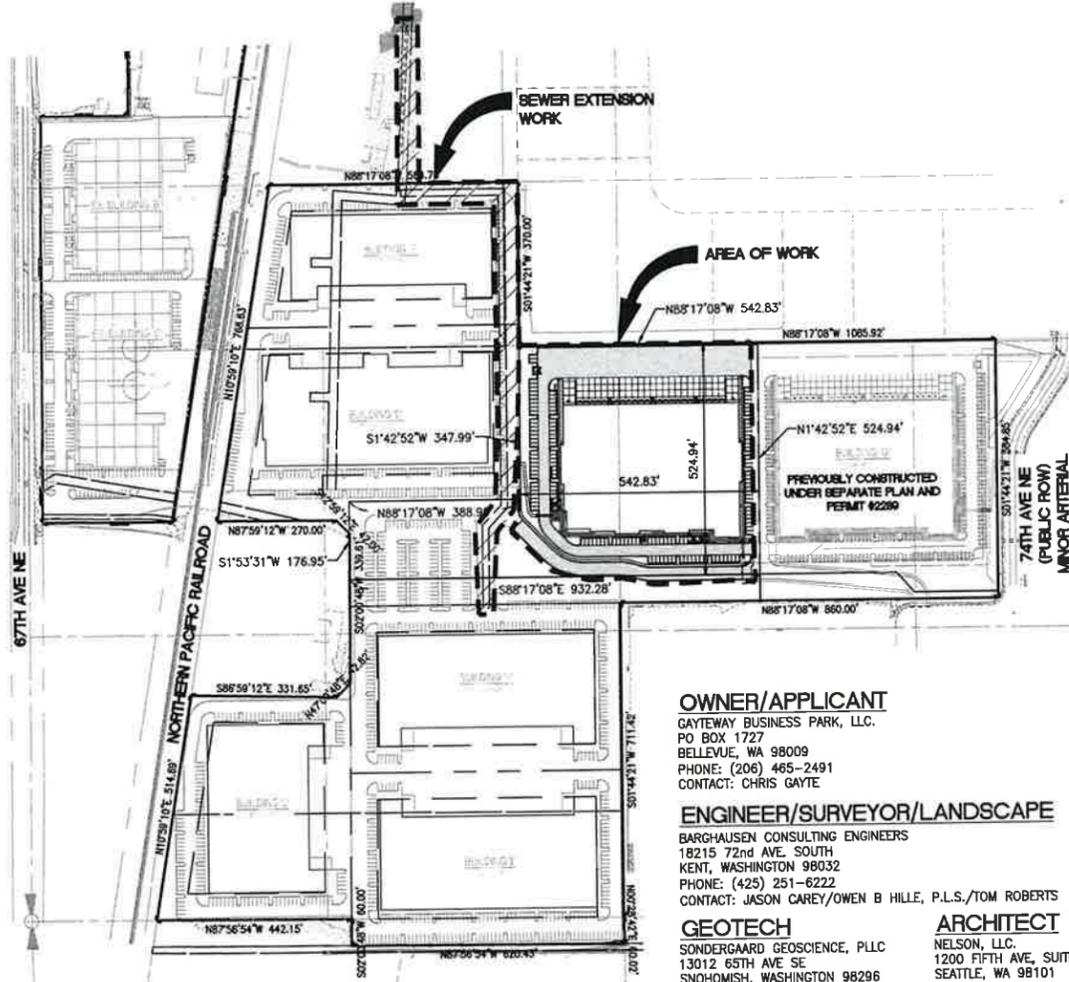
FEMA FLOOD ZONE DESIGNATION:
THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN AS SHOWN ON MAP NUMBER 53061C0392 E, DATED NOVEMBER 8, 1999.

COVER SHEET - BUILDING F

FOR

GAYTEWAY BUSINESS PARK

PTN OF THE NE1/4, OF THE SW1/4 OF SEC. 14, TWP. 31 N., RGE 5 EAST, W.M.
CITY OF ARLINGTON, SNOHOMISH COUNTY, STATE OF WASHINGTON
PERMIT PLN#922



OWNER/APPLICANT

GAYTEWAY BUSINESS PARK, LLC.
PO BOX 1727
BELLEVUE, WA 98009
PHONE: (206) 465-2491
CONTACT: CHRIS GAYTE

ENGINEER/SURVEYOR/LANDSCAPE

BARGHAUSEN CONSULTING ENGINEERS
18215 72nd AVE. SOUTH
KENT, WASHINGTON 98032
PHONE: (425) 251-6222
CONTACT: JASON CAREY/OWEN B HILLE, P.L.S./TOM ROBERTS

GEOTECH

SONDERGAARD GEOSCIENCE, PLLC
13012 65TH AVE SE
SNOHOMISH, WASHINGTON 98296
CONTACT: JON N. SONDERGAARD

ARCHITECT

NELSON, LLC.
1200 FIFTH AVE, SUITE 1300
SEATTLE, WA 98101
PHONE: (206) 408-8500
CONTACT: MARK EVANS

TOTAL LOT COVERAGE AREA

- SITE AREA:**
- TOTAL LOT SIZE: 353,565 SF (8.11 AC)
 - PROJECT AREA: 252,704 SF (5.80 AC)
 - (NOTE: PROJECT IS DEVELOPING 5.80 ACRES OF THE 8.11 ACRES AVAILABLE LOT AREA)
 - SEWER EXTENSION AREA: 57,476 SF (1.32 AC)
 - (SEWER EXTENSION IS OCCURRING IN ADJACENT LOTS)

EXISTING ON-SITE LOT COVERAGE (ONLY INCLUDING AREAS BEING DEVELOPED):
PERVIOUS/LANDSCAPE AREA: 252,704 SF (5.80 AC)

PROPOSED ON-SITE LOT COVERAGE (ONLY INCLUDING AREAS BEING DEVELOPED):
TOTAL IMPERVIOUS: 223,600 SF (5.13 AC)
TOTAL PERVIOUS/LANDSCAPE AREA: 29,104 SF (0.67 AC)

SEWER EXTENSION PROPOSED AREAS (LOCATED IN ADJACENT LOTS):
(TO BE INCLUDED IN SUBSEQUENT BUILDING'S IMPROVEMENTS DRAINAGE DESIGNS)
TOTAL IMPERVIOUS: 11,761 SF (0.27 AC)
TOTAL PERVIOUS/LANDSCAPE AREA: 45,817 SF (1.05 AC)

UTILITY PROVIDER

WATER
CITY OF ARLINGTON

SEWER
CITY OF ARLINGTON

BICYCLE RACK PARKING REQUIREMENTS

PER CITY OF ARLINGTON CODE 20.72.110: BIKE PARKING TO BE PROVIDED AT A RATIO OF 10% OF REQUIRED AUTOMOBILE PARKING SPACES

BIKE PARKING REQUIRED: 12 (10% OF 120 REQUIRED AUTOMOBILE PARKING)
BIKE PARKING PROVIDED: 20

VEHICLE PARKING REQUIREMENTS

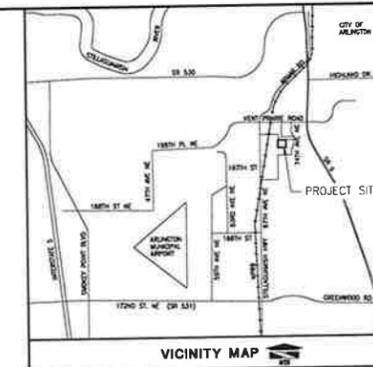
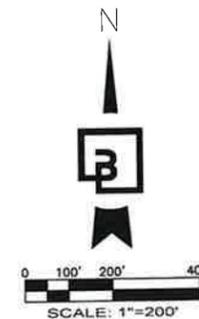
	TOTAL (SF)	RATIO	STALLS REQ.	ADA STALLS REQ.	STALLS PROVIDED	ADA STALLS PROVIDED
OFFICE (5%)	5,853	1 PER 800 SF	7			
WAREHOUSE (95%)	111,207	1 PER 1000 SF	111			
TOTAL	117,060		118	5	138	5

ESTIMATED EARTHWORK QUANTITIES:

CUT: 11,400 CY
FILL: 12,900 CY
NET: 1,500 CY (FILL)

AREA TO BE DISTURBED - 5.80 AC

EARTHWORK QUANTITIES ARE APPROXIMATE AND HIGHLY DEPENDANT ON SOIL CONDITIONS ENCOUNTERED DURING CONSTRUCTION. CONTRACTOR SHOULD PERFORM INDEPENDENT ESTIMATE FOR BIDDING.



SHEET INDEX

SHEET NO.	COVER SHEET SHEET TITLE	DATE PREPARED
1	COVER SHEET	9/15/22
SHEET NO.	SITE PLAN SHEET TITLE	DATE PREPARED
1	SITE PLAN	8/02/22
SHEET NO.	LANDSCAPE PLAN SHEET SHEET TITLE	DATE PREPARED
L1	PLANTING PLAN	5/16/22
L2	PLANTING NOTES AND DETAILS	5/16/22
L3	IRRIGATION PLAN	5/16/22
L4	IRRIGATION NOTES AND DETAILS	5/16/22
L5	IRRIGATION DETAILS	5/16/22



SITE PLAN NOTE:

SITE PLAN HAS BEEN PROVIDED BY NELSON LLC. BARGHAUSEN CONSULTING ENGINEERS, INC. HAS NOT VERIFIED THE ACCURACY OF THE SITE PLAN.

HORIZONTAL CONTROL NOTE:

CONTRACTOR SHALL HAVE ALL PROPERTY LINES, CURB, SIDEWALK, STRUCTURES, CONCRETE PADS AND ANY OTHER ABOVE GROUND PERMANENT STRUCTURE DEPICTED ON THESE PLANS STAKED FOR CONSTRUCTION BY A LICENSED SURVEYOR. LICENSED SURVEYOR SHALL STAKE ALL ITEMS USING COORDINATE GEOMETRY (RECTIFIED TO SITE CONTROL) CONTAINED IN CAD DRAWING FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, INC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RETRIEVE LATEST CAD FILES FROM BARGHAUSEN CONSULTING ENGINEERS INC., REFLECTING ANY ISSUED PLAN REVISIONS. BARGHAUSEN CONSULTING ENGINEERS SHALL IMMEDIATELY BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE # 811 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

MONUMENT PROTECTION NOTE:

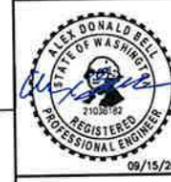
CONTRACTOR SHALL FIELD LOCATE ALL MONUMENTS WITHIN THE AREA OF DISTURBANCE PRIOR TO CONSTRUCTION AND PROTECT FROM DISTURBANCE/DESTRUCTION TO THE MAXIMUM EXTENT FEASIBLE. IF IT IS NECESSARY TO REMOVE OR REPLACE A MONUMENT DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE LOCAL JURISDICTION HAVING AUTHORITY (RCW 58.24.040) AND BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES PRIOR TO DISTURBANCE/DESTRUCTION OR RELOCATION OR REPLACEMENT (WAC 332-120). APPLICATIONS MUST BE COMPLETED BY A REGISTERED LAND SURVEYOR AND MAY BE OBTAINED FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES:

WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES
PUBLIC LAND SURVEY OFFICE
1111 WASHINGTON STREET S.E.
P.O. BOX 47080
OLYMPIA, WASHINGTON 98504-7080
(206)902-1190

UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED THAT ARE ABLE TO BE REPLACED, SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

Revision
No. Date By Ctd. Appr.
Title: COVER SHEET - BUILDING F
PERMIT NUMBER PLN #922
7123 197TH PLACE NE, ARLINGTON WA

For: GAYTEWAY BUSINESS PARK LLC
PO BOX 1727
BELLEVUE, WA 98009



Scale: Horizontal 1" = 200' Vertical N/A
Designed: JMM
Drawn: JMM
Checked: JAB
Approved: CRJ
Date: 11/20/21

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number: 21334
Sheet: 1 of 2

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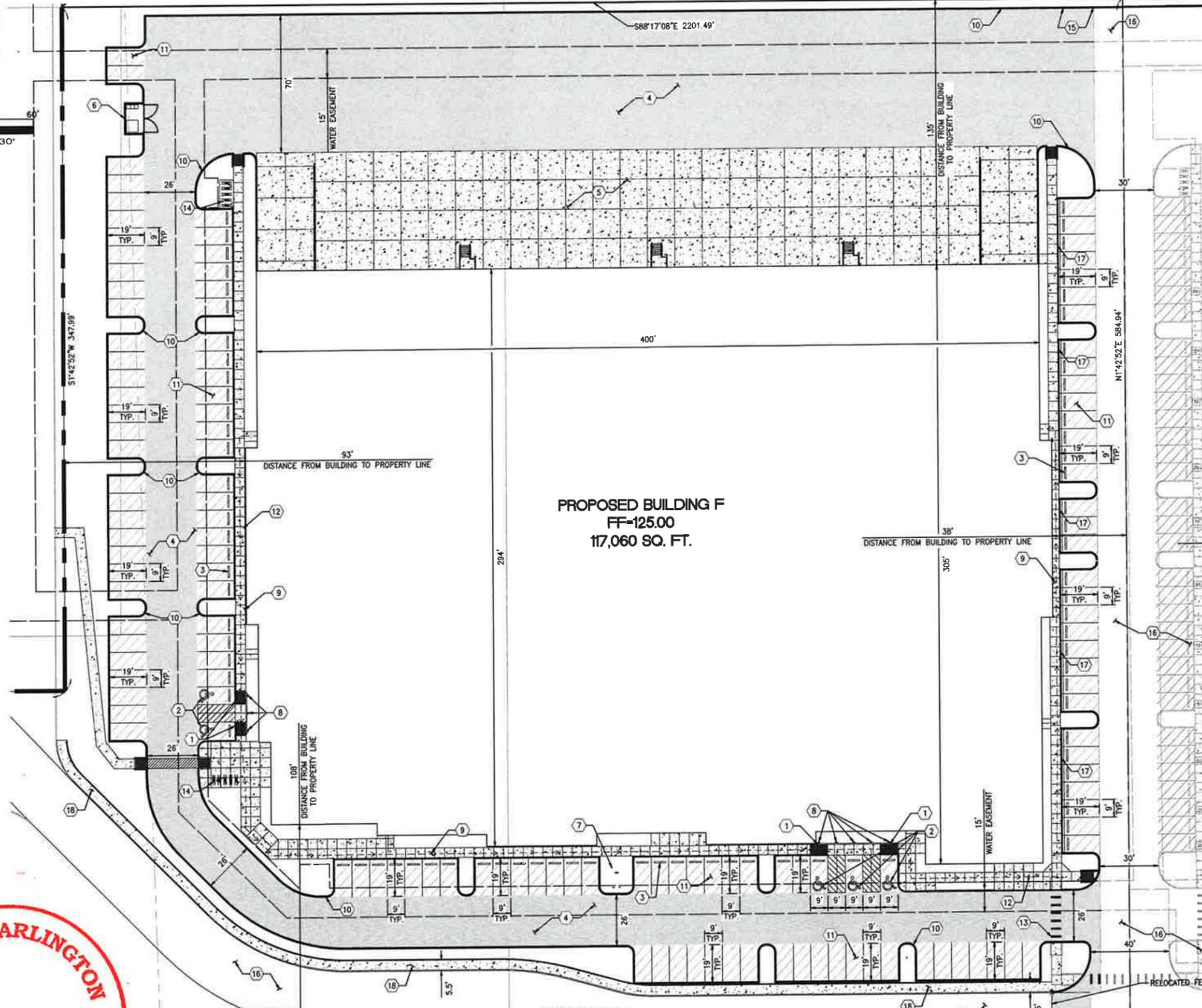
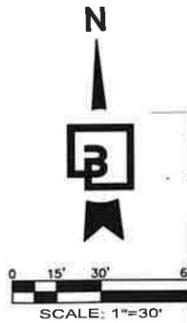
SITE PLAN
FOR

GAYTEWAY BUSINESS PARK

PTN OF THE NE1/4, OF THE SW1/4 OF SEC. 14, TWP. 31 N., RGE 5 EAST, W.M.
CITY OF ARLINGTON, SNOHOMISH COUNTY, STATE OF WASHINGTON



Know what's below.
Call before you dig.



PROPOSED BUILDING F
FF=125.00
117,060 SQ. FT.

PAVING LEGEND:

	CONCRETE
	LIGHT DUTY ASPHALT
	HEAVY DUTY ASPHALT

SITE PLAN NOTES:

1. PROPOSED ADA CURB RAMP PER DETAIL 6/C18.
2. PROPOSED ADA MARKINGS PER DETAILS 1 AND 10/C18.
3. PROPOSED 6-FT LONG WHEELSTOP (TYP.) PER DETAIL 12/C18.
4. PROPOSED HEAVY DUTY ASPHALT PAVEMENT FOR DRIVE AISLES PER DETAIL 2/C18.
5. PROPOSED CONCRETE SLAB PER DETAIL 8/C18.
6. PROPOSED TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
7. PROPOSED TRANSFORMER. COORDINATE WITH THE SURVEYOR AND SEE ELECTRICAL PLANS FOR DETAILS.
8. ACCESSIBLE PARKING SIGN PER DETAILS 9 AND 11/C18.
9. PROPOSED ON-SITE MONOLITHIC CONCRETE CURB AND SIDEWALK (TYP.) PER DETAIL 5/C18.
10. PROPOSED CONCRETE CURB PER DETAIL 4/C18.
11. PROPOSED LIGHT DUTY ASPHALT PAVEMENT FOR PARKING STALLS PER DETAIL 2/C18.
12. ADA ACCESSIBLE PATH. SEE ACCESSIBLE PATH OF TRAVEL NOTE THIS SHEET.
13. PROPOSED CROSSWALK. REFLECTIVE 1' WHITE STRIPING AT 4' ON 48" CENTER.
14. PROPOSED BIKE PARKING SPOTS. 20 BIKE PARKING SPOTS PROVIDED (12 BIKE PARKING SPOTS REQUIRED) SEE ARCHITECTURAL PLAN FOR DETAIL.
15. PROPOSED CURB WALL. SEE DETAIL 3/C18 AND GRADING PLAN SHEET C5 FOR MORE INFORMATION.
16. IMPROVEMENTS COMPLETED UNDER SEPARATE PLAN AND PERMIT.
17. PROPOSED CURB AND GUTTER PER DETAIL 7/C18.
18. PROPOSED PRIVATE ACCESS ROAD SIDEWALK WITH RETAINING WALL AND RAILING.

OWNER/APPLICANT

GAYTEWAY BUSINESS PARK, LLC.
PO BOX 1727
BELLEVUE, WA 98009
PHONE: (206) 485-2491
CONTACT: CHRIS GAYTE

ENGINEER/SURVEYOR/LANDSCAPE

BARGHAUSEN CONSULTING ENGINEERS
18215 72nd AVE. SOUTH
KENT, WASHINGTON 98032
PHONE: (425) 251-6222
CONTACT: JASON CAREY/OWEN B HILLE, P.L.S./TOM ROBERTS

GEOTECH

SONDERGAARD GEOSCIENCE, PLLC
13012 65TH AVE SE
SNOHOMISH, WASHINGTON 98296
CONTACT: JON N. SONDERGAARD

ARCHITECT

NELSON, LLC.
1200 FIFTH AVE, SUITE 1300
SEATTLE, WA 98101
PHONE: (206) 408-8500
CONTACT: MARK EVANS

LAND USE CODE 4.120

ZONING: GENERAL INDUSTRIAL (GI), PART OF CASCADE INDUSTRIAL CENTER
- MAX BUILDING HEIGHT = 50'
- MAX PROPOSED BUILDING HEIGHT = 38'-4"

UTILITY PROVIDER

SEWER
CITY OF ARLINGTON

WATER
CITY OF ARLINGTON

DATUM

VERTICAL DATUM: NAVD88
HORIZONTAL DATUM: NAD83

AVIATION EASEMENT

EASEMENT RECORDING # 200509060425
BLANKET EASEMENT GRANTED TO CITY OF ARLINGTON FOR THE PURPOSE OF FREE AND UNOBSTRUCTED USE AND PASSAGE OF ALL TYPES OF AIRCRAFT
RECORDING DATE: SEPTEMBER 6, 2005
PROJECT IS WITHIN AIRPORT PROTECTION DISTRICT C

ACCESSIBLE PATH OF TRAVEL NOTE:

WALKWAYS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL BE CONTINUOUSLY ACCESSIBLE. A MINIMUM 48" IN WIDTH, HAVE A MAXIMUM 1.5% CROSS SLOPE, AND SHALL HAVE RAMP COMPLIING WITH 2009 ANSI 117.1 STANDARDS OF ACCESSIBILITY WHERE NECESSARY TO CHANGE ELEVATION AT A LONGITUDINAL SLOPE EXCEEDING 5% (1:20). A CONTINUOUS 24" WIDE DETECTABLE WARNING STRIP MEETING 2009 ANSI 117.1 STANDARDS OF ACCESSIBILITY STANDARDS SHALL BE PLACED WHERE A WALK CROSSES OR ADJOINS A VEHICULAR WAY AND IS NOT SEPARATED BY A CURB, RAILING, OR OTHER ELEMENT MEETING 2009 ANSI 117.1 STANDARDS OF ACCESSIBILITY STANDARDS.



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Revision	No.	Date	By	Ctd.	Appr.
Title: GAYTEWAY BUSINESS PARK LLC					
For: GAYTEWAY BUSINESS PARK LLC PO BOX 1727 BELLEVUE, WA 98009					
Scale:	Horizontal	Vertical			
	1" = 30'	NA			
Designed	JMM	Checked	AOB	Approved	ORL
DRAWN					
Date	11/20/21				
Barghausen Engineering, Inc. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com					
Job Number	21334				
Sheet	2 of 2				