



# CITY OF ARLINGTON NOTICE OF DECISION

## Cascade Mixed Use Conditional Use Permit

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

**Project Name:** Cascade Mixed Use CUP  
**Proponent:** Cascade Apartments LLC  
**Project Number:** PLN#888

### Description of Proposal:

The Owner, Cascade Apartments, LLC is proposing to construct an up to 108-unit Multi-family and Commercial Mixed-Use Development (known as "Cascade Mixed Use") on 1.85 acres located at 3620 173<sup>rd</sup> Street NE Arlington, Washington, on parcel number 31052100307300. The proposed project will be constructed in conformance with Title 20 (Zoning) of the Arlington Municipal Code, including Chapter 20.110, the Mixed-Use Development Regulations.

The Cascade Mixed Use community will consist of one 4-story mixed use building, with a total of 123,960 square feet of Residential. The unit mix will provide 43 studio units, 50 1-bedroom units, and 15 2-bedroom units. The multi-tenant commercial areas consist of three suites with a total of 12,136 square feet, a leasing office with a total of 1,393 square feet, and residential entry lounge with a total of 1,842 square feet. The recreation on the site consists of a 2,352 square foot play area, 2,351 square foot picnic area, and a 6,343 square foot second story open deck with a variety of amenities. The parking consists of 50,818 square feet of parking underground and on the first floor.

The parking for the project is contained within the building and includes underground parking that consists of 127 parking stalls (including 9 ADA spaces) and 30 bicycle parking stalls. A drive aisle across the site connects the private access road on the south of the parcel to 173<sup>rd</sup> Street NE on the north. There are Community Transit bus stops located within the immediate vicinity, along with the transit station located within a ¼ mile of the site. The project will be served by City of Marysville utilities.

**Location:** 3620 173<sup>rd</sup> Street NE

<b>Permit Decision:</b>	<b>Approved, with Conditions</b>
<b>Notice of Decision Date:</b>	<b>December 30, 2022</b>
<b>End of Appeal Period:</b>	<b>January 20, 2023</b>
<b>Conditional Use Permit Expiration Date:</b>	<b>December 30, 2024</b>

**Appeals:** A Party of Record may file an appeal of this decision within twenty-one (21) calendar days from issuance of this Notice of Decision. Appeals shall be delivered to the City of Arlington at 18204 59<sup>th</sup> Avenue NE, Arlington, WA 98223 and Snohomish County Superior Court at 3000 Rockefeller Avenue M/S 502, Everett, WA 98201, pursuant to the Land Use Petition Act, Chapter 36.70 RCW, by 5:00 PM on **January 20, 2023**. Appeal fees shall be paid at the time of submittal.

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

**BEFORE THE HEARING EXAMINER  
FOR THE CITY OF ARLINGTON**

In the Matter of the Application of	)	No. PLN#888
	)	
	)	
<b>Simon Simon, of ImarArch Solutions,</b>	)	<b>Cascade Mixed Use CUP</b>
<b>on behalf of Cascade Apartments, LLC</b>	)	
	)	
	)	
For a Conditional Use Permit	)	FINDINGS, CONCLUSIONS, AND DECISION

**SUMMARY OF DECISION**

The request for a conditional use permit to allow construction of an up to 108-unit, multi-family housing and commercial mixed-use development, identified as the “Cascade Mixed Use” proposal, on a 1.85-acre parcel, located at 3620 173rd Street NE, is **APPROVED**. Conditions are necessary to mitigate specific impacts of the proposal.

**SUMMARY OF RECORD**

Hearing Date:

The Hearing Examiner held an open record hearing on the request on December 7, 2022, using remote access technology.

Testimony:

The following individuals presented testimony under oath at the open record hearing:

Amy Rusko, City Planning Manager  
Simon Simon, Applicant Representative  
Monesa Moore

Exhibits:

The following exhibits were admitted into the record:

1. Staff Report
2. Hydrogeologic Review, HWA GeoSciences, Inc., dated November 3, 2022
3. Comment from North County Regional Fire Authority, dated March 11, 2022
4. Land Use Application – Conditional Use Permit, dated September 27, 2021
5. Architectural Design Standards Narrative, undated
6. Project Site Plan, undated
7. Site Plan Cover Sheet (Sheet A1.0), dated September 19, 2022
8. 3D Renderings (Sheet A1.1), dated September 19, 2022
9. Site Layout – Main Floor (Sheet A1.2), dated September 19, 2022

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10. Parking Level – Underground (Sheet A2.0), dated September 19, 2022
11. Building Elevations (Sheets A3.1 and 3.2), dated September 19, 2022
12. Preliminary Sewer and Water Plan (Sheet C1.0), revised September 19, 2022
13. Preliminary Storm Drainage Plan (Sheet C2.0), revised September 19, 2022
14. Preliminary Grading and Paving Plan (Sheet C3.0), revised September 19, 2022
15. Basement and Main Level Foundation Plans, dated September 19, 2022
16. Landscape Plans (Sheets L1 through L9), revised February 8, 2022
17. Electrical Site Lighting Plans, revised December 13, 2021
18. Site Lighting Detail Specifications, revised July 19, 2021
19. Water and Sewer Availability Letter, Marysville Public Works, dated November 4, 2021
20. Water and Sewer Availability Denial, City of Arlington, dated October 7, 2021
21. SEPA Environmental Checklist, dated October 18, 2022
22. Complete Streets Checklist
23. Geotechnical Engineering Report, Geo Group Northwest, Inc., dated August 26, 2022
24. Preliminary Stormwater Drainage Report, Harmsen, LLC, revised April 12, 2022
25. Filtration Analysis, Geo Group Northwest, Inc., dated July 27, 2021
26. Groundwater Mounding Analysis, The Riley Group, Inc., dated April 11, 2022
27. Foundation Structural Calculations, dated September 9, 2022
28. Applicant Response to Questions from City Clarifying Basement Design, undated
29. Traffic Impact Analysis, Kimley Horn, dated March 7, 2022
30. Vicinity Map with Project Description, undated
31. Aerial Site Photograph, undated
32. Comment from Stillaguamish Tribe, dated October 21, 2021, with City Staff Response, dated October 21, 2021
33. Comments from City of Marysville, dated November 15 and 16, 2022, with City Staff Response, dated November 30, 2022
34. Comment from Ann Tseng, dated November 23, 2022, with City Staff Response, dated November 23, 2022
35. Permit Resubmittal Extension Letter, dated December 17, 2021
36. Second Permit Resubmittal Extension Letter, dated July 11, 2022
37. Third Permit Resubmittal Extension Letter, dated September 28, 2022
38. Notice of Public Hearing, published November 9, 2022, with Affidavit of Posting, dated November 9, 2022
39. Notice of SEPA Mitigated Threshold Determination, dated November 7, 2022, with Affidavit of Posting, dated November 9, 2022

The Hearing Examiner enters the following findings and conclusions based upon the testimony and exhibits admitted at the open record hearing:

## **FINDINGS**

### Application and Notice

1. Simon Simon, of ImarArch Solutions, on behalf of Cascade Apartments, LLC (Applicant), requests approval of a conditional use permit (CUP) to allow construction of

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a multi-family housing and commercial mixed-use development, known as the “Cascade Mixed Use” proposal, on a 1.85-acre parcel. The proposed development would include a four-story mixed-use building with a total of 123,960 square feet of residential space within 43 studio units, 50 one-bedroom units, and 15 two-bedroom units. The multi-tenant commercial areas within the building would consist of 12,136 square feet of retail space within multiple suites, a 1,393 square foot leasing office, and a 1,842 square foot residential entry lounge. The proposed development would also include a 2,352 square foot open-space play area, a 2,351 square foot open-space picnic area, and various recreational amenities within a 6,343 square foot second story open deck. Associated improvements would include stormwater management features, landscaping, a drive aisle connecting to 173rd Street NE to the north and a private access road to the south, and 50,818 square feet of parking areas within the building that would be located on the first floor and in an underground parking area. The subject property is located at 3620 173rd Street NE.<sup>1</sup> *Exhibit 1, Staff Report, pages 1 through 4; Exhibits 4 through 18; Exhibit 30; Exhibit 31.*

2. The City of Arlington (City) determined that the application was complete on October 18, 2021. On October 20, 2021, the City provided notice of the application and associated neighborhood meeting by mailing or emailing notice to property owners within 500 feet of the site and to reviewing agencies, publishing notice in *The Herald*, and posting notice on-site and on the City website, with a comment deadline of November 3, 2021. On November 7, 2022, the City provided notice of the open record hearing associated with the application by mailing or emailing notice to property owners within 500 feet of the site and to reviewing agencies and by posting notice on-site. On November 9, 2022, the City published notice of the hearing in *The Herald*. *Exhibit 1, Staff Report, pages 7 and 25; Exhibit 32; Exhibit 38.*
3. The City received one comment on the proposal from a member of the public in response to its notice materials. Ann Tseng noted that she is an owner of the Smokey Point Columbia Plaza property that abuts the project site. She requested additional information about the proposal, noting her concerns about potential traffic impacts from proposed improvements along the shared property line. In response, the City provided Ms. Tseng with a link to access project information on the City website, after which she did not raise any additional concerns. The City also received a comment from the Stillaguamish Tribe of Indians, which requested to be notified prior to ground-disturbing activity on the property. In addition, the City received a comment from the City of Marysville that was specific to the environmental review for the proposal, which is discussed in detail below. *Exhibit 1, Staff Report, page 7; Exhibits 32 through 34.*

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<sup>1</sup> The property is identified by tax identification number 31052100307300. *Exhibit 1, Staff Report, page 3.*

State Environmental Policy Act

4. The City acted as lead agency and analyzed the environmental impacts of the proposal as required by the State Environmental Policy Act (SEPA), Chapter 43.21C Revised Code of Washington (RCW). The City reviewed the Applicant's environmental checklist and other information on file and determined that, with mitigation measures, the proposal would not have a probable significant adverse impact on the environment. Accordingly, the City issued a Mitigated Determination of Nonsignificance (MDNS) for the proposal on November 7, 2022, with a comment and appeal deadline of November 23, 2022.

The City received one comment on the MDNS from the City of Marysville, which detailed utility connection requirements for the project, noted that the intersection of Smokey Point Boulevard and 172nd Street NE has been identified as operating at a deficient level of service, and stated that traffic impact fees may be required for the City of Marysville. The City of Marysville did not, however, request that the City recommend any specific conditions for approval of the CUP request. The City provided a response, which noted that it was working on establishing plans for improving the intersection at Smokey Point Boulevard and 172nd Street NE, after which all projects affecting the intersection would be required to pay traffic impact fees specific to the intersection. The City also stated that traffic generated from the proposed development would not likely impact the City of Marysville. The MDNS was not appealed. *Exhibit 1, Staff Report, pages 7 and 8; Exhibit 21; Exhibit 33; Exhibit 39.*

5. The MDNS would require that the Applicant:
- Implement Best Management Practices (BMPs) during and after construction in accord with Washington State Department of Ecology (DOE) requirements for Stormwater Pollution Prevention and Temporary Erosion and Sediment Control.
  - Submit a Construction Management Plan to ensure dust control measures are implemented during construction.
  - Follow the current edition of the DOE Stormwater Management Manual for Western Washington.
  - Comply with current code requirements for reducing or controlling environmental health hazards.
  - Comply with the City noise ordinance during construction.
  - Comply with design requirements applicable to the T5N-LV Transect.
  - Install light fixtures that are down shielded to mitigate for potential light pollution.
  - Provide required on-site usable open-space recreation areas and pay required community park impact fees.
  - Notify the Stillaguamish Tribe prior to any ground disturbance on the site.
  - Stop construction activity, notify local authorities, and follow the submitted unanticipated discovery plan if any potential evidence of archeological, historical, or cultural resources is discovered on the site.

- Manage all parking for residents and commercial uses on the property consistent with City requirements.
- Provide pedestrian and bicycle paths from the public and private streets into and throughout the site.
- Pay traffic and school mitigation fees.
- Connect to City of Marysville water and wastewater systems.
- Construct all existing, extended, and new utility lines underground.

*Exhibit 39.*

### Comprehensive Plan and Zoning

6. The property is designated “Highway Commercial with Mixed-Use Overlay” by the City Comprehensive Plan. “The purpose of the Highway Commercial designation is to provide a setting for large-scale commercial uses that typically locate on major thoroughfares and attract a regional customer base.” *Comprehensive Plan, page 5-6.* The Highway Commercial designation “consists primarily of a suburban commercial fabric with large format commercial uses.” *Comprehensive Plan, page 5-6.* The City utilizes a Mixed-Use overlay on commercially zoned areas throughout the city in order to “create neighborhoods that replicate the feeling, functionality and efficiencies of neo-traditional development.” *Comprehensive Plan, page 5-6.*

Mixed Use development focuses on the integration of commercial, retail and residential uses in close proximity to one another, while promoting the safety and mobility of both pedestrian and biker and less emphasis on auto dependence, thus creating a livable environment where residents have to ability to safely use alternate modes of transportation to commute to employment centers, complete their shopping and for their recreation.

*Comprehensive Plan, pages 5-6 and 5-7.*

7. City staff identified the following Comprehensive Plan polices as relevant to the proposal:
- Building architecture in residential and commercial developments should be human-scaled (i.e., pedestrian friendly) and conducive to social interaction. [PO-6.1]
  - Mini Parks should be required in new residential developments. [PO-6.3]
  - Land-use developments should be conducive to social interaction. [PO-6.4]
  - Public and private civic spaces should be included in both commercial and residential neighborhoods to ensure adequate gathering places. [PO-6.5]
  - Design standards should be enforced to ensure that all new developments are in harmony with the desired character of each subarea. [PO-6.6]
  - Multifamily housing should be located close to commercial centers. [PH-2.1]
  - Utilize mixed-use mechanisms to incentivize housing within close proximity to commercial uses. [PH-2.3]

- Based upon the monitoring and evaluation results from Policy 4.B.1, the City should evaluate the effectiveness of its zoning regulations to produce housing developments that meet the diverse housing needs identified in the Housing Characteristics and Needs Report for the community. [PH-8.5.7]
- The City should coordinate growth and development with adjacent jurisdictions to promote and protect inter-jurisdictional interests. [PL-3.1]
- Higher density residential areas should be located around commercial areas. [PL-7.2]
- Vertical and Mixed-Use developments with a residential component should be permissible in designated zones within the City. [PL-7.3]
- Where commercial and residential areas abut, new development should include the design and construction of walkways, sidewalks, or other non-motorized features to integrate and link commercial activities to neighborhoods. [PL-9.1]
- Require developers to construct those streets directly serving new development and pay a fair-share fee for specific off-site improvements necessary to mitigate any adverse impacts. [PT-1.9]
- All developments in all zoning districts shall provide sufficient parking spaces to accommodate the number of vehicles that are likely to be attracted to the development. [PT-4.8]
- Require new construction to construct sidewalks, bicycle storage/parking facilities, and access to mass transit where possible and in proportion to the proposal. [PT-4.10]
- All public streets shall be constructed with curb, gutter, sidewalk, landscape strips, and street trees. [PT-4.13]
- Provide ramps and curb cuts that comply with the Americans with Disabilities Act. [PT-5.6]
- New residential developments should be required to mitigate impacts to park, recreation, and open-space through property improvements. [PP-1.4]
- New residential developments should provide adequate on-site park space. [PP-1.12]
- The City should require that new developments mitigate traffic impacts through at least two of the following methods as deemed acceptable by the City: dedication of right-of-way, frontage improvements, or traffic mitigation fees. [PS-1.7]

*Exhibit 1, Staff Report, pages 3, 5, and 6.*

8. The property is zoned “Highway Commercial” (HC) with a mixed-use overlay. The HC zone is established “to accommodate the widest range of commercial activities.” *Arlington Municipal Code (AMC) 20.36.020(e)*. Uses permitted in the HC zoning district “include those allowed in other commercial districts, but also those that require highway access or that should be separated from residential uses.” *AMC 20.36.020(e)*. Mixed-use, multi-family housing developments are an allowed use in the HC zone with a conditional use permit, subject to compliance with mixed-use development regulations

under Chapter 20.110 AMC. *AMC Table 20.40-1*. As discussed in more detail below, the Applicant proposes to utilize the City’s mixed-use overlay, which allows HC zoned properties in the city to site residential development together with commercial, retail, and specific light manufacturing uses. *AMC 20.36.080. Exhibit 1, Staff Report, pages 2, 5, and 9.*

9. The City has adopted mixed-use development regulations to “establish clear policies, implementation strategies, and design standards to guide public and private investment in a coordinated manner.” *AMC 20.110.012(a)*. In doing this, the City has adopted an “alternative approach to conventional zoning called ‘form based code,’” a concept that reinforces “walkable, sustainable mixed-use environments and development that builds upon community character.” *AMC 20.110.012(b)*. The purpose of form-based codes is to “foster predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code.” *AMC 20.110.012(b)*. The project site is located within a “Place Type” that is designated “Urban Center.” *AMC 20.110.012(d); AMC 20.110.014(c)(4)*.

Under the form-based code, Place Types are further categorized by “Use Intensity Transects.” The property is located within Transect 5 – Neighborhood Large Volume (T5N-LV). *AMC 20.110.012(e); AMC 20.110.014(c)(4)*. Key features of the T5N-LV place type include a “[m]ix of medium density building types with a variety of forms which provide a variety of horizontal and vertical mixed use.” *AMC 20.110.014(c)(4)*. The intent of the T5N-LV area is to provide “an urban form that can accommodate a very diverse range of uses to reinforce walkable neighborhoods and to provide a mix of uses on the ground floor, including residential thus providing a vibrant mix of activities to energize the streets.” *AMC 20.110.014(c)(4)*. Predominate land uses in the T5N-LV area of the Urban Center place type include a “mix of uses to transition from the higher intensity commercial and high density residential along the center’s core to more moderate density and moderate volume residential uses along the edge of the Urban Center.” *AMC 20.110.014(c)(4). Exhibit 1, Staff Report, pages 2, and 14 through 16,*

10. The City’s mixed-use development regulations (AMC 20.110.014) provide specific guidelines on appropriate building types and frontage, with specific standards related to building height, building form, building placement, parking, blocks, civic and open spaces, landscaping and screening, low-impact design (LID) for stormwater management, outdoor lighting, and architecture. City staff analyzed the proposal and determined that these requirements would be met, noting:
  - The project would be consistent with the intent of the T5N-LV area by providing an urban form through the construction of a high intensity vertically mixed-use building within an existing commercial area. The ground floor is proposed to provide commercial and retail uses, and the second through fourth floors are proposed to provide multi-family residential dwelling units.

- The project would utilize the Mid-Rise building type, which is an allowed building type in the T5N-LV area, with commercial and retail uses on the ground floor, structured parking underground and on the ground floor, and residential uses on the upper floors. The proposed parking on the ground floor and underground would allow for the project to use more of the property for building and less for surface parking. This would be ideal for the area and would provide walkability throughout the site and to neighboring businesses.
- The Applicant would pay an in-lieu fee to allow for the building to contain a fourth floor. The in-lieu amount would be 25 percent of the construction cost for the additional floor based on the International Building Code (IBC) Building Valuation Table. The total fee would be determined by the City building official and would be required to be paid prior to building permit issuance. The in-lieu fee would help fund a new city park to be located at 180th Street and Smokey Point Boulevard.
- The proposed building would provide a ground floor space depth for the commercial and retail tenant spaces greater than the required 40-foot minimum. The entries to the commercial and retail tenant spaces are shown as evenly spaced and would provide the required minimum of 50 feet to the residential areas.
- The Applicant's site plans show that the proposed building would comply with applicable setback requirements. The setbacks would work well with the neighboring properties, access aisles, required landscaping, open space, and access.
- The Applicant proposes to provide a total of 138 parking stalls on the site. The proposed project is not required to provide a certain amount of parking spaces for the residential uses on the site. Parking would, however, be the responsibility of the owner or covenants of the property. If parking issues arise, it would be the responsibility of the owner to limit the number of cars a tenant can have on the site. Parking is not allowed off-site unless a parking agreement is reviewed by the City and recorded.
- All parking would be perpendicular, and the site plan shows that the parking spaces would be 8 feet by 19 feet, with a two-way drive aisle of 24 feet. The alley access on the east side of the property would have a width of 24 feet to allow for two-way traffic. The project would provide 30 bicycle parking spaces on the site. The bicycle space location and rack details would be required to be shown on the civil plans.
- The proposed project would have a first-floor frontage type of Shopfront and awning on the north and south sides of the building that front the public and private streets. There are no proposed encroachments, and the Applicant would provide a widened sidewalk for access to the commercial or retail spaces. The commercial or retail store fronts would provide access from the sidewalk with large windows for the businesses.

- The proposed development would provide a walkable urban environment for tenants of the building. The Applicant proposes to provide 5,500 square feet of permanent open space on the site.
- The proposed project would provide landscaping on all four sides of the property, as well as a six-foot solid privacy fence constructed of tight knot cedar along the entire west property line. Parking lot landscaping would not be required because the parking area would be located in a structured parking garage.
- The proposed development would meet outdoor lighting standards applicable to the T5N-LV area.
- The proposed development would utilize a stormwater vault under the private alley through the site and would use landscaping areas to manage stormwater on-site. Stormwater on-site would be required to be managed in accordance with the requirements of the 2012 Department of Ecology Stormwater Management Manual for Western Washington, as updated in 2014. The final drainage plan would be reviewed and approved with the civil permit application.
- The proposed development would incorporate gutters and downspouts into the building design. Most of the rainwater from the roof would be channeled through internal drains down to the main floor level and collected before being channeled into the drainage system.
- The proposed development would meet architectural standards related to compatibility with surrounding developments. The proposal would meet regional compatibility standards by incorporating design features to compliment the local weather and regional aesthetics. Every entry would either have a roof overhang or would be recessed back to create cover from the elements. The proposal would also meet neighborhood compatibility standards by incorporating materials that are found in other buildings in the area, such as cementitious siding, metal siding, stone veneer, and concrete finishes to create and establish different patterns and break up the façade of the building, as well as to differentiate between the residential and commercial portions of the building. The window and vertical fenestrations would be positioned to balance and enhance the overall look of the building in terms of scale and proportion as they create a continuous pattern in certain areas and break up the continuous façade to provide modulation to the building.
- The proposed building has been architecturally designed from all four sides. The north and south facades would be similar because they would both front a public and private street. The east and west facades would be similar but different to enhance certain portions of the building. All roof equipment would be screened and designed to blend in with the building.
- The proposed building would not have any dominate corporate or trademark architectural details. There are two signs on the submitted architectural elevations showing the name of the apartments. The individual commercial or retail

businesses on the first floor would submit proposed signage to the City for approval prior to installation.

- The proposed building would be 49 feet in height to the top of the parapet wall. A staircase and roof top equipment are exempt from the 50-foot height limitation. The design height of the building would meet the requirements for the zone, along with existing buildings in the area, and would have a similar height with new development that may occur in the area.
- The proposed building would include modulation and articulation elements on all sides. The submitted elevations show the bump outs and recesses of the walls, parking garage area, between residential units, and with the storefronts. The roof would also be broken up by incorporating both a parapet wall and pitched roof elements that would soften the edges of the building and would give the residential portion a northwest craftsman style with the eaves, overhangs, and brackets.
- The proposed development would provide a pleasing pedestrian experience by breaking up the building elements and dividing the building into smaller proportions. The north and south elevations show how the different materials, wall sconces, canopies, and display windows would occur on more than 90 percent of the wall length, which would create an articulated pattern that distinguishes these facades from the rest of the building. The facades would also provide benches and a variety of landscape elements.
- The proposed development would provide customer and public entrances to the commercial and retail spaces on both the north and south sides of the building. Each individual space would have its own entrance. The entrances would be visible through awnings, recesses, projections, and architectural details that would define the façade. All stairwells, corridors, and other circulation components of the building would be enclosed within the building envelope.
- Windows and vertical fenestrations have been designed to establish a vertical continuous balance along the commercial storefront on the main floor façade. The windows would be proportionate to balance each façade. The north and south elevations would continue to the upper floors with the fenestrations aligned vertically to create uniformity. The east and west elevations would follow the same design on the upper floors and would align vertically.
- The proposed building would include several windows, especially for the commercial storefronts on the first floor. The commercial floor level would be minimally transparent with glazing and would provide a pedestrian view of between zero and 10 feet, as shown on the north and south sides of the building. The north elevation would have a 61 percent glazing of the pedestrian view. The second floor would have 48 percent transparency on the north elevation and 37 percent transparency on the south elevation.

*Exhibit 1, Staff Report, pages 14 through 24; Exhibits 5 through 18.*

11. The property is also located within Subdistrict B of the Airport Protection (AP) District Overlay. The purpose of the AP district overlay is to protect the viability of the Arlington Municipal Airport as a significant resource to the community by encouraging compatible land uses and densities, reducing hazards to lives and properties, and ensuring a safe and secure flying environment. *AMC 20.38.010(a)*. The Applicant would be required to ensure that the project complies with requirements for development within Subdistrict B of the AP district overlay. There is an existing aviation easement over the subject property that is on file with the Arlington Municipal Airport under AFN 201912105002. *Exhibit 1, Staff Report, pages 9 and 27.*

Existing Site and Surrounding Development

12. The 1.84-acre property is currently vacant, rectangular in shape, and primarily flat. The ground cover on-site is surfaced with crushed rock and has been used as a trucking and construction staging area. The central area of the property is devoid of vegetation, with vegetation along the site perimeter consisting of a variety of shrubs, blackberry bramble, and some small trees. No critical areas were identified on the site. Geo Group Northwest, Inc., prepared a geotechnical report on behalf of the Applicant, revised August 26, 2022. The report did not identify any geologic conditions that would prevent the proposed development and provided recommendations related to waterproofing necessary in light of shallow groundwater considerations, foundations, retaining and basement walls, slab-on-grade floors, drainage, grading and earthwork, and pavements. Geo Group Northwest, Inc., also prepared a filtration analysis, dated July 27, 2021, which determined that infiltration of stormwater on-site would be feasible. After the City raised concerns about shallow groundwater conditions impacting the design and performance of the proposed structure, particularly with regard to the proposed underground parking foundation, HWA GeoSciences, Inc., performed a third-party review of the geotechnical report, dated November 3, 2022. The third-party review report determined that the concept of hydraulically sealing the below-grade parking garage would be sound and would be a reasonable design choice for construction in shallow groundwater conditions. *Exhibit 1, Staff Report, pages 2 through 5, and 13; Exhibit 2; Exhibit 6; Exhibit 23; Exhibit 25; Exhibit 27; Exhibit 28; Exhibit 30; Exhibit 31.*
13. The property is bordered to the north by the 173rd Street right-of-way, with properties to the north of the right-of-way zoned Residential Moderate Capacity and developed with single-family residences. The adjacent property to the east is zoned HC with a mixed-use overlay and is developed with a hotel. The adjacent property to the south is also zoned HC with a mixed-use overlay and is developed with commercial retail shopping center. Adjacent properties to the west are zoned Commercial Corridor and are developed with commercial businesses and apartments. *Exhibit 1, Staff Report, pages 3 and 5; Exhibit 30; Exhibit 31.*

### Development Regulations

14. The proposed development is subject to the City's adopted stormwater manual and Public Works Construction Standards and Specifications. *Chapter 13.28 AMC*. The Riley Group, Inc., prepared a mounding analysis, dated April 11, 2022, which determined that groundwater mounding would not impede stormwater infiltration on-site. Harmsen, LLC, prepared a preliminary stormwater drainage report on behalf of the Applicant, revised April 12, 2022. Stormwater runoff from paved surfaces and the roof area would be directed to a trench to the north of the building for full infiltration on-site. Smaller systems would be used around the building for landscaping areas and for the proposed play area. HWA GeoSeciences, Inc., performed a third-party review of the proposed stormwater management system and recommended that the below-grade parking garage design account for the presence of the stormwater infiltration trench proposed to be located adjacent to the garage and that groundwater mound heights and profiles be presented and evaluated for potential impacts to the structure and the adjoining properties. The City would review the Applicant's final stormwater drainage plan for compliance with applicable stormwater regulations at the civil permit stage. *Exhibit 1, Staff Report, pages and 24 and 29; Exhibit 2; Exhibits 24 through 26*.
  
15. City staff reviewed the proposal and determined that it would comply with lot access requirements under AMC 20.56.030, noting that the project would provide vehicular, pedestrian, and bicycle access to the property from both the 173rd Street public right-of-way to the north and a private street that connects to 172nd Street NE to the south. City staff also determined that the proposal would comply with street entrance requirements under AMC 20.56.050, noting that: (1) the proposed entrances to the north and south would provide safe access and be constructed to the required width; (2) the flow of traffic to the site would not impede traffic on surrounding streets; (3) driveway cuts would be 24 feet in width to provide two-way traffic to and from the site; and (4) the driveway entrances would not be located adjacent to each other so as to create a double width driveway. The City would review the proposal at the civil permit stage for compliance with street and sidewalk construction standards and specifications, as required under AMC 20.56.130. *Exhibit 1, Staff Report, pages 10 and 11; Exhibit 22*.
  
16. Kimley Horn prepared a traffic impact analysis (TIA) for the proposed development, dated March 7, 2022. The TIA determined that the mixed-use development would generate 890 new average daily trips, with 46 AM peak-hour trips and 78 PM peak-hour trips. The TIA further determined that, with planned future improvements, all studied intersections would operate at acceptable levels of service (LOS) following a build-out of the proposed development, except for the intersection at 172nd Street NE and Smokey Point Boulevard, which currently operates at a deficient LOS E and is anticipated to operate at a deficient LOS F with or without the proposed development. The TIA notes that the City is evaluating potential improvements and funding mechanisms for the intersection at 172nd Street NE and Smokey Point Boulevard through the Planned Action Area Environmental Impact Statement that was completed in January 2021. The traffic

impacts of the proposed development were evaluated and addressed in the MDNS, which was not appealed, and which would require the Applicant to pay traffic impacts fees based on the number of PM peak-hour trips generated by the proposal. The Applicant would also be required to pay traffic fees to Snohomish County to address impacts to the County's planned improvements to the intersection of 67th Avenue NE and 152nd Street NE, though an interlocal agreement between the City and the County. In addition, the Applicant would be required to pay school district fees to the Lakewood School District and community park fees to the City. *Exhibit 1, Staff Report, pages 12, 13, and 28; Exhibit 29; Exhibit 39.*

17. City staff reviewed the proposal and determined that it would comply with the recreational facilities and open space requirements of Chapter 20.52 AMC, noting that the project would: (1) exceed the minimum required 10,595 square feet of mini-park space by providing 11,200 square feet of mini park space; (2) meet recreational facility requirements by providing amenities within the mini-park space that would include a tot lot, gathering area, picnic area, game area, and tenant lounge; and (3) exceed the minimum required 4,020 square feet of open space by providing 5,500 square feet of open space on the property. *Exhibit 1, Staff Report, page 10; Exhibits 6 through 16.*
18. Water and sanitary sewer service for the proposed mixed-use development would be provided by the City of Marysville. The City of Marysville issued a water and sewer availability letter, dated November 4, 2021, which confirmed that there would be adequate public water and sewer service available to serve the project. All proposed utilities to and on the site would be required to be installed underground. The utility lines serving the site would be required to be shown on the civil plans and approved by the City. The construction of utilities would take place after civil permit approval and would be required to meet Public Works Construction Standards and Specifications. *Exhibit 1, Staff Report, pages 11 and 12; Exhibit 19; Exhibit 20.*

#### Conditional Use Permit

19. As noted above, the Applicant requests a CUP to allow construction of an up to 108-unit, multi-family housing and commercial development utilizing the City's mixed-use development regulations under Chapter 20.110 AMC. City staff reviewed the application materials and determined that, with conditions, the criteria for a CUP would be satisfied, noting:
  - The proposed mixed-use building would be allowed in the HC-zoned property with a conditional use permit, subject to the City's mixed-use development regulations.
  - The City determined that the application was complete on October 18, 2021. With conditions, the proposed mixed-use project would comply with all requirements under Title 20 AMC.
  - The City issued an MDNS on November 7, 2022. The MDNS was not appealed, and comments from reviewing agencies have been addressed.

- The requested CUP, as conditioned, would be consistent with all Title 20 AMC requirements; permit processing procedures; and all other applicable plans, regulations, and policies.
- The project would not materially endanger public health or safety.
- The project, as mitigated and conditioned, would not materially harm adjoining or abutting property.
- The design of the proposed development would be compatible with surrounding residential land uses.

*Exhibit 1, Staff Report, pages 25 and 26.*

#### Testimony

20. City Planning Manager Amy Rusko testified generally about the proposal and about how, with conditions, it would comply with the City Comprehensive Plan, zoning ordinances, mixed-use development regulations, and the criteria for approval of a CUP. She explained that the proposed four-story mixed-use building would include residential units on the upper three floors and commercial space and parking on the ground floor, as well as underground parking space. Ms. Rusko stated that the project would provide various amenities on-site, including park space, open space, and plaza space within a second-floor open deck. She noted that the subject property is zoned HC, with a mixed-use overlay, which allows for mixed-use commercial and residential development with approval of a CUP. Ms. Rusko provided a description of the subject property and surrounding development, consistent with the findings above. She explained that the City placed a mixed-use overlay over all commercial zones in 2017 to allow for residential uses in the commercial zones along with permitted commercial uses, subject to mixed-use development regulations. Ms. Rusko noted that the purpose of the City's mixed-use regulations and form-based code approach is to encourage walkable neighborhoods. She explained that the City is working to address the currently failing intersection at 172nd Street NE and Smokey Point Boulevard and that several other intersections in the area are currently undergoing improvements or are planned for improvements, which would ensure that these other intersections would continue to operate at acceptable levels of service under future development conditions. Ms. Rusko noted that the traffic impact fees required for the proposed development would help fund these improvements. She explained that the City of Marysville provided a comment regarding the traffic impacts of the proposed development but did not specifically request that the Applicant contribute traffic impact fees to the City of Marysville. Ms. Rusko also noted that the City does not have an interlocal agreement with the City of Marysville to address the payment of traffic impact fees. *Testimony of Ms. Rusko.*
21. Monesa Moore inquired about whether the project would include affordable housing units. She also inquired about when construction on the project would begin. *Testimony of Ms. Moore.*

22. Applicant Representative Simon Simon agreed with City staff's analysis as provided in the staff report and in Ms. Rusko's testimony. He noted that the Applicant has not considered whether to include affordable housing options and that the current plan is to offer market-rate housing units. He also noted that the Applicant would like to begin construction in the summer of 2023. Mr. Simon discussed some of the difficulties with designing the underground parking garage in light of the groundwater conditions of the site but noted that the Applicant desires to provide adequate parking spaces on the site despite the site constraints and high costs associated with the underground garage design. He stressed that the proposed garage design was reviewed by the City's third-party consultant and was determined to be feasible. Mr. Simon explained that the mixed-use project would provide several amenities that would benefit the public and would complement the vision for the neighborhood. *Testimony of Mr. Simon.*

#### Staff Recommendation

23. City staff, having determined that the proposed development would comply with the City Comprehensive Plan and all applicable development regulations, recommends approval of the Applicant's request for a CUP, with conditions. Mr. Simon testified that the Applicant understands and would comply with City staff's recommended conditions. *Exhibit 1, Staff Report, pages 26 through 29; Testimony of Mr. Simon.*

### **CONCLUSIONS**

#### Jurisdiction

The Hearing Examiner is granted the authority to hear and decide the applications for a conditional use permit. *AMC 20.12.210; AMC 20.12.230; AMC 20.16.170.*

#### Criteria for Review

In considering whether to approve an application for a conditional use permit, the hearing examiner shall proceed according to the following format:

- (1) The hearing examiner shall consider whether the application is complete. If no evidence is presented that the application is incomplete (specifying either the particular type of information lacking or the particular requirement with respect to which the application is incomplete) then this shall be taken as an affirmative finding by the hearing examiner that the application is complete.
- (2) The hearing examiner shall consider whether the application complies with all of the applicable requirements of this title. If a finding to this effect can be made, the hearing examiner need not make further findings concerning such requirements. If such a finding cannot be made then a finding shall be made that the application be found not in compliance with one or more of the requirements of this title. Such a finding shall specify the particular requirements the application fails to meet. Separate findings may be made with respect to each requirement not met by the application. It shall be conclusively presumed that the application complies with all

requirements not found by the hearing examiner to be unsatisfied through this process.

- (3) If the hearing examiner concludes that the application fails to comply with one or more requirements of this title, the application shall be denied. If the hearing examiner concludes that all such requirements are met, he shall issue the permit unless he denies the application for one or more of the reasons set forth in Section 20.16.140 (Special Use Permits and Conditional Use Permits). Specific findings for such a denial must be made, based upon the evidence submitted, justifying such a conclusion.

*AMC 20.16.170(e).*

Subject to Subsection (d) [of AMC 20.16.140], the designated decision-maker shall issue the requested permit unless it concludes, based upon the information submitted at a hearing if there is a hearing or by signed letter if there is not, that:

- (1) The requested permit is not within its jurisdiction according to the table of permissible uses, or
- (2) The application is incomplete, or
- (3) If completed as proposed in the application, the development will not comply with one or more requirements of this title (not including those the applicant is not required to comply with under the circumstances specified in Chapter 20.32, Nonconforming Situations), or
- (4) The proposed project has not complied with SEPA, or
- (5) The proposed project is not in conformance with the comprehensive plan, transportation plan, or other adopted plans, regulations, or policies.

*AMC 20.16.140(c).*

Even if the permit-issuing authority finds that the application complies with all other provisions of this title, it may still deny the permit if it concludes, based upon the information submitted at the hearing, that if completed as proposed, the development, more probably than not:

- (1) Will materially endanger the public health or safety, or
- (2) Will materially harm adjoining or abutting property,
- (3) In terms of design and use will not be compatible with the area in which it is located.

*AMC 20.16.140(d).*

The criteria for review adopted by the Arlington City Council are designed to implement the requirement of Chapter 36.70B RCW to enact the Growth Management Act. In particular, RCW 36.70B.040 mandates that local jurisdictions review proposed development to ensure consistency with City development regulations, considering the type of land use, the level of development, infrastructure, and the characteristics of development. *RCW 36.70B.040.*

*Findings, Conclusions, and Decision  
City of Arlington Hearing Examiner  
Cascade Mixed Use CUP  
No. PLN#888*

### Conclusions Based on Findings

**With conditions, the proposal would comply with all applicable development regulations and would satisfy the requirements for approval of a conditional use permit.** Mixed-use, multi-family housing and commercial developments are an allowed use in the HC zone with a conditional use permit, subject to compliance with the City's mixed-use development regulations under Chapter 20.110 AMC. City staff reviewed the proposal and provided a detailed analysis demonstrating that the proposal would comply with the mixed-use development regulations applicable to the Neighborhood Large Volume use intensity transect (T5N-LV) of the Urban Center place type, including regulations related to building height, building form, building placement, parking, blocks, civic and open spaces, landscaping and screening, low-impact design for stormwater management, outdoor lighting, and architecture. The Hearing Examiner concurs with City staff's assessment. The proposed multi-family residential and commercial mixed-use project would be consistent with several Comprehensive Plan policies by incorporating a pedestrian friendly design with mini parks, open spaces, and pedestrian and bicycle connections that would be conducive to social interaction and in harmony with the desired character of the surrounding area.

The City analyzed the environmental impacts of the proposal and determined that, with mitigation measures, it would not have a probable significant impact on the environment. Accordingly, the City issued an MDNS for the proposal on November 7, 2022, which was not appealed. Compliance with the MDNS conditions has been made a condition of issuance of the CUP. The City provided reasonable notice and opportunity to comment on the proposal and on the MDNS. The City received comments from a member of the public and reviewing agencies that generally raised concerns about the traffic impacts of the proposed development. The Applicant's TIA determined that the proposed development would generate 890 new average daily trips, with 46 AM peak-hour trips and 78 PM peak-hour trips. The TIA further determined that, with planned future improvements, all studied intersections would operate at an acceptable LOS following a full build-out of the project, except for the intersection at 172nd Street NE and Smokey Point Boulevard, which currently operates at a deficient LOS and would continue to operate at a deficient LOS under future conditions with or without the proposed development. Ms. Rusko explained at the hearing that the City is evaluating potential improvements and funding mechanisms to address the failing intersection. The traffic impacts of the proposed development were evaluated and addressed in the MDNS, which would require the Applicant to pay traffic impacts fees to the City and to Snohomish County. The City does not currently have an interlocal agreement with the City of Marysville to address traffic impacts to one jurisdiction from development in the other jurisdiction. In addition to traffic impact fees, the Applicant would be required to pay school district fees to the Lakewood School District and community park fees to the City.

The property does not contain any critical areas, and the Applicant would be required to ensure that the project complies with requirements for development within Subdistrict B of the AP district overlay. The Applicant's preliminary stormwater drainage report indicates that stormwater runoff would be fully infiltrated on-site in accordance with applicable stormwater

management requirements. The City would review the Applicant’s final stormwater management plan for compliance with the requirements of the 2012 Washington Department of Ecology Stormwater Management Manual for Western Washington (as amended in 2014) at the time of civil permit review and approval. As proposed and conditioned, the project would meet or exceed applicable development regulations related to parking, lot access, street entrances, mini parks, recreational amenities, and open space. The project’s compliance with the City’s mixed-use development standards and with other applicable development regulations would ensure that the mixed-use development would be compatible with the surrounding area. As conditioned, the proposed development would not materially endanger the public health or safety and would not materially harm adjoining or abutting property. As detailed below, conditions are necessary to ensure that the proposal complies with MDNS conditions and with all requirements associated with approval of a conditional use permit. *Findings 1 – 23.*

### DECISION

Based upon the preceding findings and conclusions, the request for a conditional use permit to allow construction of an up to 108-unit, multi-family housing and commercial mixed-use development, identified as the “Cascade Mixed Use” proposal, on a 1.85-acre parcel, located at 3620 173rd Street NE, is **APPROVED**, subject to the following conditions:<sup>2</sup>

#### Land Use Approval:

1. All development shall be in substantial conformance with the Project Site Plan received on October 18, 2022, subject to any conditions or modifications that may be required as part of the permit and construction plan review.
2. The approved Conditional Use Permit shall expire two years after the date of issuance per AMC 20.16.220.
3. The development shall meet all Title 20 AMC regulation requirements.
4. The developer shall meet all local, state, or federal code requirements. Attached as Attachment A to the staff report 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.
5. The developer shall clear any outstanding Planning Division permit-processing accounts with the City within 60 days of issuance of this permit.
6. No permits and/or construction pursuant to the Conditional Use Permit shall begin or be authorized until 21 days from the date of the decision.

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<sup>2</sup> Conditions include those required to reduce project impacts as well as those required to meet City code requirements.

SEPA MDNS Conditions:

The developer shall comply with all conditions of the SEPA MDNS issued on November 7, 2022.

7. **(B)(1) Earth:** The Applicant proposes an estimated grading of 1.9 acres including approximately 8,000 cubic yards of excavation and 2,000 cubic yards of embankment. To mitigate for potential earth impacts, the Applicant shall implement Best Management Practices per Department of Ecology for Stormwater Pollution Prevention and TESC Controls to prevent erosion during and after construction.
8. **(B)(2) Air:** To mitigate for potential air impacts, the Applicant shall implement dust control measures to reduce fugitive dust emissions during construction. A Construction Management Plan shall be submitted to the City prior to commencement of construction to ensure these measures. Construction equipment emissions shall comply with all State and Federal regulations for emissions.
9. **(B)(3)(b) Ground Water:** The Applicant proposes underground parking on the site that is at or near groundwater. To mitigate for potential impacts to ground water the Applicant shall employ best design practices meeting the current Department of Ecology's Stormwater Management Manual for Western Washington. Final approval of hydrology and underground parking shall be completed with the Civil Permit.
10. **(B)(3)(c) Water Runoff:** To mitigate for potential impacts to water runoff the Applicant shall follow the current edition of the Department of Ecology's Stormwater Management Manual for Western Washington and Best Management Practices used to protect groundwater. Stormwater plan shall be approved with the Civil Permit.
11. **(B)(7)(A) Environmental Health:** Applicant shall comply with current codes to reduce or control environmental health hazards. A spill prevention plan shall be in place according to local, State and Federal policies.
12. **(B)(7)(b) Noise:** City of Arlington noise standards found in AMC 9.20.060 shall be complied with. Specifically, in section 9.20.060(8) noises resulting from any construction or development activity or the operation of heavy equipment from 7:00pm to 7:00am Monday through Saturday shall be prohibited. The project will generate short term noise associated with construction activities. Construction hours will conform to City requirements. Noise from vehicle traffic and residential units will be generated after project completion.
13. **(B)(8) Land and Shoreline Use:** The Applicant shall comply with the Airport Protection District Overlay within AMC 20.38. The property is located within

Subdistrict B. An Avigation Easement is recorded over the property under AFN 201912105002.

14. **(B)(10)(c) Aesthetics:** The project shall comply with the design requirements set forth in the Mixed-Use Development Regulations of AMC Chapter 20.110. The project is located in the T5N-LV Transect that allows for 3 stories by right per AMC 20.110.014(c)(4). The building may be built to 4 stories if the Applicant builds to one of the following: affordable housing, LEED certified building, if the development provides the same or more square footage of the 4th floor in on-site civic space or pay fee in-lieu towards identified civic space within the surrounding area. The in-lieu fee amount is 25% of the construction cost for the additional floor based on the IBC Building Valuation Table. The Applicant has chosen to pay the in-lieu fee for this project. The total is to be determined by the Building Official and is required to be paid prior to building permit issuance. The in-lieu fee will go towards the new city park to be located at 180th Street and Smokey Point Boulevard.
15. **(B)(11)(a) Light and Glare:** To mitigate for potential light pollution the Applicant will be required to install light fixtures that are down shielded. The property is located within the Arlington Airport Protection District – Subdistrict B.
16. **(B)(12)(c) Recreation:** A variety of on-site common recreation areas are proposed to meet the mini-park requirement, including a play area, picnic areas, gathering space and game area, within 10,595 square feet. Each residential development shall pay a Community Park Impact fee of \$1,497 per multi-family dwelling unit for a total of \$161,676 in Park Mitigation fees for 108 units. Every Development shall be developed so that at least 5 percent of the total area remains permanently usable open space. In this instance, the open space requirement equals to a total of 4,020 square feet of required open space, where the Applicant has provided 5,200 square feet of common use open space.
17. **(B)(13) Historic and Cultural Preservation:** The Applicant shall notify the Stillaguamish Tribe of Indians prior to any ground disturbance on the site.
18. **(B)(13) Historic and Cultural Preservation:** The Applicant is required to submit an Unanticipated Discovery Plan prior to land clearing or construction on the site. If historical, cultural, or archaeological sites or artifacts are discovered in the process of development, work on that portion of the site shall be stopped immediately, the site secured, and the find reported as soon as possible to the planning director. The property owner also shall notify the Washington State Department of Archaeology and Historic Preservation and affected tribes.
19. **(B)(14)(c) Transportation:** The property owner shall manage all parking for residents and commercial uses on the property. The city requires that the property owner

establishes a parking permit system for tenants to show who is allowed to park in the private parking lot and to track compliance with parking.

20. **(B)(14)(d) Transportation:** The Applicant is required to provide pedestrian and bicycle paths from the public and private streets into and throughout the site.
21. **(B)(14)(f) Transportation:** Trip generation has been calculated at 78 PM Peak Hour Trips (PMPHT) per the Traffic Impact Analysis that was submitted by Kimley Horn, dated February 2022. The analysis includes the traffic calculation for 108 multi-family residential units and 12,136 square feet of commercial space. The city traffic mitigation fee is \$3,355 per PMPHT for a total of \$261,690 in traffic mitigation fees. The Traffic Impact Analysis identified that the project impacts the Snohomish County intersection of 67th Avenue NE and 152nd Street NE, under project INT-007. Snohomish County bases mitigation fees from Peak Hour Trips (PHT). The required traffic mitigation for this intersection is \$185 for 59 PHT and \$157 for 30 PHT for a total of \$15,625. All City and Snohomish County traffic mitigation fees shall be paid prior to building permit issuance.
22. **(B)(15)(b) Public Services:** The proposal is within the Lakewood School District and will be required to pay \$1,641 for every 2-bedroom multi-family dwelling unit for 15 units and \$445 for every 1-bedroom multi-family dwelling unit for 50 units, for a total of \$46,865 in school mitigation fees. The Applicant shall provide the City a copy of payment/receipt to Lakewood School District prior to building permit issuance.
23. **(B)(16)(a) Utilities:** The Applicant shall connect to the City of Marysville water and wastewater systems.
24. **(B)(16)(a) Utilities:** 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.

#### Civil Construction:

25. Prior to any construction activities, the Applicant shall file and receive approval of civil construction plans which comply with all requirements of the Land Use Code, International Building Code, International Fire Code and Public Works Construction

Standards and Specifications. Said plans shall address all site improvements, either required or voluntarily provided.

26. Prior to the approval of the Civil Construction plans the City of Marysville shall approve the utility plans for water and sewer lines for the project.
27. The project has provided 30 bicycle parking spaces on the site. The bicycle space location and rack details shall be provided on the Civil Plans.
28. All stormwater is required to meet the 2012 Stormwater Management Manual for Western Washington, with 2014 Updates. The final drainage plan shall be approved with the Civil permit.

Building:

29. Prior to issuance of the building permit, the Applicant shall complete all required or voluntary improvements unless otherwise secured and authorized by the City Engineer.
30. The Applicant shall submit building plans meeting the architectural standards of AMC 20.110.
31. Business Licenses for all contractors working on the site shall be required to obtain a City of Arlington Business License.
32. Building signage is required to be permitted through a sign permit application. All signage requires city approval prior to installation. The signage shall meet all code requirements and blend in with the overall building design.

**DECIDED** this 30<sup>th</sup> day of December 2022.



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ANDREW M. REEVES  
Hearing Examiner  
Sound Law Center

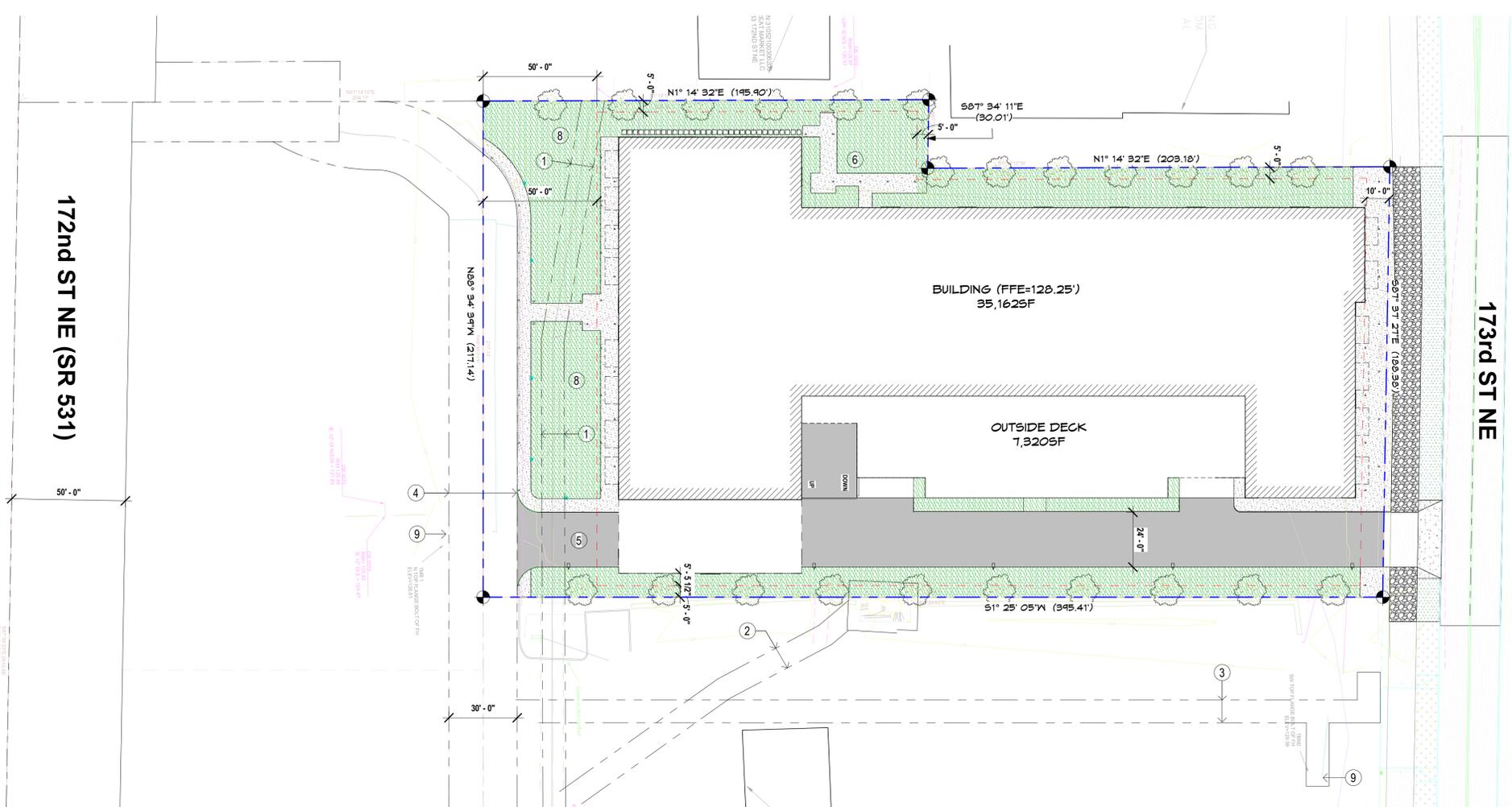
City of Arlington  
 Planning Division  
**APPROVED**  
 Amy Rusko  
 Digitally signed by Amy Rusko  
 DN: cn=US, email=arusko@arlingtonwa.gov, o=City of Arlington, ou=Community & Economic Development, cn=Amy Rusko  
 Date: 2022.12.15 14:15:04-08'00'

**IMARCH SOLUTIONS**  
 16520 Larch Way, Lynnwood, WA  
 Tel: (206) 552-0782  
 Simon@imararchsolutions.com

CUP/DESIGN REVIEW  
 09/19/2022

1903 REGISTERED ARCHITECT  
 MARIUM J. GABBERT  
 STATE OF WASHINGTON

NUMBER	REVISION SCHEDULE	DATE	DESCRIPTION



**DRAWING INDEX**

SHEET #	SHEET NAME
COVER SHEET	SITE PLAN & COVER SHEET
A1.0	SITE PLAN & COVER SHEET
A1.1	3D - RENDERINGS
CIVIL	SEWER & WATER PLAN
C2.0	STORM DRAINAGE PLAN
C3.0	GRADING & PAVING PLAN
LANDSCAPE/ELECTRICAL	SITE LIGHTING PLAN
E1.01	SITE PLAN - PHOTOMETRIC
E1.02	ELECTRICAL SITE LIGHTING SCHEDULE
L1	SITE PLAN & SCHEDULE
L2	ENLARGED PLAN - PLAY AREA
L3	ENLARGED PLAN - RECREATION AREAS
L4	ENLARGED PLAN & DETAILS
L5	ENLARGED PLAN - RECREATION AREA
L6	PLANTING LEGEND & DETAILS
L7	LANDSCAPE DETAILS
L8	LANDSCAPE DETAILS
L9	PLANT IMAGES
ARCHITECTURAL	SITE LAYOUT - MAIN FLOOR
A1.2	PARKING LEVEL - UNDEGROUND
A2.0	S & E - ELEVATIONS
A3.1	N & W - ELEVATIONS
A3.2	N & W - ELEVATIONS
STRUCTURAL	BASEMENT LEVEL FOUNDATION PLAN
S2.0	MAIN FL. LEVEL & FOUNDATION PLAN
S2.1	

**1 SITE PLAN**  
 1" = 30'-0"



**DEFERRED:**

THE FOLLOWING DRAWINGS WILL BE SUBMITTED LATER ON DURING EITHER SITE/CIVIL PLAN PERMIT OR FINAL BUILDING PERMIT.  
 • IRRIGATION PLANS

**PROJECT TEAM:**

- OWNER**  
 CASCADE APARTMENTS LLC  
 2224 KAMBER RD, BELLEVUE, WA  
 RAJBIR SANDHU (425.829.3649)
- ARCHITECT**  
 imarArch SOLUTIONS  
 16520 LARCH WAY #J-3, LYNNWOOD, WA  
 SIMON SIMON (206.552.0782)
- CIVIL**  
 HARMSEN LLC  
 125 EAST MAIN ST, SUITE 104, MONROE, WA  
 DAVID HARMSEN (360.794.7811)
- LANDSCAPE ARCHITECT**  
 ROOT OF DESIGN  
 2020 MALTBY RD, STE #1 PBM 310, BOTHELL, WA  
 DEVIN PETERSON (206.441.9545)
- ELECTRICAL**  
 RENSCH ENGINEERING  
 111 AVE. C, STE 104, SNOHOMISH, WA  
 CHRIS RENSCH (360.863.6671)
- STRUCTURAL**  
 PCS STRUCTURAL SOLUTIONS  
 1011 WESTERN AVE, #810, SEATTLE, WA  
 STEVE FARVOUR (206.242.5076)
- GEOTECHNICAL**  
 GEO GROUP NW  
 13705 BEL-RED ROAD, BELLEVUE, WA  
 BILL CHANG (425.649.8157)
- MECHANICAL**  
 HV ENGINEERING  
 6912 220TH ST SW, MOUNTLAKE TERRACE, WA  
 BRIAN ROETIG/SCENDR (206.706.9669)

**PROJECT DESCRIPTION:**  
 FOUR STORY MIXED-USE BUILDING WITH ONE LEVEL OF UNDERGROUND PARKING, SURFACE PARKING AND RETAIL/COMMERCIAL SPACE ON THE MAIN FLOOR WITH THREE FLOORS OF RESIDENTIAL ABOVE.

**JURISDICTION:** CITY OF ARLINGTON  
**ZONING:** HC - MIXED USE OVERLAY  
**PLACE TYPE:** URBAN CENTER  
**TRANSECT:** TSN-LV (TS Neighborhood Large Vol.)  
**PARCEL #:** 31052100307800  
**SITE AREA:** 1.85 Acres = 80,399 sf  
**CODES:** 2018 (IBC, UPC, IFC, IMC) & 2018 WSEC, AMC-Mixed Use Development Regulations

**PROPOSED USE:** MIXED-USE (1.340)  
**OGC CLASS:** B (Commercial) & R2 (Multifamily)  
**TYPE OF CONST:** II-B & VA  
**SPRINKLERED:** YES (NFPA-13)  
**BLDG. TYPE:** MID-RISE  
**BLDG. HEIGHT:** Allowed 50ft  
**MAX. COVERAGE:** 100% Allowed  
**BLDG. FOOTPRINT:** 41,539 SF  
**WATER & SEWER:** CITY OF MARYSVILLE  
**ELECTRICITY:** SNOHOMISH PUD

**SPECIAL DISTRICTS:**  
 Airport Protection Avigation Easement: AFN 201912105002 located in Sub-district B of the Arlington Airport.

**SET BACKS:**(AMC 20.110.014(C)4)  
 FRONT = 5ft Min (15ft Max)  
 SIDE = 5ft Min (8ft Max) Main Bldg.  
 REAR = 5ft Min, Main Bldg.

**BLDG AREA:**  
**PARKING:**  
 P1 - Level = 29,288  
 1st Floor = 21,530  
 Total Area = 50,818sf

**CONDITIONED:**  
 1st Floor = 18,439 (Commercial)  
 2nd Floor = 35,153 (Residential)  
 3rd Floor = 35,184 (Residential)  
 4th Floor = 35,184 (Residential)  
 Total = 123,960sf

**UNIT COUNT/TYPES:**  
 Studio = 43 Units  
 1 Bed Room = 50 Units  
 2 Bed Room = 15 Units  
**TOTAL = 108 Units**

**LEGAL DESCRIPTION:**  
 Section 21 Township 31 Range 05 Quarter SW Lot 2 OF CITY OF ARL 9P FILE NO PLN NO 379 REC UND AFN 201912105002 BEING PTN OF SW1/4 SW1/4 5P SEC (VERT./HORIZ. DATUM = NAVD83 & NAV83)

**PROJECT DATA:**

**IMPERVIOUS CALCULATIONS:**  
 SITE AREA = 80,399SF  
 BLDG. FOOTPRINT = 41,539SF  
 PAVED AREA = 10,804 SF  
 SIDEWALKS = 6,485 SF  
**TOTAL IMPERVIOUS = 58,828 SF (74%)**

**PARKING CALCULATIONS:** AMC 20.110.014(C)  
 Residential = No Parking Required  
 Retail/Services = < 3,500sf (No Parking Required)  
 = > 3,500sf (1 per 1000sf Min.)

**PARKING Stalls REQD:**  
 RETAIL/COMMERCIAL = 18,439sf/1000 = 18  
 RESIDENTIAL = 0  
**Total = 18 Stalls**  
**Total Provided=(76 + 51) = 127 Stalls**  
 - 20% of Stalls can be Compact (8' x 15') Allowed  
 - Standard Stall size (8.5' x 18') Table 20.110.0

**OPEN/RECREATION SPACE:** (AMC 20.110.014(H))  
 a) 65sf per person (1 BedRm = 1.4 persons)  
 (2 BedRm = 2.2 persons)  
 (3 BedRm = 3.2 persons)  
 Studio/1-BedRm, (93 x 1.4) = 130(x65sf) = 8,450sf  
 2-BedRm, (15 x 2.2) = 33(x65sf) = 2,145sf  
**Total Open Space Req'd = 10,595sf**  
**Total Open/Recreation Space Provided = 11,200sf**

b) Maximum of 20,00sf of onsite open space  
 c) 5% of developed area must remain as usable open space (80,399 x 5%) = 4,020sf Required = 5,500sf Provided

**SITE KEYNOTES:**

- |                                     |  |
|-------------------------------------|--|
| 1 EXISTING 10R SEWER EASEMENT       | 6 USABLE OPEN SPACE (KIDS PLAY AREA) 2,000SF |
| 2 EXISTING 10R POWER EASEMENT       | 7 NEW CONCRETE SIDE WALKS                    |
| 3 EXISTING 10R WATER EASEMENT       | 8 ONSITE USABLE OPEN SPACE W/BENCHES 2,500SF |
| 4 EXISTING 30ft RECIPROCAL EASEMENT | 9 EXISTING FIRE HYDRANTS                     |
| 5 24ft WIDE ACCESS DRIVE WAY        |  |

**VICINITY MAP:**



**DENSITY CHART/INFO:**

SITE AREA	1.85 Acres / 80,399 sf
Site Area Available for Density Calc's	1.85 / 80,399 sf
Site Area x 17 Units (Density) = Minimum	1.85 Ac x 17 = 31.5 Units
Total Units Proposed	108 Units = (58 du/ac)

**SITE PLAN LEGEND**

	PROPERTY LINE
	SETBACK LINE
	EASEMENT LINE
	ZONING OUTLINE
	BUILDING OUTLINE
	PROPERTY CORNER
	FENCE @ PROPERTY-LINE
	WATER LINE
	GAS LINE
	CONCRETE PAVING/SIDEWALK
	ROAD/PARKING PAVING
	LANDSCAPED AREA

CLIENT: CASCADE APARTMENTS LLC  
**CASCADE MIXED USE**  
 ARLINGTON, WA  
 SITE PLAN & COVER SHEET

PROJECT No: 2021.03  
 PREPARED By: SS  
 DRAWING No:

**A1.0**

**NOT FOR CONSTRUCTION**



**S.WEST - REAR  
 3D-PERSPECTIVE**



**N.EAST - FRONT  
 3D-PERSPECTIVE**



**N.EAST - REAR  
 3D-PERSPECTIVE**



**S.WEST - FRONT  
 3D-PERSPECTIVE**

City of Arlington  
 Planning Division  
**APPROVED**  
 Amy Rusko  
Digitally signed by Amy Rusko  
 DN: cn=AUS,  
 email=Arusko@arlingtonwa.gov, o=City of  
 Arlington, ou=Community & Economic  
 Development, c=Washington  
 Date: 2022.12.15 14:15:04-08'00'

**IMARCH SOLUTIONS**  
 16520 Larch Way, Lynnwood, WA  
 Tel: (206) 552-0782  
 Simon@imararchsolutions.com

CUP/DESIGN REVIEW  
 09/19/2022

1903 REGISTERED ARCHITECT  
 MARLIN J. GARBERT  
 STATE OF WASHINGTON

NUMBER	REVISION SCHEDULE DESCRIPTION	DATE

CLIENT: CASCADE APARTMENTS LLC  
**CASCADE MIXED USE**  
 ARLINGTON, WA  
 3D - RENDERINGS

PROJECT No: 2021.03  
 PREPARED By: SS  
 DRAWING No:

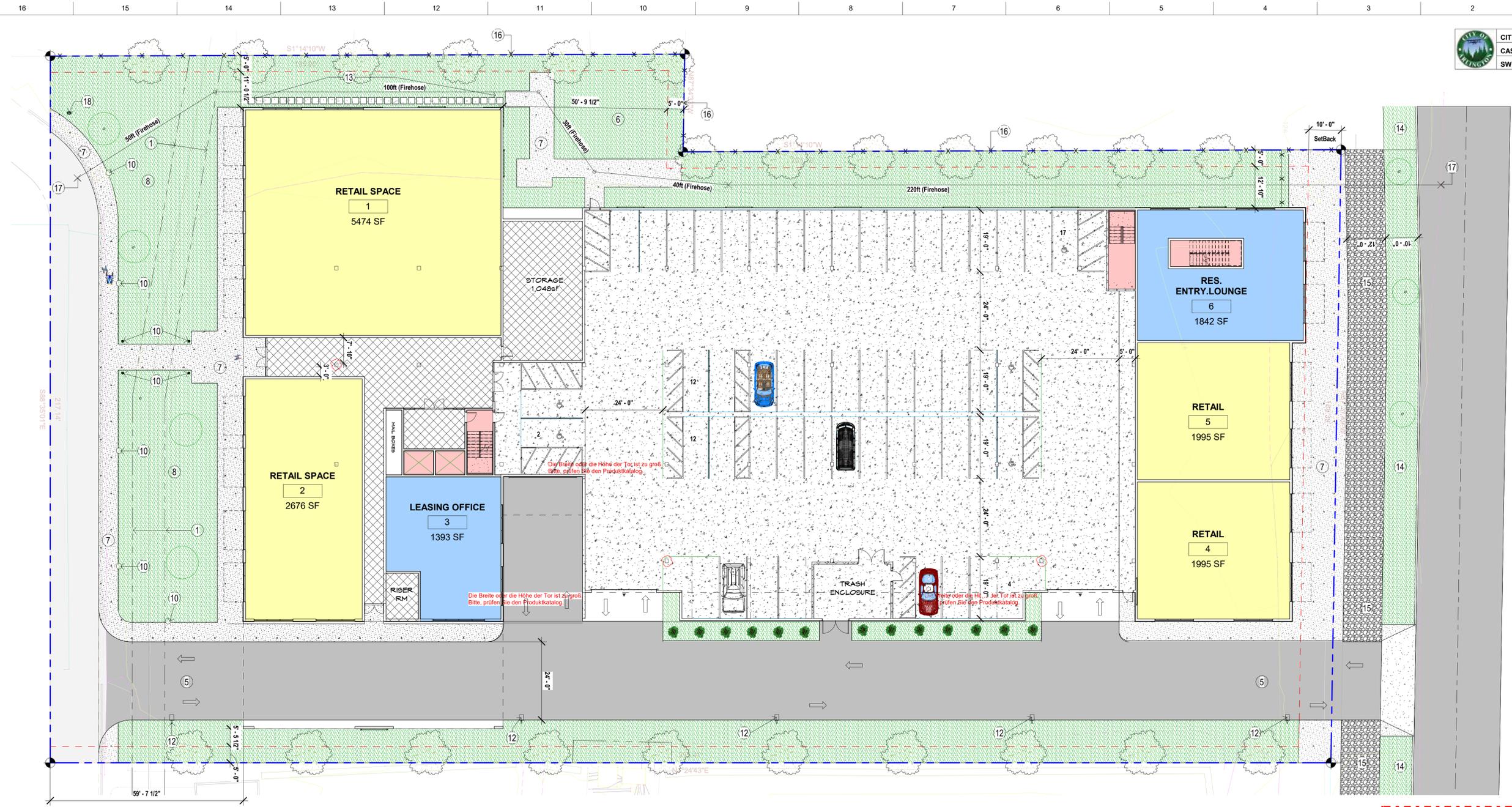
**A1.1**

**NOT FOR CONSTRUCTION**

REVISION SCHEDULE	DATE
1	Date 1

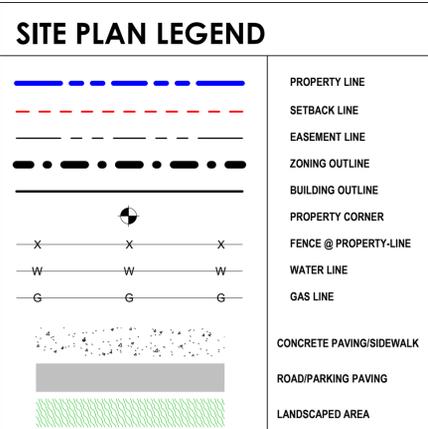
  

REVISION SCHEDULE	DESCRIPTION
1	Revision 1



**SITE KEYNOTES:**

- ① EXISTING 10ft SEWER EASEMENT
- ② EXISTING 10ft POWER EASEMENT
- ③ EXISTING 10ft WATER EASEMENT
- ④ EXISTING 30ft RECIPROCAL EASEMENT
- ⑤ 24ft WIDE ACCESS DRIVE WAY
- ⑥ USABLE OPEN SPACE (KIDS PLAY AREA) 2,000SF
- ⑦ NEW CONCRETE SIDE WALKS
- ⑧ ONSITE USABLE OPEN SPACE WBENCHES 2,500SF
- ⑨ EXISTING FIRE HYDRANTS
- ⑩ NEW BOLLARD LIGHT FIXTURES
- ⑪ NEW PEDESTRIAL LIGHTPOLES
- ⑫ NEW STREET LIGHTPOLES
- ⑬ NEW 2x2 CONCRETE PAVERS
- ⑭ R.O.W. 10ft. LANDSCAPING
- ⑮ R.O.W. 12ft. MULTI-PRPOSE TRAIL
- ⑯ 6ft WOODEN FENCE
- ⑰ FIRETRUCK HOSE DISTANCE (STARTING PT.)
- ⑱ NEW FIRE HYDRANT



**1 MAIN FLOOR - SITE**  
 1/16" = 1'-0"

**BUILDING DETAILS:**  
 Height: 4 Stories w/Basement Parking

**AREA CALC'S:**

LEASING & RESIDENTIAL	= 3,235sf
OFFICE/RETAIL SPACE	= 12,136 sf
HALLWAYS/STORAGE	= 3,035sf
VERT. CIRCULATION	= 662 sf
PARKING AREA	= 21,530 sf

**PARKING STALLS CALC'S:**

**MAIN FLOOR**  
 Standard Stalls = 46  
 Handicap Stalls = 5

**UNDERGROUND FL.**  
 Standard Stalls = 67  
 Compact Stalls = 5  
 Handicap Stalls = 4  
 Total Stalls = 127



City of Arlington  
 Planning Division  
**APPROVED**  
 Amy Rusko

Digitally signed by Amy Rusko  
 DN: cn=Amy Rusko, o=City of Arlington, ou=Community & Economic Development, c=United States of America  
 Date: 2022.12.15 14:15:04-08'00'

CLIENT: CASCADE APARTMENTS LLC  
**CASCADE MIXED USE**  
 ARLINGTON, WA  
 SITE LAYOUT - MAIN FLOOR

PROJECT No: 2021.03  
 PREPARED By: SS  
 DRAWING No:

**A1.2**

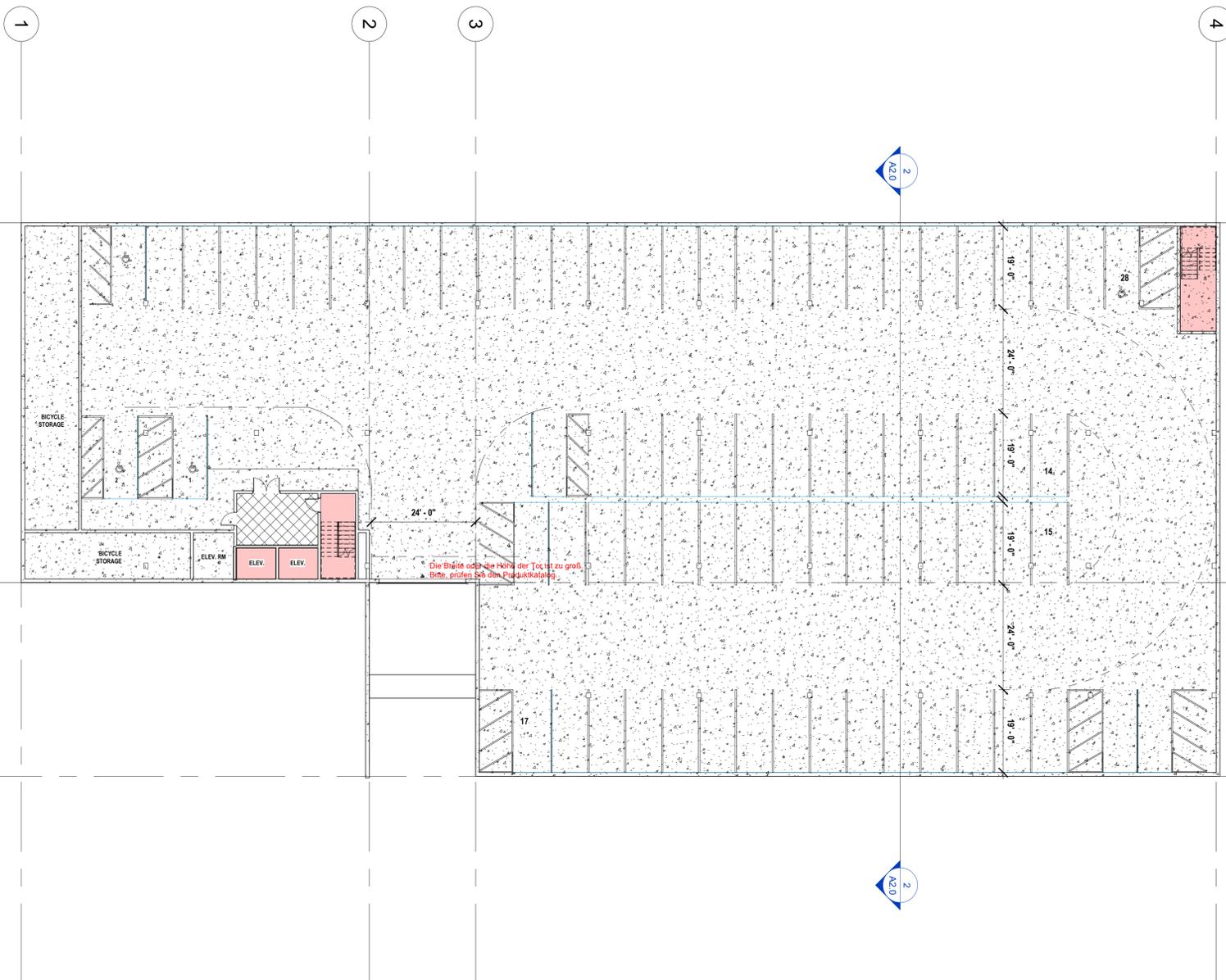
NUMBER	DESCRIPTION	DATE

CLIENT: CASCADE APARTMENTS LLC  
**CASCADE MIXED USE**  
 ARLINGTON, WA  
 PARKING LEVEL - UNDERGROUND

PROJECT No: 2021.03  
 PREPARED By: SS  
 DRAWING No:

**A2.0**

NOT FOR CONSTRUCTION



**BUILDING DETAILS:**  
 Height: 4 Stories

**PARKING LEVEL BELOW GRADE**  
 Standard = 67  
 Compact = 5  
 ADA = 4  
 Number of stalls = 76 stalls

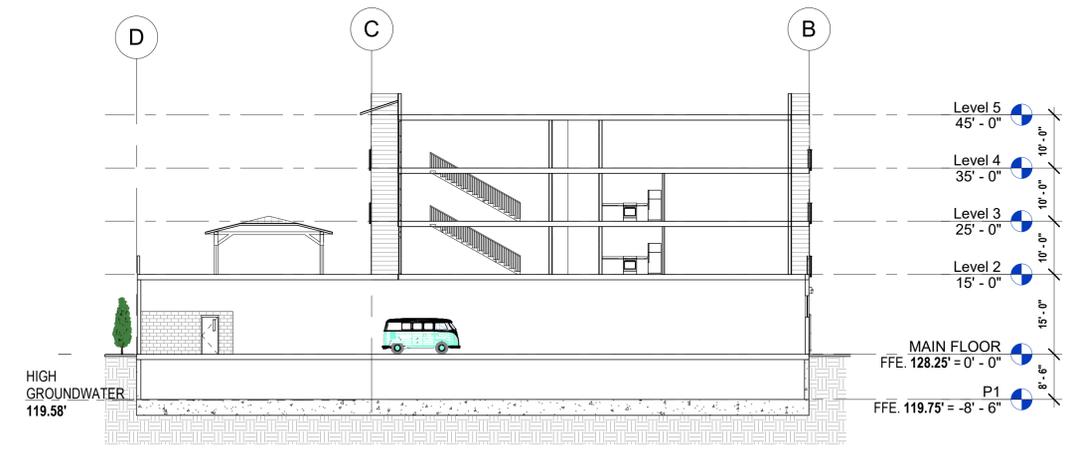
Hallways/Lobby = 221sf  
 Vert. Circulation = 487sf  
 Parking Area = 29,288sf

City of Arlington  
 Planning Division  
**APPROVED**  
 Amy Rusko  
Digitally signed by Amy Rusko  
 DN: cn=US,  
 e=Amy.Rusko@arlingtonwa.gov, o=City of  
 Arlington, ou=Community & Economic  
 Development, cn=Amy Rusko  
 Date: 2022.12.15 14:15:04-08'00'

1 | P1 - PARKING LEVEL  
 1/16" = 1'-0"

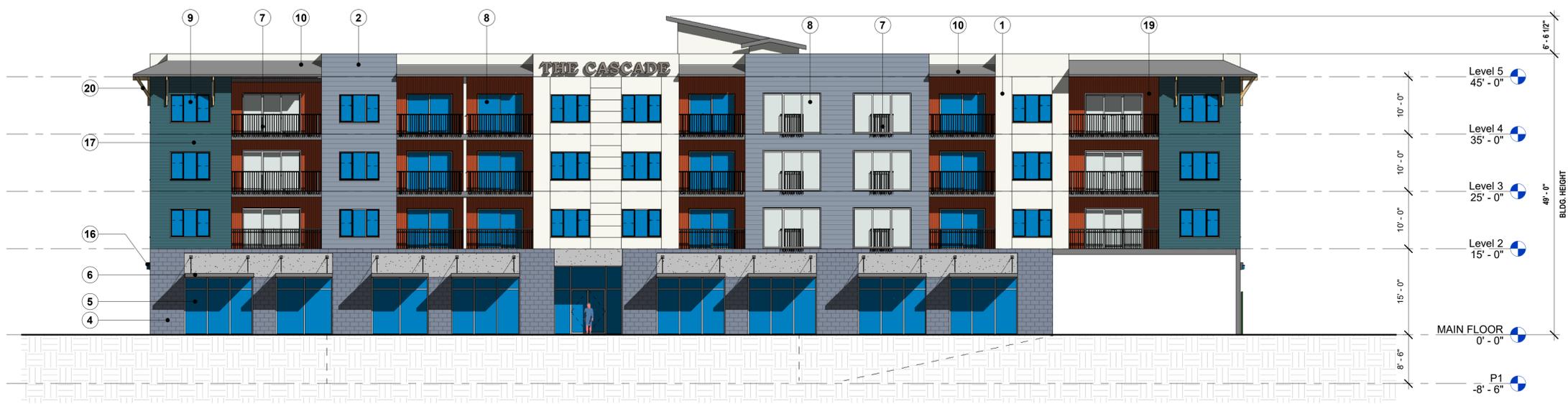


**N.WEST  
 3D-PERSPECTIVE**



2 | BLDG. SECTION E-W.  
 1/16" = 1'-0"

NOT FOR CONSTRUCTION



1 | SOUTH ELEVATION - COMMERCIAL  
 3/32" = 1'-0"

- 1 HARDIE PANEL SIDING
- 2 HARDIE LAP SIDING (8" REVEL)
- 3 EXPOSED CONCRETE FINISH
- 4 STONE VENEER (RIDGETOP18)-GRANITE SPIRE
- 5 ALUM. STOREFRONT SYSTEM
- 6 METAL CANOPY
- 7 METAL GUARD RAIL - BLACK
- 8 FIGERGLASS SLIDING DOORS
- 9 VINYL WINDOWS
- 10 SLOPED SHINGLE ROOF
- 11 CMU. WALL @ TRASH ENCLOSURE
- 12 WALL TRELLIS
- 13 PEDESTRIAL LIGHT FIXTURES
- 14 BOLLARD LIGHT FIXTURES
- 15 STREET LIGHT FIXTURES
- 16 EXT. WALL LIGHT FIXTURE
- 17 NICHHA PANEL SIDING (RIBBED)
- 18 U-PANEL METAL ROOFING
- 19 NU-WAVE CORRUGATED MTL. SIDING
- 20 ROOF EVE-BRACKET



2 | EAST ELEVATION  
 1/16" = 1'-0"

City of Arlington  
 Planning Division  
**APPROVED**  
 Amy Rusko  
Digitally signed by Amy Rusko  
 DN: cn=US, o=Energy&Arlingtonwa.gov, ou=City of  
 Arlington, ou=Community & Economic  
 Development, cn=Amy Rusko  
 Date: 2022.12.15 14:15:04-0800

**ELEVATION NOTES:**

1. THE BUILDING WILL USE HARDIE PANEL SIDING, NICHHA PANEL SIDING, CORRUGATED MTL. SIDING AND STONE VENEER AS SHOW ON THE ELEVATIONS.
2. COLORS HAVE BEEN SELECTED FROM "MILLER PAINT - COLOR IS COLLECTION"
3. SHINGLE ROOF SELECTED FROM "MALRKEY - LEGANCY 50yr SHINGLES"
4. METAL ROOFING & SIDING HAS BEEN SELECTED FROM "AEP SPAN"

**MATERIAL/COLOR SAMPLES:**

 1 HARDIE PANEL SIDING COLOR: 0011 - SUGAR DUST	 2 HARDIE LAP SIDING (8" REVEL) COLOR: 0524 - NOMADIC TRAVELS	 3 EXPOSED CONCRETE FINISH	 4 STONE VENEER (RIDGETOP18)-GRANITE SPIRE	 10 SLOPED SHINGLE ROOF COLOR: NATURAL WOOD	 18 U-PANEL METAL ROOFING COLOR: OLD TOWN GRAY (DURA TECH 5000)
 17 NICHHA PANEL SIDING (RIBBED) COLOR: INDIGO - NICHHA COLOR	 19 NU-WAVE CORRUGATED MTL. SIDING COLOR: METALLIC COPPER (DURA TECH mx)				

NUMBER	REVISION SCHEDULE	DESCRIPTION	DATE

CLIENT: CASCADE APARTMENT LLC  
**CASCADE MIXED-USE BUILDING**  
 ARLINGTON, WA  
 N & W - ELEVATIONS

PROJECT No: 2021.03  
 PREPARED By: SS  
 DRAWING No:

**A3.2**

NOT FOR CONSTRUCTION



**1 | NORTH ELEVATION - FRONT**  
 3/32" = 1'-0"

- |   |                            |                                |                                   |
|---|----------------------------|--------------------------------|-----------------------------------|
| 1 HARDIE PANEL SIDING                     | 6 METAL CANOPY             | 11 CMU. WALL @ TRASH ENCLOSURE | 16 EXT. WALL LIGHT FIXTURE        |
| 2 HARDIE LAP SIDING (8" REVEL)            | 7 METAL GUARD RAIL - BLACK | 12 WALL TRELLIS                | 17 NICHHA PANEL SIDING (RIBBED)   |
| 3 EXPOSED CONCRETE FINISH                 | 8 FIGERGLASS SLIDING DOORS | 13 PEDESTRIAL LIGHT FIXTURES   | 18 U-PANEL METAL ROOFING          |
| 4 STONE VENEER (RIDGETOP18)-GRANITE SPIRE | 9 VINYL WINDOWS            | 14 BOLLARD LIGHT FIXTURES      | 19 NU-WAVE CORRUGATED MTL. SIDING |
| 5 ALUM. STOREFRONT SYSTEM                 | 10 SLOPED SHINGLE ROOF     | 15 STREET LIGHT FIXTURES       | 20 ROOF EVE-BRACKET               |



**2 | WEST ELEVATION**  
 1/16" = 1'-0"

City of Arlington  
 Planning Division  
**APPROVED**  
 Amy Rusko  
Digitally signed by Amy Rusko  
 DN: cn=Amy Rusko, o=City of Arlington, ou=Community & Economic Development, c=US  
 Date: 2022.12.15 14:15:04-08'00'

**ELEVATION NOTES:**

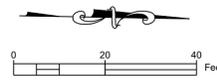
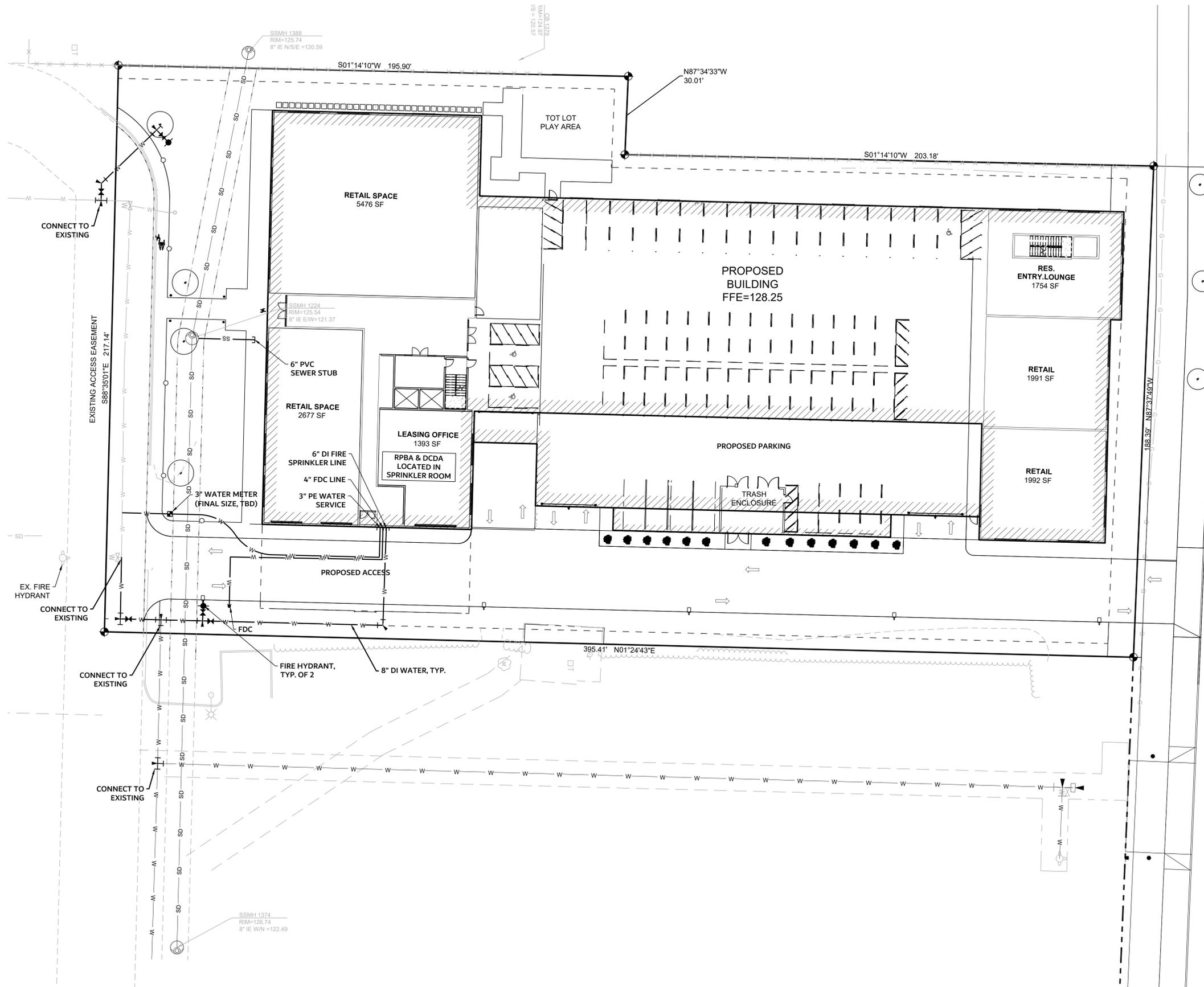
- THE BUILDING WILL USE HARDIE PANEL SIDING, NICHHA PANEL SIDING, CORRUGATED MTL. SIDING AND STONE VENEER AS SHOW ON THE ELEVATIONS.
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- SHINGLE ROOF SELECTED FROM "MALRKEY - LEGANCY 50yr SHINGLES"
- METAL ROOFING & SIDING HAS BEEN SELECTED FROM "AEP SPAN"

**MATERIAL/COLOR SAMPLES:**

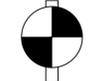
					
1 HARDIE PANEL SIDING COLOR: 0011 - SUGAR DUST	2 HARDIE LAP SIDING (8" REVEL) COLOR: 0524 - NOMADIC TRAVELS	3 EXPOSED CONCRETE FINISH	4 STONE VENEER (RIDGETOP18)-GRANITE SPIRE	10 SLOPED SHINGLE ROOF COLOR: NATURAL WOOD	18 U-PANEL METAL ROOFING COLOR: OLD TOWN GRAY (DURA TECH 5000)
					
				17 NICHHA PANEL SIDING (RIBBED) COLOR: INDIGO - NICHHA COLOR	19 NU-WAVE CORRUGATED MTL. SIDING COLOR: METALLIC COPPER (DURA TECH mx)

NOT FOR CONSTRUCTION

SECTION 21, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



MERIDIAN: NAD 83/91  
 S 87°34'33" E ALONG  
 S. LINE, SW 1/4, SECTION 21  
 ROTATE 0°0'22" CLOCKWISE  
 FOR RECORD BEARINGS PER SP



VERTICAL DATUM  
 NAVD 88 GEOID 12A  
 ESTABLISHED BY GPS

**TBM 1:128.61**  
 N TOP FLANGE BOLT OF FH

**TBM 2:129.59**  
 SW TOP FLANGE BOLT OF FH

**LEGAL DESCRIPTION:**  
 (Per Assessor's records)

Lot 2 of that Short Plat and Survey recorded under Auditor's File Number 201912105002 on December 10, 2019, records of Snohomish County, Washington.

Situate in the County of Snohomish, State of Washington.

**LEGEND**

- BENCH MARK
  - CONTROL POINT
  - PIPE (VENT)
  - TELEPHONE VAULT
  - MAPLE TREE
  - GATE POST
  - LUMINAIRE
  - SEWER MANHOLE
  - POWER POLE W U.G. FEED
  - BLOWOFF
  - FIRE HYDRANT
- 
- PROPERTY LINE
  - RIGHT-OF-WAY
  - EASEMENT
  - SECTION LINE
  - ADJOINING PROPERTY LINE
  - FENCE (AS NOTED)
  - EDGE OF VEGETATION
  - GAS
  - STORM DRAIN
  - UNDERGROUND POWER
  - WATER
  - EDGE OF PAVEMENT
  - EDGE OF GRAVEL
  - MINOR CONTOURS
  - MAJOR CONTOURS
  - DITCH

City of Arlington  
 Planning Division  
**APPROVED**

Amy Rusko

9-19-22 REVISED BUILDING SECTION  
 7/27/22 ADDED SECTION

**REVISIONS**

**HARMSEN ENGINEERS SURVEYORS**  
 (360) 794-7811  
 (206) 343-5903  
 FAX: (360) 805-9732

**HARMSEN ENGINEERS SURVEYORS**  
 125 EAST MAIN STREET, SUITE 104  
 P.O. BOX 516  
 MONROE, WA 98272



**CASCADE MIXED USE**  
 172ND STREET NE  
 ARLINGTON, WA  
**PRELIMINARY SITEPLAN REVIEW**  
**SEWER & WATER PLAN**

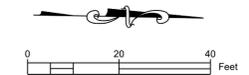
DATE: **8/13/2021**

JOB #: **21-255**



**C1.0**

SECTION 21, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



MERIDIAN: NAD 83/91  
S 87°34'33" E ALONG  
S. LINE, SW 1/4, SECTION 21  
ROTATE 0°0'22" CLOCKWISE  
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Situate in the County of Snohomish, State of Washington.

**LEGEND**

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- UNDERGROUND POWER
- WATER
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- MINOR CONTOURS
- MAJOR CONTOURS
- DITCH

**NOTES**

- CITY OF ARLINGTON CONSTRUCTION STANDARDS CAN BE FOUND ONLINE AT THE CITY'S WEBSITE.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN REASONABLE TIME PRIOR TO START OF CONSTRUCTION.
- CALL FOR INSPECTION OF THE EXISTING STORM DRAINAGE SYSTEM WHEN THE POINT OF CONNECTION HAS BEEN EXCAVATED.

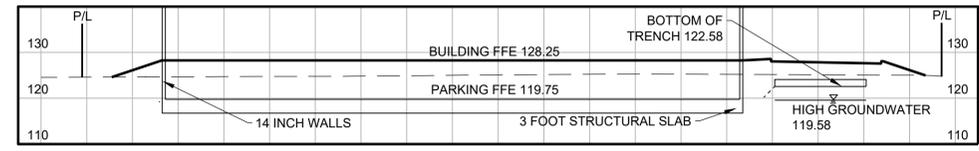
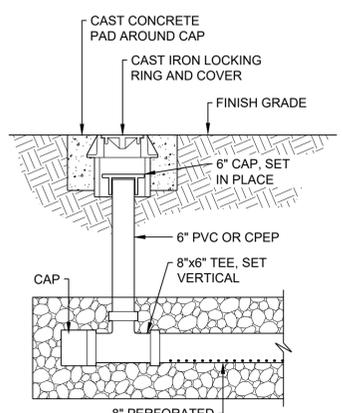
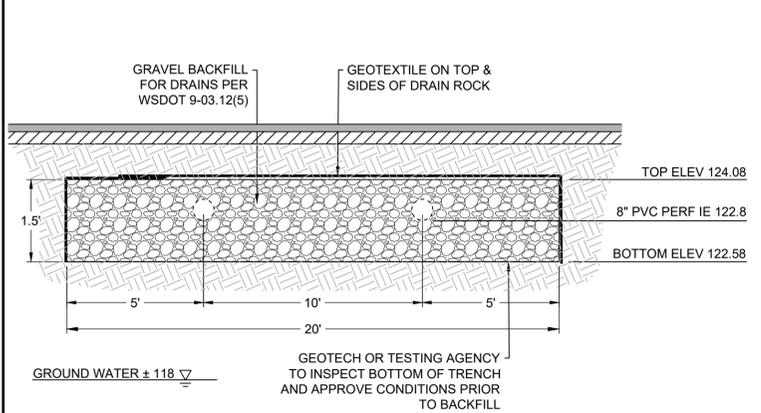
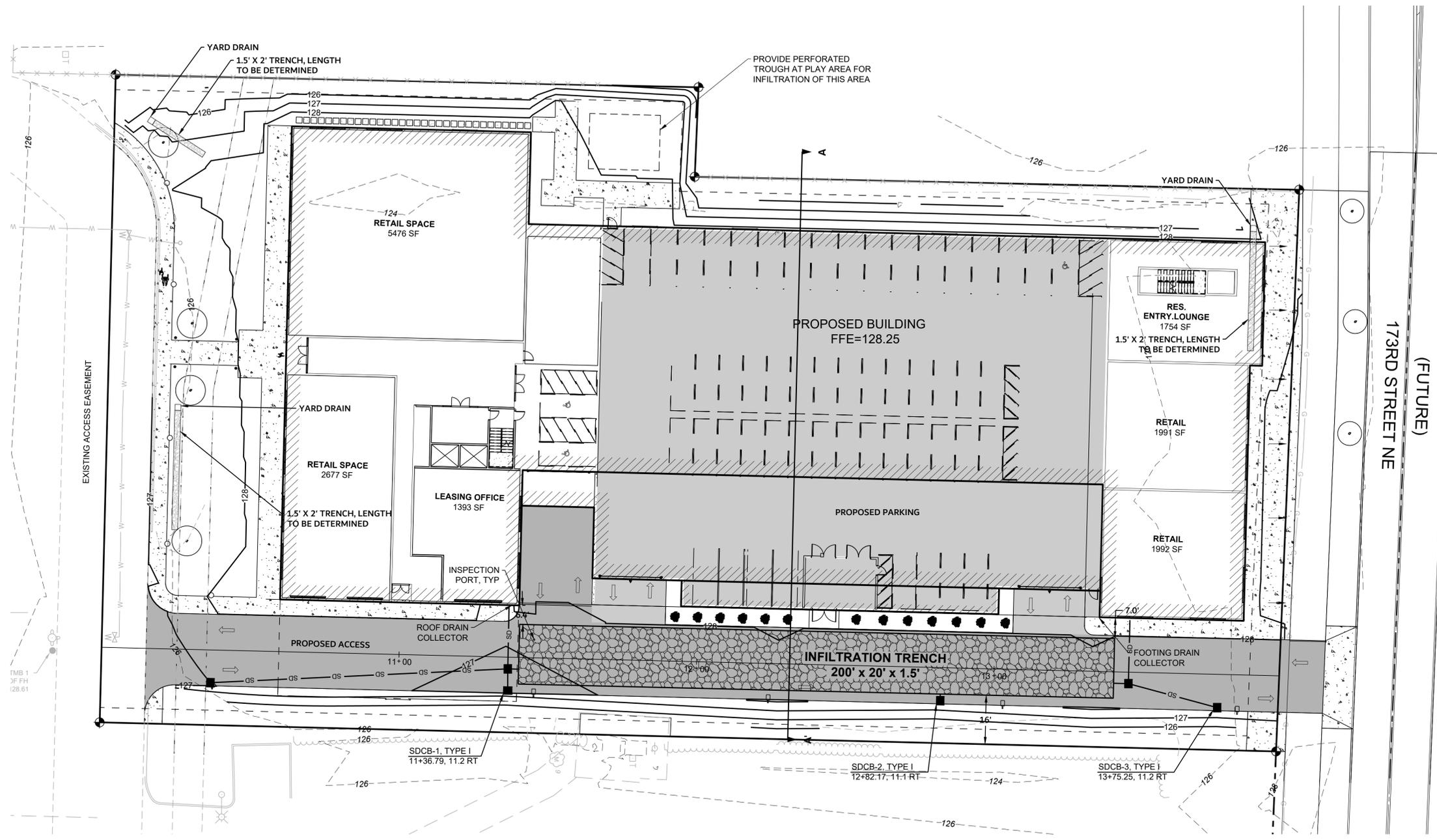
**FOOTING DRAIN NOTES**

- CONNECT BUILDING PERIMETER DRAINS TO INFILTRATION TRENCH.
- PROVIDE 6" PVC PIPE WITH MINIMUM PIPE SLOPE OF 0.5% FROM BOTTOM OF FOOTING DRAIN ELEVATION AT BUILDING TO CONNECTION AT INFILTRATION.

**ROOF DRAIN NOTES**

- VERIFY DOWNSPOUT LOCATIONS WITH ARCHITECTURAL PLANS.
- ROOF DRAINS FROM EACH BUILDING TO BE 6" PERF PIPE AT 1% SLOPE.
- INSTALL CLEANOUTS AT TEES, BENDS 45° OR GREATER AND AT INTERVALS NO GREATER THAN 150 LF.
- PROVIDE NECESSARY FITTINGS TO CONNECT ROOF STUB TO DOWNSPOUT.

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.



**A - PROFILE**  
SCALE: H: 1"=20'  
V: 1"=20'

City of Arlington  
Planning Division  
APPROVED

Amy Rusko

Digitally signed by Amy Rusko  
DN: cn=Amy Rusko, o=City of Arlington, ou=Community & Economic Development, c=WA  
Date: 2022.12.15 14:15:04-0800'

9-19-22 REVISED BUILDING SECTION  
7/27/22 ADDED SECTION

**REVISIONS**

**ENGINEERS SURVEYORS**

**HARMSEN**

125 EAST MAIN STREET, SUITE 104  
P.O. BOX 516  
MONROE, WA 98272

(360) 794-7811  
(206) 343-5903  
FAX: (360) 805-9732



CASCADE MIXED USE  
172ND STREET NE  
ARLINGTON, WA

CONDITIONAL USE PERMIT  
STORM DRAINAGE PLAN

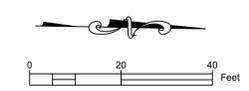
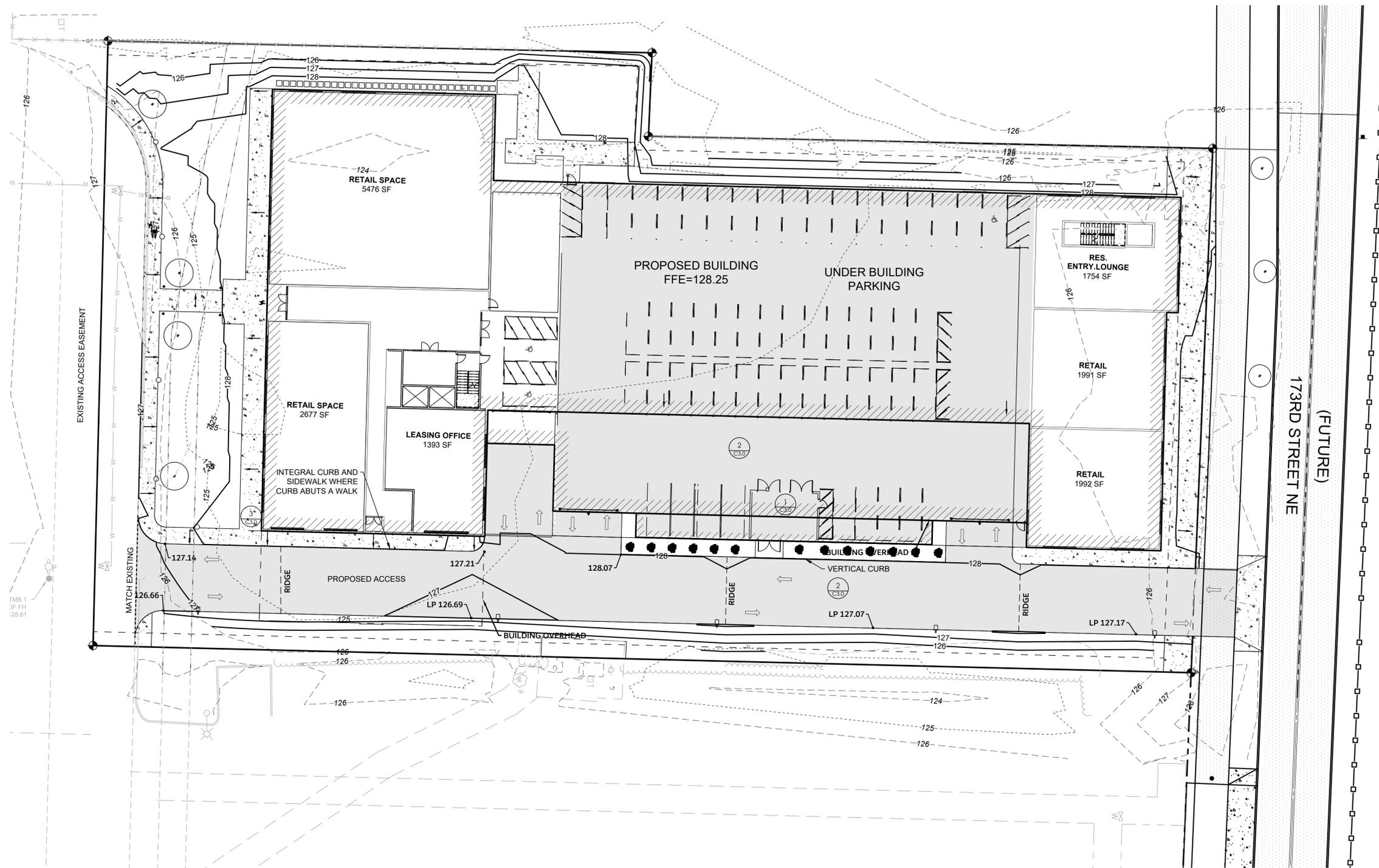
DATE: **8/13/2021**

JOB #: **21-255**



C2.0

SECTION 21, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



MERIDIAN: NAD 83/91  
 S 87°34'33" E ALONG  
 S. LINE, SW 1/4, SECTION 21  
 ROTATE 0°0'22" CLOCKWISE  
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VERTICAL DATUM  
 NAVD 88 GEOID 12A  
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**TBM 1:128.61**  
 N TOP FLANGE BOLT OF FH

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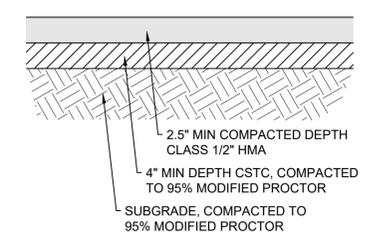
**LEGAL DESCRIPTION:**  
 (Per Assessor's records)

Lot 2 of that Short Plat and Survey recorded under Auditor's File Number 201912105002 on December 10, 2019, records of Snohomish County, Washington.

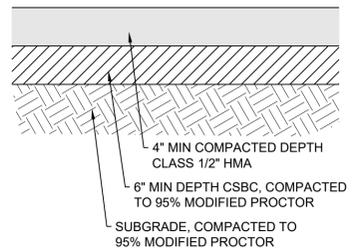
Situate in the County of Snohomish, State of Washington.

**LEGEND**

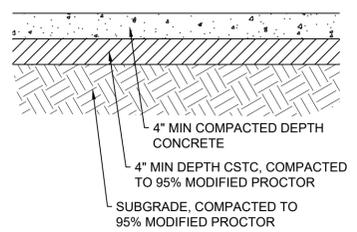
- BENCH MARK
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  - PIPE (VENT)
  - TELEPHONE VAULT
  - MAPLE TREE
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  - UNDERGROUND POWER
  - WATER
  - EDGE OF PAVEMENT
  - EDGE OF GRAVEL
  - MINOR CONTOURS
  - MAJOR CONTOURS
  - DITCH



**1** PARKING AREA PAVING SECTION  
 SCALE: NONE



**2** HEAVY ASPHALT PAVING SECTION  
 SCALE: NONE



**3** CONCRETE WALKWAY SECTION  
 SCALE: NONE

City of Arlington  
 Planning Division  
**APPROVED**

Amy Rusko  
Digitally signed by Amy Rusko  
 DN: cn=US,  
 email=arusko@arlingtonwa.gov, c=City of  
 Arlington, ou=Community & Economic  
 Development, cn=Amy Rusko  
 Date: 2022.12.15 14:15:04 -08'00'

9-19-22 REVISED BUILDING SECTION  
 7/27/22 ADDED SECTION

**REVISIONS**

**ENGINEERS SURVEYORS**  
**HARMSEN**  
 (360) 794-7811  
 (206) 343-5903  
 FAX: (360) 805-9732

125 EAST MAIN STREET, SUITE 104  
 P.O. BOX 516  
 MONROE, WA 98272



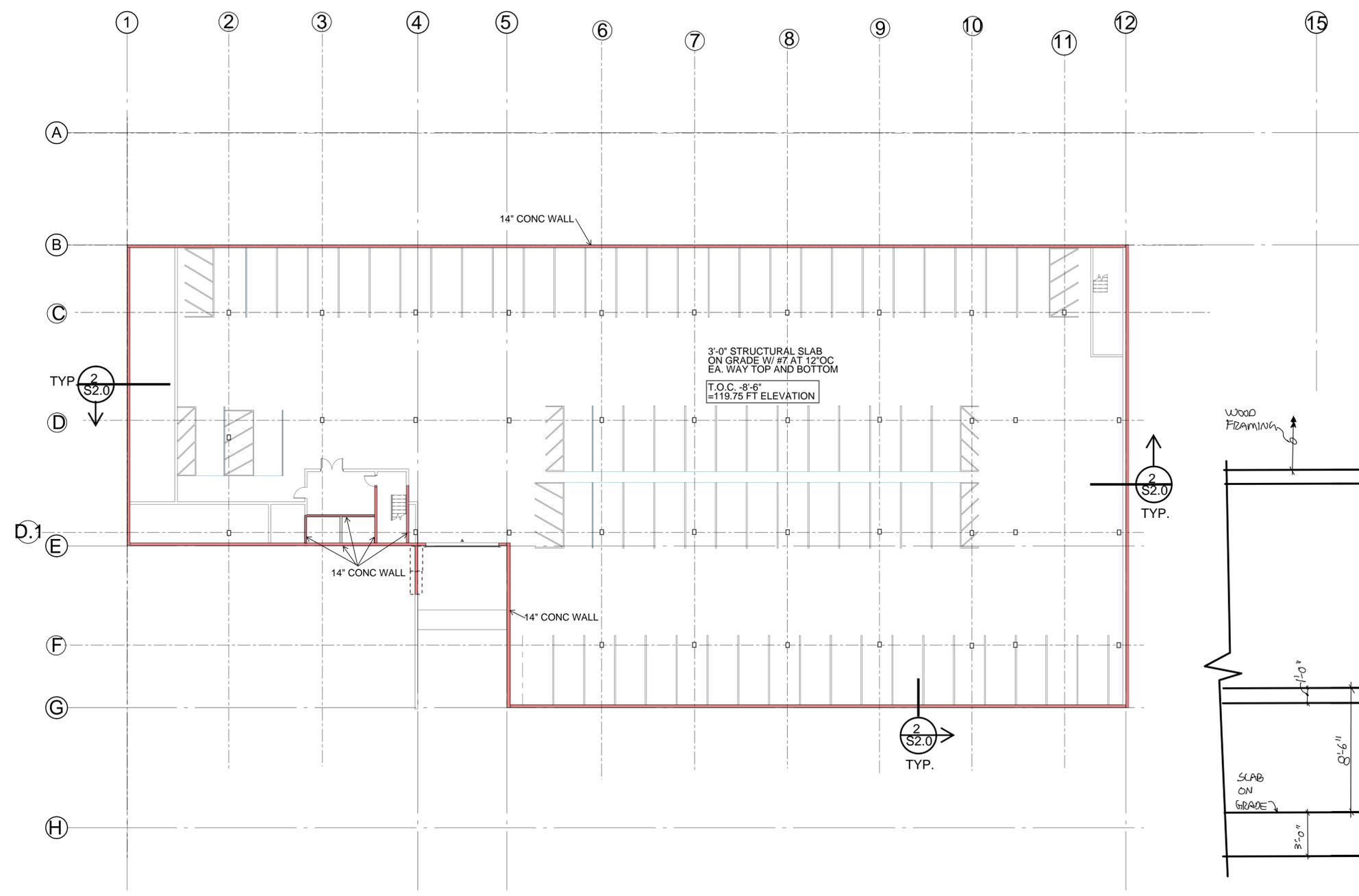
CASCADE MIXED USE  
 172ND STREET NE  
 ARLINGTON, WA  
 CONDITIONAL USE PERMIT  
 GRADING & PAVING PLAN

DATE: 8/13/2021

JOB #: 21-255



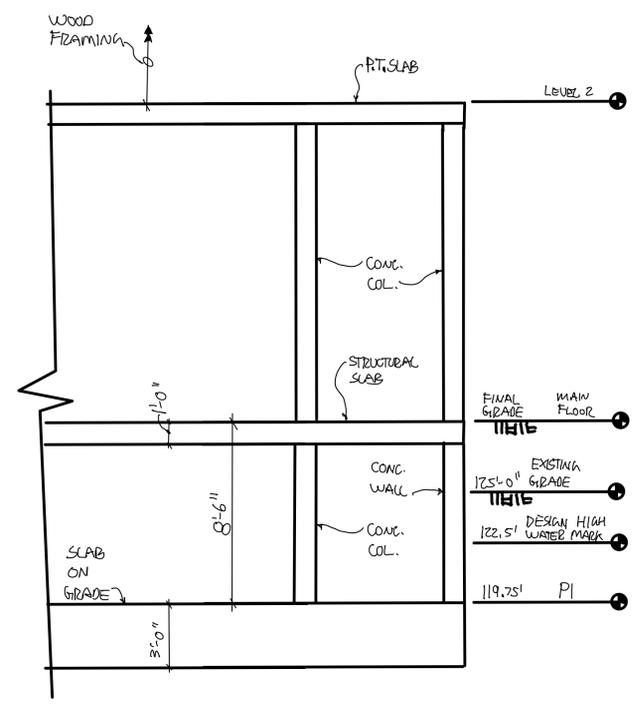
**C3.0**



**1** BASEMENT LEVEL FOUNDATION PLAN -LEVEL P1  
S2.0 1/16" = 1'-0"

1. ——— PLAN NOTES  
INDICATES 12" CONC. WALL UNO. WALLS  
TO BE DESIGNED FOR SATURATED SOIL

**FOUNDATION DESIGN CRITERIA** (GEO GROUP NORTHWEST, INC DATED AUGUST 28TH 2022)  
SOIL BEARING PRESSURE: 2000 PSF  
ACTIVE PRESSURE -RESTRAINED/SATURATED SOIL: 110 PCF + 8H SEISMIC  
ACTIVE PRESSURE -RESTRAINED: 45 PCF + 8H SEISMIC  
PASSIVE RESISTANCE: 350 PCF (INCLUDES F.O.S. 2.0 OR GREATER  
COEFFICIENT OF FRICTION: 0.35 (INCLUDES F.O.S. 2.0 OR GREATER  
DESIGN HIGH WATER ELEVATION 122.5'  
WATERTIGHT BASEMENT  
3'-0" SLAB-ON-GRADE TO RESIST UPLIFT -SEE PCS CALCULATION



**2** TYPICAL BUILDING SECTION  
S2.0 1/4" = 1'-0"

City of Arlington  
Planning Division  
**APPROVED**  
Amy Rusko  
Digitally signed by Amy Rusko  
DN: cn=Amy Rusko, o=City of Arlington, ou=Community & Economic Development, c=Washington, Date: 2022.12.15 14:15:04-0800



NUMBER	DESCRIPTION	DATE

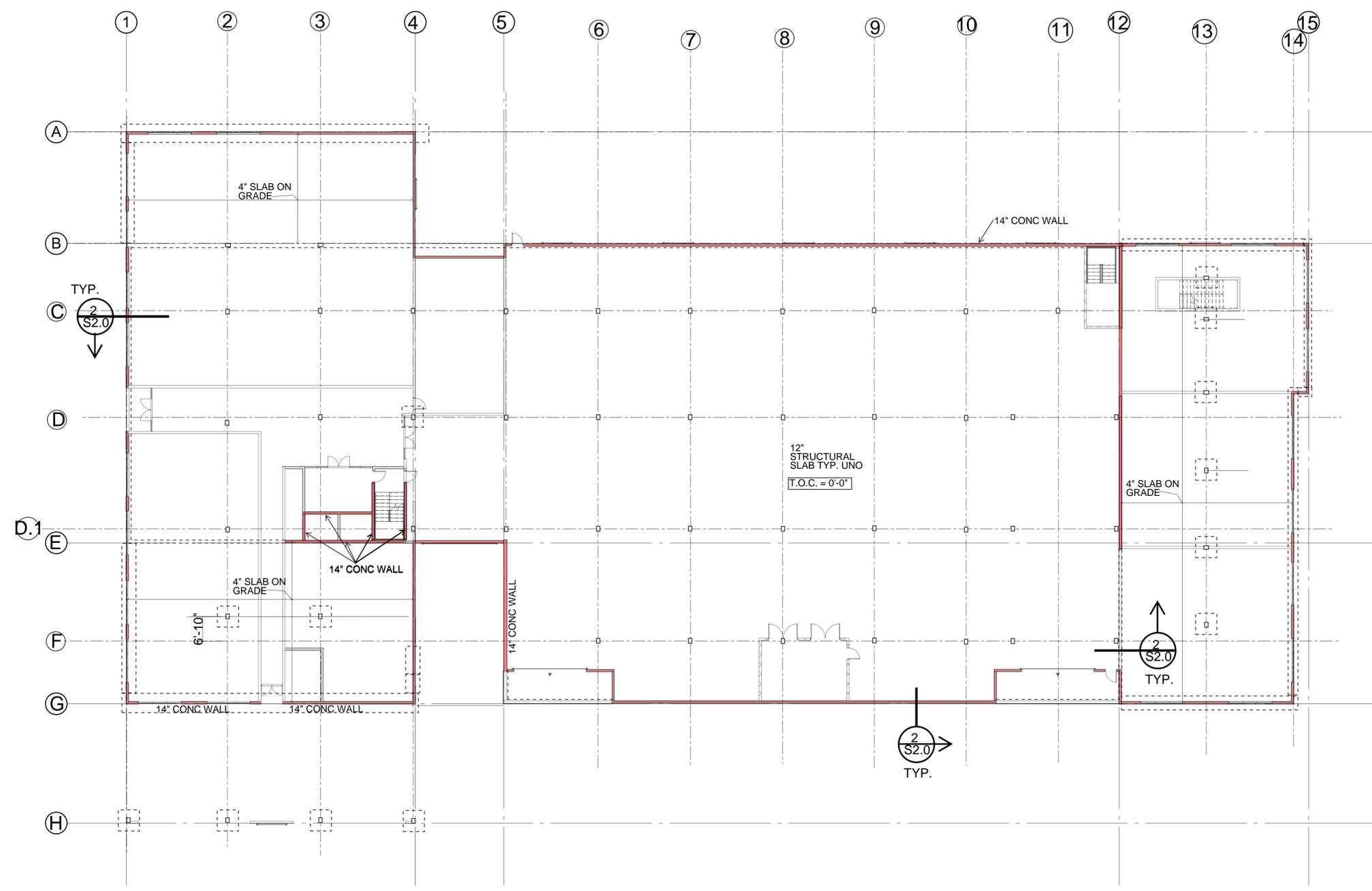
CLIENT: CASCADE APARTMENT LLC  
**CASCADE MIXED-USE BUILDING**  
ARLINGTON, WA  
BASEMENT LEVEL FOUNDATION PLAN

PROJECT No: 2021.03  
PREPARED By: SLF  
DRAWING No:

**S2.0**

16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

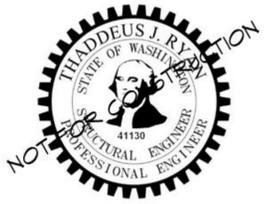
J  
I  
H  
G  
F  
E  
D  
C  
B  
A



**1** MAIN LEVEL FLOOR AND FOUNDATION PLAN  
S2.1 1/16" = 1'-0"

- PLAN NOTES**
- INDICATES 8" CONC. WALL UNO.
  - TOP OF FOOTING = (-)1'-0"
  - INDICATES CONT 3'-0" FOOTING
  - INDICATES SPREAD FOOTING
  - INDICATES CONC WALL BELOW

City of Arlington  
Planning Division  
**APPROVED**  
Amy Rusko  
Digitally signed by Amy Rusko  
DN: cn=Amy Rusko,  
ou=City of Arlington, ou=Community & Economic  
Development, c=WA, email=amy.rusko@cityofarlington.gov, o=City of  
Arlington, ou=Community & Economic  
Development, cn=Amy Rusko  
Date: 2022.12.15 14:15:04-0800



CLIENT: CASCADE APARTMENT LLC  
**CASCADE MIXED-USE BUILDING**  
ARLINGTON, WA  
MAIN LEVEL FLOOR AND FOUNDATION PLAN

PROJECT No: 2021.03  
PREPARED By: Designer  
DRAWING No:

**S2.1**

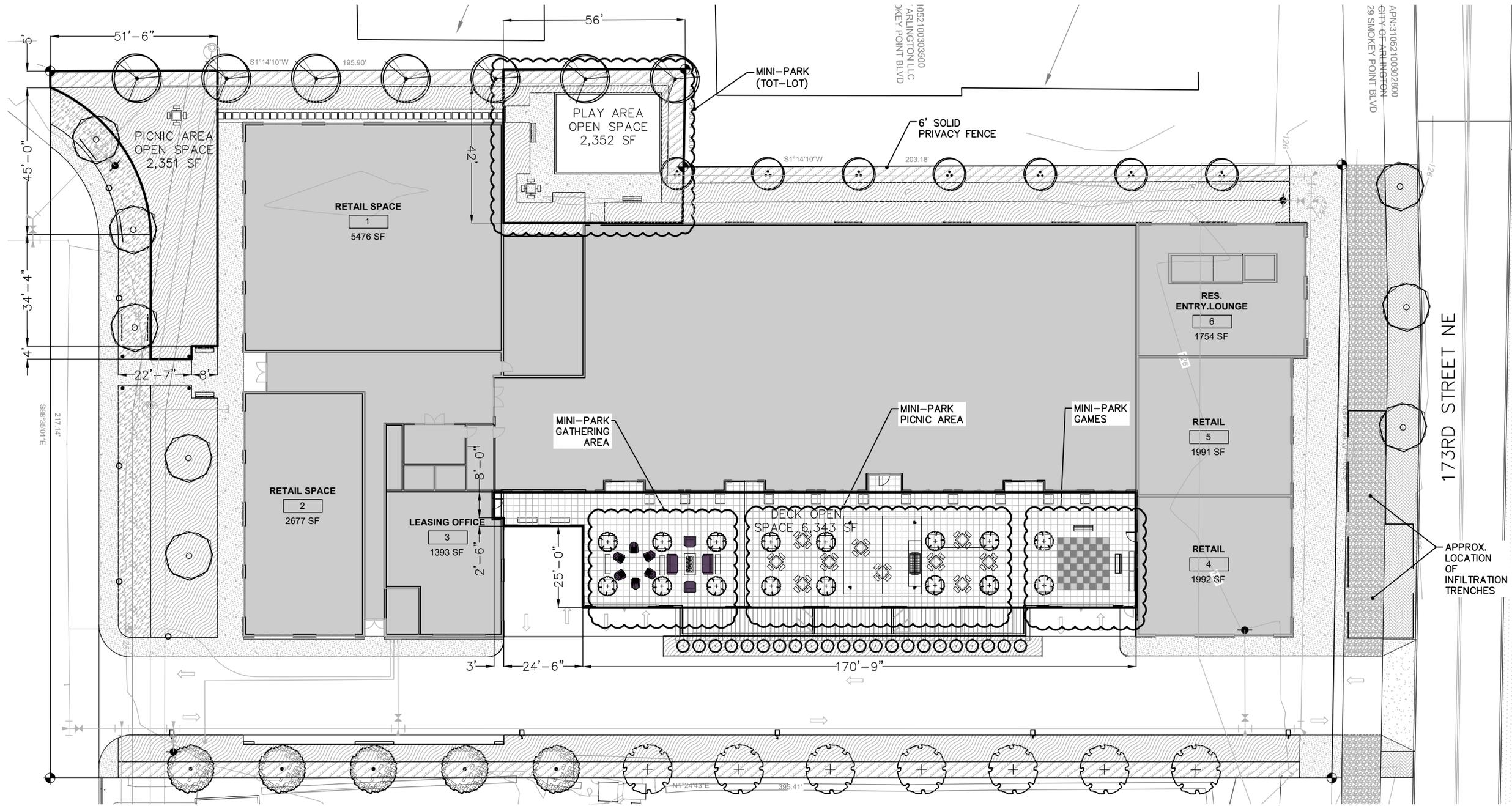
NUMBER	DESCRIPTION	DATE

CUP/DESIGN REVIEW  
9/19/2022

**IMARCH SOLUTIONS**  
16520 Larch Way, Lynnwood, WA  
Tel: (206) 552-0782  
Simon@imararchsolutions.com

**NOT FOR CONSTRUCTION**

8/6/2023 3:45:55 PM



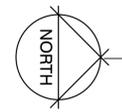
**PLANT SCHEDULE**

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Acer circinatum / Vine Maple	3" stem min, 6' Ht	7
	Acer japonicum 'Autumn Moon' / Autumn Moon Maple	1.5" Cal	16
	Acer rubrum 'Bowhall' / Bowhall Maple	1.5" Cal	7
	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	2" Cal.	7
	Quercus robur 'Fastigiata' / Skyrocket Oak	1.5" Cal	5
	Thuja occidentalis 'Smaraga' / Emerald Green Arborvitae	6' Ht. min.	22
	Zelkova serrata 'Greenvase' / Green Vase Zelkova	2" Cal. Branch clearance 8' min.	8

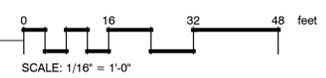
**LANDSCAPING AREA**

SITE	BOTANICAL / COMMON NAME	QTY
	General Landscaping	10,908 sf
	ROW Landscaping	1,543 sf
	Street Frontage	1,654 sf
	Type A Buffer	3,889 sf

NOTE: SHRUBS AND GROUND COVER SPECIFICATION TO BE DEFERRED TO SITE/CIVIL PLAN PERMIT SUBMITTAL



**LANDSCAPE PLAN**



City of Arlington  
Planning Division  
**APPROVED**  
Amy Rusko

Digitally signed by Amy Rusko  
DN: cn=US,  
E=arusko@arlingtonwa.gov, o=City of  
Arlington, ou=Community & Economic  
Development, cn=Amy Rusko  
Date: 2022.12.15 14:15:04-0800'



**CITY OF ARLINGTON**  
CASCADE MIXED USE  
PLN #888  
SW21 T31N R5E

Root of Design  
206.491.9545  
2020 Matby Rd  
Ste 7, PMB 370  
Bothell, WA 98021  
www.rootofdesign.com

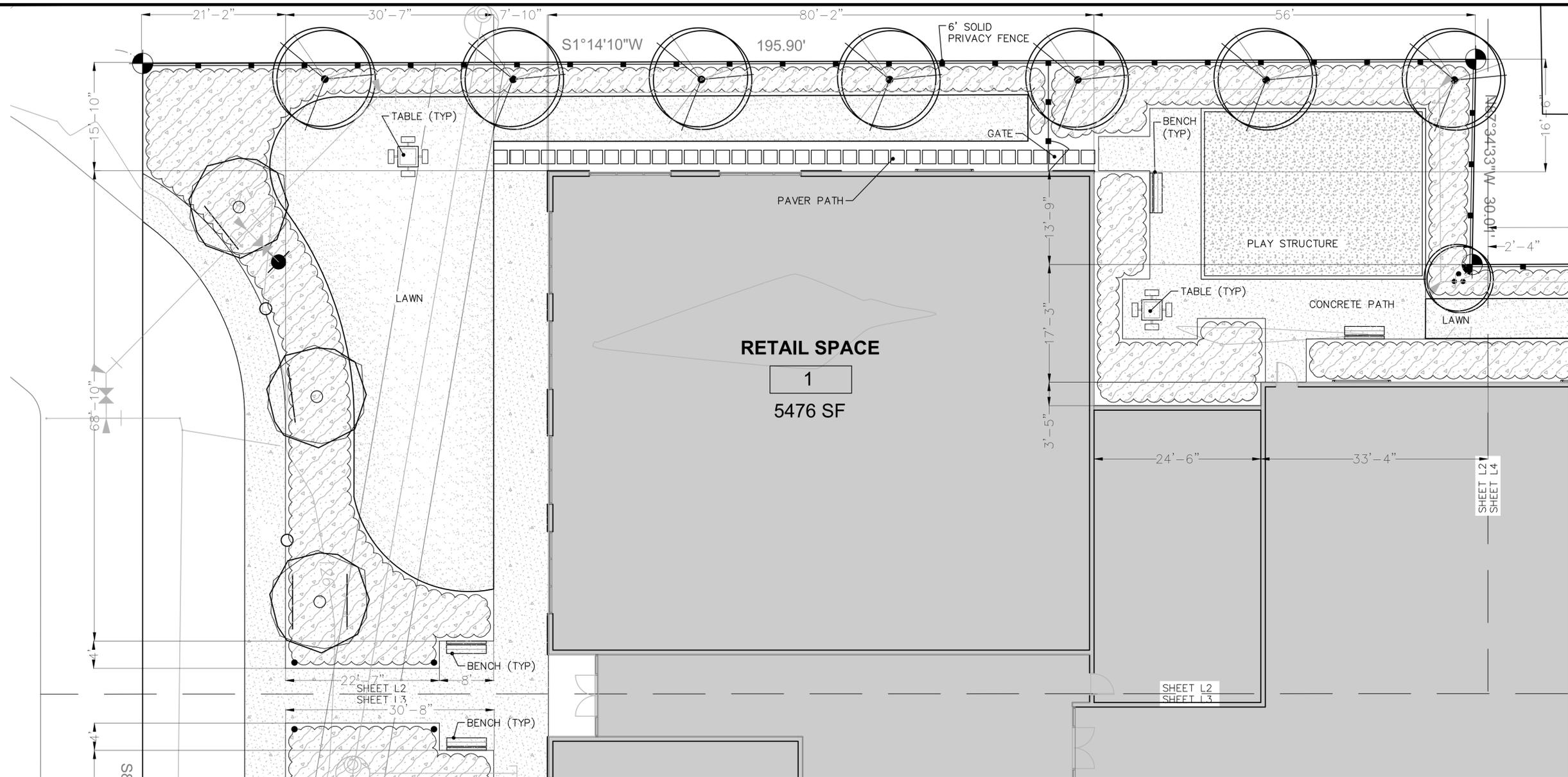


PROJECT TITLE

**LANDSCAPE PLAN**  
**CASCADE MIXED USE**  
Arlington, WA

DRAWN	DATE
ELK	08.31.21
REVISED	DATE
ELK	12.09.21
ELK	02.08.22

**L1**



Root of Design  
206.491.9545  
2020 Malby Rd  
Ste 7, PMB 370  
Bothell, WA 98021  
www.rootofdesign.com



Devin Peterson  
Registered Landscape Architect

Devin Peterson  
certificate no. 1222

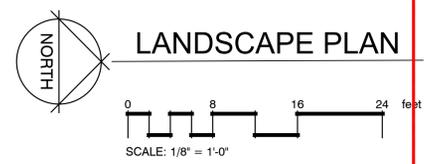
PROJECT TITLE

**LANDSCAPE PLAN  
CASCADE MIXED USE**  
Arlington, WA

DRAWN ELK	DATE 08.31.21
REVISED ELK	DATE 12.09.21 02.08.22

City of Arlington  
Planning Division  
**APPROVED**  
Amy Rusko

Digitally signed by Amy Rusko  
DN: cn=US,  
o=City of Arlington, ou=Community & Economic  
Development, cn=Amy Rusko  
Date: 2022.12.16 14:53:48-0800

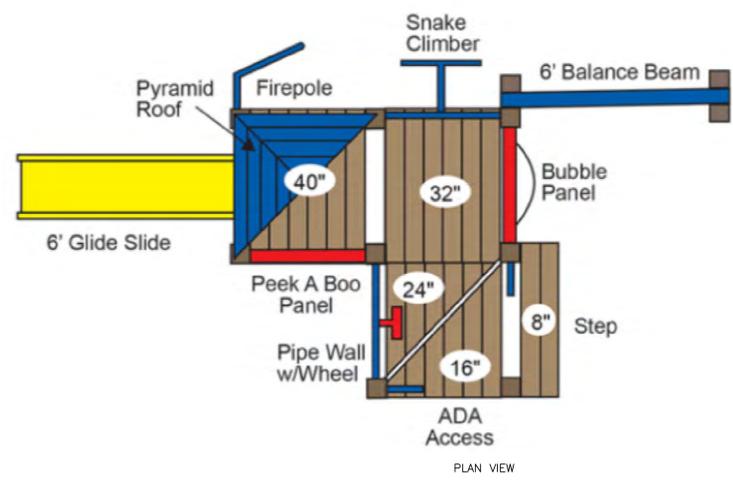


**PLANT SCHEDULE**

LANDSCAPE	BOTANICAL / COMMON NAME	NOTE: SHRUBS AND GROUND COVER SPECIFICATION TO BE DEFERRED TO SITE/CIVIL PLAN PERMIT SUBMITTAL
	Shrubs & Groundcovers	
	LAWN	Turf Sod / Drought Tolerant Fescue Blend
	SITE	12" Engineered Wood Fiber
		5/8 (-) Crushed Rock



2 PACIFIC OUTDOOR PRODUCTS PE-7715  
NTS

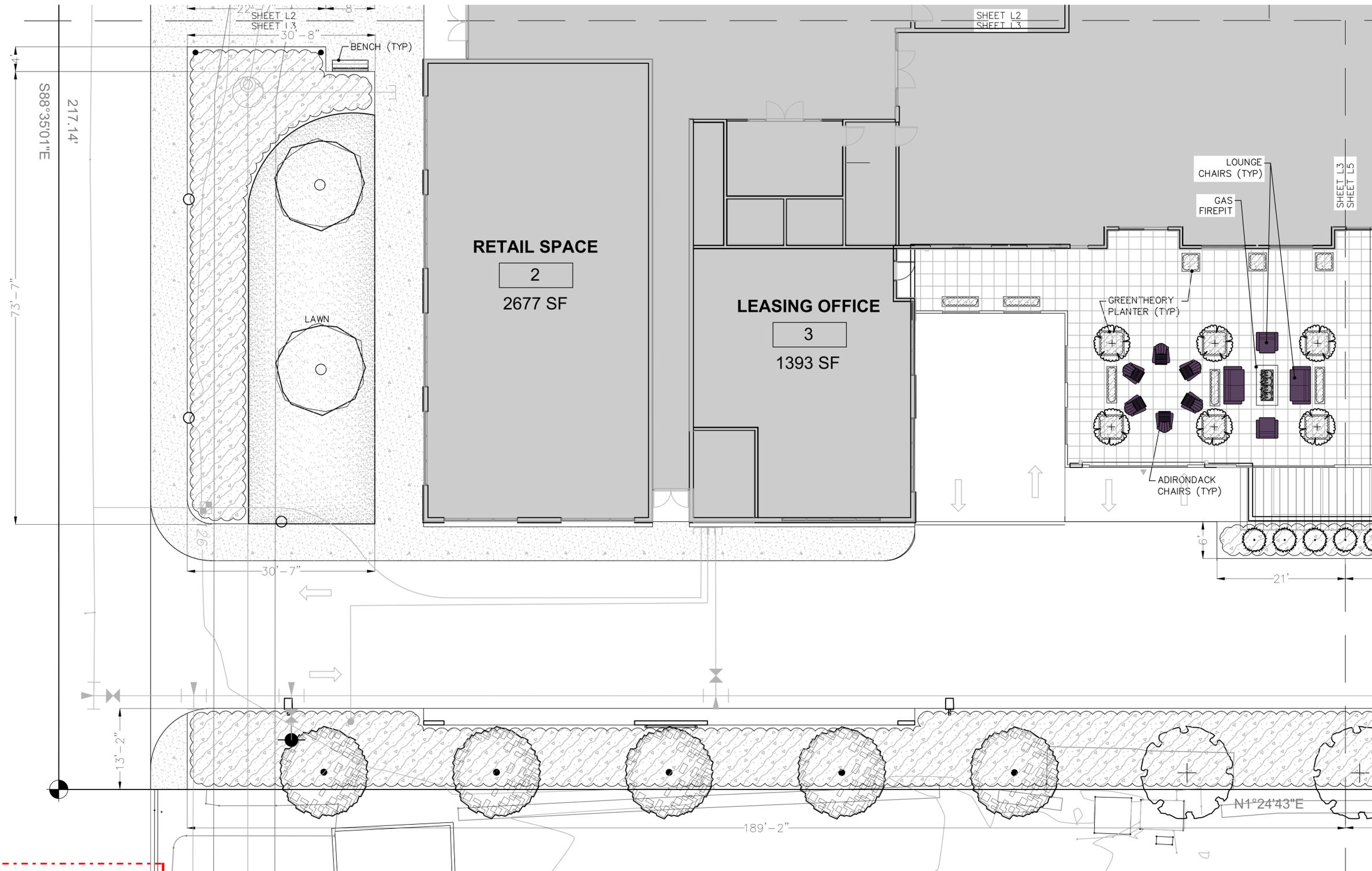


1 PACIFIC OUTDOOR PRODUCTS PE-7715  
NTS



CITY OF ARLINGTON  
CASCADE MIXED USE  
PLN #888  
SW21 T31N R5E

**L2**

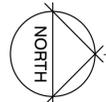


City of Arlington  
 Planning Division  
**APPROVED**

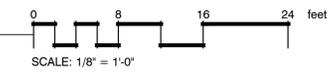
Amy Rusko  
Digitally signed by Amy Rusko  
 DN: cn=Amy Rusko, o=City of  
 Arlington, ou=Community & Economic  
 Development, cn=Amy Rusko  
 Date: 2022.12.15 14:15:04 -0800

**PLANT SCHEDULE**

LANDSCAPE	BOTANICAL / COMMON NAME	NOTE: SHRUBS AND GROUND COVER SPECIFICATION TO BE DEFERRED TO SITE/CIVIL PLAN PERMIT SUBMITTAL
	Shrubs & Groundcovers	
	LAWN	
	Turf Sod / Drought Tolerant Fescue Blend	



**LANDSCAPE PLAN**



CITY OF ARLINGTON  
 CASCADE MIXED USE  
 PLN #888  
 SW21 T31N R5E

Root of Design  
 206.491.9545  
 2020 Matby Rd  
 Ste 7, PMB 370  
 Bothell, WA 98021  
 www.rootofdesign.com



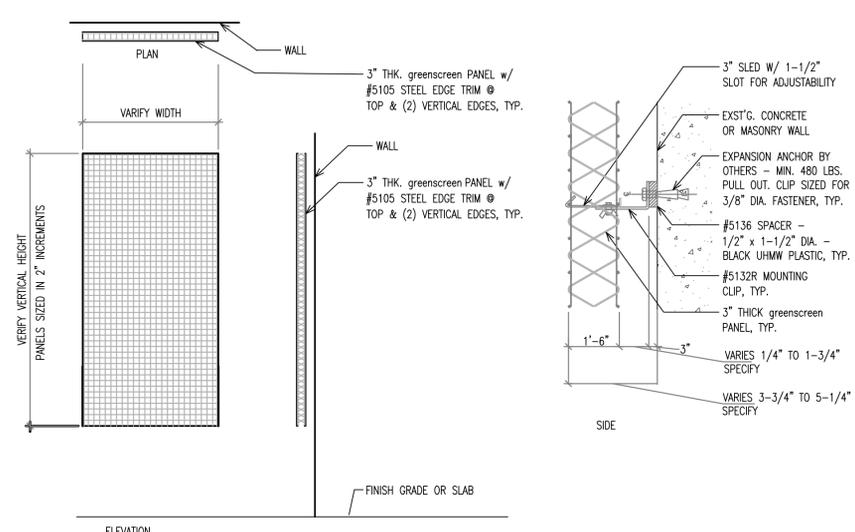
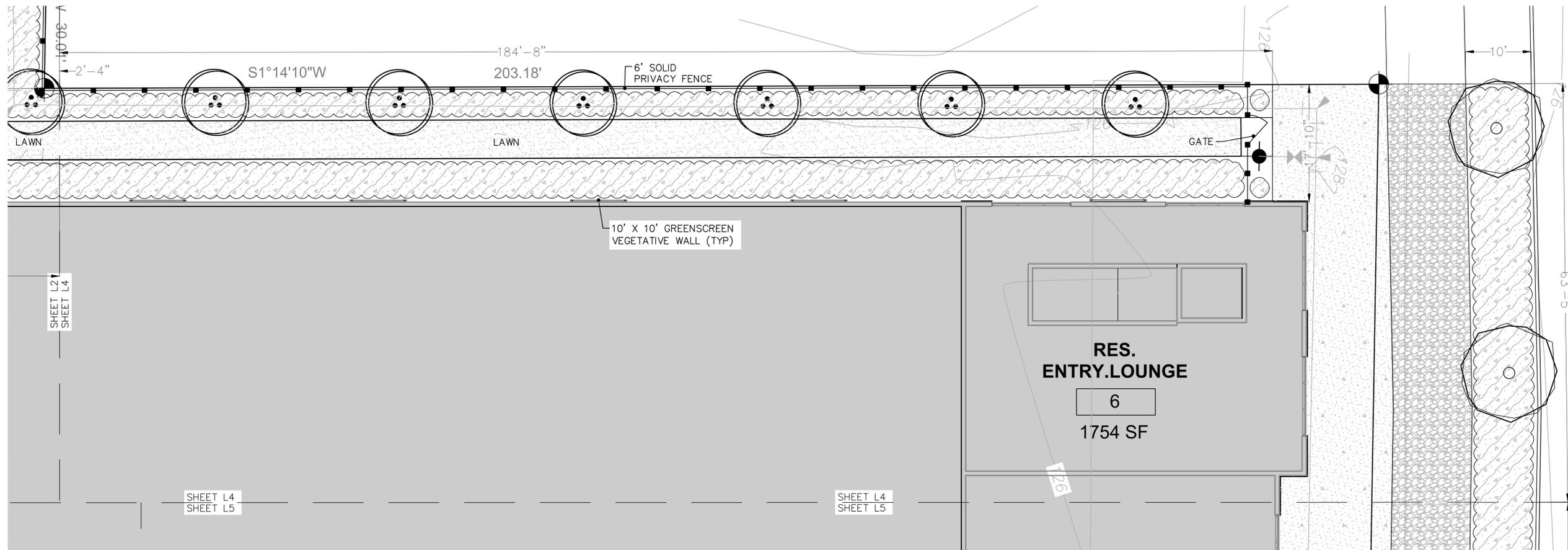
Devin Peterson  
 Devin Peterson  
 certificate no. 1222

PROJECT TITLE

**LANDSCAPE PLAN  
 CASCADE MIXED USE**  
 Arlington, WA

DRAWN ELK	DATE 08.31.21
REVISED ELK	DATE 12.09.21
ELK	DATE 02.08.22

**L3**

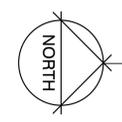


- 3" SLED W/ 1-1/2" SLOT FOR ADJUSTABILITY
- EXIST'G. CONCRETE OR MASONRY WALL
- EXPANSION ANCHOR BY OTHERS - MIN. 480 LBS. PULL OUT. CLIP SIZED FOR 3/8" DIA. FASTENER, TYP.
- #5136 SPACER - 1/2" x 1-1/2" DIA. - BLACK UHMW PLASTIC, TYP.
- #5132R MOUNTING CLIP, TYP.
- 3" THICK greenscreen PANEL, TYP.
- VARIABLES 1/4" TO 1-3/4" SPECIFY
- VARIABLES 3-3/4" TO 5-1/4" SPECIFY

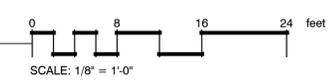
**PLANT SCHEDULE**

LANDSCAPE	BOTANICAL / COMMON NAME	NOTE: SHRUBS AND GROUND COVER SPECIFICATION TO BE DEFERRED TO SITE/CIVIL PLAN PERMIT SUBMITTAL
	Shrubs & Groundcovers	
<b>LAWN</b>	<b>BOTANICAL / COMMON NAME</b>	
	Turf Sod / Drought Tolerant Fescue Blend	
<b>SITE</b>	<b>BOTANICAL / COMMON NAME</b>	
	5/8 (-) Crushed Rock	

**1 GREENSCREEN WALL MOUNTED**  
NTS



**LANDSCAPE PLAN**



City of Arlington  
Planning Division  
**APPROVED**  
Amy Rusko

Digitally signed by Amy Rusko  
DN: cn=US, email=amy.rusko@arlingtonwa.gov, o=City of Arlington, ou=Community & Economic Development, cn=Amy Rusko  
Date: 2022.12.15 14:15:04-08'00'



**CITY OF ARLINGTON**  
**CASCADE MIXED USE**  
**PLN #888**  
**SW21 T31N R5E**

Root of Design  
206.491.9545  
2020 Matby Rd  
Ste 7, PMB 370  
Bothell, WA 98021  
www.rootofdesign.com

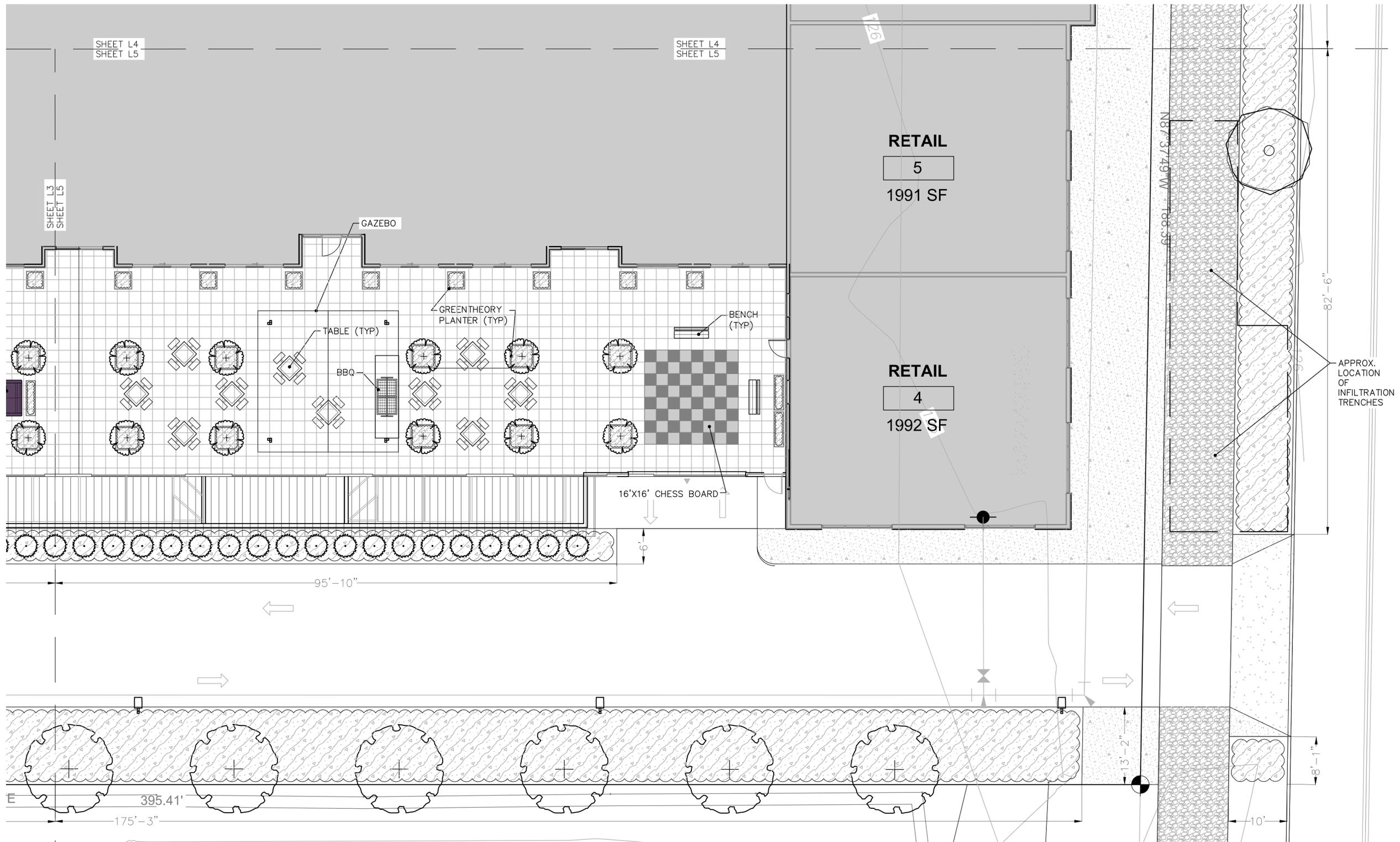


PROJECT TITLE

**LANDSCAPE PLAN**  
**CASCADE MIXED USE**  
ARLINGTON, WA

DRAWN	DATE
ELK	08.31.21
REVISED	DATE
ELK	12.09.21
ELK	02.08.22

**L4**

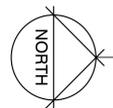


**PLANT SCHEDULE**

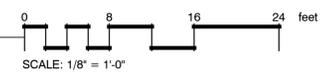
LANDSCAPE	BOTANICAL / COMMON NAME	NOTE: SHRUBS AND GROUND COVER SPECIFICATION TO BE DEFERRED TO SITE/CIVIL PLAN PERMIT SUBMITTAL
	Shrubs & Groundcovers	
	LAWN	
	Turf Sod / Drought Tolerant Fescue Blend	

City of Arlington  
Planning Division  
**APPROVED**  
Amy Rusko

Digitally signed by Amy Rusko  
DN: cn=Amy Rusko, o=City of Arlington, ou=Community & Economic Development, c=WA  
Date: 2022.12.15 14:15:04-08'00'



**LANDSCAPE PLAN**



CITY OF ARLINGTON  
CASCADE MIXED USE  
PLN #888  
SW21 T31N R5E

Root of Design  
206.491.9545  
2020 Matby Rd  
Ste 7, PMB 370  
Bothell, WA 98021  
www.rootofdesign.com



Devin Peterson  
Landscape Architect  
Devin Peterson  
certificate no. 1222

PROJECT TITLE

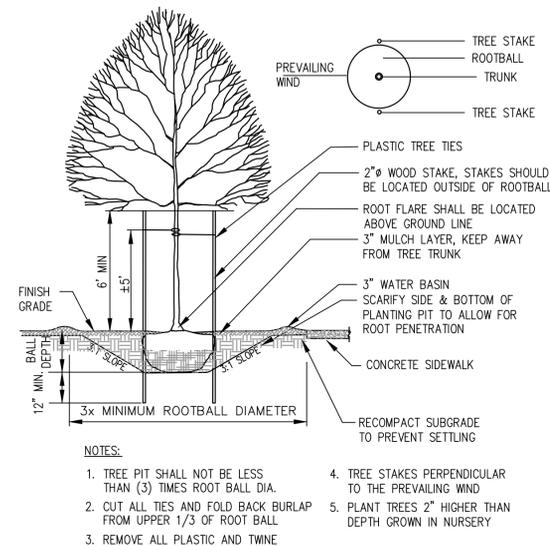
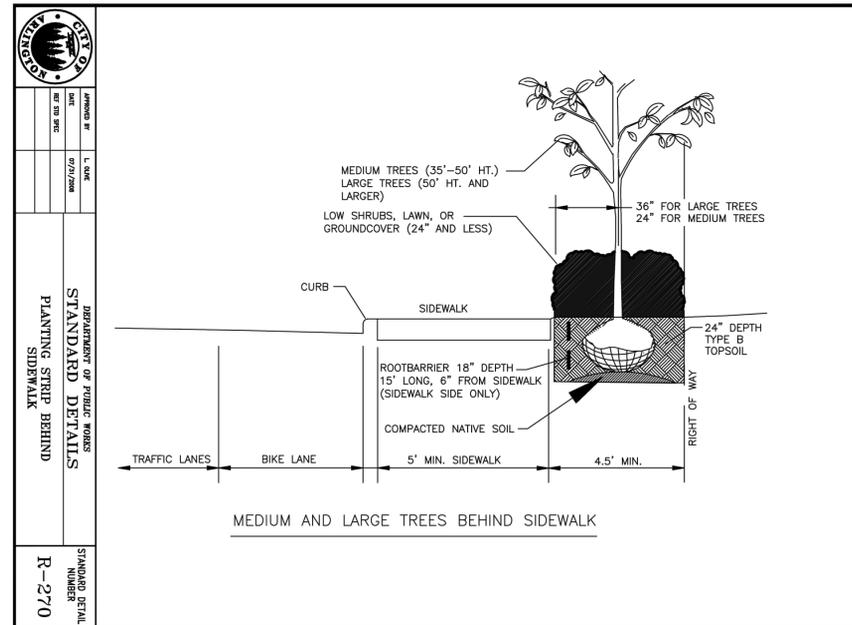
**LANDSCAPE PLAN  
CASCADE MIXED USE  
ARLINGTON, WA**

DRAWN ELK	DATE 08.31.21
REVISED ELK	DATE 12.09.21
ELK	DATE 02.08.22

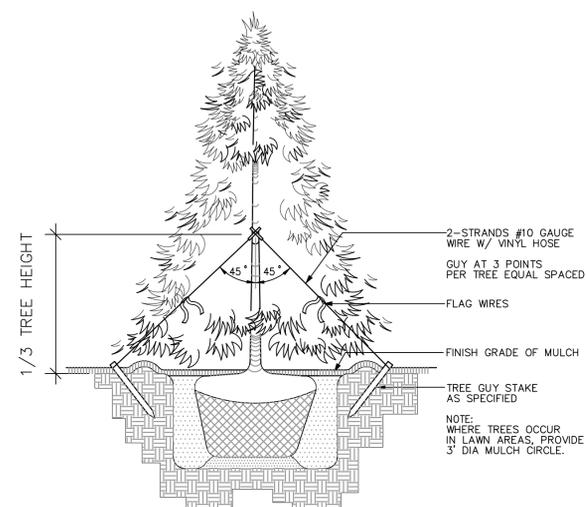
**L5**

## LANDSCAPE NOTES

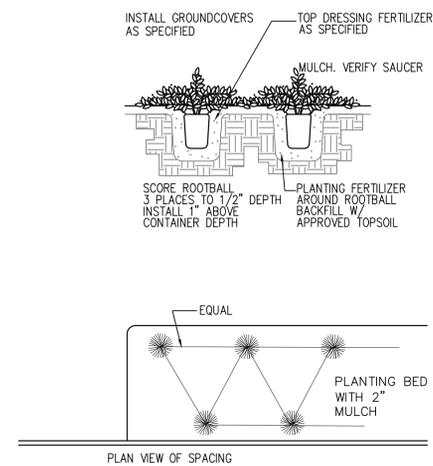
- CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL OTHER SITE IMPROVEMENTS AND CONDITIONS PRIOR TO STARTING LANDSCAPE WORK.
- CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY UTILITIES ENCOUNTERED. CONTRACTOR IS TO PROMPTLY ADVISE OWNER OF ANY DISTURBED UTILITIES. LOCATION SERVICE PHONE 1-800-424-5555.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPUTING SPECIFIC QUANTITIES OF GROUND COVERS AND PLANT MATERIALS UTILIZING ON-CENTER SPACING FOR PLANTS AS STATED ON THE LANDSCAPE PLAN AND MINIMUM PLANTING DISTANCES AS SPECIFIED BELOW IN THESE NOTES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE QUANTITIES OF PLANTS THAT ARE REPRESENTED BY SYMBOLS ON THE DRAWINGS.
- SUBGRADE IS TO BE WITHIN  $\frac{1}{10}$ " OF ONE FOOT AS PROVIDED BY OTHERS. ALL PLANTING AREAS TO BE CLEARED OF ALL CONSTRUCTION MATERIAL AND ROCKS AND STICKS LARGER THAN 2" DIAMETER.
- 6" DEPTH TOPSOIL IN BED AREAS AND 4" IN ALL LAWN AREAS.
- 2" DEPTH BARK IN ALL BED AREAS.
- ALL PLANT MATERIAL SHALL BE FERTILIZED WITH AGRO TRANSPLANT FERTILIZER 4-2-2 PER MANUFACTURER'S SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL CONFORM TO AAN STANDARDS FOR NURSERY STOCK, LATEST EDITION. ANY REPLACEMENTS MADE AT ONCE.
  - GENERAL: ALL PLANT MATERIAL FURNISHED SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES OF VARIETY AND SHALL HAVE A NORMAL GROWTH HABIT. THEY SHALL BE FULL, WELL BRANCHED, WELL PROPORTIONED, AND HAVE A VIGOROUS, WELL DEVELOPED ROOT SYSTEM. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
  - TREES, SHRUBS, AND GROUND COVER: QUANTITIES, SPECIES, AND VARIETIES, SIZES AND CONDITIONS AS SHOWN ON THE PLANTING PLAN. PLANTS TO BE HEALTHY, VIGOROUS, WELL FOLIATED WHEN IN LEAF. FREE OF DISEASE, INJURY, INSECTS, DECAY, HARMFUL DEFECTS, AND ALL WEEDS. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER.
- ALUMINUM EDGING, PERMALOC OR APPROVED EQUAL, TO BE INSTALLED BETWEEN BARK AND COBBLE.



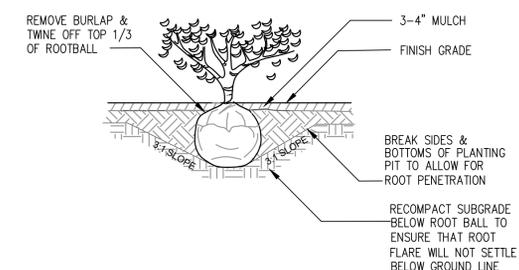
1 TYPICAL DECIDUOUS TREE PLANTING DETAIL  
NTS



2 TYPICAL EVERGREEN TREE PLANTING DETAIL  
NTS



3 TYPICAL GROUNDCOVER PLANTING DETAIL  
NTS



4 TYPICAL SHRUB PLANTING DETAIL  
NTS

City of Arlington  
Planning Division  
**APPROVED**  
Amy Rusko  
Digitally signed by Amy Rusko  
DN: cn=Amy Rusko, o=City of Arlington, ou=Community & Economic Development, cn=Amy Rusko  
Date: 2022.12.15 14:15:04-0800

Root of Design  
206.491.9545  
2020 Matby Rd  
Ste 7, PMB 370  
Bothell, WA 98021  
www.rootofdesign.com



Devin Peterson  
Landscape Architect  
certificate no. 1222

PROJECT TITLE

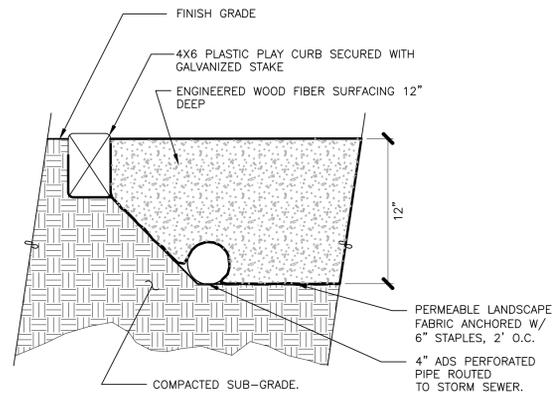
**LANDSCAPE DETAILS & NOTES**  
**CASCADE MIXED USE**  
ARLINGTON, WA

DRAWN	DATE
ELK	08.31.21
REVISED	DATE
ELK	12.09.21
ELK	02.08.22

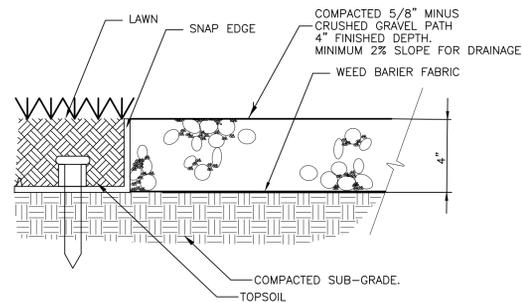
**L6**



CITY OF ARLINGTON  
CASCADE MIXED USE  
PLN #888  
SW21 T31N R5E



**1** PLAYGROUND BORDER & PLAY CHIPS  
NTS



**2** GRAVEL PAVING WITH SNAP EDGE  
NTS



**3** PACIFIC OUTDOOR BENCH SE-5155



**4** PACIFIC OUTDOOR TABLE SE-5335

www.patioliving.com

Item Code: PWAD7030  
Material: Recycled Plastic  
Brand: POLYWOOD

Collection: Classic Adirondack  
Chair Type: Arm Chair  
Construction Quality: Commercial



**5** POLYWOOD CLASSIC ADIRONDACK CHAIR  
NTS



**6** OUTDOOR CHESS BOARD  
NTS



**7** MAGLIN SERIES 1050 BACKED BENCH  
NTS



**8** MAGLIN SERIES 1050 BAR TABLE SET  
NTS

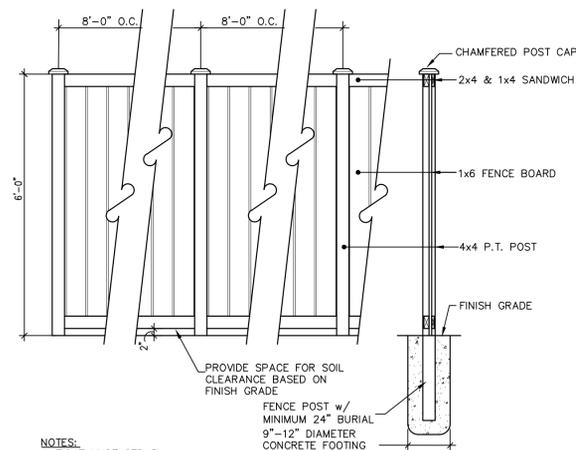
MATERIAL: CONCRETE BODY & STAINLESS  
STEEL TOP BURNER: NATURAL GAS OR  
PROPANE  
TOPPING: RIVER ROCK  
DIMENSIONS: 72" x 24" x 12.5"



**9** PALOFORM FIREPIT ROBATA 72  
NTS



**10** FREE STANDING GAS GRILL



NOTES:  
1. TIGHT KNOT CEDAR  
2. ALL HARDWARE/FASTENERS TO BE NON-FERROUS  
3. THE FINISHED SIDE OF THE FENCE SHALL FACE THE EXTERIOR OF THE LOT  
4. ALL FENCES STAINED SHALL BE STAINED WITH BRAND AND COLOR TO BE DETERMINED

**11** 6\"/>

Root of Design  
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Ste 7, PMB 370  
Bothell, WA 98021  
www.rootofdesign.com



Devin Peterson  
Landscape Architect  
Certificate no. 1222

PROJECT TITLE

LANDSCAPE DETAILS  
CASCADE MIXED USE  
ARLINGTON, WA

DRAWN	DATE
ELK	9.28.21
REVISED	DATE
ELK	12.09.21
ELK	02.08.22

City of Arlington  
Planning Division  
**APPROVED**  
Amy Rusko



CITY OF ARLINGTON  
CASCADE MIXED USE  
PLN #888  
SW21 T31N R5E

L7



## D-Series Area Size 1

DSX1 LED Area Luminaire

By Lithonia Lighting



## RADPT LED Area Luminaire

RADEAN™ Post Top – Visually Comfortable for Pedestrian Environments

By Lithonia Lighting



## RADB LED Bollard

RADEAN™ Bollard – the Perfect Design-Inspired Landscape™

By Lithonia Lighting



## ARC1 LED Wall Mount

Size 1 – up to 3,000 lumens

By Lithonia Lighting

1 DSX1 LED AREA LUMINAIRE  
NTS

2 RADPT LED AREA LUMINAIRE  
NTS

3 RADEAN BOLLARD  
NTS

4 ARC1 LED WALL MOUNT  
NTS

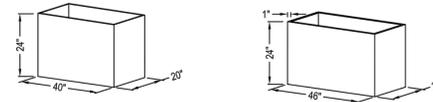


GREEN THEORY DESIGN  
804-1515 BROADWAY ST.  
PORT COQUITLAM, BC V3C 6M2  
TOLL FREE: 1-844-747-9283  
PHONE: (604) 475-7002  
www.greentheorydesign.com

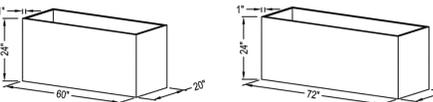
- SELECT DESIRED MATERIAL:
- ALUMINUM
  - CORTEN STEEL
  - STAINLESS STEEL
- SELECT DESIRED COLOR:
- METALLIC SILVER
  - PEWTER
  - SMOKEY BEIGE
  - CUSTOM:
- SELECT DESIRED DRAINAGE:
- YES
  - NO

SELECT DESIRED MODEL:  
(CUSTOM SIZE AVAILABLE)

- RECTANGLE WIDE 40  
(40"L X 20"W X 24"H, 44 LBS)
- RECTANGLE WIDE 46  
(46"L X 20"W X 24"H WITH 1" TOP LIP,  
48 LBS)



- RECTANGLE WIDE 60  
(60"L X 20"W X 24"H WITH 1" TOP LIP,  
62 LBS)
- RECTANGLE WIDE 72  
(72"L X 20"W X 24"H WITH 1" TOP LIP,  
72 LBS)



- NOTES:
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  - DO NOT SCALE DRAWING.
  - THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
  - ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
  - CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info) AND ENTER REFERENCE NUMBER 5243-005

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PLANTERS PERFECT™ ALUMINUM PLANTERS: RECTANGLE WIDE SERIES

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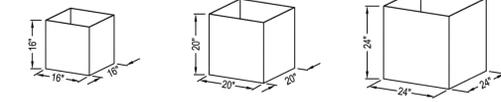


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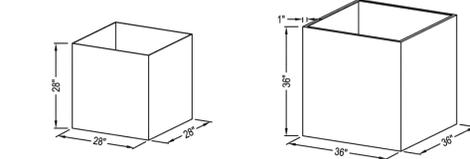
- SELECT DESIRED MATERIAL:
- ALUMINUM
  - CORTEN STEEL
  - STAINLESS STEEL
- SELECT DESIRED COLOR:
- METALLIC SILVER
  - PEWTER
  - SMOKEY BEIGE
  - CUSTOM:
- SELECT DESIRED DRAINAGE:
- YES
  - NO

SELECT DESIRED MODEL:  
(CUSTOM SIZE AVAILABLE)

- SQUARE 16  
(16"L X 16"W X 16"H, 12 LBS)
- SQUARE 20  
(20"L X 20"W X 20"H, 20 LBS)
- SQUARE 24  
(24"L X 24"W X 24"H, 28 LBS)



- SQUARE 28  
(28"L X 28"W X 28"H, 48 LBS)
- SQUARE 36  
(36"L X 36"W X 36"H, 80 LBS)



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  - CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info) AND ENTER REFERENCE NUMBER 5243-008

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PLANTERS PERFECT™ ALUMINUM PLANTERS: SQUARE SERIES

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## SlimSurface LED Downlight

LIGHTOLIER

by signify

5 SIGNIFY LIGHTING DOWNLIGHTING  
NTS



## LED Step Light

General Purpose Outdoor

By Lithonia Lighting

6 LITHONIA LIGHTING LED STEP LIGHT  
NTS

Root of Design  
206.491.9545  
2020 Matby Rd  
Ste 7, PMB 370  
Bothell, WA 98021  
www.rootofdesign.com



State of  
Washington  
registered  
Landscape Architect

Devin Peterson

Devin Peterson  
certificate no. 1222

PROJECT TITLE

LANDSCAPE DETAILS  
CASCADE MIXED USE  
ARLINGTON, WA

DRAWN ELK DATE 09.28.21

REVISED ELK DATE 12.09.21  
ELK DATE 02.08.22

City of Arlington  
Planning Division  
**APPROVED**

Amy Rusko  
Digitally signed by Amy Rusko  
DN: cn=Amy Rusko, o=City of  
Arlington, ou=Community & Economic  
Development, cn=Amy Rusko  
Date: 2022.12.15 14:15:04-0800



CITY OF ARLINGTON  
CASCADE MIXED USE  
PLN #888  
SW21 T31N R5E

L8



Bloodgood Japanese Maple



Bowhall Maple



Princeton Sentry Ginkgo



Skyrocket Oak



Green Vase Zelkova



Autumn Moon Maple



Orange Rocket Barberry



Feather Reed Grass



Mahonia



Heavenly Bamboo



Fragrant Sarcococca



Golden Wintercreeper



Salal



Limeound Spirea



Heather



Everillo Japanese Sedge



Big Blue Lilyturf



Mount Vernon Laurel



Black Mondo Grass



Moss Green Honeysuckle

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State of  
Washington  
Registered  
Landscape Architect  
*Devin Peterson*  
Devin Peterson  
certificate no. 1222

PROJECT TITLE

**PLANT IMAGES  
CASCADE MIXED USE  
ARLINGTON, WA**

DRAWN	DATE
ELK	09.28.21
REVISED	DATE
ELK	12.09.21
ELK	02.08.22

City of Arlington  
Planning Division  
**APPROVED**

Amy Rusko

Digitally signed by Amy Rusko  
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E=amy@arlingtonwa.gov, o=City of  
Arlington, ou=Community & Economic  
Development, cn=Amy Rusko  
Date: 2022.12.15 14:15:04-08'00'



CITY OF ARLINGTON  
CASCADE MIXED USE  
PLN #888  
SW21 T31N R5E



City of Arlington  
 Planning Division  
**APPROVED**  
 Amy Rusko

GENERAL NOTES  
 A. CALCULATIONS ASSUME A 0.80 LIGHTING LOSS FACTOR.  
 B. ARCHITECT TO DEFINE ALL COLORS & FINISHES.  
 C. ELECTRICAL CONTRACTOR SHALL DESIGN CONTROLS TO COMPLY WITH 2018 WSEC.  
 D. ALL BUILDING LIGHTS TO BE DARK SKY COMPLIANT FIXTURES.

**RENSCH ENGINEERING**  
 MECHANICAL AND ELECTRICAL BUILDING DESIGN  
 111 AVE. C, SUITE 104  
 SNOHOMISH, WA 98290  
 office: 360-863-6677  
 fax: 360-863-3565



Design Review

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT: APARTMENT BUILDING  
 CASCADE MIXED USE SITE LIGHTING  
 Address: ARLINGTON, WASHINGTON

REVISIONS  
 - CED REVIEW UPDATE 12-13-2021

DATE: 09/30/2021  
 SHEET TITLE: ELECTRICAL SITE FOOTCANDLE PLAN (COLOR)

DRAWN BY: Yuni Roh  
 DESIGNER: Yuni Roh  
 CHECKED BY: Tin Carr  
 SHEET: E1.02

**ELECTRICAL SITE LIGHTING PLAN**  
 SCALE: #/#####  
 0 5' 10' 20' 40'

12/13/2021 3:27 PM  
 E:\02 ELECTRICAL SITE FOOTCANDLE PLAN.DWG

GENERAL NOTES

- A. CALCULATIONS ASSUME A 0.90 LIGHTING LOSS FACTOR.
- B. ARCHITECT TO DEFINE ALL COLORS & FINISHES.
- C. ELECTRICAL CONTRACTOR SHALL DESIGN CONTROLS TO COMPLY WITH 2018 WSEC.
- D. ALL BUILDING LIGHTS TO BE DARK SKY COMPLIANT FIXTURES.

Table 20.110-19: Maximum BUG Ratings

	LZ-1	LZ-2	LZ-3	LZ-4
<b>MAXIMUM ALLOWABLE BACKLIGHT (B) RATING<sup>1</sup></b>				
Greater than two mounting heights from property line	B3	B4	B5	B5
1 to less than 2 mounting heights from property line and ideally oriented <sup>2</sup>	B2	B3	B3	B4
0.5 to 1 mounting heights from property line and ideally located <sup>2</sup>	B1	B2	B3	B3
Less than 0.5 mounting height to property line and properly oriented <sup>2</sup>	B0	B0	B1	B2
<b>MAXIMUM ALLOWABLE UPLIGHT (U) RATING</b>				
Allowed up light rating	U1	U2	U3	U4
Allowed % light emission above 90 degrees for street or area lighting	0%	0%	0%	0%
<b>MAXIMUM ALLOWABLE GLARE (G) RATING<sup>3</sup></b>				
Allowed glare rating	G1	G2	G3	G4
Any luminaire not ideally oriented <sup>4</sup> with 1 to less than 2 mounting heights to any property line of concern	G0	G1	G1	G2
Any luminaire not ideally oriented <sup>4</sup> with 0.5 to 1 mounting heights to any property line of concern	G0	G0	G1	G1
Any luminaire not ideally oriented <sup>4</sup> with less than 0.5 mounting heights to any property line of concern	G0	G0	G0	G1

<sup>1</sup> For property lines that abut public walkways, bikeways, plazas, and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purposes of determining compliance with this section. For property lines that abut public roadways, the property line may be considered to be the centerline of the public roadway for the purposes of determining compliance with this section.

<sup>2</sup> Ideally oriented means the luminaire is mounted with the backlight portion of the light output oriented perpendicular and towards the property line of concern.

<sup>3</sup> For property lines that abut public walkways, bikeways, plazas, and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purposes of determining compliance with this section. For property lines that abut public roadways, the property line may be considered to be the centerline of the roadway for purposes of determining compliance with this section.

<sup>4</sup> Any luminaire that cannot be mounted with its backlight perpendicular to any property line within twice the mounting height of the luminaire location must meet the reduced allowed glare.

**Site Lighting Analysis**  
Arlington Municipal Code 20.110.014 Outdoor Lighting Standards

BASIC	IESNA RECOMMENDED ILLUMINATION LEVEL (IESNA HANDBOOK 10th Edition)	Arlington Municipal Code (AMC) Requirements	proposed
<b>Zone (City/Lighting)</b>	T5N-LV (Urban Center Zone-Large Volume) / LZ-3		
<b>Total Site Lumens per SF</b>	--	5.0	3.9
<b>Max. BUG Rating</b>	--	B5 U3 G3	< B5 U3 G3 (see Lighting Schedule)
<b>Max. Pole Height - Parking Lot</b>	--	30ft	20-30ft
<b>Max. Pole Height - Pedestrian Area</b>	--	12-15ft	10-15ft
<b>Fixture Type</b>	Shielding provided / Full cut-off / Dark Sky Rated		
<b>Fixture Color Temperature</b>	--	undefined*	3000K
<b>Minimum Horizontal Illuminance</b>	0.2 fc min.	per IESNA	0.6 fc
<b>Pedestrian Area (walkway, Entry) Min</b>	1 fc min.	per IESNA	1 fc
<b>Parking/Drive Uniformity Ratio (AVE:MIN)</b>	2:1	per IESNA	2.4:1
<b>Parking Average Illuminance Range</b>	.5-3 fc ave.	per IESNA	2.4 fc
<b>Maximum Light Trespass @ Residential</b>	.1fc	per IESNA	n/a
<b>Maximum Light Trespass @ Business</b>	.5fc	undefined*	<.5 fc

The site area lighting is designed to prevent glare to motorists on public street, adjacent airport facility and to residents of adjoining properties and are Dark Sky Friendly approved fixtures and shall be down shielded per the Arlington Municipal Airport regulations. The site area lighting also meets the level of illumination, uniformity ratios and minimum lumen intensities specified in the illumination guidelines set by the Illumination Engineering Society of North America (IESNA), current edition and AMC title.

\* where code requirements are indicated w/ 'undefined', IES values will be used as basis of design.

**LIGHTING LEGEND**

	1S 20FT	POLE LIGHT: 20-30FT W/ BASE (W/ HOUSE SIDE SHIELD)
	2P 15'	PEDESTRIAN POLE LIGHT: 10-15FT W/ BASE (DIST. III)
	3B	PEDESTRIAN BOLLARD LIGHTS
	4W	BUILDING LIGHTS
	5C	CANOPY/SURFACE MOUNTED LIGHTS
	6S	STEP LIGHT
	7R	LED RAILING LIGHT
	EM	EMERGENCY BATTERY BACKUP FIXTURE AT EXIT/PATH OF EGRESS

SEE LIGHTING CUTSHEETS FOR FIXTURE PROPOSED FIXTURES TO BE USED.

**LIGHTING FIXTURE SCHEDULE**

Type	Count	Description	Manufacturer	Model #	Color Temp	Lumens	total Lumens	Lamp	Shield	Voltage	Watts	BUG (6) B5 U3 G3	Notes
<b>Exterior Site Lighting Equipment</b>													
1S1	3	LED Parking Pole Light; BLC dist w/ Backlight Control w/ Pole (5)	LITHONIA	DSX1LED-P2-30K-T3M-MVOLT-HS	3000k	6500	19500	Integrated LED	YES	UNV	70	B2 U0 G2	Provide connection hardware. Finish by Architect. Provide dusk to dawn control or PE cell per code.
1S2	2	LED Parking Pole Light; T4M dist w/ House Side Shield w/ Pole (5)	LITHONIA	DSX1LED-P2-30K-T4M-MVOLT-HS	3000k	6273	12546	Integrated LED	YES	UNV	70	B2 U0 G2	Provide connection hardware. Finish by Architect. Provide dusk to dawn control or PE cell per code.
2P1	1	LED Pedestrian Post Top Light; V dist w/ House Side Shield w/ Pole (5)	LITHONIA	RADPT-P1-30K-ASY-MVOLT-HS	3000k	2720	2720	Integrated LED	YES	UNV	25	B2 U2 G2	Provide connection hardware. Finish by Architect. Provide dusk to dawn control or PE cell per code.
2P2	5	LED Pedestrian Post Top Light; IV dist w/ House Side Shield w/ Pole (5)	LITHONIA	RADPT-P2-30K-SYM-MVOLT-HS	3000k	4405	22025	Integrated LED	YES	UNV	38	B3 U2 G1	Provide connection hardware. Finish by Architect. Provide dusk to dawn control or PE cell per code.
3B	8	LED Pedestrian Bollard Light	LITHONIA	RADB-LED-P3-35K-ASY-DBLXD	3500k	874	6992	Integrated LED	N/A	UNV	13	B1 U1 G0	Provide connection hardware. Finish by Architect. Provide dusk to dawn control or PE cell per code.
4H1	5	LED Exterior Wall Light (11x5) - 1500 lumen	LITHONIA	ARC1-LED-P1-30K-MVOLT-E4WH-PE-FAO	3000k	1376	6880	Integrated LED	N/A	UNV	11	B0 U0 G0	includes emergency battery backup. PE dusk to dawn included-confirm.
4H2	10	LED Exterior Wall Light (14x5) - 2000 lumen	LITHONIA	ARC2-LED-P2-30K-MVOLT-PE-FAO	3000k	2250	22500	Integrated LED	N/A	UNV	16	B1 U0 G1	includes PE dusk to dawn-confirm.
4H3	5	LED Exterior Wall Light (14x5) - 3000 lumen	LITHONIA	ARC2-LED-P3-30K-MVOLT-PE-FAO	3000k	3206	16030	Integrated LED	N/A	UNV	24	B1 U0 G1	includes PE dusk to dawn-confirm.
5C	15	LED Canopy/ SlimSurface DownLight - 10in	LITHONIA	S10R-90-35-22-Z10U	3500k	1912	28680	Integrated LED	N/A	UNV	24	B1 U0 G1	Provide connection hardware. Finish by Architect. Provide dusk to dawn control or PE cell per code.
6S	13	LED Exterior Square Step Light - color: bronz	LITHONIA	OLSS-4000K-MVOLT-DBB	4000k	336	4368	Integrated LED	N/A	UNV	9	B0 U0 G0	Connect to dusk to dawn control
7R	220	LED Tape Light @ Railing (Total LF)	LED Linear	PHOBOS TC-TV-IP67	3400k	160	35200	Integrated LED	N/A	UNV	3	B1 U0 G1	Provide connection hardware. Finish by Architect. Provide dusk to dawn control or PE cell per code.

total site lumens = 177441 = 3.9 Lumen per SF (Site Surface Area = 48,312 sf)

- GENERAL NOTES**
- ALL FINISH/COLOR BY OTHERS
  - CONFIRM ALL FIXTURE TYPES WITH ARCHITECT AND ENSURE FIXTURES INSTALLED DO NOT EXCEED INPUT WATTS INDICATED.
  - EC SHALL BE RESPONSIBLE TO INSTALL ALL CONTROL COMPONENTS AND WIRING PER MANUF'S REQUIREMENTS.
  - PROVIDE CONNECTIONS AND ACCESSORIES AS NEEDED.
  - SEE PLAN FOR OVERALL POLE HEIGHT
  - BUG RATING AS STATED ON CUTSHEETS

City of Arlington  
Planning Division  
**APPROVED**

Amy Rusko  
Digitally signed by Amy Rusko  
DN: cn=US, email=arusko@arlingtonwa.gov, o=City of Arlington, ou=Community & Economic Development, cn=Amy Rusko  
Date: 2022.12.15 14:15:04-0800

PRELIMINARY - NOT FOR CONSTRUCTION

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MECHANICAL AND ELECTRICAL BUILDING DESIGN  
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SNOHOMISH, WA 98290

Design Review

PROJECT: APARTMENT BUILDING  
CASCADE MIXED USE SITE LIGHTING  
Address: ARLINGTON, WASHINGTON

REVISIONS

NO.	DESCRIPTION	DATE
1	LED REVIEW UPDATE	12-13-2021

DATE: 09/30/2021  
SHEET TITLE: ELECTRICAL SITE LIGHT SCHEDULE

DRAWN BY: Yumi Roth  
DESIGNER: Yumi Roth  
CHECKED BY: Tim Carr  
SHEET: E2.00