



civil & structural
engineering & planning

Centennial Park Parking Lot

Project Narrative

Property Information

Address: 17327 67th Ave NE, Arlington, WA 98223
Parcel #: 31052300300800
Zoning: Neighborhood Commercial (NC) with Mixed Use Overlay
Comprehensive Plan: Neighborhood Commercial (NC) with Mixed Use Overlay
Adjacent Zoning: North: Residential Low Capacity Zoning – (RLC)
East: Residential Low Capacity Zoning – (RLC)
South: Snohomish County Zoning – Rural 5 Acre (R5)
West: General Industrial Zoning – (GI)
CG Project #: 23069
Contact: Carmel Gregory carmelg@cgengineering.com

Project Description

The proposed project is to fill a category IV wetland and replace it with 84 new parking stalls at Centennial Park Apartments. Wetland mitigation is proposed through offsite in-kind wetland creation. The project area for this project is 0.94 acres in the northeast area of the site. The existing site is 8.81 acres and is already developed with a mixed-use development, including surface parking and on-site recreational space. The proposed new parking stalls will be an extension of the existing parking lot.

Project Details

Permitting

The project is currently in review for a Nationwide Permit (404) with the US Army Corps of Engineers and a Water Quality Certification (401) with the Washington State Department of Ecology. City of Arlington permits requested with this submittal include a zoning permit, civil construction permit, and retaining wall permits for the two proposed retaining walls that exceed 48" in height.

The site plans depict carports over some of the stalls. The carports will be design/build and will be permitted at a later date.

Parking Lot

The proposed parking lot will add 84 stalls to the project. Vehicle access will be provided for passenger vehicles; service and emergency vehicle access was not evaluated, because the new parking will not be associated with any specific buildings or services.

Wetland Mitigation

The proposed project will fill the majority of the wetland located on the north side of the property. Mitigation is proposed at an off-site wetland in Arlington. Refer to critical area report and mitigation report for more detail.