



NOTICE OF APPLICATION

File Name: Williams Investment Commercial Park Binding Site Plan
File Number: PLN #1132
Owner/Applicant: 5J Development LLC
Location: 16430 51st Ave NE
Parcel No.: 31052800100700
Date of Application: September 13, 2023
Date of Completeness: September 22, 2023
Date Notice of Application: September 27, 2023

PROJECT DESCRIPTION: The applicant is proposing a Binding Site Plan to subdivide the subject property and create building pads, for future sale and/or development of general commercial uses. The binding site plan consists of Lot 1 (with four proposed buildings) and Tract A (a critical area tract for a Category II Wetland, Hayho Creek and associated buffers). Buildings on Lot 1 will be designed and constructed in a future phase. Building pads and conceptual building footprints, parking, and private drives are designed for Business Park type commercial such as retail, office, and other services consistent with the General Commercial zone and the Cascade Industrial Center's qualifying land uses. Access to the site will be from two driveways on 47th Avenue and one driveway from 168th Street NE. Tract A is on the west portion of the site and contains a 6.54-acre Category II Wetland (Wetland F) and 650 linear feet of a Type F Stream (Hayho Creek). Wetland F is being enhanced with off-site mitigation for wetland impacts at Centennial Park apartments, located at 17327 67th Avenue NE, Arlington, WA 98223. The wetland will be divided from the main property as Tract A and dedicated to the City of Arlington. Along the east property boundary, a north/south extension of 47th Avenue is required and half street improvements completed prior to right-of-way dedication to the city. The site has two natural gas pipelines owned by the Olympic Pipeline Company that extend diagonally across the property, located in easements. Future development is located outside of these easement areas. The project site is proposed to be raised approximately seven feet to meet the grade level at 168th Street NE. Proposed runoff is to be collected by a series of proposed catch basins and conveyance pipes and flow into onsite infiltration trenches.

The future development proposed on the site requires separate permits for each building proposed within the binding site plan. The project currently under review is only for the binding site plan to divide the property.

Notice of Application Public Comment Period: Any person may comment on this application by writing to the mailing or email address below. Comments on this application must be received by **5:00 PM on Tuesday, October 11, 2022.**

Staff Contact: Amy Rusko, Planning Manager, arusko@arlingtonwa.gov

Mailing Address: Community & Economic Development Department, c/o Amy Rusko,
18204 59th Avenue NE, Arlington, WA 98223

Proposed Binding Site Play Layout

