

LAND USE APPLICATION



MIXED USE DEVELOPMENT COMMUNITY & ECONOMIC DEVELOPMENT

18204 59th Avenue NE • Arlington, WA 98223 • Main Line 360.403.3551

FOR AGENCY USE		Date:	File:	Fee: \$
PERMIT TYPE				
Type of Permit	☐ Zoning Permit (≤ 19 Units) ☒ Special Use Permit (20 ≤ 49 Units) ☐ Conditional Use Permit (> 49 units)	Required Submittals (Check All That Apply)	☒ Land Division Submittal Requirements Checklist ☒ Required Submittal Items ☐ Binding Site Plan ☐ Development Agreement ☐ Shoreline Substantial	
Mixed Use Development Designation	☒ Yes ☐ No	Design Review	☐ Design Review – Admin. ☐ Design Review – Board ☒ Design Review – MXD	
SITE INFORMATION				
Site Address (Use block # if no bldg. #)	172nd St NE & 85th Ave NE Arlington WA 98223		Tax Parcel ID Number(s)	31052400303100
Property Acreage	0.96		Zoning Designation	General Commercial Mixed Use
Property Square Feet	41,988		Use Classification	Mixed Use
Water Supply	Current Proposed None City of Arlington	Sewer Supply	Current Proposed None City of Arlington	
Existing Use of Property	Undeveloped			
On-Site Critical Areas?	☐ Yes ☒ No		Critical Area Type (e.g. wetland, steep slope, etc.)	
Has Site Been Logged in Past 6 years?	☐ Yes ☒ No		Will Site Be Logged as Part of This Project?	☐ Yes ☒ No
OWNER		APPLICANT		CONTACT
Name	Grandview North LLC.		Grandview North LLC.	Cascade Surveying
Full Address	P.O. Box 159 Arlington WA 98223		P.O. Box 159 Arlington WA 98223	P.O. Box 326 Arlington WA 98223
Phone Number	360 435 7171		360 435 7171	360 435 5551
E-mail	gv@grandviewinc.net		gv@grandviewinc.net	Randy@cascadesurveying.com
Relationship of Applicant to Property (check one)	☒ Owner ☐ Contract Purchaser ☐ Lessee		☐ Other: _____	
PROJECT ARCHITECT		PROJECT ENGINEER		PROJECT SURVEYOR
Name	Glenn C. Wells A.I.A.		Cascade Surveying	Cascade Surveying
Full Address	324 West Bay Drive, Suite 102 Olympia WA 98502		P.O. Box 326 Arlington WA 98223	P.O. Box 326 Arlington WA 98223
Phone Number	360 352 4553		360 435 5551	360 435 5551
E-mail	Glennwellsarchitect@gmail.com		kimberly@cascadesurveying.com	Randy@cascadesurveying.com

PROJECT DETAILS		
Project Name		Lot 2 at The District
Place Type Designation (MXD Only)		Community Center
Transect Designation (MXD Only)		T4N-MV
Existing or Proposed Lots		1
Total Residential Square Footage		
Total Non-Residential Square Footage		12,593
Total Number of Proposed Units		42
By Dwelling Use Type	Duplex	
	Townhouse	
	Multi-Family	42
	Live / Work	
	Cottage Court	
	Other	
By Non-Residential Use Type	Retail	12,593 sf
	Service	
	Other	
FOR DEVELOPMENTS SUBJECT TO AMC CHAPTER 20.110		
MIXED USE DEVELOPMENT BUILDING TYPE		
☐ Carriage House ☐ Live / Work ☐ Row House ☐ Cottage Court ☐ Main Street Building ☐ Townhouse ☐ Courtyard Building ☐ Mid-Rise ☐ Stacked Flats ☐ Duplex-Vertical ☐ Multi-Plex Medium ☐ Flex Space ☐ Multi-Plex Large		
MIXED USE DEVELOPMENT FRONTAGE TYPE		
☐ Common Yard ☐ Gallery ☐ Shop Front and Awning ☐ Door Yard ☐ Porch: Engaged ☐ Stoop ☐ Forecourt ☐ Porch: Projecting		
MIXED USE DEVELOPMENT REGULATIONS		
Project Meets AMC Chapter 20.110 Sections	☒ Block, Thoroughfare and Public Rights of Way Standards	☒ Low Impact Development
	☒ Parking Standards	☒ Outdoor Lighting Standards
	☒ Civic and Open Space Standards	☒ Architectural Standards
	☒ Landscaping, Fencing, and Screening Standards	

SHORELINE DEVELOPMENT ONLY (Required for all Development Within or Adjacent to a Shoreline)	
Will this Proposal be a Substantial Development as Defined in AMC §20.92.010?	☐ Yes ☐ No
Shoreline Environmental Designation (if yes)	
Are you requesting a Shoreline Variance as allowed under AMC §20.92.130?	☐ Yes ☐ No
All projects subject to a Shoreline Substantial Development Permit are required to be processed concurrently.	
FOREST PRACTICE (For Clearing >10,000sf) AND MITIGATION FOR SIGNIFICANT TREE REMOVAL (All Applications)	
Associated Land Use Permit №	SEE CIVIL CONSTRUCTION PLANS PWD3501
Number of Significant Trees to be Harvested	
Total Acreage to be Harvested	
Is there a Current Development Moratorium on the Site?	☐ Yes ☐ No
Type of Forest Land Conversion	☐ Class IV – General ☐ Class IV – Special _____
Significant Tree Mitigation Options (A, B, or C)	
Will Significant Trees be Removed During any Phase of this Proposed Project?	☐ Yes ☐ No (If, no, then no mitigation is required)
A) Number of Trees to be Replanted On-Site (3:1 Ratio)	
<u>OR</u> Date Completed	(For Agency Use Only)
B) Number of Trees to be Replanted Off-Site (3:1 Ratio)	Location:
<u>OR</u> Date Completed	(For Agency Use Only)
C) Tree Mitigation In-Lieu Fee	(# of Harvested Trees) ____ X (3) X (Tree Cost) = ____
Date Paid	
Receipt №	

APPLICANT CERTIFICATION

I certify that I am the Owner or Owner's authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owners agent regarding the property at the above referenced address for the purpose of filing applications for permits or review under the Arlington Municipal Code and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.

I do hereby declare under penalty of perjury under the laws of the state of Washington that I have familiarized myself with the rules and regulations with respect to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my knowledge and belief.

DATED AT ARLINGTON, Washington on this date: 10/31/2023

Applicant's Signature: _____

REAL PROPERTY OWNER CERTIFICATION

I do hereby declare under penalty of perjury under the laws of the state of Washington that I am the owner of the subject property or an officer/member of the entity owning the subject property, that it is my desire to seek the subject land use permit, and that I will abide by any requirements and conditions that may be part of the approval of this request. I also hereby grant permission for City employees, agents of the City and/or other agency officials to enter the subject property, if necessary, for the purpose of site inspections.

DATED AT ARLINGTON, Washington on this date: 10/31/2023

Owner's Signature: _____

All other property owners of the subject property must also sign below (attach additional sheets if necessary):

1) Name: _____ Signature: _____

Address: _____ Phone: _____

2) Name: _____ Signature: _____

Address: _____ Phone: _____

3) Name: _____ Signature: _____

Address: _____ Phone: _____



City of Arlington

18204 59th Avenue NE
Arlington, Washington 98223
(360) 403-3551

Received

Stamp

Mixed Use Development Permit - Submittal Requirements Community Development Director or Hearing Examiner Decision

- The number indicates the item is required for submittal and the number of copies required
➤ • Indicates the item shall, upon request, be required for submittal

General Information Meeting Date: _____

Submittal Date: _____

Submittal Requirements	Complete Submittal Item?			Mixed Use Development (Zoning or Special Use Permit)	Mixed Use Development (Conditional Use Permit)
	Yes	No	N/A		
General Application:					
Land Use Application Form & Submittal Checklists	☒	☐	☐	1	2
Water/Sewer Availability Application ¹	☐	☐	☒	1	2
Public Notice Materials ²	☒	☐	☐	2 Sets	3 Sets
Project Narrative	☒	☐	☐	1	2
Legal Description	☒	☐	☐	1	2
Vicinity Map	☒	☐	☐	1	2
Review Fee ³	☐	☐	☐	1	2
USB Flash Drive with PDF's of Submitted Documents	☐	☐	☐	1	2
Site Plans:					
Site Plan ⁴	☒	☐	☐	1	2
Landscape Plan ⁴	☒	☐	☐	1	2
Tree Survey Plan ⁴	☒	☐	☐	1	2
Reduced Plan Sets (11x17) - All Above Site Plans or Maps	☒	☐	☐	1	2
Engineering Reports / Information:					
Drainage Report	☒	☐	☐	1	2
Geotechnical Report	☒	☐	☐	1	2
Complete Streets Checklist	☒	☐	☐	1	2
Traffic Impact Analysis	☒	☐	☐	1	2
Transportation Demand Management Plan	☒	☐	☐	1	2
Parking Demand Management Plan	☒	☐	☐	1	2
Snohomish County Traffic Impact Fee Offer Worksheet ⁵	☒	☐	☐	1	2
WSDOT Traffic Impact Fee Offer Worksheet ⁶	☐	☐	☒	1	2

Mixed Use Development Permit – Submittal Requirements						
Community Development Director or Hearing Examiner Decision						
Submittal Requirements	Complete Submittal Item?			Mixed Use Development (Zoning or Special Use Permit)	Mixed Use Development (Conditional Use Permit)	
	Yes	No	N/A			
Environmental Information:						
SEPA Checklist ⁷	☒	☐	☐	1	2	
Cascade Industrial Center Modified SEPA Checklist ⁸	☐	☐	☒	•	•	
Critical Area / Wetland Report or Critical Area Evaluation ⁹	☒	☐	☐	1	2	
Archaeology / Cultural Report ¹⁰	☐	☐	☒	•	•	
Unanticipated Discovery Plan	☒	☐	☐	1	2	
Mixed-Use Development Regulations Design Review Information:						
Aerial Photo of Site	☒	☐	☐	1	2	
Mixed Use Design Standards Elevation Checklist	☐	☐	☐	1	2	
Dumpster Details & Location (including screening)	☐	☐	☐	1	2	
Lighting Cut Sheets with Lighting Locations on Site Plan	☐	☐	☐	1	2	
Proposed Building Materials & Paint Color List	☐	☐	☐	1	2	
Color Elevations ¹¹	☐	☐	☐	1	2	
Developments Subject to the Mixed-Use Development Regulations:						
Statement of Compliance with AMC 20.110	☐	☐	☐	1	2	
NOTES:				FOR CITY USE ONLY		
- Water / Sewer Availability shall be submitted with or prior to application submittal. - See Public Notice requirements. - See the City of Arlington Adopted Fee Schedule. - See Site Plan Requirements. - See Snohomish County Traffic Impact Fee Offer Worksheet and required if the project is subject to SEPA. - See WSDOT Traffic Impact Fee Offer Worksheet and required if the project subject to SEPA or requested. - See the SEPA Checklist Requirements for Categorical Exemption Thresholds. If not exempt, then required. - All projects within the Cascade Industrial Center shall submit the CIC Modified SEPA Checklist. Public Notice Material is not required, as no Public Noticing is required with this checklist. - See Critical Areas Evaluation to determine the type of report required. - An Archaeological or Cultural Report may be requested by a reviewing agency or if known area of interest. - See Color Elevation Requirements. All supplemental forms, checklists or requirements can be found at http://www.arlingtonwa.gov/269/Applications-Forms				☐ This application is complete.		
				☒ This application is incomplete. See items noted above.		
				The City of Arlington may require additional information. The applicant will be notified in writing if additional information is necessary.		
				These submittal requirements are for the City of Arlington permits only. Additional permits may be required by federal, state, regional or local agencies. It is the responsibility of the applicant to ascertain whether other permits are required.		
				Community Development Representative _____ Date _____		



**MIXED USE DESIGN REVIEW
ELEVATION CHECKLIST
COMMUNITY & ECONOMIC DEVELOPMENT**

18204 59th Avenue NE • Arlington, WA 98223 • Main Line 360.403.3551

ELEVATION SHEET(S)

- ☐ Title Block (centered at top of drawing) that includes the following:
 - ☐ City of Arlington
 - ☐ Name of Proposed Development
 - ☐ File No. (call for correct number)
 - ☐ Section, Township, & Range

- ☐ Elevation Drawings:
 - ☐ Key
 - ☐ North, South, East, and West Building Colored Elevations
 - ☐ Elevations Showing Modulation and Articulation of Building
 - ☐ List of Proposed Paint Color Schedule
 - ☐ Schedule of Proposed Materials
 - ☐ Label Architectural Features

- ☐ Architectural Standards: Provide Written Statement and Show that the Proposal Meets AMC 20.110.014(l)
 - ☐ Compatibility with Surrounding Developments
 - ☐ Compatibility within a Multiple Building Development
 - ☐ Four-Sided Design
 - ☐ Signage and Design Elements
 - ☐ Building Height and Transition
 - ☐ Building Materials
 - ☐ Building Modulation and Articulation
 - ☐ Building Scale
 - ☐ Pitched Roofs and Eaves
 - ☐ Gutters, Downspouts, and Scuppers
 - ☐ Customer and Public Entrances
 - ☐ Windows
 - ☐ Glazing

- ☐ Outdoor Lighting Plan: Meeting the Standards of AMC 20.110.014(k)
 - ☐ Lighting Locations
 - ☐ Lighting Fixtures and Details
 - ☐ Lighting Cut Sheets
 - ☐ Lighting Zones
 - ☐ Lighting Lumens
 - ☐ Maximum BUG Ratings



SITE PLAN CHECKLIST

COMMUNITY & ECONOMIC DEVELOPMENT

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COVER SHEET

- ☐ Title Block (centered at top of drawing) that includes the following:
 - ☐ City of Arlington
 - ☐ Name of Proposed Development
 - ☐ File No. (call for correct number)
 - ☐ Section, Township, & Range
- ☐ Site Information:
 - ☐ Site Address (use block # if no bldg. #)
 - ☐ Zoning Classification
 - ☐ Airport Protection District Subdistrict
 - ☐ Use Classification (from AMC 20.40)
 - ☐ Legal Description
 - ☐ Tax Parcel ID Number
 - ☐ Density & Dimensional Calculations
 - ☐ Lot(s) Size (both in acreage and square feet)
 - ☐ Lot Dimensions (length, width)
 - ☐ Lot Number Labels (if applicable)
 - ☐ Number of Lots (if applicable)
 - ☐ Proposed Residential Density (if applicable)
 - ☐ Building Setback (for existing, proposed, & relocated bldgs. on site)
 - ☐ Building Height (for existing, proposed, & relocated bldgs. on site)
 - ☐ Total Lot Coverage (impervious surface)
 - ☐ Recreational & Open Space Calculations (if applicable)
 - ☐ Adjacent Street Names & Classifications
 - ☐ Required Parking Space Calculations (required & proposed)
 - ☐ Required Bicycle Rack Spaces
 - ☐ Screening Types Provided (indicate for each lot line)
 - ☐ Utility Provider (sewer & water)
 - ☐ Critical Area Types Located On-Site and Associated Buffers (if applicable)
 - ☐ Shoreline Classification (if applicable)
 - ☐ FEMA Flood Zone Designation (if applicable)
- ☐ Sheet Index
- ☐ Date Plans Were Prepared
- ☐ Vicinity Map (Include North Arrow, Scale, and pinpoint site location)
- ☐ Name, Address, Phone Number, & Email Address of the Applicant, Owner, Engineer, Surveyor, & Landscape Architect

SITE PLAN SHEET

- ☐ Title Bar (locate along right edge of sheet) that includes the following:
 - ☐ Date Drawing was Prepared or Revised
 - ☐ Project Name & Location
 - ☐ Name, Address, & Phone Number of Applicant, Owner, Engineer, & Surveyor
- ☐ North Arrow, Graphic Scale (1" = 50' or larger) and Legend
- ☐ Existing Lot Lines Within or Adjacent to the Project Site
- ☐ Existing and Proposed Rights-of-Way (include dimensions & street name)
- ☐ Existing and Proposed Easements (include dimensions)
- ☐ Existing Critical Area Boundaries and Associated Buffers On-Site and Within 150ft. of Site per AMC 20.93
- ☐ Existing and Proposed Native Growth Protection Areas
- ☐ Building (whether proposed, expanded, retained, or relocated) Setbacks From All Lot Lines
- ☐ Building (whether proposed, expanded, retained, or relocated) Dimensions and Square Footage
- ☐ Building Elevations (all sides for proposed or expanded buildings only – color renderings preferred)
- ☐ Parking Stall, Loading Stall, Driveway, & Isle Locations & Dimensions
- ☐ Electric Vehicle Parking Space Locations & Dimensions
- ☐ Refuse Bin Location (including screening details)
- ☐ Lighting Details (building exterior, site, & parking area)
- ☐ Site Ingress/Egress (existing and/or proposed)
- ☐ Frontage Improvements with Dimensions (if required)
- ☐ Proposed Right-of-Way Dedication (include dimensions & square footage)
- ☐ Adjacent Parcels with Parcel Numbers

LANDSCAPE PLAN SHEET

- ☐ Title Bar (locate along right edge of sheet) that includes the following:
 - ☐ Date Drawing was Prepared or Revised
 - ☐ Project Name & Location
 - ☐ North Arrow and Graphic Scale
 - ☐ Name, Address, & Phone Number of Applicant, Owner, & Landscape Architect
- ☐ Plant Schedule and Legend Showing Scientific and Common Names for Each Type of Tree, Shrub, and Ground Cover and their Quantity, Planting Size Mature Size, and Symbol.
- ☐ Tree, Shrub, and Lawn Planting Details
- ☐ Location and Spacing of all Trees, Shrubs, and Plants (including existing trees to be preserved)
- ☐ Irrigation Details (if required)
- ☐ Parking Area Shading Calculation (see AMC 20.76.130)
- ☐ Dimensions and Square Footage for Each Landscape Area, Including Frontage, Lot Boundary, and Vehicle Accommodation Area Landscaping
- ☐ Percentage of Total Lot Landscaping
- ☐ Location of Existing Significant Trees (signify which significant trees will be removed)
- ☐ Location of Where Replacement Trees are to be Planted (if applicable)
- ☐ Table including the Number of Trees and Species to be Removed