

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	<input type="checkbox"/> Zoning Permit (≤ 19 Units) <input type="checkbox"/> Special Use Permit (20 ≤ 49 Units) <input checked="" type="checkbox"/> Conditional Use Permit (> 49 units)	Required Submittals (Check All That Apply)	<input checked="" type="checkbox"/> Land Division Submittal Requirements Checklist <input checked="" type="checkbox"/> Required Submittal Items <input type="checkbox"/> Binding Site Plan <input type="checkbox"/> Development Agreement <input type="checkbox"/> Shoreline Substantial								
Mixed Use Development Designation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Design Review	<input type="checkbox"/> Design Review – Admin. <input type="checkbox"/> Design Review – Board <input checked="" type="checkbox"/> 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)	31052400303600								
Property Acreage	5.79 AC	Zoning Designation	General Commercial Mixed Use								
Property Square Feet	252,338 SF	Use Classification	Mixed Use								
Water Supply	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; text-align: center;">Current</td> <td style="width: 50%; text-align: center;">Proposed</td> </tr> <tr> <td style="text-align: center;">None</td> <td style="text-align: center;">City of Arlington</td> </tr> </table>	Current	Proposed	None	City of Arlington	Sewer Supply	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; text-align: center;">Current</td> <td style="width: 50%; text-align: center;">Proposed</td> </tr> <tr> <td style="text-align: center;">None</td> <td style="text-align: center;">City of Arlington</td> </tr> </table>	Current	Proposed	None	City of Arlington
Current	Proposed										
None	City of Arlington										
Current	Proposed										
None	City of Arlington										
Existing Use of Property	Undeveloped										
On-Site Critical Areas?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Critical Area Type (e.g. wetland, steep slope, etc.)									
Has Site Been Logged in Past 6 years?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Will Site Be Logged as Part of This Project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Contract Purchaser	<input type="checkbox"/> Lessee								
	<input type="checkbox"/> 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 7 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	0	
Total Number of Proposed Units	216	
By Dwelling Use Type	Duplex	
	Townhouse	
	Multi-Family	216
	Live / Work	
	Cottage Court	
	Other	
By Non-Residential Use Type	Retail	
	Service	
	Other	
FOR DEVELOPMENTS SUBJECT TO AMC CHAPTER 20.110		
MIXED USE DEVELOPMENT BUILDING TYPE		
<input type="checkbox"/> Carriage House <input type="checkbox"/> Cottage Court <input type="checkbox"/> Courtyard Building <input type="checkbox"/> Duplex-Vertical <input type="checkbox"/> Flex Space	<input type="checkbox"/> Live / Work <input type="checkbox"/> Main Street Building <input type="checkbox"/> Mid-Rise <input type="checkbox"/> Multi-Plex Medium <input type="checkbox"/> Multi-Plex Large	
<input type="checkbox"/> Row House <input type="checkbox"/> Townhouse <input type="checkbox"/> Stacked Flats		
MIXED USE DEVELOPMENT FRONTAGE TYPE		
<input type="checkbox"/> Common Yard <input type="checkbox"/> Door Yard <input type="checkbox"/> Forecourt	<input type="checkbox"/> Gallery <input type="checkbox"/> Porch: Engaged <input type="checkbox"/> Porch: Projecting	
<input type="checkbox"/> Shop Front and Awning <input type="checkbox"/> Stoop		
MIXED USE DEVELOPMENT REGULATIONS		
Project Meets AMC Chapter 20.110 Sections	<input checked="" type="checkbox"/> Block, Thoroughfare and Public Rights of Way Standards <input checked="" type="checkbox"/> Parking Standards <input checked="" type="checkbox"/> Civic and Open Space Standards <input checked="" type="checkbox"/> Landscaping, Fencing, and Screening Standards	
	<input checked="" type="checkbox"/> Low Impact Development <input checked="" type="checkbox"/> Outdoor Lighting Standards <input checked="" type="checkbox"/> Architectural Standards	

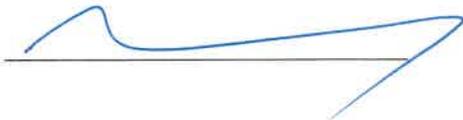
SHORELINE DEVELOPMENT ONLY (Required for all Development Within or Adjacent to a Shoreline)	
Will this Proposal be a Substantial Development as Defined in AMC §20.92.010?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Shoreline Environmental Designation (if yes)	
Are you requesting a Shoreline Variance as allowed under AMC §20.92.130?	<input type="checkbox"/> Yes <input type="checkbox"/> 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 No	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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Type of Forest Land Conversion	<input type="checkbox"/> Class IV – General <input type="checkbox"/> Class IV – Special _____
Significant Tree Mitigation Options (A, B, or C)	
Will Significant Trees be Removed During any Phase of this Proposed Project?	<input type="checkbox"/> Yes <input type="checkbox"/> 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 No

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.

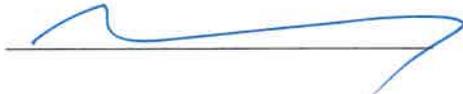
DATED AT ARLINGTON, Washington on this date: 10/31/2023

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	2
Water/Sewer Availability Application ¹	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	2
Public Notice Materials ²	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2 Sets	3 Sets
Project Narrative	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	2
Legal Description	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	2
Vicinity Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	2
Review Fee ³	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	2
USB Flash Drive with PDF's of Submitted Documents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	2
Site Plans:					
Site Plan ⁴	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	2
Landscape Plan ⁴	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	2
Tree Survey Plan ⁴	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	2
Reduced Plan Sets (11x17) - All Above Site Plans or Maps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	2
Engineering Reports / Information:					
Drainage Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	2
Geotechnical Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	2
Complete Streets Checklist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	2
Traffic Impact Analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	2
Transportation Demand Management Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	2
Parking Demand Management Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	2
Snohomish County Traffic Impact Fee Offer Worksheet ⁵	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	2
WSDOT Traffic Impact Fee Offer Worksheet ⁶	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	2	
Cascade Industrial Center Modified SEPA Checklist ⁹	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	•	•	
Critical Area / Wetland Report or Critical Area Evaluation ⁹	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	2	
Archaeology / Cultural Report ¹⁰	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	•	•	
Unanticipated Discovery Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	2	
Mixed-Use Development Regulations Design Review Information:						
Aerial Photo of Site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	2	
Mixed Use Design Standards Elevation Checklist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	2	
Dumpster Details & Location (including screening)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	2	
Lighting Cut Sheets with Lighting Locations on Site Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	2	
Proposed Building Materials & Paint Color List	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	2	
Color Elevations ¹¹	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	2	
Developments Subject to the Mixed-Use Development Regulations:						
Statement of Compliance with AMC 20.110	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	2	
NOTES:				FOR CITY USE ONLY		
<ol style="list-style-type: none"> 1. Water / Sewer Availability shall be submitted with or prior to application submittal. 2. See Public Notice requirements. 3. See the City of Arlington Adopted Fee Schedule. 4. See Site Plan Requirements. 5. See Snohomish County Traffic Impact Fee Offer Worksheet and required if the project is subject to SEPA. 6. See WSDOT Traffic Impact Fee Offer Worksheet and required if the project subject to SEPA or requested. 7. See the SEPA Checklist Requirements for Categorical Exemption Thresholds. If not exempt, then required. 8. 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. 9. See Critical Areas Evaluation to determine the type of report required. 10. An Archaeological or Cultural Report may be requested by a reviewing agency or if known area of interest. 11. See Color Elevation Requirements. <p>All supplemental forms, checklists or requirements can be found at http://www.arlingtonwa.gov/269/Applications-Forms</p>				<input type="checkbox"/> This application is complete.		
				<input checked="" type="checkbox"/> This application is incomplete. See items noted above.		
				<ul style="list-style-type: none"> • The City of Arlington may require additional information. The applicant will be notified in writing if additional information is necessary. 		
				<p>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.</p>		
				_____ 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

LAND USE APPLICATION



SITE PLAN CHECKLIST COMMUNITY & ECONOMIC DEVELOPMENT

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

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