



CITY OF ARLINGTON NOTICE OF DECISION

Amended Centennial Park Parking Lot

The City of Arlington has issued a Notice of Decision for an Amended Zoning Permit as required by the Arlington Municipal Code. The following project has been **APPROVED**, with the conditions listed in the attached permit decision.

Project Name: Amended Centennial Park Parking Lot

Proponent: Edgecomb Station 5J, LLC

Project Number: PLN #1076

Description of Proposal: The applicant has submitted a minor amendment application to modify the approved Centennial Park Parking Lot Zoning Permit (PLN#1076). The previous work included the filling of a Category IV wetland and construction of 84 new parking stalls. The additional parking approved with the previous permit will largely remain the same in the proposed revision, which changes occurring mainly south and east of the new parking lot area. The following are the proposed modifications:

1. Restriping and reworking of landscape and hardscape in the area to add more parking.
2. Additional parking lot landscaping and trees to accommodate the increase in total parking stalls.
3. Relocation of the access to the parking area from the northeast of the parking lot to the southwest side.
4. Impervious surface from the approved parking lot permit and proposed new/replaced impervious does not exceed 1 acre.
5. The existing dog park has been reworked and reduced in size but will remain in approximately the same location.
6. The previous permits had a total of 351 parking spaces across the entire site. This permit revision will add 8 more stalls in the "Supplemental Parking Lot" and the parking area immediately to the south for a total of 359 parking spaces across the site.

Location: 17327 67th Avenue NE

Permit Decision: Approved, with Conditions

Notice of Decision Date: November 22, 2023

End of Appeal Period: December 6, 2023

Appeals: This decision may be appealed pursuant to AMC 20.20.010, which provides for a hearing of the Permit Decision before the Hearing Examiner. Any aggrieved party of record may file an appeal within 14 days of the permit decision. An appeal shall be considered filed when a written notice of appeal, specifying the grounds and arguments, therefore, is delivered to the Department of Community and Economic Development by 5:00 PM on Wednesday, December 6, 2023, and the appeal fee as set by resolution is paid.

Staff Contact: Amy Rusko, Planning Manager, arusko@arlingtonwa.gov, 360-403-3550



Community and Economic Development Planning Division

18204 59th Avenue NE, Arlington, WA 98223

AMENDED ZONING PERMIT STAFF REPORT AND PERMIT DECISION

GENERAL INFORMATION

File Number: PLN #1076

Project Title: **Amended Centennial Park Parking Lot**

Owner: Edgecomb Station 5J, LLC

Applicant: Ryan Kilby, Edgecomb Station 5J, LLC

Contact: Carmel Gregory, CG Engineering

Description: Amended Zoning Permit for Parking Lot Addition

Location: 17327 67th Avenue NE

Tax Parcel ID: 31052300300800

Lot Size: 8.81 acres (project site 0.94 acres)

Soil Type: Norma loam and Everett very gravelly sandy loam, 8-15% slopes

Zoning Classification: Neighborhood Commercial with Mixed-Use Overlay

Land Use Designation: Neighborhood Commercial with Mixed-Use Overlay

Proposed Use: Additional Parking Lot for Existing Apartments and Commercial Suite

Decision Date: **November 22, 2023**

Decision: **APPROVED, with Conditions**

I. NATURE OF APPLICATION

A. Request

The applicant has submitted a minor amendment application to modify the approved Centennial Park Parking Lot Zoning Permit (PLN#1076). The previous work included the filling of a Category IV wetland and construction of 84 new parking stalls. The additional parking approved with the previous permit will largely remain the same in the proposed revision, with changes occurring mainly south and east of the new parking lot area. The following are the proposed modifications:

1. Restriping and reworking of landscape and hardscape in the area to add more parking.
2. Additional parking lot landscaping and trees to accommodate the increase in total parking stalls.
3. Relocation of the access to the parking area from the northeast of the parking lot to the southwest side.
4. Impervious surface from the approved parking lot permit and proposed new/replaced impervious does not exceed 1 acre.
5. The existing dog park has been reworked and reduced in size but will remain in approximately the same location.
6. The previous permits had a total of 351 parking spaces across the entire site. This permit revision will add 8 more stalls in the "Supplemental Parking Lot" and the parking area immediately to the south for a total of 359 parking spaces across the site.

B. Project Chronology / Background

A formal application for the minor amendment was submitted to the Community & Economic Development Department on November 6, 2023. Staff routed the material to City review staff on November 6, 2023. Staff determined that the application provided sufficient information to be considered complete. Notice of Complete Application was issued on November 17, 2023.

The original Centennial Park Parking Lot Zoning Permit was approved by the Community & Economic Development Director on June 27, 2023.

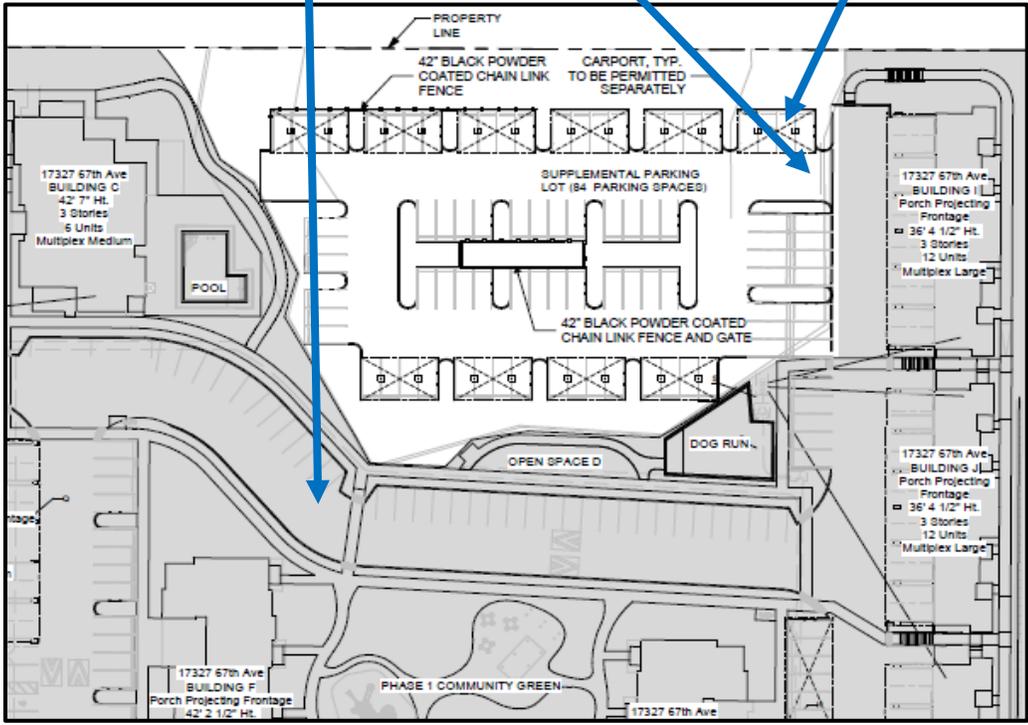
C. Site Location / Description



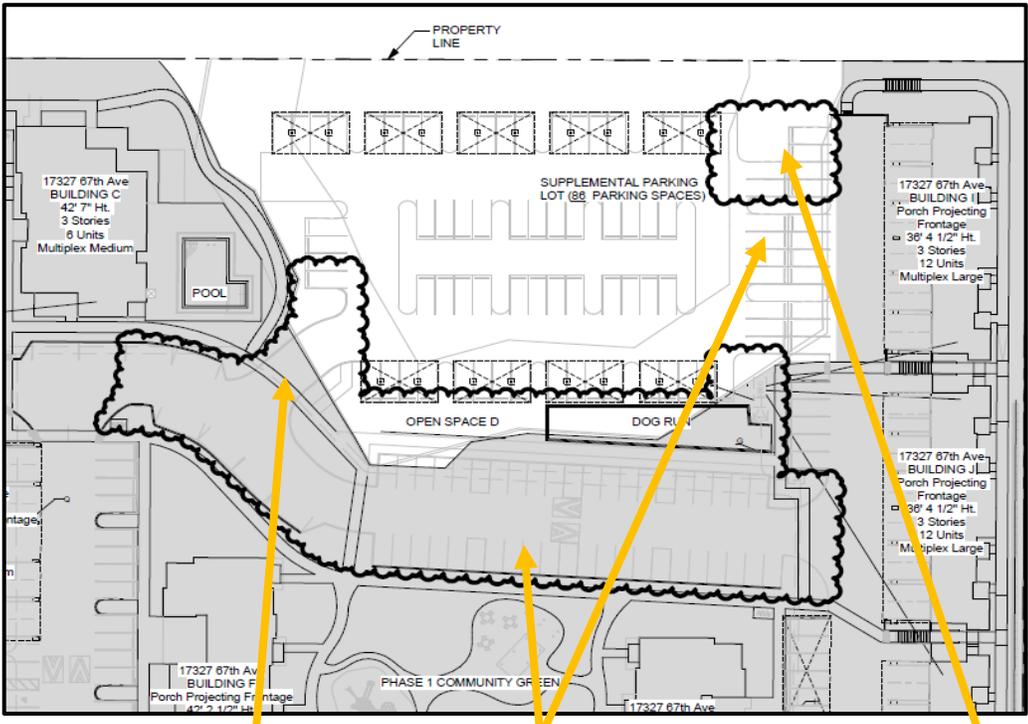
The project is located northeast of the 67th Avenue and 172nd Street Intersection.

D. Existing and Proposed Centennial Park Parking Lot Site Plan

Existing Private Drive Aisle Parking, Existing Access, Existing Carport



New Access, Additional Private Drive Aisle Parking, Removal of Carport



II. PROJECT CONSISTENCY WITH TITLE 20 AMC, ZONING

A. Facts and Findings

1. The Centennial Park Parking Lot Zoning Permit (PLN#1076) was approved on June 27, 2023 for the creation of an additional parking lot area for the multifamily/commercial mixed-use project on an 8.81 acre parcel.
2. AMC 20.16.370(b) Amendments to and Modifications of Permits. The proposed is a minor amendment and does not exceed 10% of the previous parking lot permit. The previous proposal provided an additional 84 parking stalls. The amendment adds 8 additional parking stalls for a 9.5% increase.
3. The amendment to the zoning permit changes the entry to the additional parking lot from the northeast to the southwest.
4. The amendment to the zoning permit reconfigures parking along the private drive aisle to make room for additional spaces.
5. The amendment makes minor adjustments to the layout of the Dog Run area.
6. The amendment to the zoning permit does not change the development intent of the property.
 - The site does not change in size, use or intensity.
 - The site contains the same number of proposed units and buildings.
 - The access throughout the site remains unchanged.
 - No changes to critical areas or NGPA areas.
 - No changes to the amount of open space required or provided.
7. The applicant has submitted an amendment request and sufficient supplemental materials for review and decision on the amendment.

III. ADMINISTRATIVE DECISION

The proposed project was found to be consistent with and meets the intent of the Arlington Zoning Code, Comprehensive Plan, and the Arlington Municipal Code, therefore the Amended Centennial Park Parking Lot Zoning Permit (PLN #1076) is hereby APPROVED, subject to the following conditions.

IV. CONDITIONS

Amended Zoning Permit:

- All development shall be in substantial conformance with the approved Amended Centennial Park Parking Lot Site Plan, Landscape Plan and Supplemental Drawings received on November 6, 2023, subject to any conditions or modifications that may be required as part of the permit review.
- All conditions of the original Zoning Permit, Community and Economic Development Director's Decision, dated June 27, 2023, shall be met.

V. APPEAL

This decision may be appealed pursuant to AMC 20.20.010, which provides for a hearing of the Permit Decision before the Hearing Examiner. Any aggrieved party of record may file an appeal within 14 days of the permit decision. An appeal shall be considered filed when a written notice of appeal, specifying the grounds and arguments, therefore, is delivered to the Department of Community and Economic Development by 5:00 PM on Wednesday, December 6, 2023, and the appeal fee as set by resolution is paid.

ORDERED THIS ON THE 22nd DAY OF November, 2023

Marc Hayes

Marc Hayes, Community and Economic Development Department Director

Distributed to the Following Parties:

Ryan Kilby, Owner/Applicant

Carmel Gregory, Contact