



BARGHAUSEN
A DIVISION OF CORE STATES GROUP

**CORE
STATES**

Project Narrative Special Use Permit

Northsound Logistics Center

PREPARED BY

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51st Avenue N.E.
Arlington, WA 98223

PROJECT NO.

23642

DATE

02/10/2025

JURISDICTION

City of Arlington

Project Overview

The scope of the project includes the development of the Northsound Logistics Center that features a 187,662-square-foot warehouse building. The proposed site improvements include 117 parking spaces, loading bays, two (2) trash enclosures, utility connections, exterior lot lighting, stormwater improvements, and landscaping.

The subject property consists of two (2) parcels (Parcel Nos. 31052800101700 and 31052800101000) that have a combined area of 9.71 acres (423,478 square feet). The subject property is currently vacant and is zoned Light Industrial (LI), and the City's Development Standards identify warehouse storage facility as a special use in the LI zone.

Surrounding Uses

Adjacent to the project site to the north is The Outpost Apartments that feature multi-family residences along with commercial uses. The property to the south of the subject property is the Emerald Springs RV Park. Properties to the east and west of the project site are currently vacant.

Site Characteristics

The project will utilize one (1) 40-foot-wide full-access driveway onto 51st Avenue N.E. for the primary truck access to the site. A second 26-foot-wide access is proposed onto 51st Avenue N.E. that will be used for other vehicles to access parking at the front of the site. The project will also utilize the two (2) full access points from 47th Avenue N.E.

The building is located central to the site and is flanked by parking banks on the south, east, and west sides. Drive-aisles are located on each side of the building for circulation. Truck traffic will be localized to the south side of the site with all the loading doors on one side of the building. Landscaping will be provided around the building and site to provide buffering and visual interest.

Architecture

The proposed building will include multiple design elements and color changes. The building features building wall and roofline articulation and building materials that are aesthetic and compatible with similar developments in the community. Design elements are provided that include storefront glazing and canopies to highlight the entrances to the building.

Site lighting will be provided at the project site for the safety and security of all customers, pedestrians, and employees. Outdoor lighting and illumination at the site will include parking lot security lighting and exterior building lighting will be installed on the building façade. All lights will include shields to direct light toward the project site and keep glare away from the adjacent land uses and rights-of-way.

Conditional Use Approval Criteria

AMC 20.16.225 identifies the criteria for the City to grant a Special Use Permit. Below are answers to how the proposed Northsound Logistics Center is consistent with the City's Special Use Permit approval criteria.

1. The development **will** comply with all requirements of this title;

Response: The Northsound Logistics Center will comply with all requirements of the Arlington Municipal Code (AMC). Specifically, the development will meet the bulk standards for setbacks, building height, landscaping, parking, as well as design standards adopted by the City. The operation of the Northsound Logistics Center will comply with operational standards required in the AMC. The permitting and review of the project will also be subject to adopted Building Codes and processes identified in the AMC.

2. The development **will** comply with SEPA; and

Response: The Northsound Logistics Center will not introduce hazardous conditions on the subject property. If the City identifies any hazardous conditions that are created by the proposed logistics center during their review of the project's SEPA checklist and Special Use Permit application, all mitigation measures and conditions of approval will be implemented.

3. The development **will** be in conformance with the comprehensive plan, transportation plan, or other adopted plans, regulations, or policies.; and

Response: The granting of the Special Use Permit for the proposed Northsound Logistics Center will be consistent and compatible with the goals and policies of the City's Comprehensive Plan, development and building design standards for a project in the LI zone, and the Arlington Marysville Manufacturing Industrial Center Subarea Plan. Below is a list of goals from the AMMIC Subarea Plan that support the proposed project:

- AMMIC-LU-1: The AMMIC maintains a sufficient amount of industrial land to support a high ratio of jobs to households.
- AMMIC-LU-3: Future development in the Arlington portion of the AMMIC complements the existing character and development pattern of Arlington.
- AMMIC-LU-4: Adjacent and abutting residential properties in Arlington are not adversely impacted by development in the MIC.
- AMMIC-LU-5: The AMMIC is consistent with regional planning policies.
- AMMIC-T-1: Development of the AMMIC supports the movement of goods, is compatible with adjacent neighborhoods and promotes a multi-modal transportation network.
- AMMIC-ED-1: Investments in infrastructure and amenities create, retain, grow, and attract businesses important for Arlington and Snohomish County's long-term economic health.
- AMMIC-ED-5: The AMMIC benefits from a business climate that encourages development and provides clarity and certainty to developers and property owners.
- AMMIC-PF-1: The AMMIC is efficiently served by public services and infrastructure.
- AMMIC-PF-3: The AMMIC includes reliable and cost-effective utility services.

4. The development **will not** materially endanger the public health or safety.; and

Response: The proposed Northsound Logistics Center will not be detrimental to the public health, safety, and general welfare. The project is designed to meet the City's development and building standards for a new development in the LI zone, engineering design standards, noise standards, and all applicable City and State requirements.

5. The development **will not** materially harm adjoining or abutting property.; and

Response: The proposed Northsound Logistics Center will not be injurious to the property or improvements adjacent to, and in the vicinity of, the subject property. To ensure that the proposal does not affect surrounding properties, the proposal's site plan and building have been designed to meet the City's development and design standards for a new development

in the LI zone. In addition, the project will include the construction of utility connections and an on-site stormwater conveyance system.

6. In terms of design and use, the development **will** be compatible with the area in which it is located.; and

Response: The intensity and character of the proposed Northsound Logistics Center will be consistent with the character and intensity of the surrounding properties. The subject property is located within an already partially developed area and is zoned Light Industrial (LI). To ensure that there is minimum impact on adjacent properties, landscaping is being proposed along the property lines to screen the use from neighboring properties.