



NOTICE OF APPLICATION

PROPOSED PROJECT ROXY

SPECIAL USE PERMIT APPLICATION - PLN#756

Notice is hereby posted that the City of Arlington Community and Economic Development Department, Planning Division has received a Special Use Permit Application for an approximately 2,821,987 square foot industrial building located at 4620 172nd Street NE.

Applicant: Panattoni Development, Len Psyk, 206.755.6722

File Name & Number: Project Roxy PLN#756

Date of Application Submittal: September 30, 2020

Application Process: Decisions on Special Use Permit applications are made by the Community Development Director unless any interested party requests a hearing before the Hearing Examiner by the close of the review period of this notice of application as required per AMC Section 20.16.120.

Any person has the right to comment on this application. Parties of record may appeal the decision of the Community Development Director or Hearing Examiner to the Snohomish County Superior Court.

Neighborhood Meeting: Neighborhood Meetings are not required for Special Use Permits

Date of Notice of Application Filed: Wednesday, December 16, 2020

Project Location: The project is located at 4620 172nd Street NE, in Arlington, Washington. Tax Parcel IDs # 31052800101300, 31052800100100, 31052800100500, and 31052800100400. The subject property is zoned Light Industrial (LI).

Project Description: The proposed project is located at 4620 172nd Street NE in Arlington, Washington, on approximately 75.12 acres, Parcels 31052800101300, 31052800100100, 31052800100500 and 31052800100400, in the city of Arlington, Snohomish County. The project proposes construction of an approximately 2,821,987-square foot industrial building. The building will be five stories, with 635,090 square feet on the ground floor, 493,705 square feet on floors two through five, and a mezzanine area of 212,077 square feet. The project also proposes construction of a 277-square foot guardhouse, two fire pump houses (1,403 square feet each), two employee drop-off shelters (150 square feet each, roof with clear wall enclosure), an 885-square foot front smoker shelter (roof with fence enclosure), a 707-square foot dock smoker shelter (roof with fence enclosure), and a generator area of 1,173 square feet (fenced enclosure, no roof). The project also proposes 51 loading docks, 314 trailer parking stalls, and 1,250 car parking stalls (including 16 motorcycle parking stalls).

City Approvals Required: Special Use Permit, SEPA, Design Review, Civil Permit, Utility Permit, Building Permits, Development agreement.

Other Agencies Approvals Required: Department of Ecology Stormwater General Construction Permit, Department of Ecology NPDES Permit, and Puget Sound Air Quality Permit.

Studies Required: Drainage Report, Geotechnical Report, Traffic Impact Analysis, SEPA Checklist

Comment Period There is a 14-day comment period for the Special Use Permit application. If you would like to comment on the Special Use Permit application, written comments/requests must be received prior to 5:00 p.m. on Saturday, January 2, 2020.

Staff Contact: Josh Grandlienard, Planner II joshg@arlingtonwa.gov

How to Reach Us: The Permit Center for the City of Arlington Community and Economic Development Department is located at the Arlington Airport Office, 18204 59th Avenue NE, Arlington, WA 98223. For information about the project, contact City of Arlington Community and Economic Development Department, Planning Division, at 360-403-3551. A copy of the Application is available from the City at no charge to any person who requests it.