



NOTICE OF APPLICATION

File Name: Smartcap Arlington Building B
File Number: PLN #951
Applicant: Smartcap Arlington Airport Industrial Park QOZB II LLC
Location: Northwest of the 51st Avenue and 172nd Street Intersection
Parcel No.: 31052100400100
Date of Application: May 17, 2022
Date of Completeness: May 24, 2022
Date Notice of Application: May 27, 2022

PROJECT DESCRIPTION: The applicant is proposing to construct a 166,750 square foot building as part of the Smartcap Arlington Airport Industrial Park located on Arlington Municipal Airport property at 17216 51st Avenue NE. The proposal is for the construction of Building B. The proposed building will serve as office/warehouse or office /manufacturing for future tenants. The applicant is currently dividing the property into two parcels as part of a Binding Site Plan under permit number PLN#942. Building B is proposed on Lot B of the Binding Site Plan and consists of 8.71 acres and is located on the northwest corner of the 51st Avenue and 172nd Street intersection. The site is located on the Arlington Municipal Airport property and in the Business Park zone. The build out of the site proposes to construct two buildings on the site, one of which is already constructed. Building A, which was a 134,208 square foot building, was permitted in 2020 under permit number PLN#737.

APPROVALS REQUIRED: City of Arlington: Special Use Permit, Civil Permit, Utility Permit, Complete Streets, and Building Permits. Additional Approvals: Stormwater General Permit

Notice of Application Public Comment Period: Any person may comment on this application by writing to the mailing or email address below. Comments on this application must be received by **5:00 PM on Friday, June 10, 2022.**

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

Mailing Address: Community & Economic Development Department, c/o Amy Rusko,
18204 59th Avenue NE, Arlington, WA 98223

Proposed Site Plan

