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BINDING SITE PLAN REVIEW PROJECT NARRATIVE WILLIAMS INVESTMENTS COMMERCIAL PARK

16430 51st Ave NE Arlington, WA 98223-6424

9/13/2023



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I – Project Summary

Project Name:	Williams Investments Commercial Park	
Owner/Applicant:	Williams Investments Ryan Kilby, Jari Williams ryan@williamsinvest.com 425-750-7926	
Contact Person:	CG Engineering Carmel Gregory carmelg@cgengineering.com 425-778-8500	
Site Address:	16430 51st Ave NE Arlington, WA 98223-6424	
Parcel Number(s):	31052800100700 (Snohomish County)	
Site Area:	844,074 SF (19.38 AC)	
Comprehensive Plan:	General Commercial (GC) with Mixed Use Overlay	
Zoning:	General Commercial (GC) with Mixed Use Overlay	
Overlay Zones:	Mixed Use (MU) Overlay, Cascade Industrial Center (CIC)	
Adjacent Zoning:	North:	Light Industrial (LI)
	East:	General Commercial (GC)
	South:	Marysville Zoning - Light Industrial (LI)
	West:	Residential Moderate Capacity (RMod)
Existing Use:	Vacant residential	
Proposed Use:	Commercial Park with uses permitted under General Commercial (GC) zoning.	
Critical Areas:	Category II Wetland on west side of parcel. Hayho Creek (Type F Stream) along western property boundary.	
Current Permit Requests:	Binding Site Plan (BSP)	
Previous Permit #s:	GIM 847 (05/26/2021) and GIM 1025 (01/18/2023)	
Brief Project Description:	Binding site plan for flex commercial/industrial development on a 19.38-acre site in the Cascade Industrial Center. 1 lot with four flex buildings proposed. Existing wetland will be subdivided as Tract A and enhanced as off-site mitigation for the nearby Centennial Park project. Frontage improvements and new right-of-way will be dedicated for 47 th Ave NE along the east property line.	

Project Description

The project proposal is to create a Binding Site Plan (BSP) to subdivide the subject property and create building pads, for future sale and/or development of general commercial uses. This will include four buildings, parking areas, private drives, and stormwater detention areas. Right-of-way will be dedicated and half-street improvements constructed for 47th Ave. NE along the east property boundary. The west portion of the site is a large wetland which is being enhanced as off-site mitigation for wetland impacts at Centennial Park apartments, located at 17327 67th Ave NE, Arlington, WA 98223 (PLN # 772 and PLN #1076). The wetland will be divided from the main property as a tract and dedicated to the City of Arlington.

This project is part of a larger development plan for Williams Investments, the north 19.38 acres of which are in the City of Arlington. The remaining 132-acre development area (known as Williams Investments Industrial Park) is to be permitted separately with City of Marysville to the south. Both the Arlington and Marysville developments are located within the Cascade Industrial Center.



Figure 1: Aerial Map of the Cascade Industrial Center. The bounds of the CIC are outlined in yellow, the Marysville Cascade Industrial Center is highlighted in blue, and the project site is shown in green.



Figure 2: Vicinity Map (<https://gismaps.snoco.org/Html5Viewer/Index.html?viewer=pdsmapportal>)



Figure 3: Aerial Photograph (<https://gismaps.snoco.org/Html5Viewer/Index.html?viewer=pdsmapportal>)

II – Project Introduction

This narrative provides an overview of the project proposal; refer to enclosed project materials for more information.

Site Description

Existing Site

The project property is located at 16430 51st Ave NE Arlington, WA 98223-6424 on a 19.38-acre parcel (31052800100700). The site was purchased by 5J Williams Family LLC in September 2020. The property is currently vacant, but the previous uses of the site were residential and agricultural prior to 2013. According to Caldera Archaeology's 2021 Cultural Resources Report, the project area is located within the traditional area of the Stillaguamish Indian Tribe. At the time of the report, no cultural materials or anthropogenic soils were observed.

Nearby properties

Williams Investments Commercial Park lies on the border of Arlington and Marysville, and is next to a variety of uses and other developments. The area north of the site is considered Light Industrial zoning and was recently developed by Amazon as a warehouse/shipping center. This development included the full build out of road improvements for 168th St. NE, starting east at 51st Ave. NE and bringing the new road west to 43rd Ave. NE. To the east, the Outpost at Smokey Point is a multi-phased mixed use/commercial development on the other side of 47th Ave. NE. The Outpost project has begun development closer to 51st Ave. NE and is moving west in phases. Currently, the west portion of Outpost has not started half-street improvements for the east side of 47th Ave. NE. The southern border of the WICP project is shared by the Emerald Springs North RV Park in Arlington, and by the Williams Investments Industrial Park project in Marysville. The Williams Investments Industrial Park site is also owned by 5J Development LLC, and is expected to be developed with light industrial uses across multiple lots through Marysville's binding site plan process. The Williams Investments Industrial Park site is also currently undeveloped. Finally, a Residential Moderate Capacity (RMod) condominium development is located on the other side of Wetland F and Hayho Creek to the west. Two tracts recorded by the condominium separate residential houses from Hayho Creek and also the project site.

Topography and structures

The project site is largely flat and cleared farm fields, with a general slope to the southwest and Hayho Creek. There is a vacant residential structure located in the southeast corner of the parcel, with a chain link fence surrounding the structure.

Critical Areas

This site contains a 6.54-acre Category II Wetland (Wetland F) and 650 linear feet of Hayho Creek which is a Type F Stream. Wetland F lies on the western half of the property, and Hayho Creek runs along the western boundary line. Wetland F has been approved for off-site mitigation for the Centennial Park development on Highway 531 and 67th Ave NE in Arlington. As part of this project, Wetland F will be enhanced and dedicated to the City of Arlington. Wetland F will feature a 110' enhanced buffer, and Hayho Creek features a standard 100' buffer that is located entirely within Wetland F.

Off-site Wetlands

Wetland F and Hayho Creek continue south into Williams Investments Industrial Park in Marysville. Additional enhancement is proposed in the Marysville parcel to mitigate wetland fill elsewhere on that site.

Utilities

There is an existing water well on the property near the vacant structure. A septic tank, drainfield and reserve area north of the house was applied for in 1993 and as-builts approved in 1995.

Natural Gas Pipelines

Two natural gas pipelines owned by the Olympic Pipeline Company and operated by BP extend diagonally across the property, each located in a separate easement. BP has its own internal review of development occurring over or near the gas easements. The applicant has been working with BP on initial reviews and will continue to coordinate with them concurrent with City of Arlington reviews.

Proposed Project

The project proposal is to create a Binding Site Plan (BSP) to subdivide the subject property and create building pads, for future sale and/or development of general commercial uses. The subdivision will consist of Lot 1 (the building lot with four proposed buildings) and Tract A (a critical area tract for Wetland F and its associated buffer). Buildings will be designed and constructed in a future phase. Building pads and conceptual building footprints are designed for Business Park type commercial uses such as retail, office, and other services consistent with City of Arlington's General Commercial (GC) zoning code and the Cascade Industrial Center's qualifying land uses. Specific uses are expected to be reviewed and approved during permitting for the buildings. Parking is provided consistent with a mix of storage/warehouse and office uses.

Frontage Improvements

The project site will be accessed via two driveways on 47th Ave. NE and one driveway on 168th St. NE. As required by the City of Arlington, 47th Ave NE will be extended north-south along the site's east boundary. Development of the east half of 47th Ave. NE is expected to be completed by the neighboring Outpost development. Frontage improvements along the west half of 47th Ave.

168th St. NE was recently installed with full street improvements. No additional frontage improvements are proposed along 168th St. NE, only repair required to construct a new driveway access to the north side of the project site.

Grading & Drainage

The project site is proposed to be raised approximately 7 feet to meet the grade level of 168th St. NE. Proposed runoff is to be collected by a series of proposed catch basins and conveyance pipes and flow into properly sized onsite infiltration trenches. The infiltration trenches are proposed to infiltrate 100% of the runoff. However, an emergency overflow has been designed to outlet to a rock pad on the east side of the existing BP pipeline easement.

Utilities

There is an existing water line in 168th St. NE and water and sewer lines are proposed to be installed on the east side of 47th Ave NE by the Outpost development. WICP will tie into these existing lines and will loop the water line around the site in a proposed water easement. Sewer will be tied into a proposed manhole on 47th Ave NE and stubbed out to each of the four buildings, with the main sewer line located in a proposed sewer easement.

III – Cascade Industrial Center Compliance

The proposed project supports the following policies of the Cascade Industrial Center (refer to the City of Arlington Arlington-Marysville MIC Subarea Plan, January 2019).

AMMIC Goal / Policy	Compliance Demonstrated
AMMIC-LU-1.2: Allow compatible non-industrial uses, especially services that support industrial businesses and employees, and condition them to mitigate for potential conflicts with current and future industrial uses.	The proposed project anticipates development of office, storage/warehouse, and mercantile uses that will be supporting of the industrial businesses and employees within the CIC.
AMMIC-T-1.4: A non-motorized network should be developed throughout the area that allows pedestrians and cyclists to safely access places of employment.	47 th Ave. NE development includes construction of a trail which will connect to the sidewalk on the south side of 168 th St. NE and will eventually connect to the trail/sidewalk on the southern extension of 47 th Ave. NE. Bicycle infrastructure will be provided on-site.
AMMIC-NE-1.2: Define corridors for stream and wetland enhancement and restoration across the landscape of the MIC so these efforts result in functionally connected environmental resources.	The project will expand and enhance an existing wetland; the wetland is contiguous with a wetland on the neighboring Marysville property which will also be enhanced and expanded, to create a larger functional habitat than currently exists.
AMMIC-PF-1.1: Ensure that urban level facilities and services are provided prior to, or concurrent with private development. These services, include, but are not limited to, sanitary and storm sewers, water, police and fire protection, and roadways.	The project proposes road development and utilities required for the development, which will be constructed prior to and/or concurrent with the proposed building development.

IV – Attachments

The following documents are enclosed with this permit submittal:

#	Document Title	Author	Date	Page Count
1	Land Use Application Form & Submittal Checklists	-	9/13/2023	10
2	Water / Sewer Availability Application	-	9/13/2023	2
3	BSP Review Project Narrative (this document)	CG Engineering	9/13/2023	7
4	Legal Description	-	-	1
5	Vicinity Map	CG Engineering	8/25/2023	1
6	Title Report / Guarantee, issued 8/14/23	Chicago Title Insurance Company	8/08/2023	7
7	Lot Closures	NCS Surveying, LLC.	8/28/2023	5
8	Public Notice Map	CG Engineering	9/12/2023	1
9	Public Notice Spreadsheet (Excel)	CG Engineering	9/12/2023	-
10	Public Notice Address Labels (PDF – sized for Avery 5260 labels)	CG Engineering	9/12/2023	3
11	Binding Site Plan	NCS Surveying, LLC.	8/2023	2
12	Landscape Plan	Origin Design Group	9/05/2023	3
13	Arborist Report and Tree Retention Plan	Soundview Consultants, LLC.	9/06/2023	14
14	Cascade Industrial Center Modified SEPA Checklist	CG Engineering	9/13/2023	22
15	Wetland Delineation and Fish and Wildlife Habitat Assessment Report – Centennial Park	Soundview Consultants, LLC.	11/11/2022	128
16	Conceptual Mitigation Plan – Centennial Park	Soundview Consultants, LLC.	6/05/2023	39
17	Cultural Resources Report	Caldera Archaeology	10/18/2021	66
18	Unanticipated Discovery Plan	Williams Investments	-	6
19	Drainage Report	CG Engineering	9/13/2023	399
20	Geotechnical Report	GeoEngineers	11/11/2021	72
21	Complete Streets Checklist	CG Engineering	9/13/2023	8
22	Traffic Impact Analysis	Transpo Group	9/2023	85
23	Snohomish County Traffic Impact Fee Offer Worksheet	Transpo Group	-	4
24	WSDOT Traffic Impact Fee Offer Worksheet	Transpo Group	9/13/2023	3
25	Civil Plan Set	CG Engineering	9/05/2023	23
26	Arlington Boundary and Topographic Exhibit	NCS Surveying, LLC.	9/12/2023	1
27	Architectural Site Plan	Ronhovde Architects	9/04/2023	1