



Community and Economic Development Planning Division

18204 59th Avenue NE, Arlington, WA 98223

NOTICE OF NEIGHBORHOOD MEETING PROPOSED MULTI-FAMILY HOUSING CONDITIONAL USE PERMIT - PLN#556

Notice is hereby posted that the City of Arlington's Community and Economic Development Department, Planning and Land Use Division, will hold an informal Neighborhood Meeting regarding the following:

Project Name: Reserve at Arlington

File Number: PLN#556 – Conditional Use Permit Application

Project Description: The Reserve at Arlington Partners, LLLP is proposing to construct a 4-story affordable independent living senior apartment building at the northwest corner of State Route 9 and 204th Street. The project consists of 150 apartments on a 4.38 acre site including 151 stalls of surface parking. The property is currently vacant and is bordered by State Route 9 to the east, Bartell Drugs to the south, vacant property to the west and commercial property to the north. The project has been designed to comply with the Mixed Use Development Regulations of Arlington Municipal Code 20.110. Primary access to the site will be taken from an existing access point on 204th Street. An on-site shared access easement between Bartell Drugs and the parcel just to the west allows for a secondary access. No access will be taken from State Route 9. A landscaped perimeter is proposed as a buffer to the site from State Route 9 and consists of canopy trees, evergreen trees, evergreen hedge shrubs and groundcover. Parking lot landscaping, building foundation plantings and open space landscaping is also proposed. An asphalt walking trail will be provided and is intended to become a part of the public trail system that will extend along Portage Creek as neighboring properties are developed. Outdoor amenities include a landscaped courtyard with a picnic shelter/BBQ area, community garden and outdoor seating areas with fire pits. Indoor amenities include a great room, media lounge, game room, multipurpose room, mail room/learning center, and fitness center and spa. A Binding Site Plan permit is being processed concurrently with this Conditional Use Permit to establish horizontal mixed use across the site.

Applicant: Reserve at Arlington Partners, LLLP

Contact: Carmel Gregory carmelg@cgengineering.com

Tax Parcel ID# 31051100304000, 31051100400700

Date of Neighborhood Meeting: Tuesday, July 16, 2019

Time of Neighborhood Meeting: 5:30 – 6:30 pm

Location of Neighborhood Meeting: City Council Chambers – 110 East Third Street, Arlington, WA

Purpose of Neighborhood Meeting: All conditional use permit applications require a neighborhood meeting per city code. The purpose of this informal meeting is to allow members of the public and other interested parties an opportunity to become involved early on in the permitting process and to help identify any concerns or issues the public has regarding this specific proposal. At this meeting, the public will have an opportunity to ask questions, review plans, and voice any concerns they may have.

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