



NOTICE OF APPLICATION

PROPOSED RESERVE AT ARLINGTON

CONDITIONAL USE PERMIT APPLICATION - PLN#556

Notice is hereby posted that the City of Arlington Community and Economic Development Department, Planning Division has received a Conditional Use Permit Application for a new Multi-Family Development.

Applicant: Reserve at Arlington Partners, LLP

File Name & Number: Reserve at Arlington – PLN#556

Date of Application Submittal: June 14, 2019

Application Process: Decisions on Conditional Use Permit applications are made by the Hearing Examiner after a public hearing on the project. Any person has the right to comment on this application. Parties of record may appeal the decision of the Hearing Examiner to the Snohomish County Superior Court 21 days after the date of decision.

Date of Notice of Complete Application: July 12, 2019

Neighborhood Meeting: A neighborhood meeting was held on July 16, 2019 at 5:30 pm.

Date of Public Hearing: Monday, August 5, 2019

Date of Notice of Application Filed: Thursday, July 18, 2019

Project Location: The project is located northwest of the State Route 9 and 204th Street intersection. Township 31, Range 05, Section 11, Quarter SW. Tax Parcel ID # 31051100304000 and 31051100400700

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.

City Approvals Required: Conditional Use Permit, SEPA Review, Site Civil Permit, Building Permits

Other Agencies Approvals Required: Department of Ecology Stormwater General Construction Permit

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

Comment Period: There is a 14-day comment period for the Conditional Use Permit application. If you would like to comment on the Conditional Use Permit application, written comments/requests will be accepted until 5:00 p.m. on Thursday, August 1, 2019.

To Become a Party of Record: You may become a party of record by submitting written comments and requesting to become a party of record to the Community and Economic Development Department, by entering your name on a sign-up registry at the Public Hearing, or testify at the Public Hearing.

To Comment on a Project: Any persons have to submit written testimony to the appropriate permit-issuing authority by submitting written comment to City of Arlington Community and Economic Development Department located at 18204 59th Avenue NE, Arlington, WA 98223 or by emailing the Staff Contact by the end of the comments period as stated in this notice. Any persons have the right to appear at the Public Hearing to provide testimony orally.

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.

Notice of Decision: A Notice of Decision of the Hearing Examiner will be made available on the City's Website and provided to those parties of record after the final decision is made.

Special Accommodations: The City of Arlington Strives to provide accessible meetings for people with disabilities. Please contact the ADA coordinator at (360) 403-3441 or 1-800-833-8388 (TDD only) if special accommodations are required.