



## NOTICE OF APPLICATION

### PROPOSED 51<sup>st</sup> AVENUE URBAN VILLAGE

### CONDITIONAL USE PERMIT APPLICATION - PLN#634

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:** Arlington 51<sup>st</sup> Street LLC

**File Name & Number:** 51<sup>st</sup> Avenue Urban Village – PLN#634

**Date of Application Submittal:** November 8, 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:** December 6, 2019

**Neighborhood Meeting:** A neighborhood meeting was held on December 3 at 5:30 pm.

**Date of Notice of Application Filed:** Friday, December 20, 2019

**Project Location:** The project is located at 16612 51<sup>st</sup> Avenue NE, Arlington, WA, 98223. Tax Parcel ID # 31052800100900

**Project Description:** The proposed 51st Avenue Urban Village will include six multi-family residential buildings with attached commercial, sixteen Live-Work units, eight commercial buildings with multi-family on the second story, with all adjoining parking, walks, utilities and parks and landscaping. All proposed utilities will be installed underground, including stormwater Low Impact Development bioretention cells and permeable pavement with underlying gravel trench bed infiltration systems.

The project will include the widening of 51st Avenue NE, as well as the construction of 168th Street NE and 47th Avenue NE. The road improvements and a portion of the onsite access way will be treated and fully infiltrated into the existing sandy soils within multiple bioretention cells alongside the proposed roadway improvements. The sanitary sewer will be extended from a proposed onsite sewer pump station, through a forcemain, to the existing City of Arlington sewer system in 59th Avenue NE. The proposed water line will be extended from the existing Arlington water system within 59th Avenue NE to the proposed development. 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, Binding Site Plan, SEPA Review, Site Civil Permit, Utility Permits, 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 January 3, 2020.

**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 59<sup>th</sup> 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](mailto: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 59<sup>th</sup> 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.