



# NOTICE OF APPLICATION

## PROPOSED PILCHUCK VILLAGE

### CONDITIONAL USE PERMIT APPLICATION - PLN#703

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:** Triple Creek Investments LLC

**File Name & Number:** Pilchuck Village – PLN#703

**Date of Application Submittal:** June 4, 2020

**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 2, 2020

**Neighborhood Meeting:** A neighborhood meeting was held on July 7, 2020 at 5:30 pm.

**Date of Notice of Application Filed:** Thursday, July 16, 2020

**Project Location:** The project is located between the 7100 and 7400 blocks of 204<sup>th</sup> Street NE, Arlington, WA, Tax Parcel ID #00769800000600, 00793300002801

**Project Description:** The Pilchuck Village project was conceived as a mixed use “gateway project” addressing the need for a variety of smaller scale commercial spaces and increased residential density for a thriving neighborhood. The primary mixed-use building and the largest structure in the assemblage of related structures is sited adjacent to the prime arterial 204<sup>th</sup> Avenue NE and provides for an enhanced pedestrian experience by fronting the first floor commercial spaces along the avenue sidewalk for browsing and casual window shopping. The project will provide angled parking spaces for public access in the Right-of-Way along 204<sup>th</sup> Avenue NE to enhance the accessible convenience to the shops and businesses. In addition there will be substantial plantings, street trees and canopy overhangs to provide pedestrian shelter, shade and natural scale to further heighten the pedestrian experience. At the midpoint of the mixed-use structure, a substantial public plaza has been inserted that extends from the 204<sup>th</sup> Avenue NE Right-of-Way into the interior of the site. The plaza will be partially covered by the building mass at the upper stories and will include an entry fountain and public art displays. This will provide a strong and prominent sense of ‘arrival’ to the project and serve as public portal or doorway into the site. The plaza will provide additional amenities such as a gathering fire pit with seating, trellises and additional landscaping. The formal entry to the upper floors of the promenade building is also located at the street frontage off the plaza and is signed for identity. Vehicle access to the site is located off two adjoining side streets. The primary access drive bisects the site and is flanked by an extensive pedestrian sidewalk system that connects all residential, mixed use and clubhouse structures. The access drive sinuously runs thru the site and serves as access to the residential parking areas, and acts as a service drive for deliveries, refuse pickup and emergency response should that be needed. The site is heavily landscaped at the interior, side and rear yard perimeters. There are a number of additional site design features that will enhance the public and private shared experience offered by this project. Provisions have been made in the site design for a future public trail along the east property frontage, which will become part of a much larger public trail system. Additionally, the site design and layout anticipates the placement of a public transit bus stop with shelter at the NE corner of the site. The building will be utilizing a Green Building Program which is required in order to allow for the 4<sup>th</sup> story. Lastly, the project provides recreation to the residents in the form of two outdoor sports courts and a children’s play area with interactive elements.

**City Approvals Required:** Conditional Use Permit, Land Use Variances, Boundary Line Adjustment, SEPA, Design Review, Civil Permit, Utility Permit, Building Permits, Development Agreements, and Variances for both the building height and lot configuration.

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

**Studies Required:** Drainage Report, Geotechnical Report, Traffic Impact Analysis, SEPA Checklist, Cultural Resource Report, Wetland and Fish and Wildlife Habitat Assessment

**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 July 30, 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.