



NOTICE OF PUBLIC HEARING
PILCHUCK VILLAGE
CONDITIONAL USE PERMIT - PLN#703, 709
AND BOUNDARY LINE ADJUSTMENT - PLN#728, PLN#730

PUBLIC NOTICE:

Pursuant to Governor Inslee's Proclamation 20-28, in an effort to curtail the spread of the COVID-19 virus, Public Hearings before the Hearing Examiner will take place online. The Hearing Examiner, staff and members of the public will not attend in person. Anyone wishing to provide written or oral public comment, must call into the Zoom meeting with the detail below or submit the written public comment to joshg@arlingtonwa.gov.

Zoom Meeting Details:

Meeting ID: 884 6766 6757

Password: 348067

To call in using a standard phone: 1-253-215-8782

To view the meeting without providing public comment, please visit our YouTube channel:

<https://bit.ly/2K2y5gh>

Date of Public Hearing: August 19, 2020

Time of Public Hearing: 2:00 pm

Location of Public Hearing: Meeting will be available to the public and all interested parties via Zoom. Staff will be located at 18204 59th Avenue NE, Arlington, WA 98223

Applicant: Triple Creek Investments, LLC

File Name and Number: Pilchuck Village – PLN#703, PLN#709, PLN#728, and PLN#730

Project Location: The project is located between the 7100 and 7400 blocks of 204th 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 204th 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 204th 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 204th 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 signed for identification. 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



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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 4th 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. A variance is being proposed to allow for Building A to achieve a maximum height of 53'-6" which is 8'-6" higher than the zoning code which allows for a building height of 45' in the General Commercial Zone. A Boundary Line Adjustment permit is being processed concurrently with this Conditional Use Permit to address the planned phasing of the project. A variance is also being proposed for the Boundary Line Adjustment in order to allow for the change of orientation of the lot lines from North-South to East-West directional.

Testimony: All persons have the right to submit written testimony to the appropriate permit-issuing authority and to appear at the public hearing to give testimony orally. In order to follow Governor Inslee's Proclamation 20-28, meeting being held via Zoom, the Record of the hearing will be extended for two days after the hearing to allow for public comment.

To Appeal a Decision: When the Hearing Examiner has issued a notice of decision and all reconsideration periods have expired, the decision shall be final and may be appealed only to the Snohomish County Superior Court within twenty-one (21) calendar days from the date of the final decision. All appeals must clearly state the alleged errors of fact or law and include a specific request for relief. Only parties of record may appeal a decision.

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.

City Staff Email: joshg@arlingtonwa.gov

How to Reach Us: 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 issued.