



NOTICE OF PUBLIC HEARING

Publish date:	January 5, 2024
Proposal name:	Ashford Place
Applicant:	Grandview North, LLC
File number:	PLN#1002 – Conditional Use Permit
Documents available at:	City of Arlington website at www.arlingtonwa.gov , under Public Notices
Lead Agency:	City of Arlington
Contact Person:	Amy Rusko, Planning Manager, 360-403-3550, arusko@arlingtonwa.gov
SEPA Responsible Official:	Marc Hayes, Community Development Director
Public hearing body:	Hearing Examiner
Public hearing date/time:	Tuesday, January 23, 2024 at 1:00pm
Public hearing location:	Online via Teams Meeting
Written comment deadline:	Monday, January 22, 2024 at 5:00pm

Online Teams Meeting: To attend and/or participate in the hearing you may log in or call into the Teams Meeting.

Phone No.: 1-323-676-6217 Phone Conference ID: 475 430 469#

Link: <https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

Meeting ID: 222 3333 658 202 Passcode: Lhd2eD

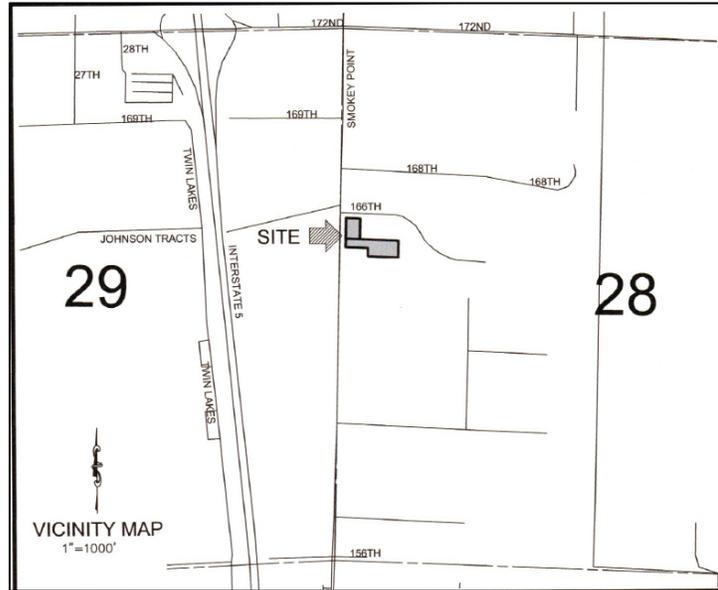
Proposal Description: The applicant is proposing a mixed-use project with two buildings on the site consisting of 4,495 square feet of commercial space and 103 multi-family residential units. The residential units provided within the project include 61 studio units, 34 one-bedroom units, and 8 two-bedroom units. Building 1 is a three-story building along the Smokey Point Boulevard frontage that will consist of commercial retail space and 9 covered parking stalls on the ground floor with residential units on the upper floors. Building 2 is a three-story building located towards the rear of the property and will consist of residential units on all floors.

The project improvements include 144 parking stalls, pickleball court, sidewalks, open space, picnic tables, and landscaping. Frontage improvements along Smokey Point Boulevard will include a median, drive aisle, 12 angled parking spaces, curb, gutter, sidewalk, and street trees. Additional offsite improvements will connect the onsite drive aisle, west of Building 2, to the existing drive aisle on parcel 31052800201500 to the south. Stormwater runoff from the proposed development will be conveyed and managed on-site through detention facilities located under the parking area.

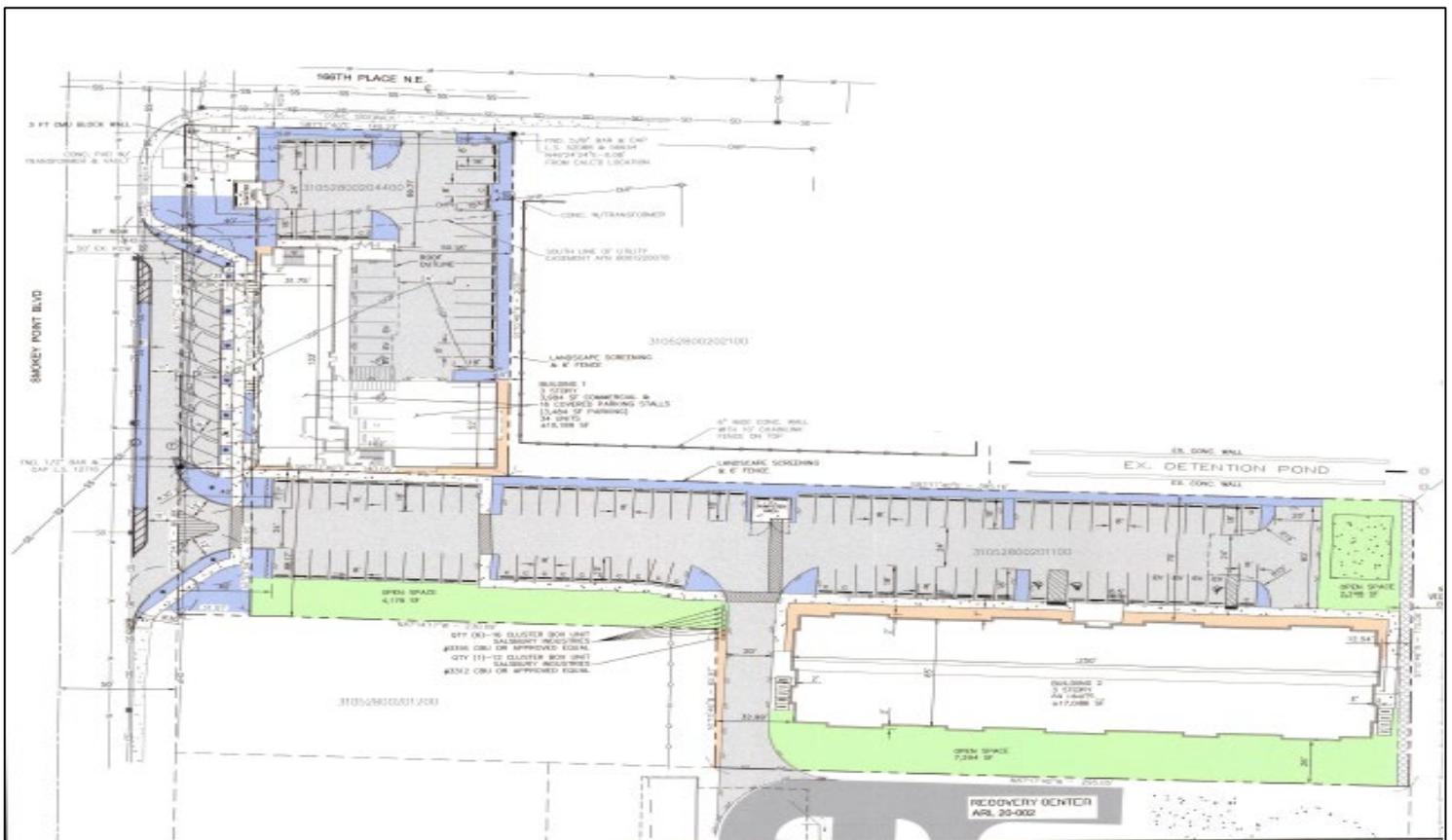
How to View the Project: All materials pertaining to this project may be examined online at www.arlingtonwa.gov/310/Public-Notices-Hearings. The files are also available for viewing at the Community & Economic Development Department, located at 18294 59th Avenue NE, Arlington, WA 98223.

How to Comment: You may comment on the proposed project by attendance, letter, or email. Any person wishing to comment on this project may do so at the public hearing on the above-referenced date, place and time via Teams. You may also comment and become a party of record by sending written testimony by email or mail to the project contact listed above or to the following mailing address, 18204 59th Avenue NE, Arlington, WA 98223 on or before the written comment deadline stated above.

Special Accommodation: Please call the staff contact listed above if internet access is a concern.



Proposed Site Layout





CITY OF ARLINGTON

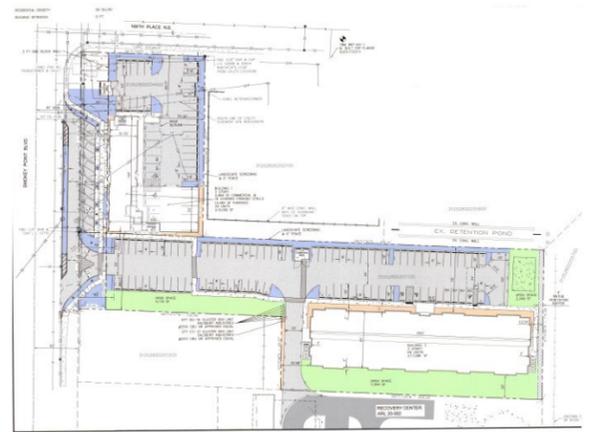
Notice of Public Hearing
Ashford Place Conditional Use Permit

File Number: PLN #1002
Applicant: Grandview North LLC
Location: 16517 Smokey Point Blvd
Parcel No.: 31052800201100
Lead Agency: City of Arlington
Public Hearing Body: Hearing Examiner
Public Hearing Date/Time: Jan. 23, 2024 @ 1:00 pm
Public Hearing Location: Online via Teams Meeting

Project Description: The applicant is proposing a mixed-use project with two buildings on the site consisting of 4,495 square feet of commercial space and 103 multi-family residential units. The residential units provided within the project include 61 studio units, 34 one-bedroom units, and 8 two-bedroom units. Building 1 is a three-story building along the Smokey Point Boulevard frontage that will consist of commercial retail space and 9 covered parking stalls on the ground floor with residential units on the upper floors. Building 2 is a three-story building located towards the rear of the property and will consist of residential units on all floors.

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Contact Information: Amy Rusko, Planning Manager, 360-403-3550, arusko@arlingtonwa.gov, 18204 59th Avenue NE, Arlington, WA 98223



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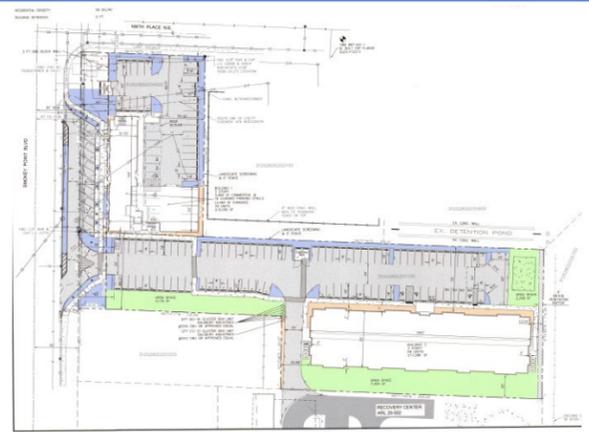
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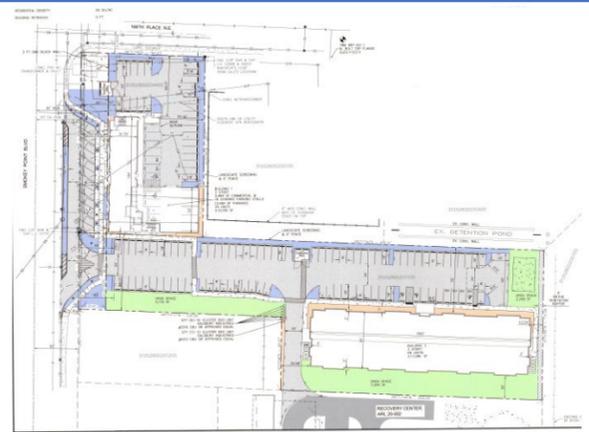
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City of Arlington
Community & Economic Development Department
18204 59th Avenue NE
Arlington, WA 98223



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Community & Economic Development Department
18204 59th Avenue NE
Arlington, WA 98223

For Publication in the Friday, December 5, 2024 edition of the Herald:

City of Arlington
Notice of Public Hearing

Proposal Name: Ashford Place Conditional Use

File Number: PLN #1002

Applicant: Grandview North, LLC

How to View the Project: All materials pertaining to this project may be examined online at www.arlingtonwa.gov under Public Notices. The files are also available for viewing at the Community & Economic Development Department, located at 18294 59th Avenue NE, Arlington, WA 98223.

Lead Agency: City of Arlington

Contact Person: Amy Rusko, Planning Manager, arusko@arlingtonwa.gov

SEPA Responsible Official: Marc Hayes, Community & Economic Development Director

Public Hearing Body: Hearing Examiner

Public Hearing Date & Time: Tuesday, January 23, 2024, at 1:00pm

Public Hearing Location: Online via Teams Meeting (see online notice for teams meeting invite)

Written Comment Deadline: Monday, January 22, 2024, at 5:00pm

Project Description: The applicant is proposing a mixed-use project with two buildings on the site consisting of 4,495 square feet of commercial space and 103 multi-family residential units. The residential units provided within the project include 61 studio units, 34 one-bedroom units, and 8 two-bedroom units. Building 1 is a three-story building along the Smokey Point Boulevard frontage that will consist of commercial retail space and 9 covered parking stalls on the ground floor with residential units on the upper floors. Building 2 is a three-story building located towards the rear of the property and will consist of residential units on all floors.

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Notice and project documents are available for review on the city's website at www.arlingtonwa.gov under public notices or at the Community and Economic Development Department, located at 18204 59th Avenue NE, Arlington, WA 98223.

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Special Accommodations: Please call the staff contact listed above if internet access is a concern.

From: [Legals - Everett](#)
To: [Ameresia Lawlis](#)
Subject: Re: City of Arlington Public Notice - Ashford Place PLN#1002
Date: Wednesday, January 3, 2024 8:42:35 AM
Attachments: [image001.png](#)

This message is from an External Sender

This message came from outside the City of Arlington

Ameresia,

Since December 23, 2024 isn't a Friday, I'm going to go with the date you actually put on the notice and schedule it to publish this coming Friday, January 5, 2024.

Karen

Herald Legals
Karen Cedarquist

The Daily Herald | 1800 41st Street, S-300 | Everett, WA 98203
425-339-3089 | legals@heraldnet.com | www.heraldnet.com



From: Ameresia Lawlis <alawlis@arlingtonwa.gov>
Sent: Wednesday, January 3, 2024 8:21 AM
To: Legals - Everett <legals@heraldnet.com>; Amy Rusko <arusko@arlingtonwa.gov>
Subject: City of Arlington Public Notice - Ashford Place PLN#1002

You don't often get email from alawlis@arlingtonwa.gov. [Learn why this is important](#)

Legals –

Please publish the attached public notice in the Friday, December 23, 2024 edition of The Herald.

Sincerely,



Ameresia Lawlis

Arlington Community & Economic Development

18204 59th Ave NE, Arlington, WA 98223

☎: 360.403.3548

alawlis@arlingtonwa.gov | www.arlingtonwa.gov

Note: Emails and attachments sent to and from the City of Arlington are public records and may be subject to disclosure pursuant to the Public Records Act.

From: [Ameresia Lawlis](#)
To: [Randy Devoir](#)
Cc: [Amy Rusko](#); [Ameresia Lawlis](#)
Subject: Ashford Place - PLN#1002
Date: Friday, January 5, 2024 10:06:00 AM
Attachments: [20230105_PLN1002_NOPH.pdf](#)
[image001.png](#)
[20230105_AshfordPlace_CUP_HE_Staff_Report.pdf](#)

Randy,

Please see the attached Notice of Public Hearing and staff report for Ashford Place. The Public Hearing is scheduled for Tuesday, January 23, 2024 at 1:00pm.

Sincerely,



Ameresia Lawlis

Arlington Community & Economic Development

18204 59th Ave NE, Arlington, WA 98223

☎: 360.403.3548

alawlis@arlingtonwa.gov | www.arlingtonwa.gov

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From: [Ameresia Lawlis](#)
To: [Kerry Lyste](#); ahess@marysvillewa.gov
Cc: [Amy Rusko](#); [Ameresia Lawlis](#)
Subject: Ashford Place - PLN#1002
Date: Friday, January 5, 2024 10:05:00 AM
Attachments: [20230105_PLN1002_NOPH.pdf](#)
[image001.png](#)

Dear Party of Record,

Attached you will find the Ashford Place public notice for Public Hearing. All other project documents can be found on the City of Arlington website at the following link: <https://www.arlingtonwa.gov/310/Public-Notices-Hearings>.

Sincerely,



Ameresia Lawlis

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