



NOTICE OF APPLICATION

File Name: Smokey Point Ridge Binding Site Plan
File Number: PLN #1198
Owner: Peak to Peak, LLC
Applicant/Contact: Carl Pirscher, CDA Architects, Inc
Location: 19402 Smokey Point Boulevard
Parcel No.: 31051700400600
Date of Application: March 1, 2024
Date of Completeness: March 7, 2024
Date Notice of Application: March 15, 2024
Date Published: March 19, 2024

PROJECT DESCRIPTION: The applicant is proposing a binding site plan to divide the subject parcel into nine (9) buildable lots, along with a Tract to be dedicated as public right-of-way. The binding site plan creates eight (8) commercial lots and one (1) mixed-use and residential lot. The total site consists of 7.84 acres and is located at 19402 Smokey Point Boulevard, within the Commercial Corridor zone. The future build out of the site proposes the construction of commercial incubator spaces, live/work units, and fee simple townhouse units. Lots 1-8 proposed commercial buildings for a total of 42,929 square feet and Lot 9 proposes a unit lot subdivision that includes two (2) live/work three-story buildings for a total of 16 units and eight (8) two-story residential townhouse buildings for 46 units. The overall project proposes four (4) park spaces, open spaces, trail system, landscaping, right -of-way improvements that include public sidewalk, curbs, gutters, angled public parking stalls, street trees, and a new sewer lift station.

A forest practice permit and SEPA decision was previously issued on this parcel under permit number PLN #1163 and an early grading permit was submitted under permit number PWD #3514. These permits accounted for the removal of 95 significant trees, 3,950 cubic yards of cut and 40,000 cubic yards of fill, along with clearing and grading of the site.

The future development proposed on the site requires separate permitting for each lot within the binding site plan.

APPROVALS REQUIRED: Binding Site Plan approval.

To View the Project: The application submittal documents are available for review on the city's website at <https://www.arlingtonwa.gov/310/Public-Notices-Hearings> or at the Community and Economic Development Department, located at 18204 59th Avenue NE, Arlington, WA 98223.

Notice of Application Public Comment Period: Any person may comment on this application by writing to the mailing or email address below. Comments on this application must be received by **5:00 PM on Tuesday, April 2, 2024.**

Staff Contact: Amy Rusko, Planning Manager, arusko@arlingtonwa.gov, 360-403-3550

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

