



NOTICE OF APPLICATION AND NOTICE OF NEIGHBORHOOD MEETING

File Name: Smokey Point Ridge Preliminary Unit Lot Subdivision
File Number: PLN #1199
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 preliminary unit lot subdivision to divide lot 9 of the binding site plan (PLN #1198) into 62 townhouses and live/work lots. Lot 9 is 4.82 acres of the overall site. The preliminary unit lot subdivision consists of 46 two-story residential townhomes within eight buildings and 16 three-story live/work units within two buildings. The townhome units each have a dedicated two car garages and the live/work units have two-stories of living space above a commercial space facing Smokey Point Boulevard, both housing types are fully sprinklered, utilize wood-frame construction, designed to share a polychromatic palette of exterior finishes and architectural details to ensure aesthetic compatibility, have outward facing balconies and porches for private open space, shared outdoor activity space, mini-parks, trail system, and private drives.

The subject parcel has submitted a binding site plan under permit number PLN #1198, along with 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 account for the layout of the entire property and 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.

APPROVALS REQUIRED: Preliminary Unit Lot Subdivision, SEPA Review, Civil Permit, DOE Stormwater General permit and Water Quality Certification, Utility Permit Complete Streets, Final Preliminary Unit Lot Subdivision and Building Permits.

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: 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.**

Notice of Neighborhood Meeting: A neighborhood meeting will be held at **5:00 pm on Tuesday, April 2, 2024,** via Teams virtual meeting. To participate in the neighborhood meeting you may email the staff contact or log/call in to the Teams meeting.

Meeting ID: 235 463 032 709

Passcode: NYoMDE

Phone Number: 1-323-676-6217

Link:https://teams.microsoft.com/l/meetupjoin/19%3ameeting_YzM0MTFmNDktOTJlOS00MDZjLWJhZTltNDk5ZDI1YzIxMGNj%40thread.v2/0?context=%7b%22Tid%22%3a%223d163d08-e2b8-4ccd-9737-3c52fcd5c51d%22%2c%22Oid%22%3a%22c93406b3-2333-4d54-98b4-f8ab9892d3c3%22%7d

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

Live/Work Units:



Townhouse Units:

