

Harmony at Arlington Mixed Use/Unit Lot Subdivision

Site Address: 7417 204th St NE, Arlington WA 98223

Parcel Numbers: 310511-003-040-00, 310511-004-007-00

Zoning: General Commercial with Mixed-Use Overlay

Designation: Mixed Use

Shoreline: NA

Flood Plain Designation: NA

Area: 141,025 sf (3.21 acres)

Section 11, Township 31N, Range 05 East

Narrative—Mixed Use Townhomes/Unit Lot Subdivision

Summary: The proposal consists of two Tracts that were part of an earlier Binding Site Plan known as Reserve at Portage Creek that included the Tract (D) now occupied by Starbucks. Bartell's Drug Store is on another Tract (C) of the same Binding Site Plan.

Tract A is now owned by this applicant and is to be dedicated to the City as part of the Civic and Open Space obligations of the Binding Site Plan. This Applicant will build a path on the south edge of the Tract and dedicate the whole tract to the City.

The total project area including Tract A is 4.38 acres. The 1.17 acres of Tract A to be dedicated will not be counted in the development data for Tract B. The proposal on the 3.21 acres of Tract B is for 60 Townhomes as Unit Lots. This provides a gross density of 18.7 dwelling units per acre.

The current zoning is General Commercial with Mixed Use Overlay. The Development per this proposal is horizontal mixed use requiring compliance with AMC Chapter 20.110. Place Type is Village Center/Transect T4-F. It requires a Conditional Use Permit as the proposal is for more than 50 residential units.

Mixed Use Development Regulations: Tract B is the Tract being developed. Tract A is being dedicated to the city although this project will build a recreational path at the edge of this Tract. Tract B contains about 3.21 acres of developed area. Sixty units are proposed yielding 18.7 dwelling units per acre which does exceed the 15 du/ac required.

This project is part of a larger binding site plan that does include Starbucks and Bartell Drugs. As a Horizontal Mixed-Use the residential only buildings do not need to have provisions for commercial retail uses on the first floor. All residents are accessed from alleys or drive aisles.

The proposal does provide a moderately dense community of townhomes on unit lots. The community does emphasis pedestrian connectivity with every unit being directly connected to a sidewalk that connects to Starbucks and on to the frontage on 204th St NE. This is a pedestrian friendly design with good walkability.

Code Conflicts: This project is a horizontal mixed-use development in the Mixed-Use Development area. It is also utilizing Unit Lot Subdivision provisions of AMC 20.44.020. AMC 20.44.020D Unit Lot Subdivision in Mixed Use Development which states “*All horizontal mixed use development overlay areas utilizing unit lot subdivisions shall strictly adhere to Chapter 20.110.040—Mixed Use Development Regulations, when designing the site development plan*”.

There are a few conflicts in the criteria on some elements of the two codes. Per this section of the code, we have defaulted for the most part to the Mixed-Use Code Section to resolve conflicts. At least one conflict was resolved in favor of the Unit Lot Subdivision Code. That is on parking. The Mixed-Use Code requires 2 spaces per unit and the Unit Lot code section requires 2.25 spaces per unit. This project is providing the 2.5 spaces.

Critical Areas: Critical Areas were established with the underlying Binding Site Plan. There are no critical areas on Tract B that is being developed. Portage Creek is at the north edge of Tract A. Tract A is to be dedicated to the City. This project proposes a path along south line of the Tract that is just north of the development on Tract B.

Portage Creek is mapped showing resident cutthroat trout and breeding habitat for coho salmon. It is not listed as an ESA Stream.

The riparian area does provide riparian functions with the presence of an established tree canopy, native shrub/scrub layer, and coverage of emergent plant species. The southern portion of the Tract has been disturbed and is invaded with Himalayan blackberries and other invasive species.

This project will not impact the functioning portion of the riparian area. It will build and recreational/observational path at the very south perimeter of Tract A where it is most disturbed.

Access: Tract B does have “ownership” of a panhandle from the southwest corner of the Tract out to 204th St NE. There are access easements to Starbucks and others on this panhandle that continues north along the west 30’ of this Tract. There are several recorded easements on this area for ingress, egress road and utilities including a sewer easement.

In addition, there is a 15’ permanent access easement on the 15’ west of the Tract B west line. A 25’ private Drive Aisle will be built from 204th to the SW corner of this site. The homes will mostly take access off Private Alleys in the interior of the site.

AMC 20.110.014(g) Parking Standards: Per Table 20.110-7, which lists the minimum parking space requirements, Townhouses need to provide 2 parking spaces per unit. This project is providing the 2 spaces per units with one in the integrated carport and a second in garage. In addition, it is providing guest spaces at 0.25 spaces per unit plus one extra. This proposal provides 136 spaces

AMC 20.44 requires ten percent of the requires parking spaces are to provide Electrical Vehicle Charge facilities. Electrical Vehicle charging will be available, if wanted, in each Unit.

Per AMC 20.110.014(g)17i, bicycle parking is “*not required for single-family residential developments and uses*”. This project has not called out specific spaces but bicycle parking will be available in the integrated carports at each unit.

Open Space per AMC 20.110.014(h): This project includes two Tracts, Tract A and Tract B, from the original Binding Site Plan that includes Starbucks and Bartell Drug Store located on Tract C and Tract D.

Per AMC 20.110.014(h)7. “...*every residential development shall be constructed so that at least five percent of the total development remains permanently as usable open space.*” 014(h) lists about 8 configurations that could be acceptable. Included is 014(h)7iv that includes an area that is left in its natural undisturbed state except for cutting a trail.

Tract A and B have been listed as the Gross Site Area; that area total 190,958 sf. Tract A is to be dedicated to the city but will include a low impact trail adjacent to the north boundary of Tract B. Tract A is 50,933 sf. Five percent of the Gross Site Area is 9,548 sf.

There are a couple Open Space components on Tract B, the real developed area of the site. The developed area of the site, Tract B, is 140,025 sf and would require about 7,000 sf of open space. The Architectural Plans identify two open space areas on Tract B that total 3,846 sf and they have used these plans added trail segment on Tract A to total 7,662 sf of open space associated directly with the Developed Tract.

Private Open Space is provided at a minimum of 200 sf per unit. The “front yards” have minimum 200 sf including a hard surfaced patio on the ground floor that varies from 110 sf for interior units and 130 sf for end units. There is also an “engaged porch” on the second floor that includes 108 sf for the interior units and 156 sf for the end units. There is a minimum of over 300 sf of Private Open Space provided per unit.

There is a conflict in code requirements between the AMC 20.44.020A(d) that requires a minimum of 200 sf Private Open Space per unit. AMC 20.110.14(e) for Row House/Townhouse projects, 100 sf of Private Open Space is the minimum allowed. Per 20.44.020 D Unit Lot Subdivision in Mixed Use Development, Mixed Use Development regulations are to be “strictly” adhered to. This project does meet the minimum of either code providing is excess of 200 sf so this is just to point out a little code conflict that might be clarified one day.

Landscape: A concept landscape plan prepared by a licensed landscape architect is provided and a detailed irrigation plan, if needed, will be provided with engineering plans

There are no existing trees onsite.

Unit Lot Subdivision: This project is proposing using the provisions of 20.44.020 Unit Lot Subdivisions (ULSs).

Per 20.44.020D Unit Lot Subdivision in Mixed Use Development shall strictly adhere to Chapter 20.110.040 Mixed Use Development Regulations. While there seem to be some conflicts in the two code sections, this project is compliant with the provisions of both codes in most cases.

This project is proposing 60 unit lots in 10 buildings with 5 to 7 units per building. Minimum spacing between buildings is over 10'. The units will be 3 story units.

Low impact stormwater management is being utilized for the entire site. Bio-cells will be used for treatment of runoff from pollutant generating surfaces. All runoff will be fully infiltrated after treatment.

Parking has been described in the mixed-use code section above.

Landscaping also described above.

Utilities: Sewer and Water are at the site. Each unit will have its own water meter. The buildings will have NFPA 13D Fire Protection and will have 1" meters to support the Fire Protection.

Thank you

Merle Ash
Land Technologies Inc.