

PROJECT DESCRIPTION

The Site:

- 1. The project site is a single parcel located at 19402 Smokey Point Blvd in the City of Arlington, WA. The site is a 340, 954 SF (7.84 acres) parcel and is a roughly trapezoidal shaped parcel west of Smokey Point Blvd, north of 193rd ST NE. and east of the I-5 Freeway. The property slopes gradually from the south property line to the north property line at approximately 2%. The property is currently in use as a single-family residence and related out buildings. No critical areas are known to exist on the property. The primary access to the site is to be from Smokey Point Blvd as shown on the attached submittal documents. There are private properties surrounding the site from the north and south end of the property line. Just to the east of the property and Smokey Point Blvd is the Stillaguamish river floodplain with parcels fronting Smokey Point Blvd. under private ownership. To the west of the site is the Interstate – 5 ROW. The attached survey gives legal description, vicinity mapping and topographic/utility information. The site will be extensively graded during the construction of the proposed work and will be extensively relandscaped as shown on the attached project documents. Additional ROW will be dedicated as part of the project development that will be utilized to construct a public sidewalk, angled public parking stalls and additional curbing and landscaping. A new sewer lift station as proposed will be provided at the NE corner of the site to serve the properties. See attached site survey for more information. The proposal includes the establishment of a Land Division through a nine (9) parcel binding site plan application process more fully described in the attached documentation. A Unit Lot Subdivision of one of the nine parcels created through the Binding Site Plan process will also be applied for separately. It should be noted that an archeological assessment was conducted on the site and an artifact was discovered and is further described in the attached documentation, the SEPA Checklist and associated reports.**

The Proposed Structures:

- 2. The Smokey Point Ridge mixed-use project consists of a variety of commercial and residential structures including live-work townhomes, commercial buildings, and residential townhomes. All structures will be fully fire sprinkled and utilize wood-frame construction. The proposed structures will be of two and three stories in height which is consistent with offsite structures in the project vicinity. The assemblage of structures will share a polychromatic palette of exterior finishes and architectural details to ensure aesthetic compatibility. The project will also include**

neighborhood vehicle access, a trail system, and mutually shared outdoor activity spaces (see architectural site plan and landscape plans for more details). The major structures consist of the following:

3. There are eight (8) residential townhome buildings proposed - A1 through A8. These structures will be two (2) stories and will have a total of 46 units with each unit having a dedicated two car garage. The first floor consists of common living/kitchen space with a bathroom and garage. The second floor consists of an office/study area, laundry facility, the bedrooms and bathroom units, and an outward facing balcony. In buildings A1 – A7 (the 6-unit townhomes), the first-floor totals 7,274 SF and the second-floor totals 7,269 SF. For townhouse structure A8 (the 4-unit townhome), the first-floor totals 4,862 SF and the second-floor totals 4,858 SF. Several of the structures are stepped in elevation to better accommodate the planned grading of the site.
4. Buildings B1 and B2 are a three (3) story, eight (8) unit mixed-use buildings consisting of a first floor live/work area with a powder room and garage space. The two (2) upper stories consist of south facing balconies on each floor, common living/kitchen space with storage or closet space, and master bedrooms/bathrooms with walk-in closets and a washer and dryer on the third floor. Buildings B1 and B2 are to have sixteen (16) units each and individual two car garages per unit. The first-floor totals 7,776 SF and the upper two stories totals 12,356 SF. Buildings B1 and B2 total 40,264 SF. Both structures are stepped in elevation to better accommodate the planned grading of the site and the orientation of the 1st. floor commercial/workspaces to the adjacent Smokey Point Blvd. arterial.
5. There are 8 separate commercial structures proposed for the project. The commercial buildings are to be designed for a 2nd floor loft space but only two will be constructed with the loft as part of the shell. The main floor consists of the office and commercial space with an ADA restroom. The proposed loft floors will offer the potential of additional commercial space or a potential living space depending on tenant needs. The floor areas for the individual structures are indicated on the site plan. The commercial buildings will total 42,929 SF. The assemblage of commercial structures will share a polychromatic palette of exterior finishes and architectural details with the proposed Townhomes to ensure aesthetic compatibility.