



## NOTICE OF PUBLIC HEARING

<b>Publish Date:</b>	January 17, 2025
<b>Proposal Name:</b>	Harmony at Arlington
<b>Permit Type:</b>	Preliminary Unit Lot Subdivision Conditional Use Permit
<b>File Number:</b>	PLN #1234 Conditional Use Permit
<b>Project Applicant:</b>	Harmony at Arlington, LLC
<b>Project Contact:</b>	Land Technologies, Inc
<b>Address:</b>	7417 204 <sup>th</sup> Street NE
<b>Location:</b>	Northwest Corner of the 204 <sup>th</sup> Street NE and State Route 9 Intersection
<b>Parcel Number:</b>	31051100304000 and 31051100400700
<b>Documents available at:</b>	City of Arlington Public Notice Website: <a href="#">Public Notices / Public Hearings   Arlington, WA</a>
<b>Lead Agency:</b>	City of Arlington
<b>Contact Person:</b>	Amy Rusko, Deputy Director, 360-403-3550, <a href="mailto:arusko@arlingtonwa.gov">arusko@arlingtonwa.gov</a>
<b>SEPA Responsible Official:</b>	Marc Hayes, Community Development Director
<b>Public Hearing Body:</b>	Hearing Examiner
<b>Public Hearing Date/Time:</b>	<b>Tuesday, February 4, 2025 at 10:00 am</b>
<b>Public Hearing Location:</b>	Online via Teams Meeting
<b>Written Comment Deadline:</b>	<b>Monday, February 3, 2025 at 5:00 pm</b>

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

Phone Number: 1-323-676-6217

Phone Conference ID: 485 599 380#

Online Teams Meeting Link: [https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_YzZkNGJhMGEtMjE2NC00MmMyLWE1MTAtY2U5NmE0MWU4NzY3%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](https://teams.microsoft.com/l/meetup-join/19%3ameeting_YzZkNGJhMGEtMjE2NC00MmMyLWE1MTAtY2U5NmE0MWU4NzY3%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)

Meeting ID: 297 566 813 765

Passcode: Dg6Vx2Bs

**Proposal Description:** The applicant is proposing to construct 60 townhome units on Tract B of the Reserve at Arlington Binding Site Plan through a unit lot subdivision. The project consists of three 5-unit buildings, four 6-unit buildings, and three 7-unit buildings, with 3 bedrooms each on 3.21 acres. The townhome buildings are 3 stories in height and provide a garage, carport, and living area on the first floor, living area on the second floor, and 3 bedrooms on the third floor. The project improvements include parking, pedestrian trail, private open space, shared and public open space,

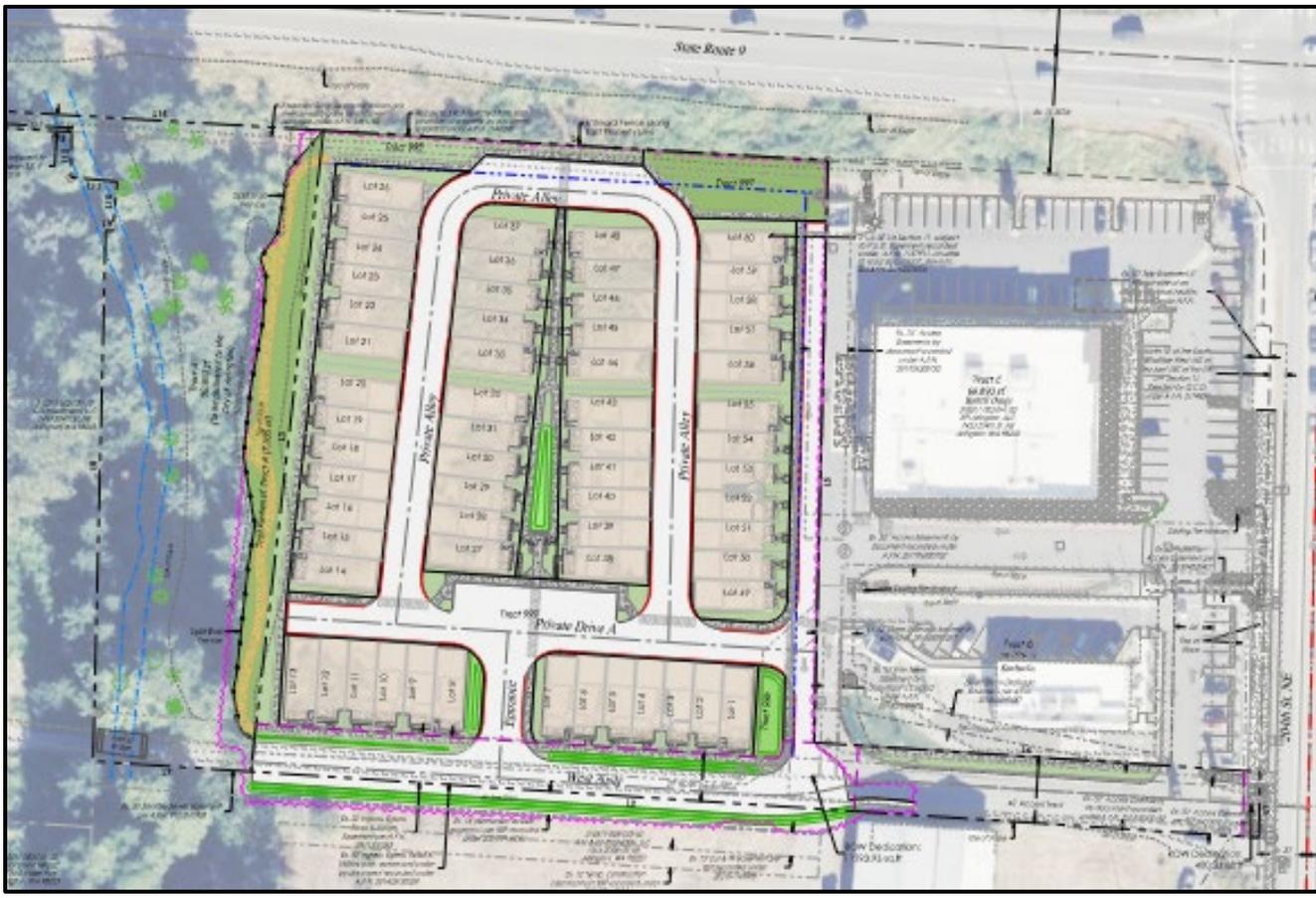
private drives throughout the subdivision, public access from 204<sup>th</sup> Street sidewalks, landscaping, and critical area protection. Frontage improvements along 204<sup>th</sup> Street includes an improved access to and a new sidewalk from 204<sup>th</sup> Street to the project site. A new public street will be constructed on the west side of the project (West Aisle) with new pavement, curb, gutter, sidewalk, and street trees. Stormwater runoff from the proposed development will be conveyed and managed on-site and within the 30-foot Ingress, Egress, Road, and Utilities Easement with low impact stormwater management with bio-cells and infiltration. The project will be served by City of Arlington utilities. Tract A of the same binding site plan is proposed for a pedestrian trail. Tract A is proposed to be dedicated to the City of Arlington as civic space and Native Growth Protection Area (NGPA).

**How to View the Project:** All documents pertaining to this project may be examined online at [www.arlingtonwa.gov/310/Public-Notices-Hearings](http://www.arlingtonwa.gov/310/Public-Notices-Hearings). The files are also available for viewing at the Community & Economic Development Department, located at 18204 59<sup>th</sup> 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 the project contact listed above or mail to the following mailing address, 18204 59<sup>th</sup> 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



For Publication in the Friday, January 17, 2025 edition of the Herald:

City of Arlington  
Notice of Public Hearing

**Proposal Name:** Harmony at Arlington

**File Number:** PLN #1234

**Applicant:** Harmony at Arlington, LLC

**Contact:** Land Technologies, Inc

**Address:** 7417 204<sup>th</sup> Street NE

**Location:** Northwest Corner of the 204<sup>th</sup> Street NE and State Route 9 Intersection

**Parcel No.:** 31051100304000 and 31051100400700

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**Lead Agency:** City of Arlington

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

**City Project Contact:** Amy Rusko, Deputy Director, 360-403-3550 or [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)

**Public Hearing Body:** Hearing Examiner

**Public Hearing Date & Time:** **Tuesday, February 4, 2025 at 10:00 am**

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

**Written Comment Deadline:** Monday, February 3, 2025 at 5:00 pm

**Project Description:** The applicant is proposing to construct 60 townhome units on Tract B of the Reserve at Arlington Binding Site Plan through a unit lot subdivision. The project consists of three 5-unit buildings, four 6-unit buildings, and three 7-unit buildings, with 3 bedrooms each on 3.21 acres. The project improvements include parking, pedestrian trail, private open space, shared and public open space, private drives throughout the subdivision, public access from 204<sup>th</sup> Street sidewalks, landscaping, and critical area protection.

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**CITY OF ARLINGTON**

**Notice of Public Hearing**

**Harmony at Arlington Preliminary Major Unit Lot Subdivision**

**File Number:** PLN #1234  
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**Contact:** Land Technologies, Inc  
**Address:** 7417 204<sup>th</sup> Street NE  
**Parcel No.:** 31051100304000 and 31051100400700  
**Lead Agency:** City of Arlington  
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**Public Hearing Location:** Online Teams Meeting  
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**Contact Information:** Amy Rusko, Deputy Director, 360-403-3550, [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov), 18204 59<sup>th</sup> Avenue NE, Arlington, WA 98223



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Community & Economic Development Department  
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Arlington, WA 98223

**From:** [Amy Rusko](#)  
**To:** [saeed abtahi](#); [Nima Abtahi](#); [Merle Ash](#); [Tyler Foster](#)  
**Subject:** Harmony at Arlington Notice of Public Hearing  
**Date:** Friday, January 17, 2025 8:32:00 AM  
**Attachments:** [20250115\\_PLN1234\\_NOPH.pdf](#)  
[image001.png](#)

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Saeed,

Attached is the Notice of Public Hearing and a link to the webpage documents for the Harmony at Arlington Preliminary Major Unit Lot Subdivision.

[Public Notices / Public Hearings | Arlington, WA](#)

Once you are on the webpage you will need to scroll down until you see the project name.  
Thank you!

Sincerely,  
*Amy Rusko*



Amy Rusko, AICP, CNU-A  
Deputy Director  
Community & Economic Development  
Phone: 360-403-3550  
Email: [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)  
Website: [www.arlingtonwa.gov](http://www.arlingtonwa.gov)  
18204 59<sup>th</sup> Ave NE, Arlington, WA 98223

**From:** [Amy Rusko](#)  
**To:** [Anderson, Dawn](#); [Kerry Lyste](#); [Todd Gray](#)  
**Subject:** City of Arlington - Harmony at Arlington Public Hearing Notice  
**Date:** Friday, January 17, 2025 8:35:00 AM  
**Attachments:** [20250115\\_PLN1234\\_NOPH.pdf](#)  
[image001.png](#)

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Party of Record,

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