



## NOTICE OF PUBLIC HEARING

<b>Publish Date:</b>	January 17, 2025
<b>Proposal Name:</b>	Smokey Point Ridge
<b>Permit Type:</b>	Binding Site Plan and Preliminary Major Unit Lot Subdivision
<b>File Number:</b>	PLN #1198 and PLN #1199
<b>Project Owner:</b>	Peak to Peak, LLC
<b>Project Contact:</b>	Insight Engineering Company and CDA + Pirscher Architects
<b>Address:</b>	19402 Smokey Point Boulevard
<b>Location:</b>	Northwest of the 193 <sup>rd</sup> Street NE & Smokey Point Boulevard Intersection
<b>Parcel Number:</b>	31051700400600
<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 a 9-Lot Binding Site Plan on 7.83 and a 62-Lot Preliminary Major Unit Lot Subdivision on Lot 9 of the Smokey Point Ridge Binding Site Plan consisting of 16 Live/Work Units and 46 Townhouse Units on 4.82 acres. This project consists of two 8-unit live/work buildings, seven 6-unit buildings, and one 4-unit building. The live/work buildings are 3 stories in height and provide a garage and commercial space on the first floor and living area and bedrooms on the second and third floors. The townhome buildings are 2 stories in

height and provide a garage and living area on the first floor and bedrooms on the second floor. The project improvements include parking, pedestrian paths and trails, private open space, shared and public open space, pickleball courts, bocce, playgrounds, picnic areas, dog run, fire pit, sitting areas, sidewalks, landscaping, and private drives throughout the site with access from Smokey Point Boulevard. Frontage improvements along Smokey Point Boulevard includes curb, gutter, sidewalks, landscape strips with trees, and back in parking spaces for the commercial uses. Stormwater runoff from the proposed development will be conveyed and managed on-site through multiple infiltration trenches and catch basins, along with a bioretention area. The project will be served by City of Arlington utilities and a new sewer lift station is proposed to be constructed on Lot 7 of the binding site plan.

**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

