



December 2, 2025

City of Arlington
Community & Economic Development
18204 59th Ave NE
Arlington, WA 98223

Project Name / File No.: East Hill – (aka Arlington 360)
Applicant: Arlington 360, LLC
Project Description: 670 single-family residential lots and 133 townhomes
Re: Narrative

Dear Staff:

The purpose of this narrative is to provide the City of Arlington with information in support of the Applicant's request of a preliminary plat and subarea plan on the property identified below.

GENERAL PROPERTY INFORMATION

1. Project Name: East Hill – (aka Arlington 360)
2. Addresses: 9110 Tveit Rd, Arlington, WA 98223 (See Attachment 1 for additional addresses)
3. Tax Parcel: See Attachment 1
4. Property Owners: See Attachment 1
5. Total Parcel Size: 208.63 +/- acres (9,088,130 +/- square feet)
6. Applicant: Arlington 360, LLC
7. Contact: Land Pro Group, Inc., Ryan C. Larsen, President.

PROJECT DESCRIPTION AND REQUEST

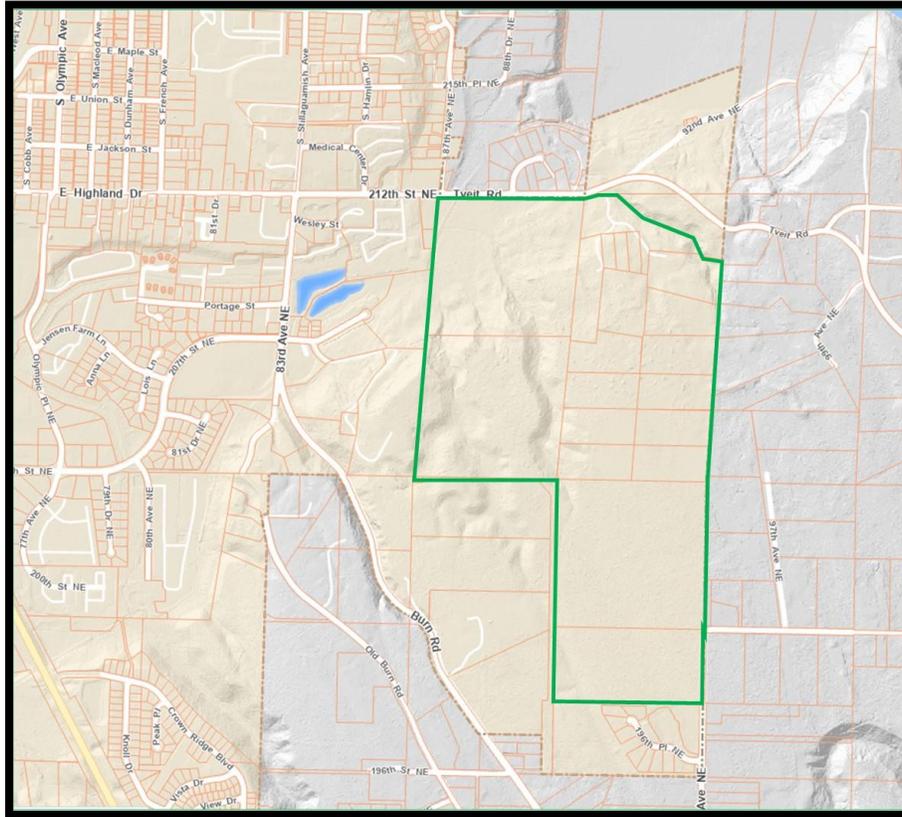
The Applicant is proposing a 670 single-family residential lots and 133-unit townhomes project consisting of 32 buildings on property zoned as Residential Ultra Low Capacity within Airport Protection District D. Also, the project will be constructed in several phases. The applicant is still reviewing the plans to determine the number of phases to be proposed.

The information being provided demonstrates that the application for a unit lot subdivision approval is supportable under the Arlington Municipal Code (AMC).

PROJECT LOCATION

The proposed development is located at 9110 Tveit Rd, Arlington, WA 98223.

VICINITY MAP



PROPOSED SITE PLAN DESIGN

The proposed site plan design as shown below was prepared in accordance with the AMC Title 20.

LAND USE:

Zoning: Per the Preliminary Plat plan submitted herewith, property is zoned Residential Ultra Low Capacity (RULC) within Airport Protection District D and a Master Planned Neighborhood (MPN) overlay

Density and Dimensional Standards:

Per AMC Table 20.48-1, density and dimensional standards are established within the RULC zone and applied to the subject property as follows;

Lot Size: 9,600sf
Lot Width: 70-ft
Front Setback: 25-ft
Side Setback: 5-ft
Rear Setback: 15-ft
Building Height: 35-ft
Max Lot Coverage: 35%

The above requirements under AMC Table 20.48-1 are modified due to the underlying East Hill Subarea Plan Requirements.

SUBAREA PLAN:

The East Hill project is part of a subarea plan required by the City per AMC 20.44.032 Subarea Plans. This section of the Arlington Municipal Code modifies the design requirements for the area. AMC 20.44.032(f)(3) highlights the development standards and required unit types/mix required for the Subarea:

- (f) A subarea plan application under the Master Planned Neighborhood (MPN) Overlay shall include the following information:
- (3) The subarea plan shall include the following elements:
- i. One element shall be small lot detached single-family residential or cottage housing, with a minimum lot size of three thousand six hundred square feet and a maximum of four thousand five hundred square feet and consisting of seventy percent of the total lots.
 - ii. Second element shall be attached residential, such as townhomes, row houses, or duplexes, and shall be developed as fee simple lots through a unit lot subdivision (subject to Section 20.44.020 - Unit lot subdivisions) and consisting of twenty percent of the total lots.
 - iii. Third element shall be one of the below options and shall consist of ten percent of the total lots.
 - (A) Accessory dwelling unit (constructed with residence).
 - (B) Mixed-use development (vertical).
 - (C) Multi-family apartments.

- (D) Multi-family fourplex.
 - (E) Multi-family garden apartments.
 - (F) Small commercial.
- iv. Fourth element shall be the location of recreational facilities, open space, and trail system that consists of ten percent of the total area of land, minus areas to be preserved as native growth protection areas (NGPA).
- (A) This designation shall include areas proposed to be dedicated to the city as public spaces. All dedicated parks shall be a minimum of two acres in size and coordinated with the city prior to approval.
 - (B) The trail system shall consist of a paved trail that connects the required sidewalk system and to all recreation facilities and open spaces.

See Attachment 2 for more information.

PARKING:

Parking requirements are established under AMC table 20.72-1. 2 spaces per unit plus 1 additional space for every four units in the development – Project will include 670 units of single-family residential units each having 2 in garage and two driveway parking. There are 2,680 on lot parking and in addition, guest/off street parking spaces have been provided. In addition, there are 133 townhome units proposed for future development, and we are assuming all units will be 3-bedroom units. Therefore, 3-Bedrooms or more - 2.5 spaces per unit plus 1 additional space for every 2 units in the development. The project is assuming two car garages and two parking spaces in the driveway for a total of 532 parking spaces.

TRAFFIC:

A transportation impact analysis (TIA) will be prepared evaluating the transportation impacts of the development within the subarea. This TIA will evaluate the potential transportation related impacts for two horizon years. The two horizon years are aligned with the full buildout of the sub area as well as the initial phase of development (Arlington 360 properties). The TIA will document the following:

- Existing roadway network
- Planned improvements identified in the City’s comprehensive plan
- Trip generation and trip distribution patterns for development within the subarea
- Intersection level of service calculations under without project and with project conditions
- Recommended mitigation measures for each phase of development

LANDSCAPING/OPEN SPACE:

The Arlington East Hill project lies within the East Hill subarea, one of the City’s designated Master Planned Neighborhood (MPN) Overlays under AMC §20.44.032. As required by the ordinance, the development is to be guided by a subarea plan that includes land use distribution, recreation and open space facilities, trail connectivity, and compliance with Arlington’s Complete Streets and Design Standards.

Key Landscaping and Open Space Requirements:

1. Open Space and Recreation Areas:

- At least 10% of the site (excluding NGPAs) must be dedicated to recreational facilities, parks, or open space per AMC §20.44.032(f)(iii)(iv).
 - Parks dedicated to the City must be a minimum of 2 acres and reviewed with staff prior to approval.
 - Native Growth Protection Areas (NGPAs) are to be preserved and integrated with the open space system.
2. Trail System:
 - A paved trail system is required to connect sidewalks, recreation facilities, and open spaces (AMC §20.44.032(f)(iii)(B)).
 - Trail alignments must ensure pedestrian and cyclist accessibility and connect neighborhoods to community amenities.
 3. Street and Perimeter Landscaping:
 - Streetscapes are to include trees planted per AMC Title 20.46 Design Standards, typically spaced 25–35 feet on center, depending on species.
 - Where residential lots back onto arterials or collectors, a Type A or B landscape buffer is required (AMC §20.48.080).
 - Parking lots (if applicable) must be screened with low shrubs and trees to reduce visual impact and urban heat.
 4. Internal Buffers and Screening:
 - Landscaped buffers shall be provided between differing land uses and along designated NGPA or utility corridors.
 - Plantings must achieve at least 75% evergreen coverage in screening areas for year-round opacity, per standard buffering requirements.
 5. Tree Retention and Canopy:
 - Priority is given to preservation of existing significant trees, especially within critical areas and NGPAs, in accordance with AMC Chapter 20.93.
 - Tree canopy goals should align with the City’s broader goals of environmental sustainability and stormwater mitigation.

GEOTECH:

Based on the subsurface explorations and those completed by AESI, five primary geologic formations are understood to be underlying the site. Stratigraphy at the site typically consists of loose to very dense silty sand and sandy silt with varying gravel content (weathered and unweathered Vashon Lodgement Till) overlying medium dense to dense sand with varying silt and gravel content (Advance Outwash/Olympia Sand) overlying very stiff to hard silt deposits with varying sand content and interbedded medium dense to dense granular layers (Olympia Lacustrine Deposits) overlying very stiff to hard silt deposits (Olympia Fine-Grained Deposits).

The proposed residential development has steep slopes along the northern edge of the uplands, and partially on the east and west sides as well. To mitigate the risk of post-development slope instability, the project team is proposing a 345-ft setback along the top of slope for the portion of the project located in the eastern part of the proposed project area and an 80-ft setback for the portion of the project in the western part of the proposed project area. Also, both will have an associated 15-ft building setback line.

DRAINAGE:

Stormwater runoff for the developed project site will be collected and conveyed by standard drainage infrastructure such as catch basins and stormwater pipe. Stormwater will be detained in various detention ponds and/or detention vaults located onsite. Stormwater will be mitigated, treated for water quality and released at historic rates into onsite streams and wetlands, representative of the historic drainage discharges from the site. Stormwater will be released at locations via dispersion trenches and point outfalls that will adequately hydrate onsite wetland and stream areas to best match historic stormwater discharge locations.

The proposed residential development has steep slopes along the northern edge of the uplands, and partially on the east and west sides as well. To mitigate the risk of post-development slope instability, buffers and associated setbacks have been integrated into the site plan for the development. Groundwater emanates along the slopes as seeps, which in turn supports the hydrology of wetlands and streams near the base of the slopes.

CRITICAL AREAS:

SVC identified 26 wetlands (Wetlands A-Z and 5) and five streams (Streams V-Z) on the subject property. In addition, five wetlands (Wetlands 1-4 and 6) were identified offsite within 300 feet of the subject property. Wetlands A, E, F, J-N, Q, R, T, V-X, and 4-6 are Category III wetlands with moderate habitat scores and subject to standard 110-foot buffers. Wetlands B, D/H, G, I, O, P, S, and Y are Category III wetlands with high habitat scores and subject to standard 225-foot buffers. Wetlands C, U, and 3 are Category II wetlands with moderate habitat scores and subject to standard 110-foot buffers. Wetlands Z, 1, and 2 are Category IV wetlands and subject to standard 40-foot buffers.

Streams V is classified as a Type F (fish habitat) stream and subject to a standard 100-foot buffer. Stream X is classified as a Type Np (non-fish habitat, perennial) stream and subject to a standard 50 foot buffer. Streams W, Segments of Stream Y upstream of OHW flag Y-1k, and segments of Stream Z upstream of OHW flag Z-25 are classified as Type Ns (non-fish habitat, seasonal) streams and subject to standard 50-foot buffers. Segments of Stream Y downstream of OHW flag Y-1k and segments of Stream Z downstream of OHW flag Z-25 are classified as Type F-ESA (fish habitat with presumed presence of ESA-listed salmonids) streams and subject to standard 150-foot buffers.

An additional 15-foot building setback is required from the edge of all critical area buffers. No other potentially regulated wetlands or fish and wildlife habitat conservation areas were identified on or within 300 feet of the subject property.

The outermost boundaries of Wetlands P, T, X, Y, and 5 were estimated based on visual observations and topography as they are not expected to project boundaries into the proposed development area.

WATER AND SEWER:Water:

Water main will serve the site from an existing main located within 95th Ave at the southeast corner of the project. Individual domestic lot services will be provided to each of the proposed residential lots. Irrigation will serve various common open space areas. The City is working on a solution for a new water reservoir south of the site and upgrading potential pipe sizes. The application will be working with the City to determine this location and pipe sizing over the next several months.

Sewer:

Standard sewer main conveyance pipe and manhole structures will serve the proposed residential lots throughout the site. Standard construction within public ROW or within easements across private property is proposed for gravity sewer conveyance mains onsite. Sewer mains conveying flow north from the northerly portions of lot development will propose a combination of above-grade HDPE pipe down steep slope areas, standard conveyance sewer main pipe/structures and horizontal borings under critical areas to gravity sewer out to Tveit Road. Along Tveit Road, a lift station for all sewer conveyance on the site is proposed. The lift station will pump sewer flow west along E Highland Drive via force main for approximately 0.5 miles to a gravity sewer main near the intersection of E Highland Drive and S Macleod Ave.

PUBLIC UTILITIES:

All public utilities and services are available to the subject parcels. The utilities and services along with the provider are identified in the table below.

Water:	City of Arlington	Gas:	Cascade Natural Gas
Sewer:	City of Arlington	Cable TV:	Comcast
Garbage:	Allied Waste/Waste	Police:	City of Arlington
Storm Water:	City of Arlington	Fire:	North County Fire & EMS
Telephone:	Comcast/Ziply	School:	Arlington School District
Electricity:	Snohomish County PUD	Hospital:	Cascade Valley Hospital

The Applicant believes that it has submitted all documents required for review by the City for processing the applications submitted. We appreciate the opportunity to provide this narrative.

Respectfully,

Arlington 360, LLC

By: Land Pro Group, Inc., Applicant's Representative



By: Ryan C. Larsen, President

ATTACHMENT 1

**PROPERTY OWNERS
ADDRESSED AND TAX PARCEL NUMBERS (20 PARCELS)**

Parcel ID: 31051200300100
Property Address: 8904 TVEIT RD
Owner: TVEIT ROAD, LLC

Parcel ID: 31051200300500
Property Address: UNKNOWN
Owner: TVEIT ROAD, LLC

Parcel ID: 31051200400200
Property Address: 9110 TVEIT RD
Owner: RLM PROPERTIES LLC

Parcel ID: 31051200402300
Property Address: 9104 TVEIT RD
Owner: PUTNAM, ROBERT

Parcel ID: 31051200403600
Property Address: UNKNOWN
Owner: RLM PROPERTIES, LLC

Parcel ID: 31051200403500
Property Address: UNKNOWN
Owner: RLM PROPERTIES, LLC

Parcel ID: 31051200403400
Property Address: UNKNOWN
Owner: RLM PROPERTIES, LLC

Parcel ID: 31051200402500
Property Address: UNKNOWN
Owner: RLM PROPERTIES, LLC

Parcel ID: 31051200400400
Property Address: UNKNOWN
Owner: RLM PROPERTIES, LLC

Parcel ID: 31051200402600
Property Address: UNKNOWN
Owner: RLM PROPERTIES, LLC

Parcel ID: 31051200402700
Property Address: UNKNOWN
Owner: RLM PROPERTIES, LLC

Parcel ID: 31051200402800
Property Address: UNKNOWN
Owner: RLM PROPERTIES, LLC

Parcel ID: 31051300100200
Property Address: UNKNOWN
Owner: BREKHUS PROPERTY, LLC

Parcel ID: 31051300100300
Property Address: UNKNOWN
Owner: BREKHUS PROPERTY, LLC

Parcel ID: 31051200401000
Property Address: 9116 TVEIT RD
Owner: PUTNAM, LARRY

Parcel ID: 31051200403300
Property Address: UNKNOWN
Owner: RLM PROPERTIES, LLC

Parcel ID: 31051200403200
Property Address: UNKNOWN
Owner: RLM PROPERTIES, LLC

Parcel ID: 31051200403100
Property Address: UNKNOWN
Owner: RLM PROPERTIES, LLC

Parcel ID: 31051200403000
Property Address: UNKNOWN
Owner: RLM PROPERTIES, LLC

Parcel ID: 31051200402900
Property Address: UNKNOWN
Owner: RLM PROPERTIES, LLC

ATTACHMENT 2

East Hill Master Plan Subarea Project Narrative

Arlington 360, jointly with the City of Arlington, is conducting a community planning process to develop a vision, plan, and implementation strategies for the East Hill subarea. This planning process will lay the groundwork for continued, coordinated, and efficient growth of the neighborhood.

The proposed project involves the development of a subarea plan for East Hill, which will be incorporated in the City's development code. The plan will address key elements related to land use, economic development, the environment, public facilities and services, and transportation. The subarea plan is being developed for consistency with the Growth Management Act, countywide planning policies, and the City of Arlington Comprehensive Plan.

The City also plans to adopt a Planned Action Ordinance for the East Hill Master Plan Subarea under RCW 43.21C.440 and associated State Environmental Policy Act (SEPA) rules in WAC 197-11. Future proposals consistent with the Planned Action Ordinance, Subarea Plan, and development regulations would have a streamlined environmental review and permitting process.

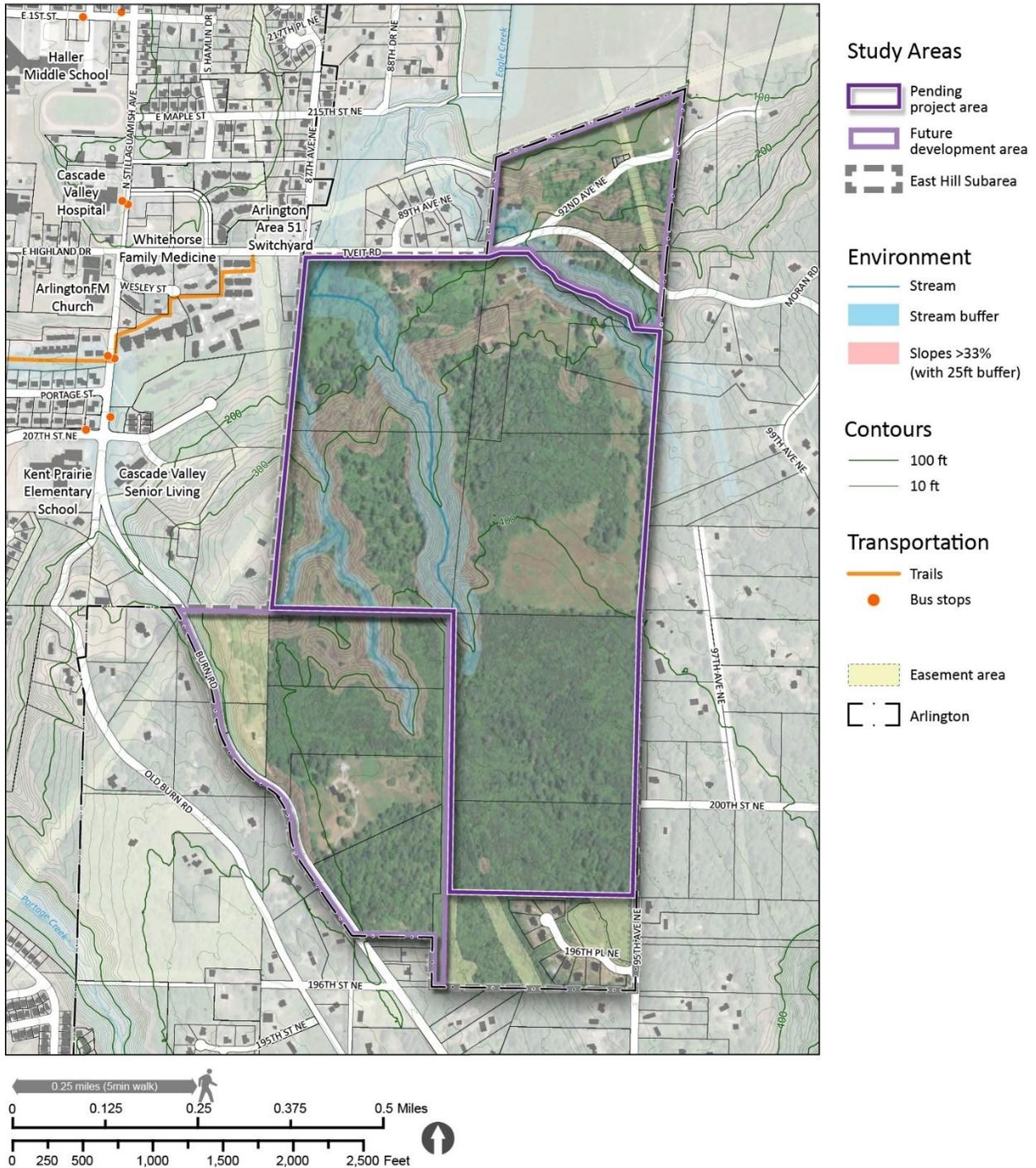
Alternatives. The Planned Action Environmental Impact Statement (EIS) will assess two alternatives:

1. **No Action Alternative** – This alternative assumes no development within the subarea would occur under the existing zoning (Rural Low Capacity) and development standards, due to limited development feasibility. This alternative is required under SEPA.
2. **Proposal** – The action alternative implements **AMC 20.44.032 Subarea Plans** (Ordinance 2023-016), accommodating low- to moderate-intensity residential uses, including small-lot detached single-family homes, townhomes, and multifamily housing and optional small commercial. This alternative also includes investments in capital infrastructure, transportation improvements, and a comprehensive system of parks, open spaces, and trails within the subarea.

Study Area. The East Hill Master Plan Subarea follows the City of Arlington boundaries on its north, east, and south boundaries with Tveit Rd in the northern area and Burn Rd along the southwestern border. See Exhibit 1 for mapped study area boundaries.

The Pending Project area consists of properties assembled by Arlington 360, which are expected to develop soon after the adoption of the Subarea Master Plan. The Future Development area includes properties outside of the Arlington 360 parcels but within the study area. The southeastern parcels are within the subarea, but no further development is currently being planned there.

Exhibit 1. Study Areas



Proposal Description

The action alternative proposes updated zoning throughout the Master Plan Subarea to align with the requirements of AMC 20.44.032 Subarea Plans, and a specific site plan with associated subdivision on the Pending Project area. The Master Plan Subarea also includes a general framework for streets and trails connections.

Updated zoning would allow for a mix of housing types, aiming for the following mix:

- 70% small lot (3,600 SF to 4,500 SF) single family
- 20% attached residential (e.g., townhouses, rowhouses, duplexes)
- 10% multifamily, mixed-use (commercial/residential), ADUs, or small commercial

It would also require 10% of the total area of land less the Native Growth Protect Areas (NGPA) to be recreational facilities, open space, and trail system. The conceptual site plan below and associated tables illustrate a potential layout and mix of housing types to meet the ordinance's goals.

The proposed street system includes a new Burn Rd—running roughly north-south from Tveit Rd in the north to the existing Burn Rd to the south—that acts as the spine road for the subarea. The Tveit Rd and new Burn Rd intersection would include a roundabout. Within the subarea, a system of streets and alleys connect to the new Burn Rd. Connectivity is limited by the steep slope and wetland areas. Smaller areas are somewhat disconnected from each other but, within each, have block sizes/street intervals sufficient for supporting lower vehicular traffic volumes and walking, biking, and rolling (i.e., wheelchair). All streets and alleys would comply with complete streets principles and would follow appropriate street guidance, such as [NACTO](#) Neighborhood Street, Yield Street, Residential Shared Street, or Green Alley. Within the smaller areas, a trail network would provide connections for people walking, biking, and rolling (i.e., wheelchair, scooter) at shorter intervals.

Exhibit 1. Conceptual Site Plan



East Hill Site Plan

Land use

- Small lot single family homes
- Mix of attached and multifamily homes and optional small commercial

Open space/ recreation

- Trails
- Active open space
- Natural areas
- Stormwater vaults

- Pending Project
- Future Development
- East Hill Subarea
- Arlington

Exhibit 2. Housing Unit Counts and Percentages

	Units	% of Total
Total Unit Count in Master Plan Subarea	1,368	100%
Total Subarea Unit Yields		
Single Family Dwelling (SFDUs) on Small Lots	958	70%
Townhomes	274	20%
Multifamily	136	10%
Pending Project Unit Yields		
SFDUs on Small Lots	670	49%
Townhomes	133	10%
Multifamily	0	0%
Future Development Unit Yields		
SFDUs on Small Lots	288	21%
Townhomes	141	10%
Multifamily	136	10%
Gross area (acres)	313.3	
Gross density (units per acre)	4.4	

Note, up to 50,000 square feet of small commercial uses may also be included in the proposal.

Exhibit 3. Recreational Facilities, Open Space, and Trail Systems

	Area (sf)	% of Gross	% of Gross Project Area
Total Master Plan Subarea			
Gross Area	13,649,146		
Required Open Space (10% of (gross area minus NGPA))			
Native Growth Protection Areas (NGPA)	4,531,895	33%	
Open Space and Trails	1,908,249	14%	
Stormwater Management, Recreation Areas	633,319	5%	
Pending Project Area			
NGPA	3,477,631	25%	38.3%
Open Space and Trails	932,862	7%	10.3%
Stormwater Management, Recreation Areas	437,044	3%	4.8%

	Area (sf)	% of Gross	% of Gross Project Area
Southwest Future Development	3,063,942		
NGPA	912,358	7%	29.8%
Open Space and Trails	417,558	3%	13.6%
Storm Management, Recreation Areas	143,864	1%	4.7%
Northeast Future Development	1,497,074		
NGPA	141,906	1%	9.5%
Open Space and Trails	557,829	4%	37.3%
Storm Management, Recreation Areas	52,411	0%	3.5%

The East Hill Subarea Plan would include architectural design standards to supplement Arlington’s [Development Design Standards](#). These will be developed through the subarea planning process and may focus on topics such as public-to-private space transitions, garage door placement, driveways, and alleys.