

Lindsay Subarea/Lindsay Project 1 Preliminary Plat

Site Address: **8326 172nd St NE, Arlington WA**

Parcel Numbers: **310525-002-006-00, 310526-001-001-00, 310526-001-002-00, 3105256-001-022-00, 310526-001-023-00**

Zoning: **Lindsay Subarea**

Designation: **High Density Residential**

Shoreline: **NA**

Flood Plain Designation: **NA**

Area: **1,405,371 sf (32.26 acres)**

Section 25 & 26, Township 31N, Range 05 East

Narrative—Lindsay Project 1 Preliminary Plat

Summary: The proposal is to develop the 32.26 acres of the “eighty-acre” Lindsay Subarea. Other portions of the subarea will have a diversity of types of residential development, but Project 1 is proposing single-family fee simple lots. A total of 171 single-family lots is proposed with the minimum size of 3,600 square feet and the average size at 3,794 square feet.

Only 24.35 acres are developable as the balance is in Critical Areas. The Net Density proposed is 8 dwelling per acre. This is the maximum density that could be proposed given the need to protect Critical Areas, provide for Access, and meet Open Space Requirements.

This project is located on the south side of 172nd St NE (SR 531). It is bordered on the west with 79th Ave NE and on the east by property owned by the Stillaguamish Tribe. To the south is Snohomish County rural land zoned Rural 5-acre. If streets were extended, 168th St NE would be along the south perimeter of this proposal.

This project is well-buffered to the rural property to the south. About 440 feet of critical areas and their buffers are between this rural zoning and the development on this site.

Critical Areas: There is a non-fish drainage stream running southwest of the site that does drain into Edgecomb Creek offsite of this area. The onsite drainage on this site are “ditches”. There are some highly disturbed wetlands and buffers on the southern portion of this site.

The proponents of this proposal have been working with the Tulalip Tribes on a mitigation plan beneficial to the wetlands and the degraded stream corridor. Some degraded wetlands will be filled and a new wetland will be created with a lot of buffer enhancement.

The DOE has reviewed and is ready to approve. See Soundview Mitigation Plans for details.

Access: Lindsay Project 1 has about 1,630 feet of frontage along 172nd St NE (SR 531). There will be 3 access points to SR 531.

An existing private road, 79th Ave NE, along the west perimeter will provide the first access to the proposed plat coming from the west. This may be a limited turn intersection, if not now, in the future when SR 531 is expanded.

A portion of an interim Roundabout (RAB) will be built at or across from the 80th Dr NE intersection. A full and permanent RAB will be built by the State and City in the future that will fit 4 lanes.

The third access will be at a future 83rd Ave NE intersection. This too may have limited turns when SR 531 is updated to 4 lanes.

Interior Plat Roads will have various road sections per the Lindsay Subarea Plan (See Sheet P10 of the Planning Set). The residential roads are designed to fit the needs of the new community without creating excess pavement but still allowing for good circulation and traffic flow. The road sections are appropriate to a community with 3,600 sf lots.

See the Plan Sheets for details on the various road sections.

Parking: AMC 20.72 requires 2 parking spaces per Single Family Home. Each home will have at least 20-foot driveways capable of parking two cars side by side. Each home will have 2-car garages which will allow up to 4 cars to be parked on the lots. There are 171 planned new single-family homes and 342 parking spaces have been allocated per code criteria. In reality, there are 684 possible off-street parking spaces.

With 40-foot-wide lots, and 20-foot-wide driveways into garages setback to 20 feet deep, there is not a lot of parking spaces in the streets. By building the homes with 2 lots having paired driveways, there can be one parking space for close to one third of the lots. We are estimating about 40 parking areas available along Road A. See parking details in Planning Plan Set.

Open Space: per 20.44.032(f)(3)iv., ten percent of the total area of land is to be designated to Recreational Facilities, Open Space, and Trail Systems. The ten percent of “total land area” is to be minus areas being preserved as Native Growth Protection Areas (NGPA).

Based on the Total Area minus NGPA, 106,066 sf of Open Space would be required. We are providing 162,424 sf of useable open space or 15% of versus the 10% required. There is also 344,710 sf of NGPA Open Space that provides another 24.5 % of the total site in open space area (NGPA).



The primary open space design is used to separate backyards providing a community space between backs of lots designed to encourage community engagement. These areas are also used with LID stormwater management facilities disguised with open space landscapes.

Landscape: A concept landscape plan is provided and a whole site detailed landscape plan will be provided after the first review. The concept plan does show specific concept areas that will be applied to the whole site on the next review.

There is an existing tree survey provided. Most of the trees in the proposed development area are parts of old landscapes and not natural stands. A large group of maturing forest in the SE corner of the site will be protected. These second growth evergreens will be protected.

There are about 300 trees that would be deemed significant and need to be replaced with 3 “5-gallon” replacement trees of like species. The exact number of trees will have to be confirmed during construction as some trees that look savable on the plans may be lost in the field.

There will likely be a thousand trees planted in the landscaping and in the CA mitigation areas. We will be planning on planting “5-gallon” replacement trees. Any difference between the number planted and the number required will be paid for at \$32.50 per tree.

Utilities: Sewer extends to the site at 80 Dr NE and a manhole is located in 172nd St NE at the north east corner of the Lindsay Subarea. This second manhole does discharge to a pump station. The Stub at 80th Dr NE gravity flows to 67th through the Glen Eagle Development.

RH2 has been contracted to provide offsite modeling for the gravity route and the pump station route. Exact offsite plans cannot be determined until that modeling is complete.

A 12” water main exists on 172nd street with plenty of pressure and volume. This main comes from a Water Tank just on the east side of SR 9.

Power, cable, and Gas are currently on 172nd St NE. The Gas Main belongs to Cascade Natural Gas but property south of 172nd is in the PSE Service Area. Interlocal agreements with the Gas company are being worked out.

Thank you

Merle Ash
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