



Community and Economic Development Planning Division

18204 59th Avenue NE, Arlington, WA 98223

NOTICE OF NEIGHBORHOOD MEETING PROPOSED MULTI-FAMILY HOUSING / MIXED USE CONDITIONAL USE PERMIT - PLN#703

Notice is hereby posted that the City of Arlington's Community and Economic Development Department, Planning and Land Use Division, will hold an informal Neighborhood Meeting regarding the following:

Project Name: Pilchuck Village

File Number: PLN#703 – Conditional Use Permit Application

Project Description: The Pilchuck Village project was conceived as a mixed use “gateway project” addressing the need for a variety of smaller scale commercial spaces and increased residential density for a thriving neighborhood. The primary mixed-use building and the largest structure in the assemblage of related structures is sited adjacent to the prime arterial 204th Avenue NE and provides for an enhanced pedestrian experience by fronting the first floor commercial spaces along the avenue sidewalk for browsing and casual window shopping. The project will be providing angled parking spaces for public access in the Right-of-Way along 204th Avenue NE to enhance the accessible convenience to the shops and businesses. In addition there will be substantial plantings, street trees and canopy overhangs to provide pedestrian shelter, shade and natural scale to further heighten the pedestrian experience. At the midpoint of the mixed use structure we have inserted a substantial public plaza that extends from the 204th Avenue NE Right-of-Way into the interior of the site. The plaza will be partially covered by the building mass at the upper stories and will include an entry fountain and public art displays. This will provide a strong and prominent sense of ‘arrival’ to the project and serve as public portal or doorway into the site. The plaza will provide additional amenities such as a gathering fire pit with seating, trellises and additional landscaping. The formal entry to the upper floors of the promenade building is also located at the street frontage off of this plaza and is signed for identity. Vehicle access to the site is located off of the two adjoining side streets. The primary access drive bisects the site and is flanked by an extensive pedestrian sidewalk system that connects all residential, mixed use and clubhouse structures. The access drive sinuously runs thru the site and serves as access to the residential parking areas, and acts as a service drive for deliveries, refuse pickup and emergency response should that be needed. The site is heavily landscaped at the interior and the side and rear yard perimeters. There are a number of additional site design features that will enhance the public and private shared experience offered by this project. Provisions have been made in the site design for a future public trail along the east property frontage, which will become part of a much larger public trail system. Additionally, the site design and layout anticipates the placement of a public transit bus stop with shelter at the NE corner of the site. Lastly, the project will be providing to the residents a pair of outdoor sports courts and a children’s play area with interactive elements.

Applicant: Triple Creek Investments LLC

Contact: Carl F Pirscher, carlp@cdaarch.com

Tax Parcel ID# 00769800000600, 00793300002801

Date of Notice of Neighborhood Meeting: June 23, 2020

Date of Neighborhood Meeting: Tuesday, July 7, 2020

Time of Neighborhood Meeting: 5:30 – 6:30 pm

Location of Neighborhood Meeting: Meeting will occur via Zoom,

To join the by Zoom App: Meeting ID: 852 3951 0174; Password: 833985

To join by phone: +12532158782, Meeting ID: 852 3951 0174; Password: 833985

Purpose of Neighborhood Meeting: All conditional use permit applications require a neighborhood meeting per city code. The purpose of this informal meeting is to allow members of the public and other interested parties an opportunity to become involved early on in the permitting process and to help identify any concerns or issues the public has regarding this specific proposal. At this meeting, the public will have an opportunity to ask questions, review plans, and voice any concerns they may have.

Staff Contact: Josh Grandlienard, Planner II, joshg@arlingtonwa.gov