



GRAVES + ASSOCIATES
ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT

December 15th, 2020

City of Arlington

Community and Economic Development
238 N Olympic Avenue
Arlington, WA 98223

Conditional Use Permit Narrative for Arlington Mixed Use

Project Proposal / Development Phasing

The zoning of Arlington Mixed Use is considered Residential Moderate Density (RMD) as well as Transect 4-MS (Main Street) / Neighborhood Corridor per Arlington Municipal Code Chapter 20.110 Mixed Use Regulations. With these standards in mind, the project team has formed the following proposal for development:

The proposed project consists of 3 residential buildings, a commercial retail frontage, and associated parking both within the site and at the Smokey Point Boulevard right of way. This would involve two phases of development, phase 1 to be developed as soon as practicable after entitlements are issued, phase 2 to be developed when the neighborhood can support commercial development based on terms of a mutually accepted developer agreement between Goldstream VP and the City of Arlington.

Phase 1 is to include the development of the 3 residential buildings consisting of 24 units in one and 36 units each in the two to the north (96 total units for the development) and associated amenity and mini-park spaces and vehicle parking. This provides the project density to the site of 27 dwelling units per acre. The unit mix of the 3 buildings would include 1- and 2-bedroom units. Open space and recreational opportunities include an amenity building for residents, a pool area, a playground for children, will be provided in phase 1 and a plaza to be enjoyed by both residents and pedestrians accessing the commercial development during phase 2. Plaza refinement will be incorporated into phase 2 design to ensure compliance with mini-park standards required per the City of Arlington municipal code.

Square Footage Breakdowns:

Total Residential: 100,206 SF
Total Commercial: 6,250 SF
Mini-Park / Amenities: 13,055 SF

Road Improvements / Smokey Point Blvd.

In response to the City of Arlington's request for road improvements along Smokey Point Boulevard, the project team is incorporating half street improvements (curb/gutter/sidewalk) along 183rd in accordance with Arlington's Street Standards. In acknowledgement that the City will include a roundabout along Smokey Point Boulevard in an effort to calm traffic, Arlington Mixed Use has considered designs for both before and after said roundabout is installed.

Project Background / Current Use

The project site currently consists of seven parcels, creating 3.53 acres of developable land. The current primary use of the property is a vacant parcel with six single family residences on the southernmost properties. The site is relatively flat, and no erosion is anticipated during construction.

Conformance to General Criteria

The project team has considered the following questions as it pertains to the site and the proposed development:

Is there a need for the use?

With the consideration of the City of Arlington Design Standards, this project is one of the first steps into making Smokey Point Boulevard into a walkable, thriving district. During the first phase of creating the multifamily, the proposal adds a density that is lacking in the neighborhood. When surrounding district can support commercial uses, Phase 2 will be successful with surrounding similar uses.

Is the use consistent with the goals and policies of the City of Arlington Design Standards?

Adherence to the Design Standards played a major role in the development of Arlington Mixed Use. Conformance to the desired form and intent of the T4-MS zone were heavily regarded. Small side setbacks, no more than 4 story buildings and preparing for a walkable district were all major points of the project.

The project team thanks the City of Arlington for the opportunity to propose the current project. Please let me know of any clarifying questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gm +', written over a light blue horizontal line.

Glenna Mahar

Land Use Specialist / Graves + Associates, PLLC