



NOTICE OF PUBLIC HEARING

Publish date:	November 9, 2022
Proposal name:	Cascade Mixed Use
Applicant:	ImarArch Solutions, behalf of Cascade Apartments LLC
File number:	PLN#888 Conditional Use Permit
Documents available at:	City of Arlington website at www.arlingtonwa.gov under Public Notices
Lead Agency:	City of Arlington
Contact Person:	Amy Rusko, Planning Manager, 360-403-3550, arusko@arlingtonwa.gov
SEPA Responsible Official:	Marc Hayes, Community Development Director
Public hearing body:	Hearing Examiner
Public hearing date/time:	Wednesday, December 7, 2022 at 9:00 am
Public hearing location:	Online via Zoom Meeting
Written comment deadline:	Tuesday, December 6, 2022 at 5:00 p.m.

Online Zoom Meeting: To attend the online Zoom Meeting follow the link below.

<https://arlingtonwa.zoom.us/j/86885758345?pwd=eStJVIFhbGMrZklrSTI2WjBRcndxUT09>

Meeting ID: 868 8575 8345

Passcode: 608649

Local Number: 1-253-215-8782

Proposal Description: The Owner, Cascade Apartments, LLC is proposing to construct up to 108-unit multi-family and Commercial Mixed-Use Development (known as "Cascade Mixed Use") on 1.85 acres located northeast of the 172nd Street NE and Smokey Point Boulevard intersection, on parcel number 31052100307300. The proposed project will be constructed in conformance with Title 20 (Zoning) of the Arlington Municipal Code, including Chapter 20.110, the Mixed-Use Development Regulations.

The Cascade Mixed Use community will consist of one 4-story mixed use building, with a total of 123,960 square feet. The unit mix will provide 43 studio units, 50 1-bedroom units, and 15 2-bedroom units. The multi-tenant commercial areas consist of three suites with a total of 12,136 square feet, a leasing office with a total of 1,393 square feet, and residential entry lounge with a total of 1,842 square feet. The recreation on the site consists of a 2,352 square foot play area, 2,351 square foot picnic area, and a 6,343 square foot second story open deck with a variety of amenities.

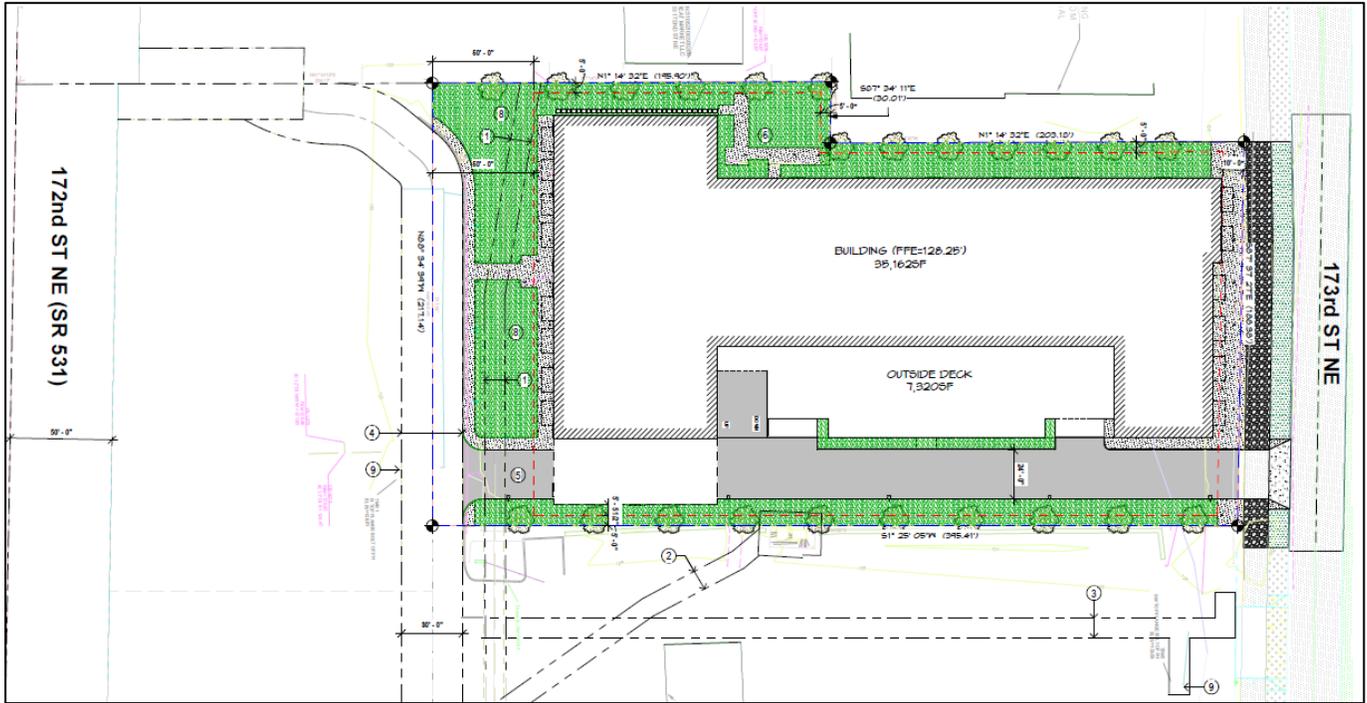
The project site consists of vacant 1.85-acre parcel that is primarily flat with no mature trees. Existing soil conditions underlying most of the subject properties consist of Lynnwood loamy sand.

How to View the Project: All materials pertaining to this project may be examined online at www.arlingtonwa.gov, under Public Notices. The files are also available for viewing at the Community & Economic Development Department, located at 18294 59th 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 Zoom. You may also comment and become a party of record by sending written testimony by email or mail to the project contact listed above or to the following mailing address, 18204 59th 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 Plan



Proposed Elevations

