

Amber Grove Townhomes Unit Lot Subdivision

Site Address: **NEXT TO 19701 74th Ave NE, Arlington WA 98223**

Parcel Numbers: **310514-001-018-00**

Zoning: **RHC Residential High Capacity**

Designation: **High Density Residential**

Shoreline: **NA**

Flood Plain Designation: **NA**

Area: **625,560 sf (14.36 acres)**

Section 14, Township 31N, Range 05 East

Narrative—Townhome Unit Lot Subdivision

Summary: The proposal is to develop the 14.56 acres into 84 Townhomes as a Unit Lot Subdivision. There are 21 four-unit Townhome Buildings proposed to make those 84 units. The zoning is Residential High Capacity (RHC). Table 20.48-1 states that the minimum lot size shall be 4,300 sf in the RHC zone (*odd as RMC allows smaller lots and less minimum density*). As a Unit Lot Subdivision there is no minimum lot area or dimensional standards as long as the overall development of the parent parcel meets the development and design standards of the underlying zone. The 84 units on the parent parcel provides for 7,447 sf per individual unit lot which exceeds the 4,300 sf per Table 20.48-1.

There is a Net Density Requirement for this zone of 17+ units per net acre or development area after deducting critical area and buffers. This has been a surprisingly hard number to get when considering that nearly 50% of the site is given up as critical areas. Sheet P1 shows the calculations but we have managed to get 17.28 unit lots net density.

This residential project is in an isolated pocket bounded by SR 9 to the east and a large wetland complex to the north. South of the project is a powerline corridor and large lot single family homes. There are challenging terrain features between this property and the homes on those large lots.

Critical Areas: The parcel was a portion of a larger site that had been subject to lawsuit by the EPA in regards to some critical area violations. This parcel was part of a settlement or Consent Decree (Case No C99-1711C). In short, the large wetland to the north side of this project would not be subject to buffer setbacks. The two stream corridors would, by the Consent Decree Settlement, be subject to a 50' buffer. An agreement between the City and the Applicant enlarged this settlement setback to 75'. This buffer really only applies to the eastern side of the eastern creek corridor or the eastern side of the merged streams.

There will be permanent impacts to the Stream Corridor Buffer with the road crossing the Stream. This disturbed buffer area will be replaced with buffer additions in other upland areas of the site.

Access: To the west is industrially used and zoned properties. Due to a no-access policy (WSDOT), terrain, and critical areas the only access to this property is from the west through the industrial

property. Access will be on a 60' unopened right of way or easement from 74th Ave NE to this property between two industrial uses.

The “unopened ROW” reaches the near NW Corner of this parcel. East of that boundary is a significant stream crossing. We are currently working with fisheries on an acceptable crossing. A Girder Bridge is now in the design works with Janicki Industries.

In discussions, it was thought that the road and bridge would be public to the property line but private onto the property and across the “bridge”. The turnaround or cul de sac would then be private but with public easements around the cul de sac. This part of the road system would be built to Public Road Standards.

Access to the homes would be on Private Drive Aisles. The Drive Aisles would loop through the home sites back to the cul de sac. The Aisles would provide 20' paved travel ways with a 5' wide “at-grade” concrete sidewalk on the outside of the loop.

Parking: AMC 20.72 requires a Base Requirement of 2.5 spaces for 3-bedroom units and 2.25 spaces for 2-bedroom units. Half the units are 3 bedroom and half are 2 bedrooms. Code requires another “guest” space for every four units. Base parking is provided with two spaces in the wider units with side-by-side parking in the garage, two spaces in the narrow units that will have tandem parking. A total of 168 spaces are provided in the unit garages.

There are 74 spaces provided in pocket parking spaced throughout the site. This provides 244 countable spaces where 221 are required. Not countable are 84 spaces in the wider units with twenty-foot driveways. The narrower center units will have short driveways that will not allow parking. Parking in driveways will be discouraged.

Open Space: We are proposing a comprehensive and distributed system of Active Open Space and Mini-parks. The site does come naturally with over six-and one-half acres of open space in stream corridor buffers. This large wooded area will provide for informal recreational use in a forested setting.



In addition to the Natural Open Space provided by the Stream Buffers, COA 20.52.030 requires that at least ten percent of the total “area of the development” has permanent Usable Open Space. This is ten percent of the area of development and not counting the Critical Areas. Sheet P2 shows a breakdown of the Active and Passive Open Space areas used to meet this criterion. Areas used for “mini-parks” are not counted toward the ten percent. The Provided Open Space area is 18.57% of the area of development which also provides an additional 15,000 sf for Mini-parks.

Mini-parks are required based on number of persons estimated to live at the site. The formula and calculations are on Sheet P2. Per the formula in AMC 20.52.010, 226.8 persons are estimated to live in the final development. This requires 14,742 sf of Mini-park space. From the Active Open Space through the middle of the site, we have allocated 15,000 as mini-park space.

The Mini-park Open Space is developed into numerous grass fields set up for various optional uses. We have areas set up for Net Sports like volleyball and badminton; Field Sports like family soccer, flag football, kickball; Lawn Games like croquet; Bocce Ball court; and a Horseshoe Pit. A Tot Lot play set with swings and slides are provided also.

In addition, each home will have minimum of 240 sf of Private Space as incorporated into their Unit Lot. Half the units will have more than 400 sf of Private Space as part of their unit lot.

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. There are about 237 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. We will be planning on planting up to 711 “5-gallon” replacement trees. The Base landscape requirements will provide more than 500 trees, any difference between the number planted and the number required will be paid for at \$32.50 per tree.

Unit Lot Subdivision: We are proposing 84 units in 21 buildings with 4 units per building. The minimum spacing between any two buildings is over eleven feet. Each Unit-lot will have a minimum of 240 sf ground level private space with half the units with more than 400 sf.

Low impact stormwater management is being utilized for the entire site. Bio-cells (pictured to right) will be used for treatment of runoff and after treatment will either be infiltrated in parts of the site that are compatible to infiltration or will be detained in rock chambers before a controlled release to dispersion. One of the first elements of LID is to minimize Pollutant Generating Impervious Surfaces. This can be facilitated by providing roads and drive aisles with minimum functional surface areas. This proposal does then provide the functional emergency access width for the paved portion of the drive aisle with a 5’ concrete at-grade sidewalk. This allows for functional use while minimizing the pollutant generating surfaces.



Parking has been described above.

Landscaping also described above.

Utilities: Sewer and Water will be extended from 74th Ave NE. Snohomish County PUD has been contacted and they want to power the site from a transformer that is just offsite in the SE portion of the site in their existing power line easement.

Bulk Matrix: Density and Dimensional Criteria:

1. Total Impervious Surfaces with roofs, driveways, and roads is about than 26% of the site and will be kept under the 75% Maximum that is allowed.
2. Building heights will not exceed 40’
3. Buildings will have 11-foot minimum separation.

SITE DESCRIPTION

Soils

Primary soils are mapped by the Natural Resources Conservation Service (NRCS) as Everett Gravelly Sandy Loam. Below the surface soils are mapped as Vashon Advanced Outwash and Marysville Sand member of Vashon Recessional Outwash. Careful mapping of areas suitable for infiltration will be required.

Drainage

Existing drainage is from the SE to the NW portion of the site. With the Everett gravelly sandy loam soils, there is little surface drainage and any “surface” water moves as interflow to the large wetland along the north property line.

Topography

The high point on the site is in the SE corner up against SR 9 ROW. This slopes to the NW with about a 6% slope in the developing area. There are steeper slopes along SR 9 and along the large wetland at the north end of the site.

Wetlands

There is a large wetland that has a fringe edge along the north portion of this property. This wetland is subject to the Consent Decree talked about earlier in this narrative

Streams

There are two streams on site. The main stream runs along the western border and the second stream comes onto the site in the westerly third of the site. The streams converge near the NW corner of the site. These streams and buffers are also subject to the Consent Decree.

Vegetation

The area is dominated by a second or third growth conifer overstory. Primary understory vegetation is clumps of sword fern, vine maple, Indian Plum and some salmonberry. The southern portion of the site is younger and has more deciduous trees including alder and maple. There are large patches of Himalayan blackberry.

Wildlife

Only common wildlife found in the area; no protected species known to be on or near the site. The streams are mapped as Salmonid bearing Type F waters.

Surrounding Land Use

To the east is SR 9 with a fairly large undeveloped portion of the ROW between this development and the highway itself.

To the north is a large Wetland on a parcel owned by the City.

To the west are industrial zone land with a propane dealer on the adjacent property to the west.

To the south is a PUD Power line easement on the south property line. This easement is on large parcels/lots with single family homes. These homes are isolated from this development by terrain and forest.

Traffic Patterns

All traffic will enter and leave the site onto Arlington Valley Road or 74th Ave NE. The 84 attached units are expected to generate 605 new average daily trips with 40 AM PHT and 48 PM PHT.

The submitted traffic report shows details of Traffic Distribution showing a fairly even distribution of traffic going northerly and southerly. It does get dispersed with about 30% using SR 531 and the balance using SR 9 or 67th Ave NE. See Report for details.

Nearest Schools

Arlington High School and Pioneer Elementary are over a ½ mile south but not along a safe walking corridor. Students would be bussed to these schools.

Haller Middle School is a couple miles away and would also have students bussed to school.

Bus Stops

Nearest Bus Stop is about 2,000 feet north at the intersection of 74th Ave NE and 204th St NE.

Walkways

There are existing sidewalks on 74th Ave NE from the North corner of where the new road to the project will be built to 204th St NE. New sidewalks will be built from within the project and out to 74th from the homes. The sidewalk along 74th will be extended across the frontage with 74th.

Thank you

Merle Ash
Land Technologies Inc.