



NOTICE OF PUBLIC HEARING

Publish date:	July 20, 2023
Proposal name:	Ironwood Place
Applicant:	Grandview North, LLC
File number:	PLN#912 – 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:	Thursday, August 10, 2023 at 2:00 pm
Public hearing location:	Online via Zoom Meeting
Written comment deadline:	Wednesday, August 9, 2023 at 5:00 pm

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

<https://arlingtonwa.zoom.us/j/83202710629?pwd=aFhpWUJoTEdWOXJJVS9CZzNPWVRzQT09>

Meeting ID: 832 0271 0629

Passcode: 151365

Local Number: 1-253-215-8782

Proposal Description: The applicant is proposing construct a mixed-use project with two buildings on the site consisting of 8,990 square feet of commercial space, 2,071 square feet of tenant amenities, and 102 residential units. The residential units provided within the project include 39 studio units, 42 one-bedroom units, and 21 two-bedroom units. Building 1 is a three-story building along the 67th Avenue frontage that will consist of commercial and tenant amenities on the ground floor with residential units on the upper floors. Building 2 is a three-story building located towards the rear of the property and will consist of residential units on all floors, with nine covered parking stalls on the ground floor.

Project improvements include 143 parking stalls (111 standard stalls, 19 compact stalls, 5 ADA stalls, and 8 EV stalls), gazebo, sports court, sidewalk, open space, and landscaping. Stormwater runoff from the proposed development will be managed on-site through infiltration. Frontage improvements along 67th Avenue consists of replacing the existing driveway approaches with curb, gutter, sidewalk, and repairs to Centennial Trail as needed. Frontage improvements along Woodlands Way consists of replacing the existing rolled curb and sidewalk with curb, gutter, sidewalk, and landscaping.

How to View the Project: All materials pertaining to this project may be examined online at www.arlingtonwa.gov/310/Public-Notices-Hearings. The files are also available for viewing at the Community & Economic Development Department, located at 18294 59th Avenue NE, Arlington, WA 98223.

