

MEMORANDUM

To: Amy Rusko, City of Arlington
From: Brad Lincoln, P.E.
Joseph Miller
Kimley-Horn and Associates, Inc.
Date: August 4, 2023
Subject: Ironwood – Access Analysis

Kimley-Horn and Associates, Inc. (KH) has been retained to provide a memorandum for the proposed Ironwood Development (Development). This memo summarizes the site analysis for the Development. The Development is located on the east side of 67th Avenue NE, north of Woodlands Way, on parcels 31052300200500 and 00738500103100. A site vicinity map is shown in **Figure 1** and a site plan has been provided in **Appendix A**.



Figure 1: Site Vicinity Map

1. Project Identification

The Development is anticipated to generate approximately 876 new average daily trips (ADT) with 45 new AM peak-hour trips and 77 new PM peak-hour after pass-by reduction rates have been applied. The previous trip generation for the shopping center was analyzed for a building size of 12,870 square feet (SF). The size of the shopping center has been reduced to 8,990 SF which will account for fewer trips than previously analyzed. The number of residential units has remained the same.

2. Site Access Analysis

The site access has relocated approximately 40 feet to the north (centerline to centerline) from the previously proposed access. This relocation will likely increase sight distance visibility towards the intersection of 67th Avenue NE and Woodlands Way. The relocated access is not anticipated to have a significant impact to the previous analysis which showed the access operating at LOS A with 9.2 seconds of delay. Additionally, the analysis for the intersection of 67th Avenue NE and Woodlands Way is anticipated to operate at LOS D with 33.5 seconds of delay. This analysis is anticipated to remain consistent with the relocation of the site access along Woodlands Way and may improve due to the reduced size of the retail center.

The relocated access shift of 40 feet would not change the distribution of trips beyond the immediate access point. Therefore, all the off-site level of service would remain similar or better than before with the slightly smaller retail space.

APPENDIX A
SITE PLAN

BIKE RACK CALCULATIONS:
 REQUIRED BIKE STALLS = 1 PER 4 BEDROOMS
 REQUIRED BIKE STALLS = 124 / 4 = 31 STALLS
 PROPOSED BIKE RACK SPACES = 31

PARKING LANDSCAPE CALCULATION:
 TOTAL PARKING SPACE AREA = 18,650 SF
 LANDSCAPE REQUIRED (14%) = 2,611 SF
 LANDSCAPE AREA PROVIDED = 6,436 SF

PARKING CALCULATIONS:
 REQUIRED PARKING:
 COMMERCIAL = 8,990 x (2/1000) = 18
 RESIDENTIAL = 102 x 1.25 = 128
 TOTAL PARKING SPACES = 146
 SHARED PARKING FACTOR (1.4) = 102

PROPOSED PARKING:
 FULL SIZE = 101
 TANDUM = 6
 COMPACT = 25
 ADA = 5
 TOTAL PARKING SPACES = 137

NOTE:
 TANDUM PARKING STALLS ARE COUNTED AS ONE STALL AND WILL BE ASSIGNED TO A SINGLE UNIT

ADA PARKING:
 REQUIRED (101-150 SPACES) = 5 SPACES
 PROVIDED = 5 SPACES

SITE INFORMATION:

SITE AREA: 108,855 SF (2.50 AC)
 APPROX 45 FT (3 STORES)
 102 RESIDENTIAL UNITS
 80,787 SF (74.2%) TOTAL IMPERVIOUS
 TOTAL LOT COVERAGE:
 40.8 BD/AC
 ZONING CLASSIFICATION:
 NEIGHBORHOOD COMMERCIAL
 MIXED USE OVERLAY
 LANDSCAPED AREAS AND FENCES
 APD SUBDISTRICT C
 MIXED USE
 CITY OF ARLINGTON
 CITY OF ARLINGTON
 ARLINGTON 16
 NORTH COUNTY FIRE
 MIXED USE COMMUNITY CENTER
 TAN-MV 180/54'2.7" 30.00'
 188TH ST NE 59/24'2.7" 28.51' ELEV

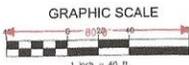
CITY OF ARLINGTON - IRONWOOD PLACE - PLN # 912
PORTION NW1/4, NW1/4, SEC.23, TWP.31N, RGE.5E, W.M.

MINI PARKS CALCULATION:
 63 SF PER RESIDENT PER SECTION 20.10.01(4)
 NUMBER OF RESIDENTS = 21(21+421+4)+38(1-4) = 180
 MINI PARKS REQUIRED = 180*63 = 10,440 SF
 MINI PARKS PROVIDED = 10,923 SF

OPEN SPACE CALCULATION:
 5% OF TOTAL PROPERTY PER SECTION 20.10.01(4)(H)
 OPEN SPACE REQUIRED = 108,855 x 0.05 = 5,443 SF
 OPEN SPACE PROVIDED = 5,443 SF

RESIDENTIAL UNIT MIX:

2 BED	21
1 BED	26
1 BED W/DEN	16
STUDIO	13
STUDIO W/DEN	26
TOTAL	102



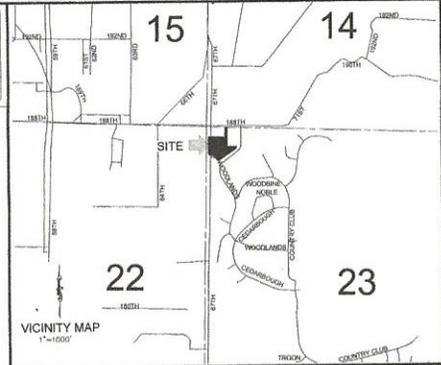
DATUM: NAVD 88 ADJUSTED TO SITE

SITE ELEVATION ADJUSTED TO MATCH 67TH AVE NE SURVEYMENTS ASRBLTS
 WSDOT MON. ID. 3771
 PUBLISHED ELEV. 160.393'
 SURVEYED ELEV. 161.573'
 TRM A141-3-A
 FND BRASS 1/2" PIN W/ PUNCH
 SET IN 4X4 CONC. BASE
 ELEV = 152.37'

NOTE:
 TOPOGRAPHY & EXISTING FEATURES PER CASCADE SURVEYING & ENGINEERING, MAY 2021 & OCTOBER 2021.
 CONTOURS ESTABLISHED FROM FIELD MEASUREMENTS. ACCURACY 1/2' CONTOUR INTERVAL.
 UTILITIES SHOWN PER FIELD MEASUREMENT OF SURFACE FEATURE OBSERVABLE AND FOLLOWING ASRBLTS PLANS PROVIDED BY CITY OF ARLINGTON:
 • 67TH AVE NE IMPROVEMENTS ASRBLTS
 • THE WOODLANDS ASRBLTS

NOTES:
 1. PARKING LOT LIGHTING WILL BE PLACED ON THE FACE OF THE BUILDING AND LIGHT POLES IN THE LANDSCAPE ISLANDS.
 2. SEE LANDSCAPE PLAN FOR SCREENING INFORMATION.
 3. SEE SHEET 3 FOR EXISTING CONTOURS.

- LEGEND:**
- PROPERTY LINE
 - SECTION LINE
 - EASEMENT
 - ADJACENT PROPERTY LINE
 - ROAD CL (PLATED)
 - ROAD CL (AS-BUILT)
 - EXISTING EDGE OF PAVEMENT (IRAL)
 - EXISTING EDGE OF CONCRETE
 - EXISTING CURB
 - EXISTING SEWER LINE
 - EXISTING WATER LINE
 - EXISTING STORM LINE
 - EXISTING CATCH BASIN
 - EXISTING STORM BRAIN MANHOLE
 - EXISTING GATE VALVE
 - EXISTING WATER METER
 - EXISTING FIRE HYDRANT
 - 6" X 6" X 8" EXISTING SEWER MANHOLE
 - EXISTING STREET LIGHT
 - EXISTING ELECTRICAL VAULT
 - FND. MON. AS NOTED
 - SET 1/2" X 24" REBAR A CAP L.S. 12716 U.N.D.
 - SET MAG NAL. & WASHER L.S. 12716



LEGAL DESCRIPTION:
 31023302000000
 LOT 2 AS SHOWN ON SURVEY RECORDED IN VOLUME 25 OF SURVEYS, PAGE 130, UNDER RECORDING NUMBER 31023302000000, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
 EXCEPT THAT PORTION DECEDED TO THE CITY OF ARLINGTON BY STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NO. 22010909012

EXCEPT THAT PORTION DECEDED TO THE CITY OF ARLINGTON BY STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NO. 22010909012
 BOTH SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

- PROPOSED BUILDING
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BUILDING W/ BRK FACADE
- PROPOSED ROOF FINISH
- PROPOSED CURB
- PROPOSED WOOD FENCE
- EXISTING CONCRETE
- PROPOSED ASPHALT
- PROPOSED OPEN SPACE & LANDSCAPING
- PROPOSED PARKING LANDSCAPING
- PROPOSED WHEEL STOP
- PROPOSED BIKE RACK
- PROPOSED ADA PARKING STALL
- PROPOSED ELECTRIC VEHICLE STALL
- PROPOSED STREET LIGHT (SEE SHEET 2 OF 3)

TAX PARCEL NUMBER:

31023302000000
 0073850003100

SITE ADDRESS:

18025 & 3700 67TH AVE NE
 ARLINGTON, WA 98223
 PHONE: (360)435-5551

OWNER/APPLICANT:

GRANDVIEW NORTH LLC
 P.O. BOX 159
 ARLINGTON, WA 98223
 360 435-7171

CIVIL ENGINEER:

FREDERICK F. FRYMER, P.E., P.L.S.
 KIMBERLEY E. BUSTED, P.E.
 CASCADE SURVEYING & ENGINEERING, INC.
 P.O. BOX 326
 ARLINGTON, WA 98223
 PHONE: (360)435-5551

SURVEYOR:

FREDERICK F. FRYMER, P.E., P.L.S.
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 PHONE: (360)435-5551

CONTACT PERSON(S):

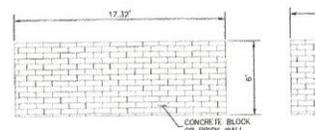
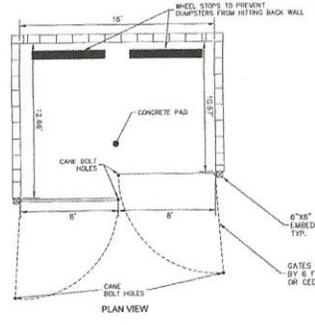
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 CASCADE SURVEYING & ENGINEERING, INC.
 P.O. BOX 326
 ARLINGTON, WA 98223
 PHONE: (360)435-5551
 RANDY@CASCADESURVEYING.COM

OPEN SPACE & MINI PARKS			
COLOR	DESCRIPTION	REQ'D AREA	PROVIDED AREA
BLUE	PARKING LANDSCAPE	3,146 SF	4,498 SF
GREEN	OPEN SPACE / MINI PARKS	15,028 SF	16,356 SF

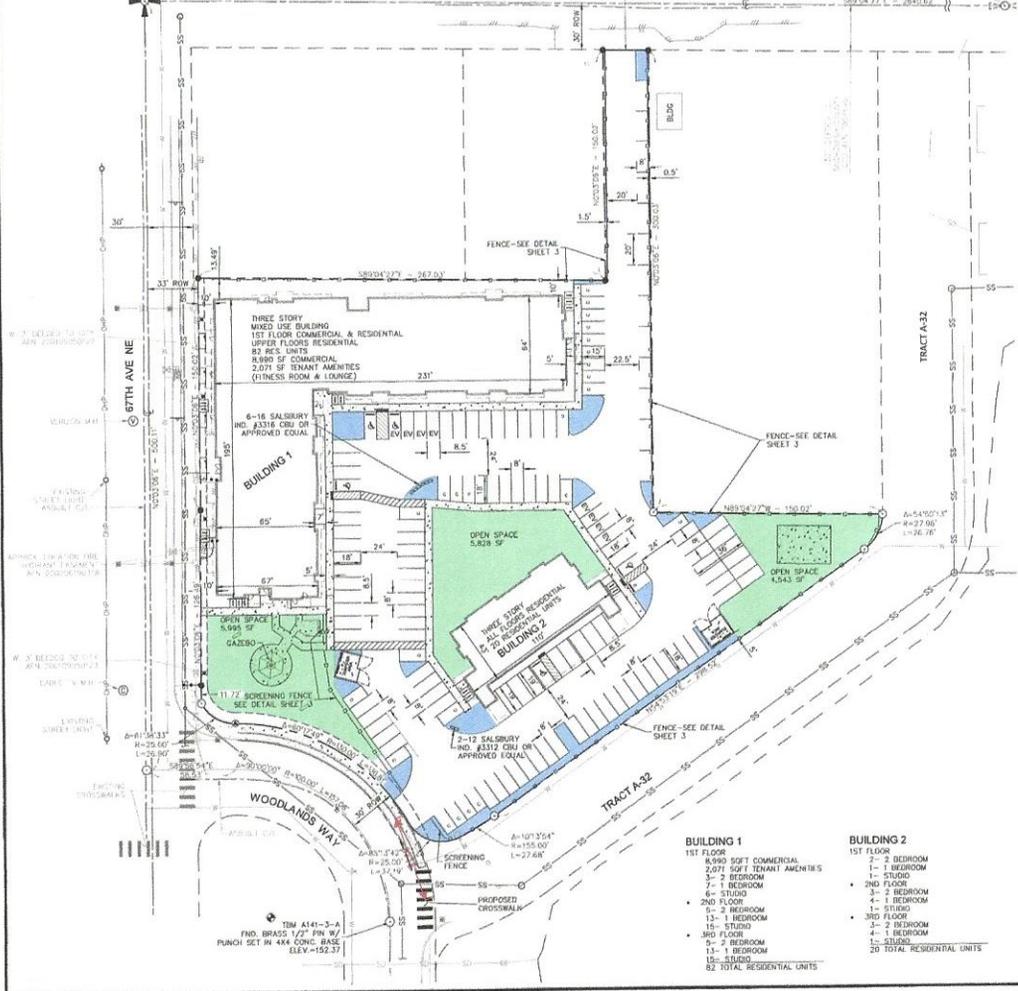
NOTE: PROVIDED OPEN SPACE/MINI PARKS SHOWN DOES NOT INCLUDE TENANT AMENITIES INSIDE BUILDING 1 (LOUNGE, FITNESS ROOM, GAME ROOM)

DRAWING SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	SITE PLAN
2	LIGHTING PLAN
3	EX. CONDITIONS & PREL. SURVEY



DUMPSTER ENCLOSURE DETAIL



- BUILDING 1**
 1ST FLOOR
 8-16 SOFT COMMERCIAL
 2,071 SOFT TENANT AMENITIES
 3- 2 BEDROOM
 7- 1 BEDROOM
 4- STUDIO
 2ND FLOOR
 5- 2 BEDROOM
 12- 1 BEDROOM
 15- STUDIO
 2ND FLOOR
 9- 2 BEDROOM
 11- 1 BEDROOM
 15- STUDIO
 52 TOTAL RESIDENTIAL UNITS
- BUILDING 2**
 1ST FLOOR
 2- 2 BEDROOM
 1- 1 BEDROOM
 1- STUDIO
 2ND FLOOR
 3- 2 BEDROOM
 4- 1 BEDROOM
 1- STUDIO
 3RD FLOOR
 3- 2 BEDROOM
 4- 1 BEDROOM
 1- STUDIO
 20 TOTAL RESIDENTIAL UNITS

CASCADE SURVEYING & ENGINEERING, INC.
 Planners
 Engineers
 Surveyors
 P.O. BOX 326
 ARLINGTON, WA 98223
 WWW.CASCADESURVEYING.COM
 (360) 435-5551



DESIGNED	DATE 11/21	DATE 11/21
DRAWN	DATE 11/21	DATE 11/21
CHECKED	DATE 11/21	DATE 11/21
FIELD BOOK	DATE 11/21	DATE 11/21

FIELD BOOK
 DATE 11/21

GRANDVIEW NORTH LLC
IRONWOOD PLACE
SITE PLAN
 CITY OF ARLINGTON
 CITY FILE NO. PLN#912

1 OF 3
 # 22865