



NOTICE OF NEIGHBORHOOD MEETING

File Name: Allen Townhomes Preliminary Unit Lot Subdivision
File Number: PLN #1000
Owner/Applicant: JM1 Holdings, LLC
Contact: Land Pro Group
Location: 8927 172nd Street NE
Parcel No.: 31052400301000 and 31052400300900
Date of Application: October 13, 2022
Date of Completeness: October 24, 2022
Date Notice of Application: November 7, 2022
Date of Neighborhood Meeting: **October 17, 2023 at 5:30 PM**

PROJECT DESCRIPTION: The applicant is proposing a preliminary unit lot subdivision through a conditional use permit for a 36 townhome development on approximately 4.89 acres site, of which 2.2 acres are developable, within the residential high capacity zone. The proposal is for a townhouse style project consisting of three five-unit buildings, three four-unit buildings, and three three-unit buildings. Each unit has its own attached garage for two parking spaces and guest parking will be provided throughout the development. Access to the site includes a new public road to the west and a private drive aisle to the east, both accessed from 172nd Street NE. The site contains a Category III wetland (Wetland A) that is proposed to remain protected with buffer averaging (no net loss) due to the irregular shape of the wetland. The project includes 13,000 cubic yards of cut and fill across the site. Approximately 55% of the site will remain in a Native Growth Protection Area Tract, however the proposal includes the removal of 13 significant trees and the planting of 95 trees. Project improvements to the site include frontage improvements along both public and private roads, landscaping, park and open space, critical area protection, and the extension of city water and sewer.

APPROVALS REQUIRED: City of Arlington: Conditional Use Permit, SEPA Determination, Design Review, Site Civil Permit, Utility Permit, Complete Streets, Building Permit. Department of Ecology: Stormwater General Permit. Cultural- Inadvertent Discovery.

Notice of Neighborhood Meeting: A neighborhood meeting will be held on **Tuesday, October 17, 2023 at 5:30 PM** via Zoom meeting. To participate in the neighborhood meeting you may email the staff contact or log/call in to the Zoom meeting. The Zoom meeting log in information is listed on the City of Arlington's website at www.arlingtonwa.gov under public notices and is listed below.

Meeting ID: 839 4077 9154

Passcode: 2822091

Phone Number: 1-253-215-8782

Link: <https://arlingtonwa.zoom.us/j/83940779154?pwd=QzZHZG9LYWh5aE14QkhmMFN6Y0FRZz09>

Staff Contact: Amy Rusko, Planning Manager, arusko@arlingtonwa.gov