



August 17, 2023

City of Arlington
Community & Economic Development
18204 59th Ave NE
Arlington, WA 98223

Project Name / File No.: Allen Townhomes
Applicant: JM1 Holdings, LLC
Project Description: 36-unit Townhome
Re: Narrative

Dear Staff:

The purpose of this narrative is to provide the City of Arlington with information in support of the Applicant's request of a 36- unit lot plat on the property identified below.

GENERAL PROPERTY INFORMATION

1. Date of Application: October 13, 2022
2. Project Name: Allen Townhome
3. Addresses: 8927 172nd St NE, Arlington, WA 98223
4. Tax Parcel: 31052400301000 and 31052400300900
5. Total Parcel Size: 4.89 +/- acres (213,367 +/- square feet)
6. Property Owners: JM1 Holdings, LLC
7. Contact: Land Pro Group, Inc., Ryan C. Larsen, VP Land Pro Group, Inc.

PROJECT DESCRIPTION AND REQUEST

The Applicant is proposing a 36 unit townhouse development containing 9 buildings (three buildings with 5-units, three buildings with 4-units, three buildings with 3-units) on property zoned as Residential High Capacity within Airport Protection District D.

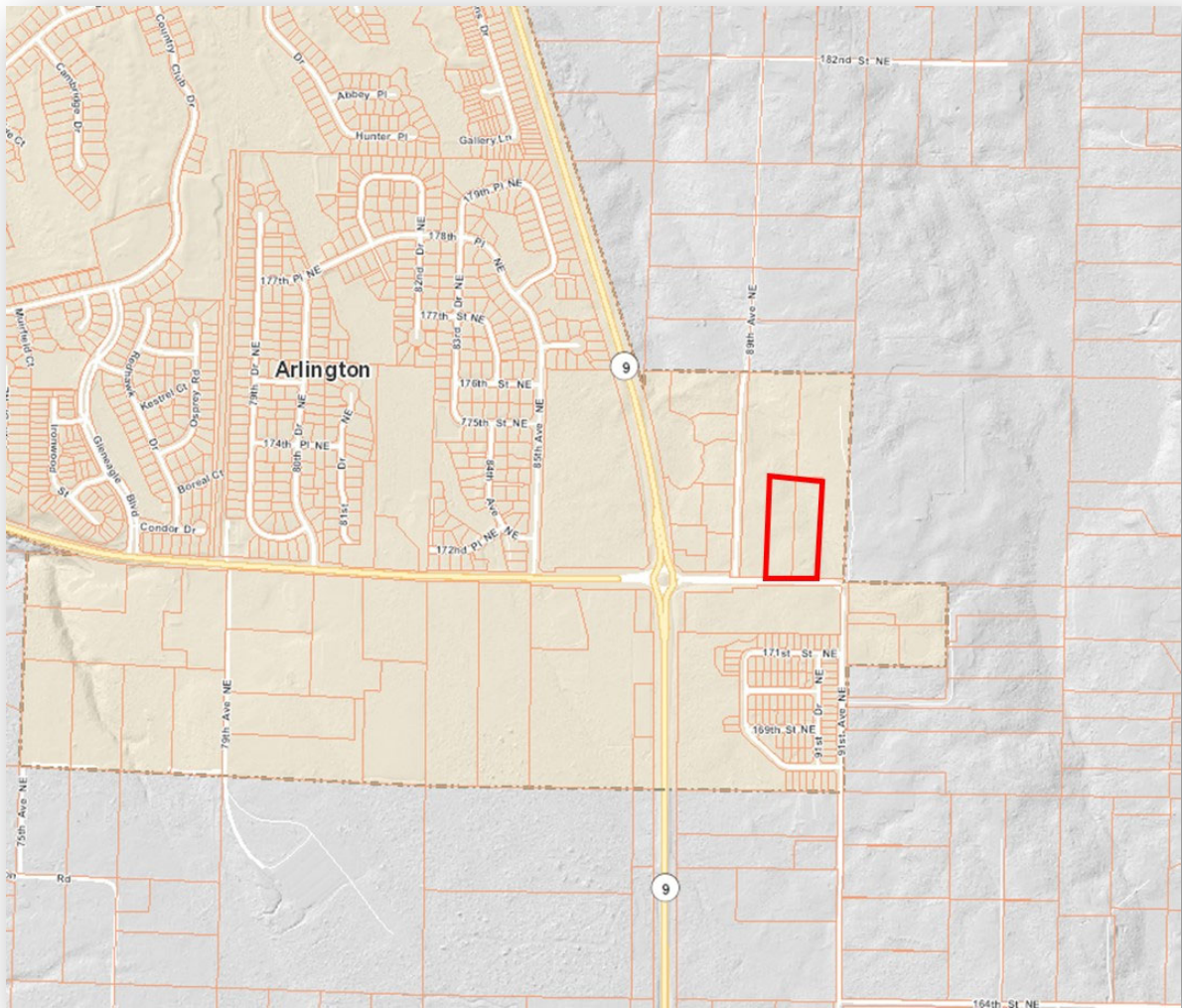
The Applicant has submitted one (1) application which is identified as follows:

- Unit Lot Subdivision Approval

The information being provided is to demonstrate that the application for a unit lot subdivision approval is supportable under the Arlington Municipal Code (AMC).

PROJECT LOCATION

The proposed development is located at 8927 172nd St NE, Arlington, WA 98223.



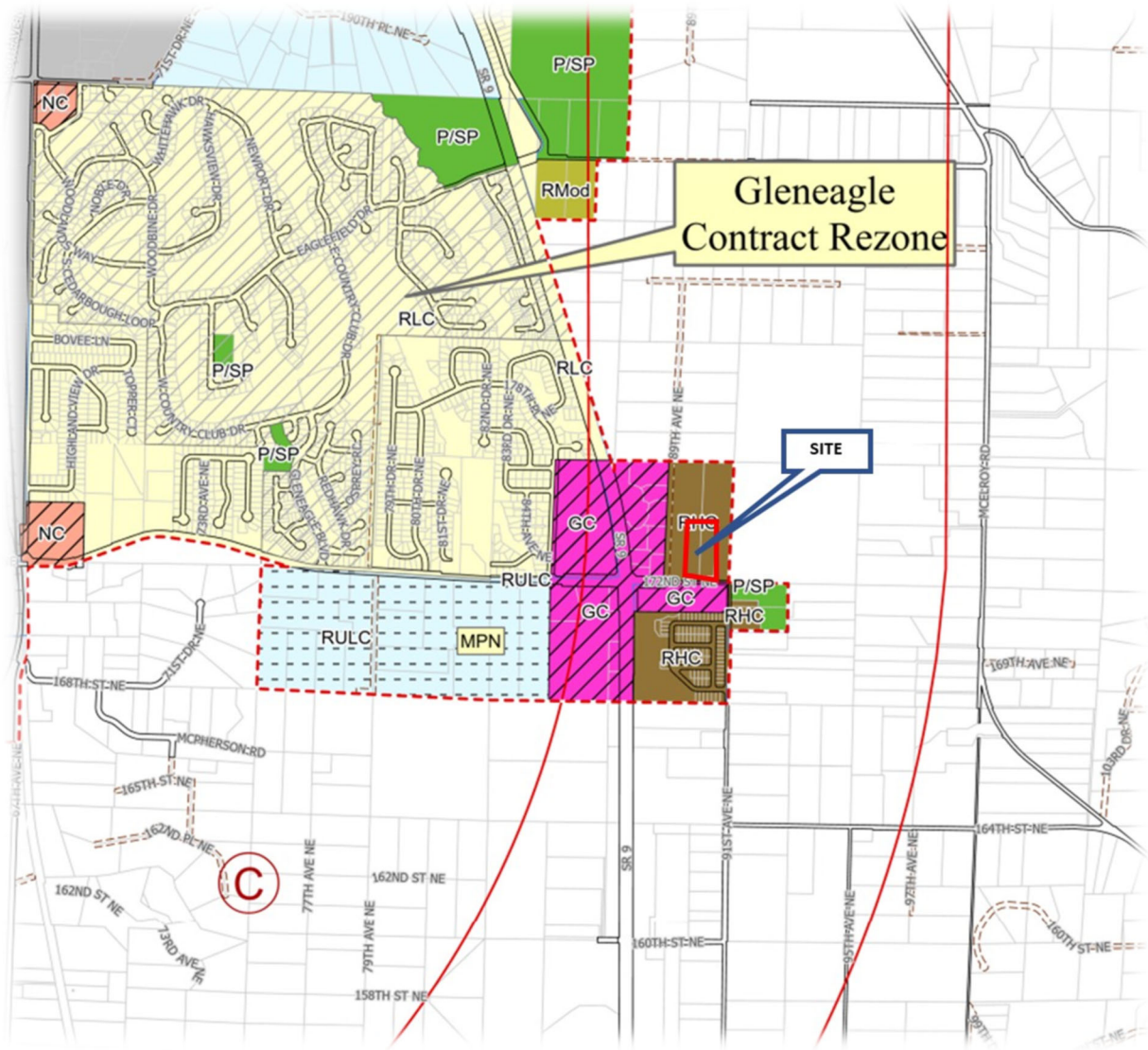


SURROUNDING PROPERTIES

The properties to the North, South, East and West are identified as shown in the table below.

AREA	ZONING	AIRPORT PROTECTION DISTRICT
North	RHC	D
South	RHC	D
East	RHC	D
West	RHC	D

ZONING MAP



The current zoning map designates the property as High Density Capacity (RHC) within Airport Protection District D.

PROPOSED SITE PLAN DESIGN

The proposed site plan design as shown below was prepared in accordance with the AMC Title 20.

LAND USE:

Zoning:

Per the Preliminary site plan submitted herewith, property is zoned High Residential Capacity within Airport Protection District D.

Density and Dimensional Standards:

Per AMC table 20.48-5, density and dimensional standards are established within the RMD zone and applied to the subject property as follows;

Front Setback: 20 feet
Side Setback: 5 feet
Rear Setback: 15 feet
Max Lot Coverage: 75%

PARKING

Parking requirements are established under AMC table 20.72-1. 2 spaces per unit plus 1 additional space for every four units in the development – Project will include 36 units of townhomes each having 2 in garage and one driveway parking. There are 72 on lot parking and in addition, 10 guest/off street parking spaces have been provided, six near Tract 999, two near Unit 10, and two near Tract 996.

LANDSCAPING/OPEN SPACE

Landscaping is proposed consistent with AMC 20.76.

TREE CALCULATIONS

AMC 20.76.120 Retention and protection of significant trees

- Significant trees (8" dbh for deciduous trees and 12" for evergreen trees) removed shall be replaced with native species trees at a ratio of three to one.

13 Trees to be removed

13 trees x 3 replacement trees = 39 trees required

39 trees provided

RECREATIONAL FACILITIES AND OPEN SPACE CALCULATIONS

AMC 20.52.010 Mini-Parks required

- 36 units x 3.2 persons per unit = 115.2 Persons
- 115.2 x 65 sf/person = 7,488 sf required
- 9,040 sf provided

AMC 20.52.020 Mini-Parks: purpose and standards

- 15% of the mini-park shall be 'tot-lots'
- 7,488 sf x 15% = 1,123 sf shall be children's play apparatus.
- 1,988 sf provided as children's play apparatus
- For developments of 26-50 dwelling units, at least two such recreation facilities shall be provided.
- 2 recreation facilities required
- tot-lot, swings and seating provided.

AMC 20.52.030 Usable Open Space

- Every residential development shall be developed so that at least ten percent of the total area of the development remains permanently as usable open space.
- 103,803 SF x 10% = 10,380 sf required
- 10,773 sf provided

PARKING LOT LANDSCAPING CALCULATIONS

AMC 20.76.130 Shade trees in parking areas

Each tree presumed to shade a circular area having a radius of 15'. There must be sufficient trees so that 20% of the vehicle accommodation area will be shaded.

1,615 sf of parking area provided.

1,615 sf x 20% = 323 sf required shading

663 sf shade provided

CRITICAL AREAS

There are critical areas are located on the subject property. One wetland (Wetland A) was identified on the site and another wetland (Wetland B) was identified off-site to the north. Pursuant to the October, 2022, revised Arlington Municipal Code (AMC) 20.93.700(a), the wetlands were rated using the *Washington State Wetland Rating System for Western Washington: 2014 Update* (Hruby, 2014). Wetlands A and B are Category III wetlands with moderate habitat scores of 6. Pursuant to the revised AMC 20.93.730(a), Table Category III wetlands with moderate habitat scores (6-7) receive 110-foot standard buffers.

DESIGN REVIEW

Per AMC 20.46.020(2); *All other design review with a construction value exceeding one hundred thousand dollars shall be performed by the design review board in a public meeting (not a public hearing). On building permits for which there is no land use permit required their decision is final (subject to appeal, see subsection (3)). Otherwise, their recommendation shall be forwarded to the permit-issuing authority for its consideration with the permit application.*

Applicant is deferring Design Review at this time.

PUBLIC UTILITIES:

All public utilities and services are available to the subject parcels. The utilities and services along with the provider are identified in the table below.

Water:	City of Arlington	Gas:	Cascade Natural Gas
Sewer:	City of Arlington	Cable TV:	Comcast
Garbage:	Allied Waste/Waste Management	Police:	City of Arlington
Storm Water:	City of Arlington	Fire:	North County Fire & EMS
Telephone:	Comcast/Ziply	School:	Arlington School District 16
Electricity:	Snohomish County PUD	Hospital:	Cascade Valley Hospital

The Applicant believes that it has submitted all documents required for review by the City for processing the applications submitted. We appreciate the opportunity to provide this narrative.

Respectfully,

JM1 Holdings, LLC

By: Land Pro Group, Inc., Applicant's Representative



By: Ryan C. Larsen, VP Land Development