



NOTICE OF PUBLIC HEARING BEFORE THE HEARING EXAMINER

51st Avenue Urban Village
CONDITIONAL USE PERMIT - PLN#634 and BINDING SITE PLAN - PLN#633

PUBLIC NOTICE:

Pursuant to Governor Inslee's Proclamation 20-28, in an effort to curtail the spread of the COVID-19 virus, Public Hearings before the Hearing Examiner will take place online. The Hearing Examiner, staff and members of the public will not attend in person. Anyone wishing to provide written or oral public comment, must call into the Zoom meeting with the detail below or submit the written public comment to joshg@arlingtonwa.gov.

Zoom Meeting Details:

Meeting ID: 963 559 4813

Password: 026915

To call in using a standard phone: 1-253-215-8782

To view the meeting without providing public comment, please visit our YouTube channel:

<https://bit.ly/2K2y5gh>

Date of Public Hearing: May 6, 2020

Time of Public Hearing: 2:00 pm

Location of Public Hearing: Meeting will be available to the public and all interested parties via Zoom. Staff will be located at 18204 59th Avenue NE, Arlington, WA 98223

Applicant: Arlington 51st Street, LLC

File Name and Number: 51st Avenue Urban Village – PLN#634 and PLN#633

Project Location: The project is located at 16612 51st Avenue NE, Arlington, WA, 98223. Township 31N, Range 05E, Section 28, Quarter NE. Tax Parcel ID # 31052800100900

Project Description: The proposed 51st Avenue Urban Village will include six multi-family residential buildings with attached commercial, sixteen live/work units, eight commercial buildings with multi-family on the second story, with all adjoining parking, walks, utilities and parks and landscaping. All proposed utilities will be installed underground, including stormwater Low Impact Development bioretention cells and permeable pavement with underlying gravel trench bed infiltration systems. The project will include the widening of 51st Avenue NE, as well as the construction of 168th Street NE and 47th Avenue NE. The road improvements and a portion of the onsite access way will be treated and fully infiltrated into the existing sandy soils within multiple bioretention cells alongside the proposed roadway improvements. The sanitary sewer will be extended from a proposed onsite sewer pump station, through a forcemain, to the existing City of Arlington sewer system in 59th Avenue NE. The proposed water line will be extended from the existing Arlington water system within 59th Avenue NE to the proposed development. A Binding Site Plan permit is being processed concurrently with this Conditional Use Permit to establish mixed use across the site.

Testimony: All persons have the right to submit written testimony to the appropriate permit-issuing authority and to appear at the public hearing to give testimony orally. In order to follow Governor Inslee's Proclamation 20-28, meeting being held via Zoom, the Record of the hearing will be extended for two days after the hearing to allow for public comment.

To Appeal a Decision: When the Hearing Examiner has issued a notice of decision and all reconsideration periods have expired, the decision shall be final and may be appealed only to the Snohomish County Superior Court within twenty-one (21) calendar days from the date of the final



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decision. All appeals must clearly state the alleged errors of fact or law and include a specific request for relief. Only parties of record may appeal a decision.

To Become a Party of Record: You may become a party of record by submitting written comments and requesting to become a party of record to the Community and Economic Development Department, by entering your name on a sign-up registry at the Public Hearing, or testify at the Public Hearing.

City Staff Email: joshg@arlingtonwa.gov

How to Reach Us: The City of Arlington Community and Economic Development Department is located at the Arlington Airport Office, 18204 59th Avenue NE, Arlington, WA 98223. For information about the project, contact City of Arlington Community and Economic Development Department, Planning Division, at 360-403-3551. A copy of the Application is available from the City at no charge to any person who requests it.

Notice of Decision: A Notice of Decision of the Hearing Examiner will be made available on the City's Website and provided to those parties of record after the final decision is issued.