

## PIONEER POINT NARRATIVE

The proposed project *Pioneer Point* is located at 8500 block of 207<sup>th</sup> St NE in Arlington, Washington. The proposal is for a 94 unit lot, 2-phase subdivision townhome approval, meaning that this is a conditional use approval. The site currently is vacant. The remainder of the site exists as lawn and native vegetation. Per SCC survey of Snohomish County, the project site contains Norma and Pastik type soils that have a hydrologic classification of Type “C”. The site has a wide variety of critical areas onsite, including wetland buffers and steep slope critical areas. This is detailed in the geotechnical reports and wetland study.

First will be a brief discussion of how this application meets the applicable criteria of 20.16.140(d). While most of the criteria described in 140, 170, and 190 are procedural highlights of what may happen, that section contains things that can be answered by the applicant. So, as the application will conform to the standards of the zone it is in, as the zoning code was found to not damage health, safety, and welfare, any development that follows it can also be said to not damage health, safety, and welfare. It will not materially harm abutting property in that it is of the same use as the 6 units immediately to the west, and is of a similar use to the senior home that is also to the west. Thus, the uses themselves are not materially damaging to neighbors. As the design review code is followed, and as that code will guarantee compatibility, inasmuch as the code is followed, compatibility is guaranteed.

The following are requirements found in Chapter 20 of the Arlington Municipal Code, and how the application is meeting the requirements:

20.40- Use: The project site is zoned HDR. Properties to the north and west are also zoned HDR, properties to the south, across a road easement, are zoned RLC, and properties to the east are zoned MPN. The proposal is to obtain approval of a 94-lot unit lot subdivision over a townhome development of 94 units in 19 separate buildings, in two phases. Multifamily townhomes are permitted, special, or conditional use in the HDR zone according to AMC table 20.40-1, depending on the number of units present. With 94 overall units, it is a conditional use. The criteria for a conditional use, as far as they were applicable, were presented above.

20.44- Supplemental Use: As this is a unit-lot subdivision, all the criteria in the 20.44.20 sections apply. For section A, all buildings are in groupings of 4-6 units with separations of 10 feet. They are located in the HDR zone. Design review has been applied for and detailed in other parts of the application. Private open space equaling 15% of the lot size have been included with each unit, which equals at least 200 sf, provided mostly in ground level open space. LID was not feasible here. Sections B and C are noted and followed. As this is not a mixed use development,

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D does not apply. To comply with E, all areas outside streets and individual lots will be owned by the future HOA or held in common. Per F, building setback lines have been set from the parent lot as opposed to applied to each individual unit lot. Per G, off-street parking has been provided as detailed in section 20.72 below, at a rate of 2 per unit plus 1 per every 4 units. These spaces are in private garages, in driveways, and on the side of the new public street. In addition, one bike space for every 4 lots will be provided in the form of space in each garage for a bike. Section H is not applicable, as no private access drives are being pursued in this project. Utility plans have been provided per section I. Per section J, as all lots front a public street, no ingress, egress, or utility easements should be required unless the utilities do not go in the street. Per Section K, landscaping will be followed. Perimeter landscaping, where needed, has been placed in a common parcel, and street trees have been provided along the public street per the tree list. Per sections, L, M, and N, an HOA will be formed, covenants will be made, and conditions will be recorded.

20.46- Design Standards: As this is an RHD site with multifamily townhomes, the design standards do apply. How they are met is outlined in the design standards matrix.

20.48- Density and Dimensional Regulations: The project will follow the bulk matrix requirements per AMC table 20.48-5. As this is a townhome unit-lot subdivision, most of the dimensional regulations apply more to the parent site as a whole than to any individual unit lot within it. As this is in the RHD zone, the maximum density is  $698228 / 4300 = 162$  units. We are proposing 94, so we meet the standard. The minimum lot width is 45 feet. With the width of the parent lot being 300 feet at minimum, this is well exceeded. The front setbacks are 20' at the street, 5' at interior property lines, and 15 feet from critical areas. The maximum height in the zone is 45 feet, while the maximum height proposed will be within that range. Maximum impervious area is 75%, we are proposing 40%. Every driveway is at least 22 feet long. 10' of space has been provided between each building, which is at most 6 units and 150 feet long.

20.52- Recreational Facilities and Open Space: Mini parks and open space have been provided per this section. For mini parks, with 94 units of approximately 3 bedrooms of housing, the minimum amount of space needed for mini parks is  $94 \times 3.2 \times 65 = 19,552$  square feet. 26,825 sf have been provided in three areas throughout the site. The space is provided in-project as the area needed is not small enough to be a fee-in-lieu. The mini parks are tot lots and playgrounds, with 4 total facilities. No mini park is less than 2,000 sf nor more than 30,000 sf. Most of the mini parks are adjacent to one another, and all front public streets. The slopes are no more than 5%, no major utility easements cross them, and all have dimensions greater than 30', with length and widths at appropriate ratios. In addition to this, 5% of the net site will remain as usable open space, not encumbered by critical areas, utility easements, or slopes greater than 5%. The minimum is 10,719 sf, and we have provided 34,498 sf. The open space will be managed by the future HOA.

20.56- Streets and Sidewalks: Access has been provided to this project in the form of a new public local access street. The dimensions for that have been followed, and an additional access to burn road has also been expanded out per direction from the City. A bend in the road has been

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provided, with the minimum turn radius, making a turnaround unnecessary, although there will be a temporary turnaround between phases 1 and 2.

20.72- Parking: In accordance with AMC table 14.72-1 two parking spaces will be provided per unit. These are provided in garages. In addition to this, one space for every 4 units will be provided as a guest space. This adds up to 24 spaces, which are scattered throughout the site in the public street. No driveway spaces are counted. Bike parking has been provided at the appropriate ratio.

20.76- Screening and Trees: Per table 20.76-1, no screening is needed, as this site is in the 1.3 us classification and is only surrounded directly by use classifications like itself. Trees have been added to the development per section II.

In addition to any code that must be met, this development must also meet the applicable standards from the Lake Stevens Design standards. Please see compatibility matrix for those answers.