

PIONEER POINT NARRATIVE

The proposed project *Pioneer Point* is located at 8500 block of 207th St NE in Arlington, Washington. The proposal is for a 25-unit detached townhome 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 20.16.225(d). 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 will be 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 25-unit detached townhome approval. 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 25 overall units, it is a special use. The criteria for a conditional use, as far as they were applicable, were presented above.

20.46- Design Standards: As this is an RHD site with multifamily townhomes, the design standards do apply. Design Review for the buildings shall be approved by the Design Review Board prior to final plat per AMC 20.44.020.

20.48- Density and Dimensional Regulations: The project will follow the bulk matrix requirements per AMC table 20.48-5. As this is a detached condo, the dimensional regulations apply to the whole site. As this is in the RHD zone, the maximum density is $698228 / 4300 = 162$ units. We are proposing 25, 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 20 feet long. 10' of space has been provided between each building.

20.52- Recreational Facilities and Open Space: Mini parks and open space have been provided per this section. For mini parks, with 25 units of approximately 3 bedrooms of housing, the minimum amount of space needed for mini parks is $25 \times 3.2 \times 65 = 5200$ square feet. 7,666 sf have been provided in one 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 1 total facilities. No mini park is less than 2,000 sf nor more than 30,000 sf. The mini park fronts a public street. The slopes are no more than 5%, no major utility easements cross it, and it has 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 21,984 sf, and we have provided 33,442 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 from of a new public local access street. The dimensions for that have been followed, and the road ends in a cul-de-sac.

20.72- Parking: In accordance with AMC table 14.72-1 two parking spaces will be provided per unit. These are provided in garages.

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 City of Arlington Design standards. Please see compatibility matrix for those answers.