



CITY OF ARLINGTON NOTICE OF DECISION

Fullwiler Mixed Use Special Use Permit and Design Review Decision

The City of Arlington has issued a Notice of Decision for a Special Use Permit as required by Arlington Municipal Code. The following project has been **APPROVED**, with the conditions listed in the attached Decision.

Project Name: Fullwiler Mixed Use

Proponent: Jerry Fullwiler, Fullwiler Construction LLC

Project Number: PLN#748 and PLN#735

Description of Proposal: The proposed project is located at 6605 204th Street NE in Arlington, Washington, Parcel ID# 31051000403500. The project site is 0.58 acres. The proposed building will consist of 19,652 square feet of mixed-use space. There will be three commercial suites and four apartment units on the ground floor and 25 units on the second floor. The units are a mix of studio and one-bedroom apartments and are served by an amenity space on the Northwest side of the site that is only accessible to building residents. The primary resident entry for the building will be located off 65th Street NE. The parking lot has 39 spaces and is accessed from the North side of 204th St and the east side of 65th Street NE. There is a courtyard off 204th St with seating and bike racks.

Location: The project is located at 6605 204th Street NE in Arlington, Washington

CED Director Decision: Approved, with Conditions

Notice of Decision Date: Monday, November 8, 2021

End of Appeal Period: Monday, November 22, 2021

Special Use Permit Expiration Date: November 8, 2023

Appeals: A Party of Record may file an appeal of this decision within fourteen (14) calendar days from issuance of this Notice of Decision. Appeals shall be delivered to Snohomish County Superior Court at 3000 Rockefeller Avenue M/S 502, Everett, WA 98201, pursuant the Land Use Petition Act, Chapter 36.70 RCW, by **Monday, November 22, 2021**.

Staff Contact: Amy Rusko, Planning Manager, arusko@arlingtonwa.gov, 360-403-3550

CONDITIONAL USE PERMIT

FOR

FULLWILER MIXED USE

*This certifies that the proposed
MIXED USE DEVELOPMENT*

Located at 6605 204th Street NE

Meets all applicable requirements, as conditioned in the attached report, of

TITLE 20

Of the City of Arlington Municipal Code



ISSUED BY THE DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

November 8, 2021

PLAN# 748 & PLAN# 735

ISSUANCE DATE

FILE NO

Aj Vaska
SIGNATURE

Community & Economic Development

PLANNING & LAND USE DIVISION



Marc Hayes, Director

18204 59TH Avenue NE

360-403-3551

Fullwiler Mixed Use Special Use Permit – PLN #748 Design Review – PLN #735

PROJECT DESCRIPTION AND REQUEST



The Owner, Jerry Fullwiler is proposing to construct a 29 unit Multi-Family Housing and Commercial Mixed-Use Development (known as “Fullwiler Mixed Use” – see Attachment A) to be built on 0.58 acres. The address for the parcel is 6605 204TH Street NE, Arlington, Washington. The proposed project will be constructed in conformance with Title 20 (Zoning) of the Arlington Municipal Code, including Chapter 20.110, the Mixed Use Development Regulations.

The Fullwiler Mixed Use community will consist of one (1) 2-story mixed-use building, consisting of 19,652 square feet. The unit mix will provide 3 commercial suites, 21 studio units and 8 1-bedroom units. All units are Market Rate. Amenities to be included on-site are outdoor plaza, covered patio area for residents and multi-use trail connection to Centennial Trail.

The project site consists of an undeveloped 0.58 acre parcel that is primarily flat open field with no mature trees. Existing soil conditions underlying the majority of the subject property consist of Everett very gravelly sandy loam.

The project site has an underlining zoning of Neighborhood Commercial (NC), but the subject property will be developed under the City’s mixed use overlay, with a mix of residential and commercial uses, with existing residential development on the west and north sides of the proposed project. The Arlington Municipal Cemetery is located to the south of the parcel and commercial uses and a storage facility are located to the east.

Surface parking related to this project will consist of 38 spaces, including 2 ADA spaces and bicycle stalls. Drive aisles are included around the perimeter of the buildings with access points on 204th Street NE and 65th Avenue NE. A Community Transit bus stop is located adjacent to the project at the southeast corner of the parcel. The project will be served by City of Arlington utilities that are located within the street.

REVIEW PROCESS

This proposed development is utilizing the City of Arlington's Mixed Use Overlay which allows commercially zoned properties to site retail, commercial, professional and certain manufacturing uses along the street frontages of the property while allowing for a higher density residential use to occur upon the remainder of the property. As such, the buildings and site will be reviewed utilizing Chapter 20.110 AMC (Mixed Use Development Regulations). This will ensure that the building form, position and site configuration are designed to integrate the elements of "Form Based Code" to ensure a predictable outcome in both current and future development.

The Mixed Use Development standards utilize a "Form Based Code" approach, which focuses more on the form of the building and not necessarily the traditional zoning approach where residences are located in single or multi-family zones, commercial uses are restricted to neighborhood or other commercial zones and so on. Form Based Codes allow a mixing of uses with design standards being imposed to blend their function and appearance. Different "Place Types" are defined based on the type of neighborhood environment desired. These areas are more intensely developed near town centers; less intensely toward the community edges.

Areas ("transects") are defined by 6 zones with T-1 being least intense, a "Natural Zone" to T-6 being the most intense, "Urban Core Zone". Arlington primarily consists of T-3, T-4 and T-5 uses and the Development Standards are predicated upon those three transects and four place types. The allowed uses and building types are described visibly on the Regulating Plan maps and in detail, in the Use Tables for each Place Type. The Fullwiler Mixed Use project is located in a *Mixed Use Village Center* Place Type and *Transect T4-MS* (Transect 4 Main Street). This allows medium intense commercial activity, along with medium to high intense residential use buildings to be constructed.

In this instance, Jerry Fullwiler has applied for the required Special Use Permit (SUP) under Arlington Municipal Code (AMC) §20.16.140. The SEPA Threshold Determination issued by the City of Arlington under AMC §20.98.120 and all building form and site design review elements are reviewed under AMC §20.110.

Neither a Binding Site Plan or Short Plat process are being utilized because the subject parcel is being developed as a single parcel and owned by a single entity.

A Public Hearing for a Special Use Permit is not required unless an interested party requests a hearing before the Hearing Examiner by the close of the review period of the Notice of Application. Such request was not submitted, therefore the permit decision of the Special Use Permit is made by the Community Development Director.

A. GENERAL INFORMATION

1. **Owner:** Jerry Fullwiler, Fullwiler Construction LLC
2. **Applicant/Contact:** David Pelletier, dpelletier@pelletierschaar.com
3. **General Location:** 6600 block of 204th Street NE, bounded by 65th Avenue to the west, 204th Street to the South, a Storage Facility Business to the east, and single-family residences to the North.
4. **Address of Property:** 6605 204th Street NE, Arlington, Washington.

5. **Property Legal Description (Abbreviated):** SEC 10 TWP 31 RGE 05 SE1/4 W 100FT of S 300FT E1/2 E1/2 SE1/4 SE1/4 EXC RDS PER CITY OF ARL BLA REC UND AFN 200208095002 EXC RD R/W TO CITY OF ARL PER SWD REC UND AFN 200303200479
6. **Property Tax ID Numbers:** 31051000403500
7. **Topographical Description:** Property is generally flat. The site is almost entirely covered with grassy vegetation.
8. **Soil Type:** Everett very gravelly sandy loam, 0 – 8 percent
9. **Acres:** Approximately 0.58 Acres.
10. **Comprehensive Plan Land Use Designations, Zoning Designation and Existing Land Uses of the Site and Surrounding Area:**

Area	Land Use Designation	Zoning	Existing Use
Project Site	Neighborhood Commercial / Mixed Use Overlay	NC & MUO	Vacant
North	Residential Low Capacity	RLC	Residential
South	Public/Semi-Public	P/SP	Cemetery
East	Neighborhood Commercial / Mixed Use Overlay	NC & MUO	Commercial & Storage
West	Residential Low Capacity	RLC	Residential

11. **Public Utilities and Services Provided by:**

Water:	City of Arlington	Gas:	Cascade Natural Gas
Sewer:	City of Arlington	Cable:	Comcast
Garbage:	Waste Management NW	Police:	City of Arlington
Storm Water:	On-site	Fire:	City of Arlington
Telephone:	Frontier Communications	School:	Arlington SD
Electricity:	Snohomish Co. PUD #1	Hospital:	Cascade Valley

12. **Studies Prepared by Applicant:**

- Geotechnical site investigation (February 25, 2020)
- Preliminary Drainage Report (August 11, 2020)
- Transportation Impact Analysis (September 2020)
- SEPA Checklist (January 20, 2021)

These studies are adopted herein by reference.

13. **Needed Project Approvals**

- Special Use Permit
- Design Review - Administrative
- SEPA, City of Arlington
- Site Civil Permit, City of Arlington
- Right-of-Way Permit, City of Arlington
- Building Permits
- Utility Permits

14. Applicable Land Use Code Regulations:

- AMC Chapter 20.04.060 Relationship to the comprehensive plan
- AMC Chapter 20.04.120 Adoption of supporting administrative guidelines
- AMC Chapter 20.16 Permits and Final Plat Approval
- AMC Chapter 20.36 Zoning Districts and Zoning Map (Part II & Part III)
- AMC Chapter 20.38 Airport Protection District
- AMC Chapter 20.40 Permissible Uses
- AMC Chapter 20.44 Supplemental Use Regulations
- AMC Chapter 20.46 Design
- AMC Chapter 20.48 Density and Dimensional Regulations
- AMC Chapter 20.56 Streets and Sidewalks
- AMC Chapter 20.60 Utilities
- AMC Chapter 20.64 Floodplain Development Regulations
- AMC Chapter 20.72 Parking
- AMC Chapter 20.76 Screening and Trees
- AMC Chapter 20.90 Concurrency & Impact Fees
- AMC Chapter 20.93 Critical Area Ordinance
- AMC Chapter 20.98 State Environmental Policy Act
- AMC Chapter 20.110 Mixed Use Regulations

15. Public Notification:

Notice Type	Issuance Date	Distribution
Notice of Application & SEPA (MDNS)	January 19, 2021	Property Owners (500ft) On-Site Parties of Record Affected Agencies The Herald-published
SEPA (MDNS) Withdrawal	February 2, 2021	Property Owners (500ft) On-Site Parties of Record Affected Agencies The Herald - published
Revised SEPA (MDNS)	February 2, 2021	Property Owners (500ft) On-Site Parties of Record Affected Agencies The Herald - published

B. ENVIRONMENTAL REVIEW

On January 19, 2021, the City issued a Mitigated Determination of Non-Significance. The comment period ran from January 19, 2021 to February 2, 2021. Notice of the MDNS was posted on site, sent to agencies with jurisdiction, and was published in the Everett Herald on January 19, 2021 however, was not placed on the City's official notice boards at City Hall, Arlington Library and Smokey Point Library; due to Proclamation 20-28 these buildings were closed to the public.

On February 2, 2021, the City issued a Withdrawal of the Mitigated Determination of Non-Significance that was issued on January 19, 2021. The applicant increased the amount of multi-family residential units from 26 to 29, which changed the application and required an updated SEPA Determination.

On February 2, 2021, the City issued a Revised Mitigated Determination of Non-Significance. The comment period ran from February 2, 2021 to February 16, 2021. Notice of the MDNS was posted on site, sent to agencies with jurisdiction, and was published in the Everett Herald on February 2, 2021 however, was not placed on the City's official notice boards at City Hall, Arlington Library and Smokey Point Library; due to Proclamation 20-28 these buildings were closed to the public.

C. **SUMMARY OF OTHER AGENCY REPORTS/RECOMMENDATIONS**

The City received the following comments from the Stillaguamish Tribe and Washington State Department of Transportation's Aviation Division.

1. Kerry Lyste of the Stillaguamish Tribe provided comments requesting notification of ground disturbance for the project. This comment has been added to the permit conditions.
2. Thomas S. "Max" Platts of Washington State Department of Transportation Aviation Division commented that there are no major concerns with this project.

D. **FINDINGS OF FACT**

1. **Sections "A" through "F" are incorporated into the Findings of Fact.**

2. **Permits & Final Plat Approval (AMC Chapter 20.16)**

- a) **Per AMC §20.16.010 (Permits Required)**, staff finds that a land use permit is required for this proposal and that a land use permit can only be issued after the decision authority finds it complies with all provisions of AMC Title 20 as proposed.
- b) **Per AMC §20.16.030 (Who May Submit Permit Applications)**, the application for this proposal was submitted by the Applicant's Official Representative on September 25, 2020.
- c) **Per AMC §20.16.034 (Official Representative of the Applicant)**, David Pelletier is the Applicant's official Representative.
- d) **Per AMC §20.16.040 (Applications To Be Complete)**, on October 8, 2020, the City notified the Applicant and the Applicant's Official Representative that their application, as submitted, was determined to be complete in accordance with this subsection.
- e) **Per AMC §20.16.050 (Staff Consultation before Formal Application)**, the Applicant's Official Representative met with the City November 6, 2019 in a general information meeting concerning the proposal.
- f) **Per §20.16.060 (Complete Application)**, the City issued Notice of Complete Application to the Applicant and their Official Representative within 28 days as required by this subsection.
- g) **Per AMC §20.16.074 (Vesting of Permits)**, the Applicant and their Official Representative were notified that their application was vested under existing land-use regulations in effect at the time they were issued a Notice of Complete Application October 8, 2020.
- h) **Per AMC §20.16.090 (Distribution of Application)**, the application was distributed to all applicable City departments on December 28, 2020. Notice of Application was sent to affected agencies on January 19, 2021.
- i) **Per AMC §20.16.120 (Notice of Application Filed)**, notice was published and distributed on January 19, 2021 as required by this subsection. The comment period ran from January 19, 2021 to February 2, 2021.

3. **Zoning Districts and Zoning Map - Part II & Part III (AMC Chapter 20.36)**
 - a) Per AMC §20.36.100 (Official Zoning Map), the subject property is zoned Neighborhood Commercial/Mixed Use Overlay (see City of Arlington Official Zoning Map).
 - b) Per AMC §20.36.200 (Compatibility of Zoning Districts with Land Use Plan Defined), the Neighborhood Commercial/Mixed Use Overlay zone is compatible with the comprehensive land use designation. The Arlington City Comprehensive Plan designation of the subject property is Neighborhood Commercial/Mixed Use Overlay.

4. **Airport Protection District (AMC Chapter 20.38)**
 - a) Per AMC §20.38.060 (Airport Protection District Boundaries), the subject property is located entirely within Subdistrict "C" of the Airport Protection District Overlay (see City of Arlington Official Zoning Map).

5. **Permissible Uses (AMC Chapter 20.40)**
 - a) Per AMC §20.40.010 (Table of Permissible Uses), the proposed use is classified as use 1.330 Multiple Family Residential and 2.110 General Mercantile
 - b) Per AMC §20.40.020 (Use of the Designations Z, S, C in Table of Permissible Uses), use classification 1.340 (Any 1.300 use above a permitted non-residential use), which includes, 1.330 Multi-Family Apartments and 2.110 General Mercantile in the Mixed Use Overlay zone is allowed with a Special Use Permit subject to design compliance as a T4-MS transect designation (AMC 20.110.014(c))

6. **Supplemental Use Regulations (AMC Chapter 20.44)**
 - a) Per AMC §20.44 Part III (Performance Standards), the proposed development must comply with the performance/operation standards for noise, vibration, odors, smoke and air pollution, disposal of liquid and hazardous wastes, water consumption, electrical disturbance or interference, lighting, and site building and maintenance.

7. **Design (AMC Chapter 20.46)**
 - a) Per AMC §20.46.010 (Conformance with Design Guidelines or Standards), proposed developments in the Neighborhood Commercial/Mixed Use Overlay zone shall conform to the applicable guidelines or standards set forth in the Mixed Use Development Regulations per AMC §20.110. See Section 18 below.

8. **Density and Dimensional Standards (AMC Chapter 20.48)**
 - a) The proposed development complies with the Mixed Use Regulations of AMC §20.110. See Section 18 below re: Mixed Use Development Regulations.

9. **Recreational Facilities and Open Space (20.52)**, all residential development shall provide for recreational facilities (65 S.F. per occupant required, 41 occupants proposed. 41 X 65 = 2,665 S.F. required) and open space area (5% of total developed area required, 25,409 S.F. X 5% = 1,271 S.F.) Applicant has provided 1,378 S.F. of open space. The applicant has chosen to pay Neighborhood/Mini Park in Lieu Fees for the required recreational facilities. The Neighborhood/Mini Park in Lieu Fees are calculated at \$436 per unit. 29 units X \$436 = \$12,644.00. The open space requirement has been met as proposed and payment shall be made prior to building permit issuance.

10. **Streets and Sidewalks (Chapter 20.56)**
 - a) Per AMC §20.56.010 (Street Classification), the property will be accessed from a local collector street, 204th Street NE and a local access, 65th Avenue NE.

- b) **Per AMC §20.56.030 (Access to Lots)**, the property provides adequate means of ingress and egress for emergency vehicles, vehicular, pedestrian, and bicycle access in accordance with this subsection from 204th Street and 65th Avenue, thus fulfilling this requirement.
- c) **Per AMC §20.56.050 (Entrance to Streets)**, the property provides an adequate means of ingress and egress to the site with driveways proposed from 204th Street NE and 65th Avenue NE.
- d) **Per AMC §20.56.070 (Relationship of Streets to Topography)**, streets must be related appropriately to the existing topography and designed to facilitate the drainage and stormwater runoff objectives of AMC Chapter 20.64. The private internal driveways and access lanes, as proposed, meet this requirement.
- e) **Per AMC §20.56.120 (Street Intersections)**, the intersection of the driveways is required to meet the following requirements:
- f)

Intersection	Required Angle	Proposed	Meets
Driveway - 204 th Street South Entrance	80 ≤ 90 deg.	90 deg.	Yes
Driveway - 65 th Avenue West Entrance	80 ≤ 90 deg.	90 deg.	Yes

- g) **Per AMC §20.56.170 (Right-of-Way Improvements and Dedication to Proceed Development)**. The proposed development (current/future) is required to construct frontage improvements along 65th Avenue NE and 204th Street NE as shown on the site plan, landscape plan and approved on the Site Civil Plans.

11. Utilities (Chapter 20.60)

- a) **Per AMC §20.60.050 (Construction Standards and Specifications)**, all facilities shall be constructed in accordance with the most recent edition of the Department of Public Works Construction Standards and Specifications manual.
- b) **Per AMC §20.60.100 (Sewage Disposal Facilities Required)**, the buildings within the development must be served by a sewage disposal system. The City has verified that the site is serviceable by City of Arlington sewer.
- c) **Per AMC §20.60.300 (Water Supply System Required)**, every unit within the development must be served by a water supply system. The City has verified that the site is serviceable by City of Arlington water.
- d) **Per AMC §20.60.400 (Lighting Requirements)**, the project shall sufficiently illuminate the parking lot and common areas to ensure the security of property and the safety of persons using the facilities. (See Section 18 for lighting standards for Mixed Use Overlay).
- e) **Per AMC §20.60.400 (Lighting Requirements)**, the project lighting shall not unnecessarily illuminate any other lot or public right-of-way or substantially interfere with the use or enjoyment of such other lot or public right-of-way. (See Section 18 for lighting standards for Mixed Use Overlay).
- f) **Per AMC §20.60.400 (Lighting Requirements)**, all outdoor lights shall be low sodium or similar lamp type and be down-shielded to prevent light pollution. (See Section 18 for lighting standards for Mixed Use Overlay).
- g) **Per AMC §20.60.410 (Excessive Lighting)**, the project lighting shall not unnecessarily illuminate any other lot or public right-of-way or substantially interfere with the use or enjoyment of such other lot or public right-of-way. (See Section 18 for lighting standards for Mixed Use Overlay).
- h) **Per AMC §20.60.450 (Underground Utilities)**, all existing, extended, and new electrical power lines (not to include transformers or enclosures containing electrical equipment including but not limited to, switches, meters, or capacitors which may be

pad mounted), telephone, gas distribution, cable television, and other communication and utility lines in or adjacent to any land use or building permit approved after the effective date of this chapter shall be placed underground in accordance with the specifications and policies of the respective utility service providers and located in accordance with the administrative guideline entitled "Public Works Construction Standards and Specification." Even in the event the distribution line originates from a point opposite any public roadway from the new construction the service lines shall be placed beneath said roadway by means of boring or surface excavation across said roadway.

- i) **Per AMC §20.60.490 (Sites for and Screening Dumpsters)**, every development within the city limits shall provide dumpsters for solid waste collection and screen dumpsters from customers or persons traveling on any public street, sidewalk or public way. From the Utility plans submitted to date, these utility requirements are met by the Applicant for this proposal. Refuse containers are located on site.

Note: Utility services, fire hydrants and fire protection are required and will be reviewed when site civil construction drawings are submitted. All existing and planned utilities shall be shown on the site civil construction drawings. Water and sanitary sewer general facility charges may be assessed when construction drawings are submitted. All fees shall be paid before connection is made to the water or sanitary sewer utilities. All utilities shall be operational prior to building Certificate of Occupancy.

12. Floodplain Development Regulations, Part II (Chapter 20.64)

Not Applicable. Project is not located in a floodplain.

13. Parking (Chapter 20.72)

- a) **Per AMC Table 20.72-1 (Table of Parking Requirements)**, Not Applicable. See Section 18 for parking calculations as part of Mixed Use Overlay Standards.

14. Screening & Trees (Chapter 20.76)

- a) **Per AMC §20.76.050 (Table of Screening Requirements - 20.76-1)** the development is required to have Type B screening (at a 5 ft. depth) bordering the northern boundary. The Site & Landscape Plan (Attachment A) indicates fulfillment of this requirement.
- b) **Per AMC §20.76 Part II (Shading)**, the landscaping plan submitted indicates that the proposed trees located in the parking areas will provide for the required 20% shading.

15. Concurrency & Impact Fees (Chapter 20.90)

- a) **Per AMC §20.90.040 (Imposition of Impact Fees on Development Activity)**; all developments within the city are required to pay a Traffic Impact Fee. The City accepts the estimate of 20 new PM peak hour trips as contained in the traffic impact study prepared by Gibson Traffic Consultants in September 2020. Per Ordinance 1469, a fee of \$3,355.00 per PM Peak Hour Trip is assessed for Traffic Impact Fees for a total of \$67,100. The City has asked the property owner to construct a 10 foot multi-use trail on the south side of 204th Street NE to the same width of the subject parcel, as shown on Figure 2.7 - Trail & Walkway Plan of the Comprehensive Plan. In lieu of paying Traffic Impact Fees the property owner may use the Traffic Impact Fee amount to construct the multi-use trail section. The trail section shall be approved with the Site Civil Plans. The decision to utilize Traffic Impact Fees for the trail must be made by the owner prior to building permit issuance, otherwise Traffic Impact Fees must be paid.

- b) **Per AMC §20.90.230 (School Fees Required)**, Single family residential and 2/+ bedroom multi-family dwelling units within the city are required to pay school impact fees. The project is located within the Arlington School District, however the project consists of studio and 1-bedroom multi-family dwelling units and is therefore exempt from the school district impact fees.
- c) **Per AMC §20.90.400 (Community Parks Impact Fee)**, there will be no publically owned civic or park spaces in the development, therefore the applicant shall pay a community parks impact fee of \$1,497.00 per unit. 29 dwelling units X \$1,497.00 = \$43,413.00. Payment shall be made prior to building permit issuance.

16. Critical Areas (20.93 Parts IV, VII, VIII)

Not Applicable. There are no critical areas located on the project site.

17. SEPA (Chapter 20.98)

- a) **Per AMC §20.98.110 (Environmental Checklist)**, the Applicant submitted a completed environmental checklist December 7, 2020 and a revised checklist on January 19, 2021.
- b) **Per AMC §20.98.120 (Mitigated DNS)**, the City, after review of the submitted checklist and site plans, issued a Mitigated Determination on January 19, 2021. There was a combined 14-day comment period from January 19, 2021 to February 2, 2021. The MDNS was withdrawn on February 2, 2021 due to an increase of residential units from 26 to 29. A Revised MDNS was issued on February 2, 2021, with a 14-day comment period from February 2, 2021 to February 16, 2021.

18. Mixed Use Regulations (Chapter 20.110)

Mixed Use Regulations are adopted by Ordinance as Chapter 20.110 of the City's Land Use Code, Title 20. They serve as "form based" design guidelines for new projects.

One of the primary considerations in creating neighborhoods with "Form Based Code" is the development of block standards, which are most efficient when they are of equal size to create a "grid" pattern. The proposed construction of the access road will comply with that objective allowing for placement of buildings in close proximity to and addressing the streets that they affront, thus creating a more urban environment.

- Per AMC 20.110.012 (e) (Transect) the Fullwiler Mixed Use project is located in T4-MS (Transect 4 – Main Street) which allows for a mix commercial and residential uses with a small to medium footprint, buildings at or near the right-of-way and with a diverse mix of frontages. The Fullwiler Mixed Use project meets this criteria.
- The stated intent of the T4-MS area is "To provide a focal point for neighborhoods that accommodates primarily local serving retail, service, and residential uses in compact, walkable urban form." The Fullwiler Mixed Use project will meet this criteria.
- Per AMC 20.110.014(c): (Place Types and Transect) the project is located in a "Mixed Use Village Center" (Figure 20.110-A). Location in a Transect T4-MS allows for medium intensity commercial activity, along with medium to high density residential, decreasing in intensity toward the adjoining residential neighborhoods. The Fullwiler Mixed Use project meets this criteria.
- Per AMC 20.110.014(c) (Permissible Uses in Place Type): The Transect Matrix (Page 8 of the Mixed Use Development Regulations) allows Main Street Building structures, that allow commercial store fronts on the first floor and residential uses on the upper floors. The Fullwiler Mixed Use project meets this criteria.

- Per AMC 20.110.014(c) (1-5) (Transect standards): The “Characteristics” sought for the T4-MS Place Type are listed on Page 46 of the Development Regulations.
- Attached or Detached
- Buildings at or near the ROW
- Small to no side setback
- Small to medium setback
- Small to medium footprint
- Medium to large lot width
- Flush ground floor
- Up to 4 stories
- Per AMC 20.110.014(d) (Frontage types): The proposed development (current/ future) will be required to construct frontage improvements along the 65th Drive NE and 204th Street NE alignments, with new sidewalks and planter strips. New on-site drive aisles and sidewalks will be installed, improving pedestrian, bicycle, and vehicular access to and within the site. The proposal is also required to provide for a 10’ wide mixed use trail on the southern side of 204th Street NE for the length of their property. The Fullwiler Mixed Use project meets the intent of the Shopfront and Awning frontage type.
- Per AMC 20.110.014(e) (Building types): The proposed mixed-use building (See attachment) is similar in character to a building forms listed as acceptable in the T4-MS areas: Main Street Building. The Main Street Building is described as a small to medium sized structure, typically attached, intended to provide a vertical mix of uses with ground floor retail, or service uses and upper floor service or residential uses. This type makes up the primary component of a neighborhood main street and portions of a downtown main street, therefore being a key component to providing walkability. The “Main Street Building is the building type utilized for the Fullwiler Mixed Use project.
- Per AMC 20.110.014(f) (2)) (Right of Way): Right of Way standards have been reviewed and meet all criteria of this section.
- Per AMC 20.110.014 (g) Parking Standards: Parking is regulated based on the Place Type for Transect T4-MS. This can be found on Page 51 of the Mixed Use Regulations. The Retail or Service Uses require 1/1,000 SF max ($4,352/1,000 = 5$) and the Residential use requires 1/1000 SF min ($15,300/1,000 = 16$). The total parking stalls required is 21 and the total parking stalls provided is 38.
- Per AMC 20.110.014 (h) Civic and Open Space Standards: The project provides a Plaza at the southwest corner of the parcel that provides a formal open space at the commercial business frontage.
- Per AMC 20.110.014 (i) Landscaping, Fencing, and Screening Standards: the applicant proposes a landscape buffer to the north and east property lines, which meet the screening requirements criteria.
- Per AMC 20.110.014 (j) Low Impact Design Standards: The project site is small and does not have space to accommodate elements of low impact stormwater designs. The applicant has submitted stormwater management plans which conceptually meet the Western Washington Stormwater Manual which covers the means of compliance. The City will review the stormwater plans for compliance with these standards.
- Per AMC 20.10.014 (k) Outdoor Lighting Standards: The project will be conditioned to require that standards outlined for LZ-4 zones.

- Per AMC 20.110.014 (I) Architectural Standards: The project is compatible with the surrounding neighborhood by providing a two story building that transitions from a commercial street front to medium density multi-family apartments to the existing single family residential neighborhood. The building is architecturally designed from all sides and incorporates: masonry veneer, concrete board siding, board batten siding, metal awnings, metal window frames, steel, and architectural security grills. The building provides a pitched roof with varying elevations, while incorporating windows, gutters and downspouts seamlessly in the façade. The commercial street front provides welcoming customer entrances and a large plaza for shoppers or pedestrians. The Fullwiler Mixed Use structure complies with the following architectural standards:
 - Compatibility with Surrounding Developments
 - Four Sided Design
 - Building Height and Transition
 - Building Materials
 - Building Modulation and Articulation
 - Building Scale
 - Pitched Roofs and Eaves
 - Gutters, Downspouts, and Scuppers
 - Customer and Public Entrances
 - Windows
 - Glazing

E. CONDITIONS

1. All development shall be in substantial conformance with the revised site plan received June 11, 2021 and the landscape plan received December 23, 2020, subject to any conditions or modifications that may be required as part of the permit and construction plan review.
2. The developer shall comply with AMC Chapter 13.28, Stormwater Management, and the most current City-adopted edition of the Department of Ecology Stormwater Management Manual for Western Washington.
3. Prior to any construction activities, the applicant shall file and receive approval of site civil construction plans, which comply with all requirements of the Arlington Municipal Code, International Building Code(s), International Fire Code and Public Works Construction Standards and Specifications. Said plans shall address all site improvements, either required or voluntarily provided.
4. The developer shall meet all local, state, or federal code requirements. Attached is a list of code requirements that are specifically called to the developer's attention. It is in no way intended to be a complete list of code requirements, but a general checklist of major steps and issues. Please refer to the Arlington Municipal Code for a complete list of code requirements for your particular project type.
5. The development shall meet all Title 20 AMC regulation requirements.
6. The applicant shall provide all instruments required of owners within Airport Protection Sub-District C, including an Avigation easement or disclosure and FAA form 7460.
7. Design standards for the proposed development shall meet the criteria for sector T4N-MV in the City's Mixed Use Development Regulations.
8. Street trees shall be installed along all new and improved streets associated with the project in accordance with AMC 20.76.110.
9. In order to mitigate for potential impacts to cultural resources that may exist on-site, the Applicant shall notify the Stillaguamish Tribe of any ground disturbance activities associated with this project.

10. Payment of Community Park Impact Fees according to the City's park mitigation formula as \$43,413.00, but due and payable based on the current rate at the time of building permit issuance.
11. Payment of Neighborhood/Mini-Park Impact Fees according to the City's park mitigation formula as \$12,644.00, but due and payable based on the current rate at the time of building permit issuance.
12. The developer shall comply with all conditions of the Revised SEPA MDNS issued on February 2, 2020.
 - a) In order to mitigate for potential earth impacts, the Applicant shall implement Best Management Practices per Department of Ecology for Stormwater Pollution Prevention and TESC Controls to prevent erosion during and after construction.
 - b) In order to mitigate for potential air impacts, the Applicant shall implement dust control measures to reduce fugitive dust emissions during construction. A Construction Management Plan shall be submitted to the City prior to commencement of construction to ensue these measures. Construction equipment emissions shall comply with all State and Federal regulations for emissions.
 - c) In order to mitigate for potential impacts to ground water the Applicant shall employ best design practices meeting the current Department of Ecology Stormwater Management Manual for Western Washington.
 - d) In order to mitigate for potential impacts to water runoff the Applicant shall follow the current edition of the Department of Ecology Stormwater Management Manual for Western Washington and Best Management Practices used to protect groundwater. All onsite stormwater will be collected, treated, and detained or infiltrated to match preexisting runoff conditions by AMC 20.76.
 - e) The project will comply with the latest Washington State Energy Code requirements.
 - f) The Applicant shall comply with current codes to reduce or control environmental health hazards. A spill prevention plan shall be in place according to local, State and Federal policies.
 - g) The applicant shall comply with the City of Arlington noise standards found in AMC 9.20.060. Specifically, in section 9.20.060(8), noises resulting from any construction activity or the operation of heavy equipment from 7:00pm to 7:00am Monday through Saturday and all day Sunday, shall be prohibited. The project will generate short term noise associated with construction activities. Construction hours will conform to City requirements. Noise from light vehicle traffic will be generated during business hours at project completion.
 - h) The proposed structure is 34' in height consisting of masonry veneer, natural wood siding, horizontal painted concrete board siding, and vertical wide painted concrete board siding. Street trees shall be installed along all streets associated with the development in accordance with AMC 20.76.110.
 - i) In order to mitigate for potential light pollution the Applicant will be required to install light fixtures that are down shielded. The property is located within the Arlington Airport Protection District – Subdistrict C.
 - j) There are no known buildings, structures, or sites located on or near the site that are in (or candidates for) the local historic preservation register. There are no known landmarks, features, or other evidence that would indicate Indian or historic use or occupation. Local registries were searched and it appears that no impacts to existing cultural and historic resources are anticipated to occur as a result of the proposed project. None the less, an Unanticipated Discovery Plan will be required, and if any potential evidence is encountered during the site work, work will be halted and the State Historical Preservation Officer, Stillaguamish Tribe, and the City of Arlington will be contacted, and measures taken to implement the UDP.

- k) The proposal will require frontage improvements along the 65th Drive NE and 204th Street NE alignments, with new sidewalks and planter strips. New on-site drive aisles and sidewalks will be installed, improving pedestrian, bicycle, and vehicular access to and within the site. The proposal is also required to provide for a 10' wide mixed use trail on the southern side of 204th Street NE for the length of their property.
- l) The applicant shall connect to the City of Arlington water and wastewater systems.
- m) The Applicant shall construct all existing, extended, and new electrical power lines (not to include transformers or enclosures containing electrical equipment including but not limited to, switches, meters, or capacitors which may be pad mounted), telephone, gas distribution, cable television, and other communication and utility lines in or adjacent to any land use or building permit approved after the effective date of this chapter shall be placed underground in accordance with the specifications and policies of the respective utility service providers and located in accordance with the administrative guideline entitled "Public Works Construction Standards and Specification." Even in the event the distribution line originates from a point opposite any public roadway from the new construction the service lines shall be placed beneath said roadway by means of boring or surface excavation across said roadway.

F. CONCLUSIONS

Under AMC 20.16.100, the Community Development Director shall issue the requested Special Use Permit unless he concludes after reviewing the application that:

- a) **The requested permit is not within its jurisdiction according to the table of permissible uses.**
The requested permit is within Arlington's Jurisdiction.
- b) **The application is incomplete.**
Application was deemed complete on October 8, 2020.
- c) **If completed as proposed in the application, the development will not comply with one or more of the requirements of this title (not including those the applicant is not required to comply with under the circumstances specified in Chapter 20.32, Non-Conforming Situations).**
The proposed project complies with AMC Title 20.
- d) **The proposed project has not complied with SEPA.**
The proposed project complies with SEPA regulations.
- e) **The proposed project is not in conformance with the Comprehensive Plan, Transportation Plan, or other adopted plans, regulations, or policies.**
The proposed project complies with the City of Arlington's Comprehensive Plan, Transportation Plan and the Arlington Municipal Code.

G. EXPIRATION

Per AMC §20.16.220 (Expiration of Permits), the special use permit for this project expires 2 years from the date of approval.

H. APPEALS

Per AMC §20.20.010 (Appeals of Community Development Director), the Community Development Director's decision is appealable to the Hearing Examiner within fourteen (14) days after the date of the Community Development Director's decision.

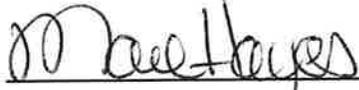
I. EXHIBITS

1. Fullwiler Mixed Use Approved Site and Landscape Plans (attached)
2. Fullwiler Mixed Use – Special Use Permit – PLN#748 (on File at CED Office)
3. Fullwiler Mixed Use – Administrative Design Review – PLN#735 (on File at CED Office)

J. DECISION

The Special Use Permit is hereby **APPROVED, subject to the conditions specified above.**

ORDERED THIS ON THE 8th DAY OF November, 2021



Marc Hayes, Community and Economic Development Department Director

Distributed to the Following Parties:

Jerry Fullwiler, Owner
David Pelletier, Contact
Marc Hayes, Community Development Director
Nova Heaton, Development Services Manager
Kevin Olander, Combination Inspector
James Kelly, Public Works Director
David Ryan, Airport Director
David Kraski, Deputy Fire Chief
Jonathan Ventura, Police Chief
Katie Heim, GIS Analyst

ATTACHMENT B CODE REQUIREMENTS

NOTE: The following items are not conditions of permit approval but rather certain local, state, or federal code requirements that the developer needs to be aware of. This is in no way intended to be a complete list of code requirements, but is a general checklist of major steps and issues. Please refer to the Arlington Municipal Code for a complete list of code requirements for your particular project type.

1. **Code Applicability.** This permit is subject to the applicable requirements contained in the Arlington Municipal Code, Land Use Code, Building Code, and COA Public Works Design, Construction Standards and Specifications. It is the responsibility of the developer to ensure compliance with the various provisions contained in these ordinances.

2. **Pre-Construction Phase.** Prior to commencing any site work, including installing any easement or right-of-way improvements, utility systems, drainage systems, street lights, mailbox structures, emergency facilities, storm water control systems, or any other improvements, the developer shall submit site civil construction improvement plans for review and approval by the Public Works Director. Said plans shall be in conformance with applicable code and below listed conditions.
 - a. The developer shall survey and mark all property corners prior to review of any submitted construction plans.
 - b. The developer shall design and install erosion control measures deemed necessary by the City. These measures shall be installed and inspected by the City prior to the issuance of any permits.
 - c. The developer shall undertake no site preparation or other disturbances within environmentally sensitive areas or their required buffers.
 - d. The developer shall submit to the Community & Economic Development Department and receive approval of a storm-water run-off and detention plan in conformance with the AMC Chapter 13.28, Stormwater Management, and the most current City-adopted edition of the Department of Ecology's Stormwater Management Manual for the Puget Sound Basin (The Technical Manual) for both the construction phase and a permanent system. All site drainage must be directed through bio filtration swales prior to discharge into wetlands.
 - e. The developer shall place all new utility lines underground.
 - f. The developer shall provide a temporary rock pad at all points of ingress and egress to the site throughout the construction phase.
 - g. The developer shall show locations of all required streetlights on the construction plans and install them as designed.
 - h. The developer shall obtain a right-of-way permit prior to any work done in a public right-of-way. (NOTE: City departments are exempt from right-of-way permits.)
 - i. The developer shall install all low sodium or similar low intensity illumination lighting and it shall be placed in a way as to not cause glare on an adjoining property or right-of-way.

3. **Construction Phase.** The following conditions shall apply during construction.
- a. The developer shall follow all applicable noise and other nuisance codes.
 - b. The developer shall not track mud and dirt onto public rights-of-way, but if tracked by accident, the developer shall clean it up immediately.
 - c. During any site grading or clearing activity, the developer and contractor shall use all available means of controlling air pollution (dust, ash, and smoke).
 - d. The restrictions of the AMC shall apply to any and all grading.
4. **Installation of Improvements.** Prior to receiving a Certificate of Occupancy, the developer shall:
- a. Install all rights-of-way and access easement improvements on all proposed streets internal and existing streets adjacent to the project in accordance with the requirements of AMC Chapter 20.56 and per COA Public Works Design, Construction Standards and Specifications. The developer shall coordinate with all adjacent developments the final design of the street improvements and/or include the appropriate transition tapers for the street pavement from the property.
 - b. Install a potable water system to serve the project per the COA Public Works Design, Construction Standards and Specifications. Water is to be served by the City of Arlington. This system cannot be deferred if a performance bond is secured. Both water and sanitary sewer must be completely installed and approved before either a temporary or permanent Certificate of Occupancy is issued.
 - c. Relocate any existing water facilities and/or install water services/fire hydrants at the expense of the developer.
 - d. Install a sanitary sewer system per COA Public Works Design, Construction Standards and Specifications. This system cannot be deferred if a performance bond is secured. Both water and sanitary sewer must be completely installed and approved before either a temporary or permanent Certificate of Occupancy is issued.
 - e. Install a permanent storm water control system per AMC Chapter 13.28.
 - f. Prior to issuance of a Certificate of Occupancy, the applicant shall complete all required or voluntary improvements unless otherwise secured by the developer and authorized by the City Engineer.

(NOTE: Code requirements for infrastructure improvements are based on conceptual information as submitted by the applicant for the land use permit. Additional specific requirements may be required upon review of the engineered construction drawings submitted by the developer. All improvements are subject to review and approval by the City of Arlington Inspectors. All utilities shall be constructed underground.)

LEGAL DESCRIPTION:

Section 10 Township 31 Range 05 Quarter SE - E 94.50FT OF W 100FT OF S 300FT E 1/2 E 1/2 SE 1/4 SE 1/4 EXC RDS PER CITY OF ARL 9LA REC UND AFN 200208095002 EXC RD R/W TO CITY OF ARL PER SWD REC UND AFN200303200479

PROPOSED SCOPE OF WORK:

CONSTRUCTION OF 19,413 S.F. MIXED USE BUILDING WITH COMMERCIAL ON THE GROUND FLOOR ON THE SOUTH SIDE OF THE LOT. 4 APARTMENT UNITS ARE ON THE GROUND FLOOR NORTH SIDE OF THE LOT AND 25 UNITS ARE ON THE SECOND FLOOR. THERE WILL BE A TOTAL OF 29 RESIDENTIAL UNITS IN THE BUILDING.

SITE DATA:

PROJECT ADDRESS: 6605 204TH ST NE, ARLINGTON, WA 98223
 JURISDICTION: CITY OF ARLINGTON, SNOHOMISH COUNTY, STATE OF WASHINGTON
 TAX ASSESSORS #: 310510-004-035-00, SITE AREA: 25,409 S.F. (.58 ACRES)
 LAND USE ZONE: NEIGHBORHOOD COMMERCIAL W MIXED USE OVERLAY
 USE CLASSIFICATION: 1.340 (Any 1,300 use above a permitted non-residential use (Mixed Use)), 1.330 Multi-family apartments, 2.110 General Mercantile
 OCCUPANCY: R-2B/S-2
 STORIES: 2
 TRANSECT: T4-MS
 FRONT SETBACK: 0 FT, SIDE SETBACKS: 0 FT, REAR SETBACK: 0 FT, EASEMENTS: 10 FT UTILITY DISTRIBUTION EASEMENT NORTH ACCESS EASEMENT RECORDING NO. 200208095002

HEIGHT RESTRICTION: 45', PROPOSED HEIGHT: 34', LOT COVERAGE: 100%, RESIDENTIAL LOT DENSITY: NO MAXIMUM

PROPOSED BUILDING AREA	6,350 S.F.	SITE AREA	20,409 S.F.
FIRST FLOOR	13,302 S.F.	OPEN SPACE REQUIRED (5%)	1,271 S.F.
SECOND FLOOR	13,302 S.F.	OPEN SPACE PROVIDED	1,378 S.F.
BUILDING TOTAL	16,652 S.F.		

PARKING REQUIREMENTS*

Square Feet	Use Type	Parking Factor	Total Units	Parking Required	Parking Provided
15,300	Residential	1/1000 s.f. min	28	16	32
4,352	Commercial	1/1000 s.f. max	3	5	6
					Total
					38

*per 20.114.014 (c) parking chart by place type

OPEN SPACE REQUIREMENTS

SITE AREA	20,409 S.F.
OPEN SPACE REQUIRED (5%)	1,270.45 S.F.
OPEN SPACE PROVIDED	1,382 S.F.

PROJECT TEAM:

OWNER: FULLWILER CONSTRUCTION INC., 526 N. WEST AVE STE. 147, 360-631-5922, JERRY FULLWILER
ARCHITECT OF RECORD: PELLETIER + SCHAAR, 26911 98TH DRIVE NW, SUITE B, STANWOOD, WA 98292, 360-629-5375, DAVID PELLETIER, AIA, LEED-AP, DPelletier@Pelletierschaar.com
CIVIL ENGINEER: TERRAVISTA NW CONSULTING ENGINEERS, 3204 SMOKEY POINT DR, SUITE 207 ARLINGTON, WA 98223, (425) 422-0840, ERIC SCOTT - PRINCIPAL, ERIC@TERRAVISTANW.COM
STRUCTURAL ENGINEER: SWENSON SAY FAGET, 2124 THIRD AVE, SEATTLE, WA 98121, 206-443-6212, BLAZE BRESKO PE, S.E., BBRESKO@SSFENGINEERS.COM
LANDSCAPE DESIGNER: TERRAVISTA NW CONSULTING ENGINEERS, 3204 SMOKEY POINT DR, SUITE 207 ARLINGTON, WA 98223, (425) 422-0840, ERIC SCOTT - PRINCIPAL, ERIC@TERRAVISTANW.COM
MECHANICAL ENGINEER: ROBINSON ENGINEERING, (206) 384-1975, JON ROBINSON
SURVEYOR: CASCADE SURVEYING & ENGINEERING, INC., P.O. BOX 326 ARLINGTON, WA 98223, (360) 435-5551

CITY OF ARLINGTON, WA.

204TH ST APARTMENTS

MIXED USE COMMERCIAL & RESIDENTIAL BUILDING

6605 204TH ST NE, ARLINGTON, WA

SEC 10, TWP 31, RGE 05



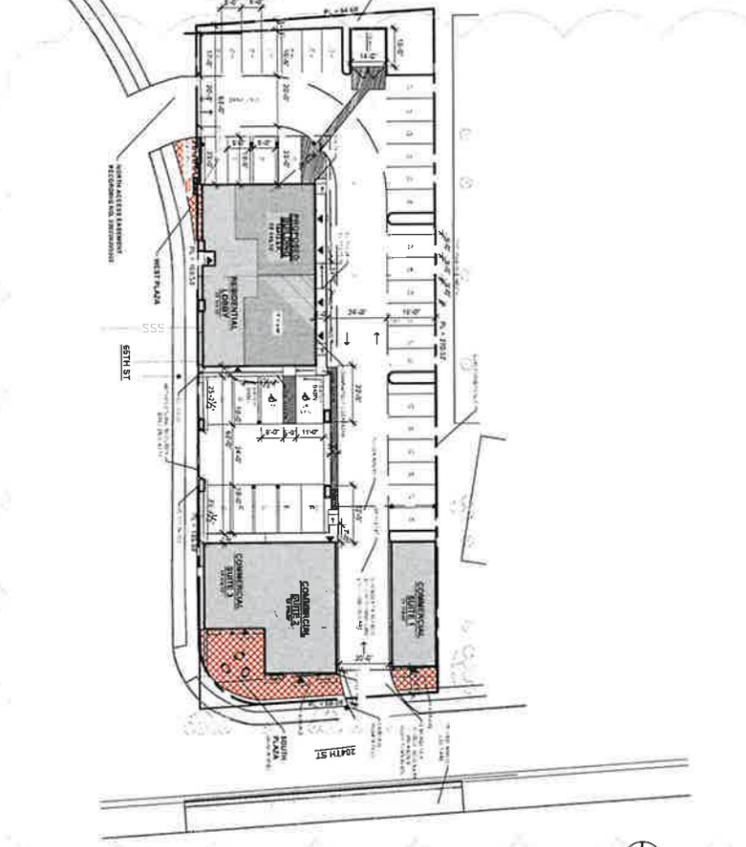
DRAWING INDEX

- ARCHITECTURAL:
- G0.1 - COVER SHEET & PROJECT INFORMATION
 - A1.1 - SITE PLAN
 - A1.2 - SECOND FLOOR PLAN
 - A2.1 - PROPOSED ELEVATIONS
 - A2.2 - PROPOSED ELEVATIONS
 - A3.1 - PROPOSED DUMPSTER SCREEN DETAIL AND LIGHTING

ENVELOPE CONSULTANT: JRS ENGINEERING, 12721 30TH AVE, SEATTLE, WA 98125, (206) 728-2559, JEFF SPEERT, AIA, LEED-AP, JSPEERT@JRSENGINEERING.COM



VICINITY MAP



SITE KEY PLAN

SCALE 1/32" = 1'-0"

APPLICABLE BUILDING CODES

- 2015 INTERNATIONAL RESIDENTIAL CODE
- 2015 INTERNATIONAL BUILDING CODE
- 2015 WASHINGTON STATE BUILDING CODE
- 2003 ANS ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- 2015 UNIFIED PLUMBING CODE WITH ADOPTED AMENDMENT OF WASHINGTON STATE PLUMBING CODE
- 2015 WASHINGTON STATE ENERGY CODE
- 2015 WASHINGTON STATE RESIDENTIAL ENERGY CODE
- 2009 INTERNATIONAL MECHANICAL CODE
- CITY OF ARLINGTON AMENDMENTS AND ORDINANCES

SEWER PROVIDER: CITY OF ARLINGTON
 WATER PROVIDER: CITY OF ARLINGTON
 SCHOOL DISTRICT: ARLINGTON SCHOOL DIST NO 16
 FIRE DISTRICT: ARLINGTON FIRE DISTRICT

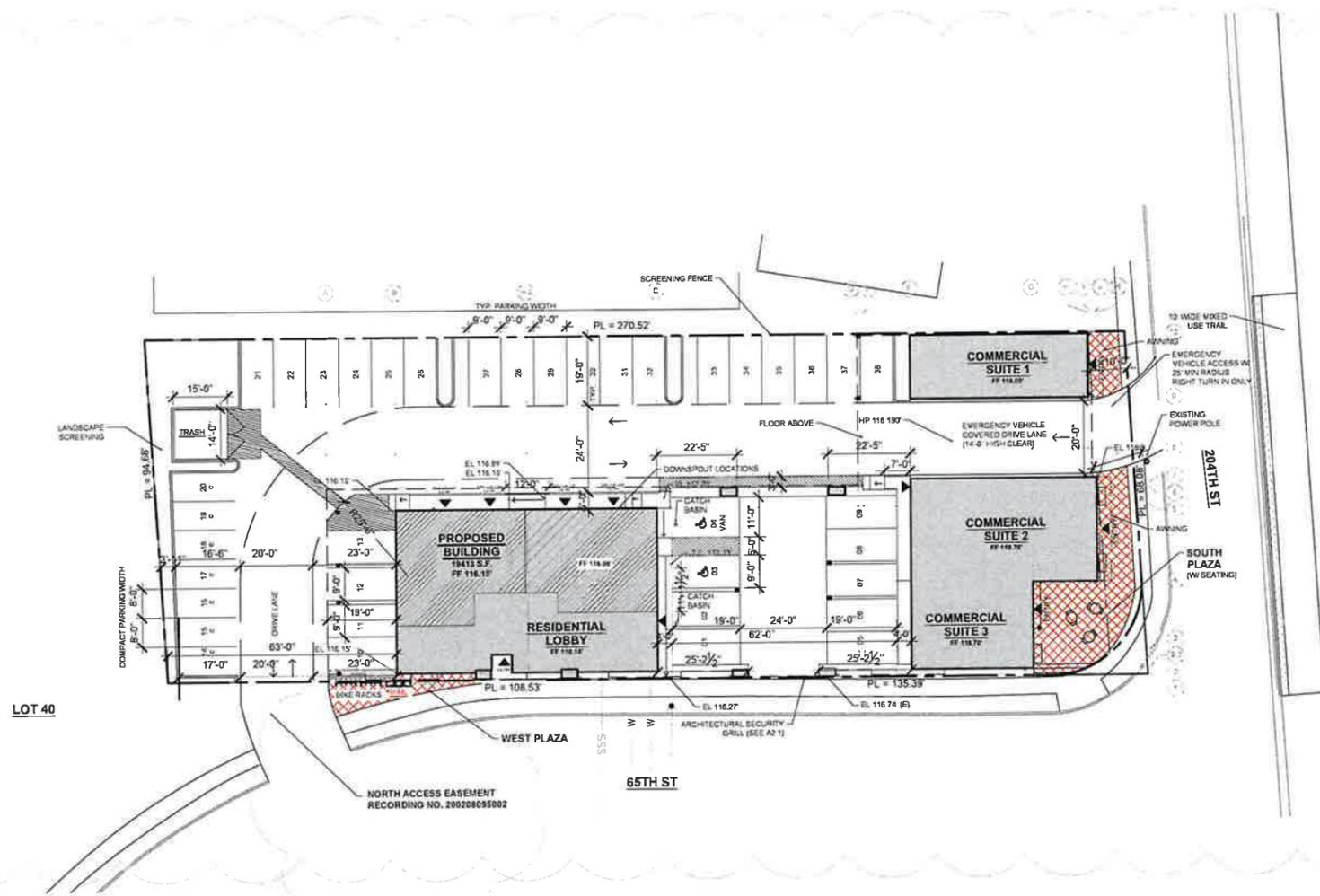
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 26911 98th Dr. NW, Suite B Stanwood, WA 98292
 www.pelletierschaar.com 360-629-5375

NO. 6946 REGISTERED ARCHITECT
 DAVID PELLETIER
 STATE OF WASHINGTON

GO.1
 09/08/2020

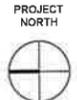
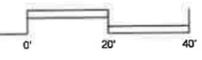
COVER SHEET & PROJECT INFORMATION

FULLWILER CONSTRUCTION: 204TH ST APARTMENTS: SPECIAL USE PERMIT PLN #748



LOT 40

SITE PLAN
SCALE 1" = 20'-0"



FLOOR AREAS

LEVEL 1 GROSS FLOOR AREA	6,350 S.F.
LEVEL 2 GROSS FLOOR AREA	13,302 S.F.
TOTAL GROSS FLOOR AREA	19,652 S.F.

SITE AREAS

SITE AREA	20,409 S.F.
OPEN SPACE REQUIRED (5%)	1,270.45 S.F.
OPEN SPACE PROVIDED	1,362 S.F.

SITE KEY

- OPEN SPACE
- PROPOSED RESIDENTIAL USE
- PROPOSED COMMERCIAL USE
- ADA RAMP SLOPE 1/12
- BUILDING LOBBY UNIT OR EQUIPMENT ENTRY (SEE FLOOR PLANS)



REVISED TITLE - MID-YEAR

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ARCHITECTS

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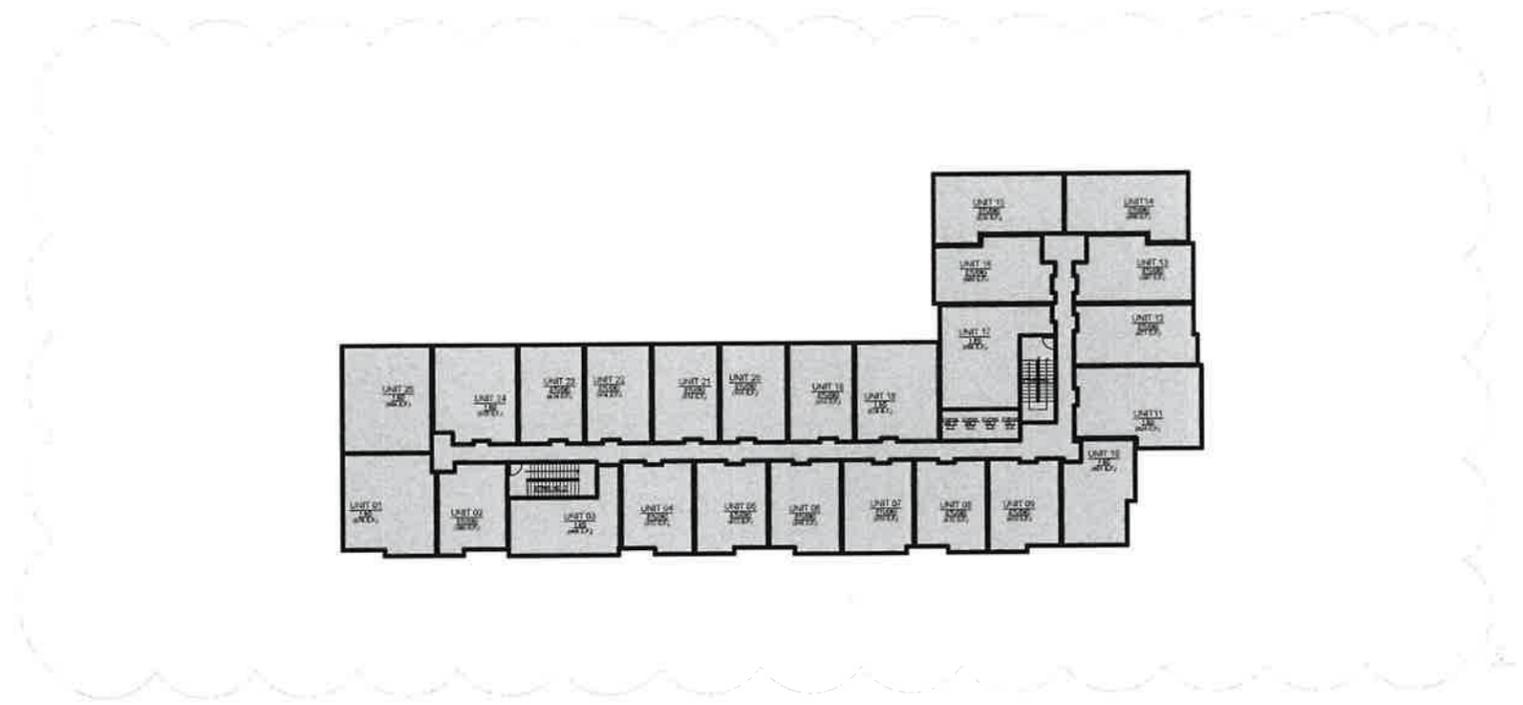
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DAVID H. PELLETIER
STATE OF WASHINGTON

A1.1
09/09/2020

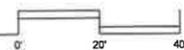
SITE PLAN

FULLWILER CONSTRUCTION: 204TH ST APARTMENTS: SPECIAL USE PERMIT PLN #748



SECOND FLOOR PLAN

SCALE 1" = 20'-0"



PROJECT NORTH



REVISION 1	2-05-21
REVISION 2	10-12-21
REVISION 3	11-08-21

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A1.2
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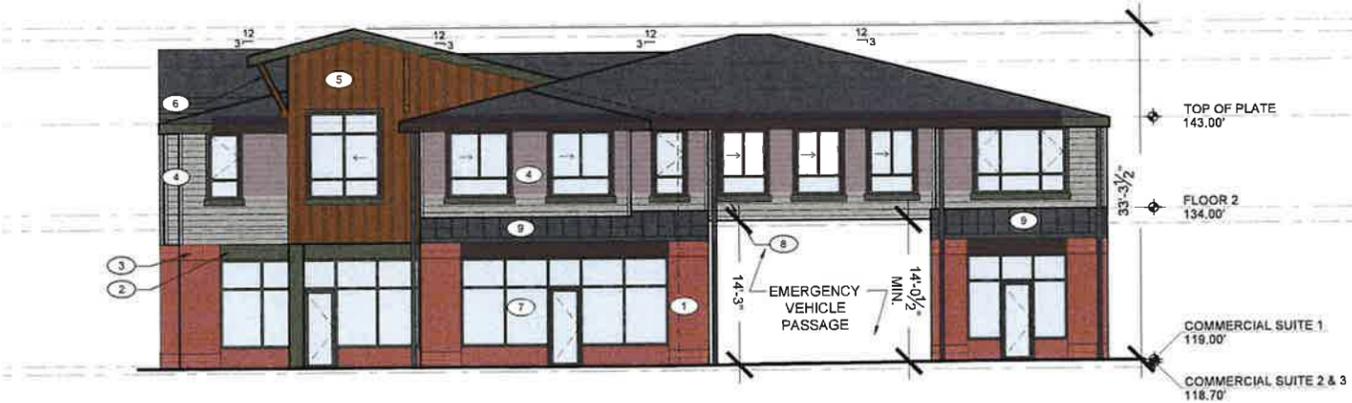
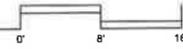
SECOND FLOOR PLAN

FULLWILER CONSTRUCTION: 204TH ST APARTMENTS: SPECIAL USE PERMIT PLN #748



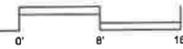
WEST ELEVATION

SCALE 1/8" = 1'-0"



SOUTH ELEVATION

SCALE 1/8" = 1'-0"



PROPOSED EXTERIOR PAINT
SW 7673 Pewter Cast



PROPOSED BRICK VENEER

INCA CRAFTSMAN SLIMBRICK® THIN BRICK TILE



PROPOSED ROOFING - PABCO PREMIER ANTIQUE BLACK



PROPOSED EXTERIOR ACCENT PAINT - BM 1630 OCEAN FLOOR



PROPOSED MATERIALS & COLORS

MATERIAL KEY NOTES

- 1 MASONRY VENEER
- 2 STEEL LINTEL
- 3 SOLDIER COURSE
- 4 HORIZONTAL PAINTED CONCRETE BOARD SIDING
- 5 1X3 PRIMED BATTENS @ 16" O.C. OVER NATURAL WOOD SIDING
- 6 HEAVY TIMBER BRACKET
- 7 STOREFRONT METAL WINDOWS
- 8 WINDOW SILL
- 9 METAL AWNING
- 10 ARCHITECTURAL SECURITY GRILL
- 11 1X3 PRIMED BATTENS @ 15" O.C. OVER SMOOTH FACE HARDIE PANELS - PAINTED



REVISIONS

DATE

DESCRIPTION

PELLETIER + SCHAAR

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www.pelletierschaar.com 360-629-5375

NO. 000000 DIN. XXX. CHG. 000
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DAVID H. PELLETIER
STATE OF WASHINGTON

A2.1
09/09/2020

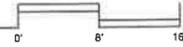
ELEVATIONS

FULLWILER CONSTRUCTION: 204TH ST APARTMENTS: SPECIAL USE PERMIT PLN #748



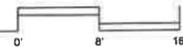
EAST ELEVATION

SCALE 1/8" = 1'-0"



NORTH ELEVATION

SCALE 1/8" = 1'-0"



MATERIAL KEY NOTES

- ① MASONRY VENEER
- ② STEEL LINTEL
- ③ SOLDIER COURSE
- ④ HORIZONTAL PAINTED CONCRETE BOARD SIDING
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- ⑪ 1X3 PRIMED BATTENS @ 16" O.C. OVER SMOOTH FACE HARDIE PANELS - PAINTED



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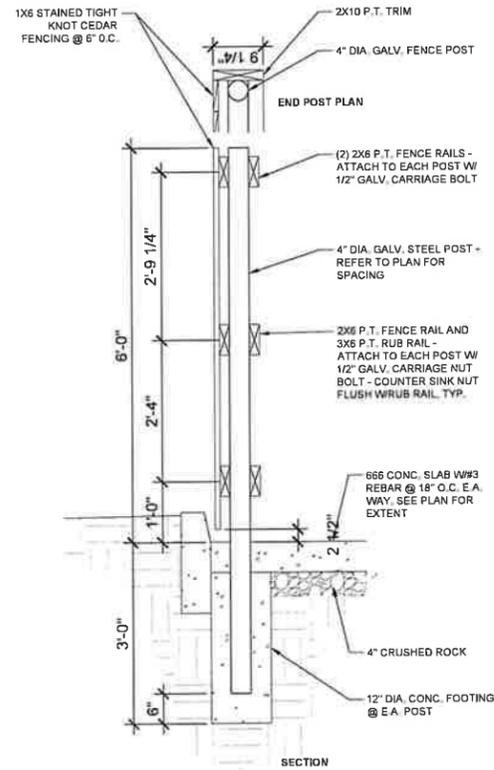
REGISTERED ARCHITECT

DAVID N. PELLETIER
STATE OF WASHINGTON

A2.2
09/09/2020

FULLWILER CONSTRUCTION: 204TH ST APARTMENTS: SPECIAL USE PERMIT PLN #748

ELEVATIONS



10 TYP. DUMPSTER ENCLOSURE
A3.1 SCREEN FENCE DET.

ALED-CMB1/150W-15P



8'W and 150'W specification-grade area lights with IES Type III distribution, offered in combination with poles. For use in roadway, general parking and other area lighting applications where a larger pool of lighting is required.
Color: Bronze Weight: 0.0 lbs.

Technical Specifications

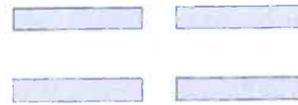
- Fixture**
- Quantity:**
1 qty of ALED03T150
- Listings**
- UL Listed:**
Suitable for wet locations as a downlight.
- IESNA LM-79 & IESNA LM-80 Testing:**
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.
- CSA Listed:**
Suitable for wet locations.
- DLC Listed:**
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: PHQG1YES
- LED Characteristics**
- Lifespan:**
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.
- LEDs:**
Multi-chip, high-output, long life LEDs.

- Color Consistency:**
7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.
- Color Stability:**
LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period.
- Color Uniformity:**
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377.2017.
- Construction**
- IES Classification:**
The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.
- Effective Projected Area:**
EPA = 0.75
- Maximum Ambient Temperature:**
Suitable for use in 40°C (104°F)
- Cold Weather Starting:**
Minimum starting temperature is -40°C (-40°F)

Driver Info		LED Info	
Type	Constant Current	Watts	150W
120V	1.31A	Color Temp.	5000K (Cool)
208V	0.80A	Color Accuracy	71 CRI
240V	0.66A	L70 lifespan	100,000
277V	0.61A	Lumen	16,800
Input Watts	155.20W	Efficacy	108.5 LPW

TYPICAL PARKING LOT LIGHT POLE

RAB



Replace traditional wallpacks
with SLIM™ LED.



Visit rabweb.com to see which models are DLC or DLC Premium listed.



TYPICAL EXTERIOR BUILDING WALL MOUNTED EXTERIOR LIGHT



PELLETIER + SCHAAR
26911 98th Dr. NW, Suite B Stanwood, WA 98292
www.pelletierschaar.com 360-629-5375

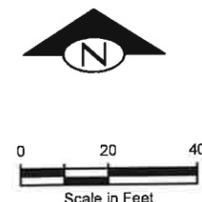
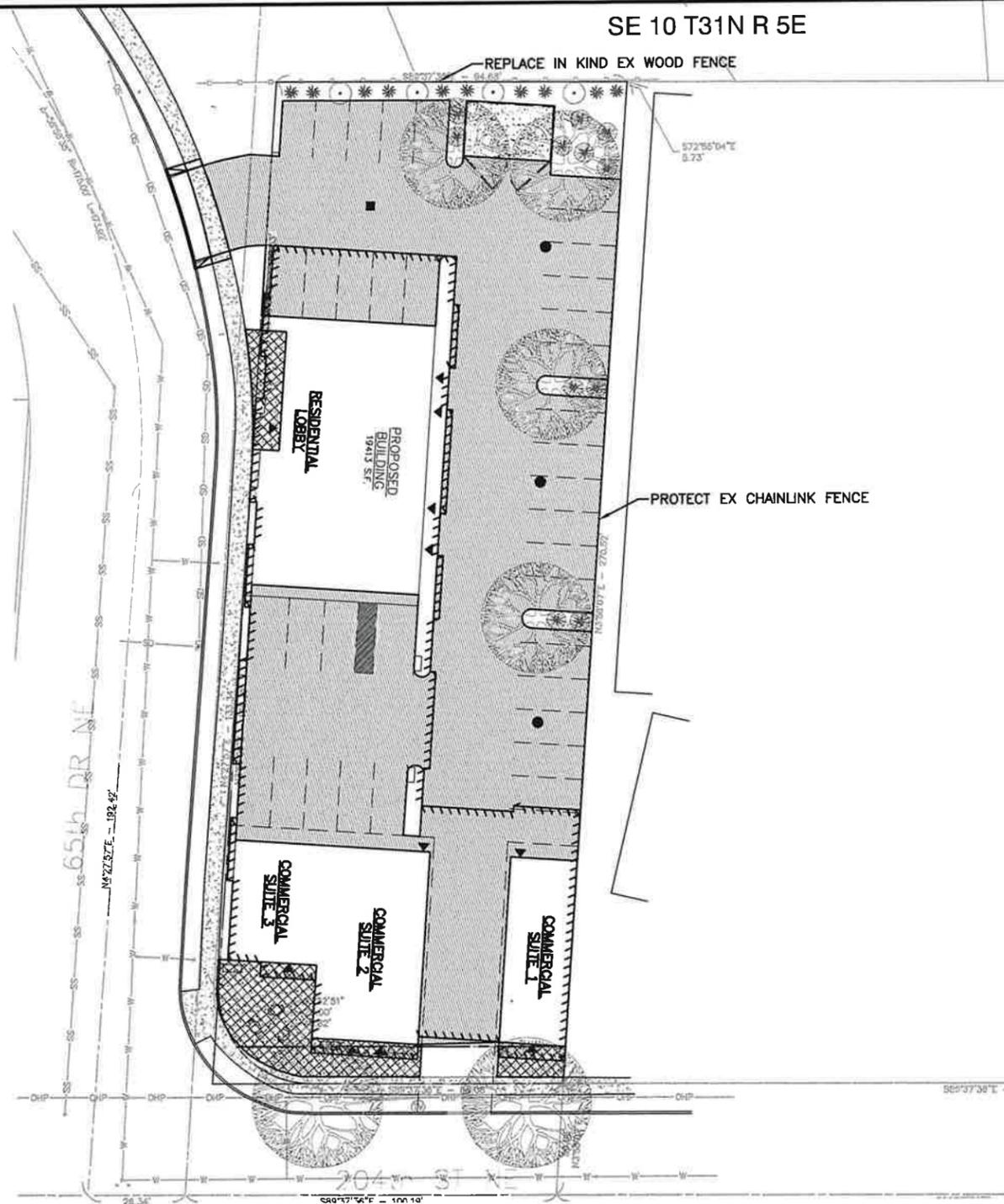
NO. 300000 DEN. XXX. CHG. 300
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DAVID P. PELLETIER
STATE OF WASHINGTON
09/09/2020

A3.1

PROPOSED DUMPSTER SCREEN DETAIL AND LIGHTING

SE 10 T31N R 5E



NOTES:

1. PLACE A MINIMUM OF 4" TOPSOIL IN ALL PLANTING BEDS, EXCEPT FOR BIOFILTRATION. PLANTING SOIL MIX FOR BACKFILL FOR ALL TREES, SHRUBS AND GROUNDCOVER SHALL BE MIXTURE OF 2/3 TOPSOIL AND 1/3 ORGANIC MATTER, OR COMMERCIALY AVAILABLE 3-WAY TOPSOIL
2. PLANTING AND TOPSOIL STANDARDS SHALL MEET CITY OF ARLINGTON CODE.
3. CONTRACTOR SHALL FOLLOW STANDARDS FOR NURSERY STOCK AND THE ANI "AMERICAN STANDARDS FOR NURSERY STOCK.
4. PLAN SHALL BE FOLLOWED. NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE APPROVAL OF THE GENERAL CONTRACTOR.
5. ALL PLANT PITS SHALL BE INSPECTED TO INSURE PROPER DRAINAGE.
6. SUBCONTRACTOR SHALL GUARANTEE PLANT MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. REPLACE PLANTS UNDER GUARANTEE WITH SAME VARIETY AND ROOT CONDITION AS MATERIALS ORIGINALLY SPECIFIED. A NEW GUARANTEE PERIOD WILL BE ESTABLISHED FOR THESE REPLACED MATERIALS.
7. SUBCONTRACTOR SHALL PLACE UNIFORM 2" MULCH OVER PROPERLY CLEANED AND GRADED PLANT BEDS.
8. ALL TREES SHALL HAVE 24" PLASTIC ROOT BARRIER PLACED BETWEEN THE ROOT BALL AND CURBING, PAVEMENT, OR SIDEWALKS.
9. IRRIGATION WILL BE PROVIDED AS DESIGN BUILD BY CONTRACTOR

PRELIMINARY



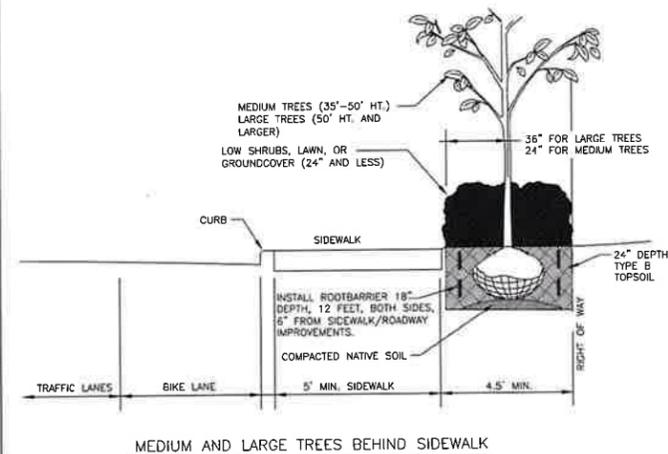
TerraVista NW LLC
 Consulting Engineers
 1204 SHAWNEY POINT DR., #207
 ARLINGTON, VA 22203
 WWW.TERRAVISTANW.COM

LANDSCAPE PLAN

204TH ST APARTMENTS
 6605 204TH ST NE, ARLINGTON, WA 98223

JOB NO.
 200301

NO.	DATE	REVISION
1	8/12/20	DESIGN REVIEW
2	12/09/20	DESIGN REVIEW



AMC 20.76.130 SHADING CALCULATIONS

PARKING AREA = 9,648 SF
 TREE SHADING = 2,039 SF
 2,039 SF / 9,648 SF = 21.1% SHADING

PLANT SCHEDULE



	CARPINUS JAPONICA - JAPANESE HORNBEAM	2" CALIPER	(6)
	PRUNUS LAUROCERASUS - "OTTO LUYKEN" LAUREL	2 GAL	(4)
	CORNUS STOLONIFERA - RED OSIER DOGWOOD "KELSEYI"	2 GAL	(10)
	VIBURNUM DAVIDII - DAVID'S VIBURNUM	1 GAL	(11)



CITY OF ARLINGTON
 CONSTRUCTION DRAWING APPROVAL
 THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.
 BY: Nova Heaton, PE, Development Services Manager
 DATE: _____ THIS APPROVAL VALID FOR 18 MONTHS

Plotted: Dec 09, 2020 - 9:14am Rodney T:\Projects\200301 204th Mixed Use (Arlington)\Plans\204th_P-CIVIL.dwg Layout Name: L1.1-LANDSCAPE