



CITY OF ARLINGTON NOTICE OF DECISION

Paisley Lofts Multi-Family Site Plan Review

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 permit decision.

Project Name: Paisley Lofts
Proponent: Grandview North, LLC
Project Number: PLN#918

Description of Proposal:

The applicant is proposing to construct a single four-story mixed-use building consisting of 46 residential units and 3,935 sf commercial. The ground floor will consist of commercial and tenant amenities with the residential units on the upper floors. A 2,500-sf courtyard will be located on the third floor. There will be a total of 31 onsite parking spaces. Frontage improvement will be required on E. Division Street and will include 12 angled parking spaces, sidewalk, and street trees. There will be additional offsite improvements to the alleys either side of Centennial Trail to create 22 parking spaces.

Stormwater runoff from the proposed development will be managed through infiltration. Geotest services Inc. determined the infiltration rate to be 8 in/hr. Given these existing well drained soils, the site's stormwater runoff will be fully infiltrated using infiltration trenches.

Location: 102 Division Street

Permit Decision:	Approved, with Conditions
Notice of Decision Date:	April 22, 2022
End of Appeal Period:	May 6, 2022
Special Use Permit Expiration Date:	April 22, 2024

Appeals: This decision may be appealed pursuant to AMC 20.20.010, which provides for a hearing of the zoning permit decision before the Hearing Examiner. Any aggrieved party of record may file an appeal within 14 days of the permit decision. An appeal shall be considered filed when a written notice of appeal, specifying the grounds and arguments, therefore, is delivered to the Department of Community and Economic Development by 5:00 PM on May 6, 2022, and the appeal fee as set by resolution is paid.

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

SPECIAL USE PERMIT

FOR

PAISLEY LOFTS

This certifies that the proposed
MIXED USE DEVELOPMENT
Located at 102 Division Street

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

April 22, 2022

PLN #918

ISSUANCE DATE

FILE No

A handwritten signature in blue ink, appearing to read "Aj Russo", is written over a horizontal line.

SIGNATURE





Community and Economic Development
Planning Division

18204 59th Avenue NE, Arlington, WA 98223

**SPECIAL USE PERMIT – MULTI-FAMILY SITE PLAN REVIEW
STAFF REPORT AND PERMIT DECISION**

GENERAL INFORMATION

File Number: PLN #918

Project Title: Paisley Lofts

Owner/Applicant: Grandview North, LLC

Contact: Randy Devoir, Cascade Surveying & Engineering

Description: Multi-Family Site Plan Review

Location: 102 E. Division Street

Tax Parcel ID: 00529900900101 and 00529900900300

Lot Size: 0.39 acres

Topographical Description: Relatively Flat

Soil Type: Everett very gravelly sandy loam, 0-8 percent slopes

Zoning Classification: Old Town Business District 2

Land Use Designation: Old Town Business District 2

Proposed Use Classification: 1.340

City Approvals Required: Special Use Permit, SEPA, Design Review Board,
Civil Permit, Building Permits

Date of Decision: April 22, 2022

Decision: **APPROVED, with Conditions**

I. NATURE OF APPLICATION

A. Request

The applicant is proposing to construct a single four-story mixed-use building consisting of 46 residential units and 3,935 sf commercial. The ground floor will consist of commercial and tenant amenities with the residential units on the upper floors. A 2,500-sf courtyard will be located on the third floor. There will be a total of 31 onsite parking spaces. Frontage improvement will be required on E. Division Street and will include 12 angled parking spaces, sidewalk, and street trees. There will be additional offsite improvements to the alleys either side of Centennial Trail to create 22 parking spaces.

Stormwater runoff from the proposed development will be managed through infiltration. Geotest services Inc. determined the infiltration rate to be 8 in/hr. Given these existing well drained soils, the site's stormwater runoff will be fully infiltrated using infiltration trenches.

B. Project Chronology / Background

A formal application for the Special Use Permit – Multi-Family Site Plan Review was submitted to the Community & Economic Development Department on January 20, 2022, with revised plans submitted on March 22, 2022, and March 24, 2022. Staff routed the material to City review staff on January 25, 2022, and after each resubmittal.

C. Site Location / Description



The project is located at 102 Division Street.
The project is located on two parcels and is 0.39 acres (approximately 16,949 square feet) in size.

D. Site and Adjacent Zoning / Uses

Subject Site		
Area	Zoning	Existing Use
Subject Site	Old Town Business District - 2	Existing Building and Vacant
North	Old Town Business District - 2	Commercial Businesses
South	Old Town Business District - 2	Commercial Businesses and Post Office
East	Old Town Business District - 2	Commercial Businesses
West	Old Town Business District - 2	Centennial Trail and Commercial Businesses

II. PROJECT CONSISTENCY WITH TITLE 20 AMC, ZONING

A. Applicable Review Criteria and Process

The Zoning Permit – Site Plan Review request is subject to review for conformity with the Arlington Municipal Code (AMC), including but not limited to the following:

Regulation	Analysis	Meets
Chapter 20.16 AMC, Permits and Final Plat Approval		
20.16.010 (c) Permits Required. Physical improvements to land to be subdivided may not be commenced except in accordance with a zoning permit issued by the Community Development Director for short subdivisions.	The applicant submitted for a special use permit for Site Plan Review. The Community Development Director is responsible for the permit decision and the decision is appealable to the Hearing Examiner.	Yes
20.16.034 Official Representative of the Applicant. The applicant for each land use permit shall designate an official representative, which may be himself, to receive all correspondence, determinations, and notices regarding the application.	The owner, Grandview North LLC, has designated Randy Devoir of Cascade Surveying as the official representative for the subject permit.	Yes
20.16.070 (c) Complete Application. Within 28 days of after receiving the permit application, the Community Development Director shall mail or provide in person a written determination to the applicant.	The application was submitted on January 20, 2022. The City issued a Notice of Complete Application on February 10, 2022, within the 28-day timeframe.	Yes

Regulation		Analysis		Meets															
20.16.120 Notice of Application Filed. The Community and Economic Development Director shall give public notice of any application filed for a special use permit by issuing, distributing, and advertising a "Notice of Application Filed".		The city issued a Notice of Application on February 10, 2022. The notice was advertised in the Everett Herald, posted on the site, city website, post office, city hall, Arlington library, and mailed to all property owners within 500 feet of the property.		Yes															
Chapter 20.36 AMC, Zoning Districts and Zoning Map																			
20.36.020 Commercial Districts Established. The Old Town Business District (OTBD) zone is established to accommodate a mix of a wide variety of commercial activities and vertically oriented, high-capacity residential uses in a pedestrian oriented environment. The Old Town Business District is comprised of three different sub districts, identified as, Old Town Business District 1, 2, and 3, with each one having its own nuances regarding permissible uses, parking, and signage.		The subject property for the proposed special use permit is zoned Old Town Business District 2.		Yes															
Chapter 20.38 AMC, Airport Protection District																			
20.28.060 Airport Protection District Boundaries. (a) Airport Protection Subdistrict A (b) Airport Protection Subdistrict B (c) Airport Protection Subdistrict C (d) Airport Protection Subdistrict D		The subject property is located in Subdistrict D of the Airport Protection Districts and shall submit a Disclosure Notice to the Arlington Municipal Airport.		Yes															
Chapter 20.40-1 AMC, Table of Permissible Uses																			
Use	RULC	RLC	RMod	RMC	RHC	OTR	NC	OTBD1	OTBD2	OTBD3	GC	CC	HC	BP	LI	GI	AF	MS	P/SP
1.340							ZSC	ZSC	ZSC	ZSC	ZSC	ZSC	ZSC						
<ul style="list-style-type: none"> • 1.340 = Any multi-family residential use above a permitted non-residential use (mixed-use) • ZSC = Zoning Permit/Special Use Permit/Conditional Use Permit 																			
Chapter 20.46 AMC, Design																			
20.46.010 (a) Conformance with Design Standards. Structures within the following zones are subject to the relevant design standards adopted in this chapter. No building or land use permit shall be issued for structures or uses that do not conform to the applicable standards. (1) Zones (B) Old Town Business District 2 and 3		The building structure proposed with this land use special use permit received Design Review Board approval on April 19, 2022, under permit number PLN#919.		Yes															

Regulation	Analysis	Meets
<p>20.46.050 Site Design in the Old Town Business Districts 1, 2, and 3.</p> <p>(a) All structures shall be located adjacent to or as nearly adjacent as feasible to the sidewalk.</p> <p>(b) Wherever feasible, buildings shall be adjoining or appearing so, so as to create a continuous façade along a street.</p> <p>(c) Structures along the Centennial Trail should be designed to work with the trail, even to the extent of having an entrance to the building.</p> <p>(d) Any new construction shall comply with the Arlington Development Design Standards.</p>	<p>The proposed project is located in the Old Town Business 2 zone.</p> <p>The building is abutting the sidewalk on both Olympic Avenue and Division Street.</p> <p>The building could not adjoin a neighboring building due to alley access on the north side of the post office and the location of the building was required to front both Division Street and Olympic Avenue.</p> <p>The building is not located directly adjacent to the Centennial Trail. There is an alley and parking between the structure and the trail. The project does provide a new pedestrian access from the trail to the building.</p> <p>The building has complied with the Development Design Standards and received Design Review Board approval of the elevations on April 19, 2022</p>	Yes
Chapter 20.48 AMC, Density and Dimensional Regulations		
<p>20.48.040 Building Setback Requirements. No portion of any building or any freestanding sign may be located on any lot closer to any lot line than is authorized in Table 20.48-1 Density and Dimensional Standards for the General Industrial zone.</p>	<p>The proposed project is within the Old Town Business District 2 zone and complies with the following regulations.</p>	Yes
Table 20.48-1 Density and Dimensional Standards		
Old Town Business District 2	Mixed Use Building	
Minimum Lot Size: 0 sf	16,949 sf	Yes
Minimum Lot Width: 60 ft	99.83 ft	Yes
Arterial or Non-Arterial Building Setback: 0 ft	0 ft	Yes
Lot Line Building Setback: 5 ft	5 – 41.37 ft	Yes
Building Height: 50 ft	50 ft*	Yes
Maximum Lot Coverage: 100%	58% of Entire Site	Yes
<p>*Building is at 50 feet, per AMC 20.48.060(c) elevator shafts, heating and air conditioning equipment, and similar structural appendages or similar not intended as places of occupancy or storage are exempt from height limitations.</p>		
<p>20.48.042 Sight Visibility Areas at Intersections. At the intersection of two streets, either public or private, no structure, sign, vegetation, or anything else that obscures sight shall exceed 30 inches in height in the area described by a triangle having two 25-foot legs along the curb faces of the streets from the streets' point of intersection, and a diagonal line connecting the ends of these lines.</p>	<p>The proposed project takes access to the site from Division Street through the alley and through a one-way entry from Olympic Avenue. The site plan shows there are no improvements that will obscure sight at any entrance or exit from the site.</p>	Yes

Regulation	Analysis	Meets														
<p>20.48.060 Building Height Limitations. (c) The following features are exempt from the district height limitations:</p> <ol style="list-style-type: none"> 1. Chimney, church spires, elevator shafts, and similar structural appendages not intended as places of occupancy or storage, 2. Flagpoles or similar devices, 3. Heating and air conditioning equipment, solar collectors, and similar equipment, fixtures, and devices, 4. Certain wireless communications facilities. 	<p>The proposed building structure meets the 50-foot maximum of the Old Town Business District 2 zone. The elevator shaft and stairway are proposed higher than the 50-foot maximum and is exempt from the height limitation.</p>	<p>Yes</p>														
Chapter 20.52 AMC, Recreational Facilities and Open Space																
<p>20.52.010 Mini-Parks Required. (a) All residential developments shall provide recreational areas in the form of mini parks in an amount equal to 65 square feet per person expected to reside in that development. (b) For purpose of this section, one-bedroom units shall be deemed to house an average of 1.4 person.</p>	<p>The applicant has proposed to provide a portion of the required mini park space and to pay in-lieu fees for another portion. This is broken down as follows:</p> <table border="1" data-bbox="799 762 1344 871"> <thead> <tr> <th># of units</th> <th>Total Persons</th> <th>SF</th> <th>Total SF</th> </tr> </thead> <tbody> <tr> <td>21</td> <td>1.4 x 21 = 29.4</td> <td>65</td> <td>1,911</td> </tr> </tbody> </table> <p>The applicant has proposed to pay the mini park impact fee for 25 residential units.</p> <table border="1" data-bbox="799 989 1344 1062"> <thead> <tr> <th>Mini Park Fee</th> <th># of Units</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>\$438</td> <td>25</td> <td>\$10,950</td> </tr> </tbody> </table>	# of units	Total Persons	SF	Total SF	21	1.4 x 21 = 29.4	65	1,911	Mini Park Fee	# of Units	Total	\$438	25	\$10,950	<p>Yes</p>
# of units	Total Persons	SF	Total SF													
21	1.4 x 21 = 29.4	65	1,911													
Mini Park Fee	# of Units	Total														
\$438	25	\$10,950														
<p>20.52.020 Mini-Parks: Purpose and Standards. (c) For developments of 26 to 50 dwelling units, at least two recreation facilities shall be provided.</p>	<p>The project proposes a total of 1,980 square feet of mini park amenities on the site through the third story courtyard and grass areas.</p>	<p>Yes</p>														
<p>20.52.024 Community Parks Impact Fee. In addition to the requirements of mini parks each residential development shall pay a Community Park impact fee.</p>	<p>The applicant is required to pay Community Park Impact Fees for 46 multi-family residential units. The fee amount is located under 20.90 as part of this report.</p>	<p>Yes</p>														
<p>20.52.030 Useable Open Space. Every residential development shall be developed so that at least 5 percent of the total area of the development remains permanently as usable open space.</p> <table border="1" data-bbox="207 1591 776 1665"> <thead> <tr> <th>Total Area</th> <th>Percent</th> <th>Total SF</th> </tr> </thead> <tbody> <tr> <td>16,949</td> <td>X 5%</td> <td>848</td> </tr> </tbody> </table>	Total Area	Percent	Total SF	16,949	X 5%	848	<p>The project proposes to provide 848 square feet of open space on the property through a portion of the third story courtyard.</p>	<p>Yes</p>								
Total Area	Percent	Total SF														
16,949	X 5%	848														

Regulation	Analysis	Meets
Chapter 20.56 AMC, Streets and Sidewalks		
20.56.030 Access to Lots. Every lot shall have access to it that is sufficient to afford a reasonable means of ingress and egress for emergency vehicles as well as for all those likely to need or desire access to the property in its intended use. Access includes vehicular, pedestrian, bicycle, and other common forms of transportation.	The project proposes vehicular, pedestrian, and bicycle access to the subject property through public street and pedestrian access from both Division Street and Olympic Avenue.	Yes
20.56.050 Entrances to Streets. (a) All driveway entrances and other openings onto streets within the city’s planning jurisdiction shall be constructed so that: 1. Vehicles can enter and exit from the lot in question without posing any substantial danger to themselves, pedestrians, or vehicles traveling in abutting streets, and 2. Interference with the free and convenient flow of traffic in abutting or surrounding streets is minimized. 3. Driveway cuts shall be limited so the narrowest width necessary to provide safe ingress and egress onto and from the property. 4. Driveways shall not be located adjacent to one another in such a manner as to create a “double width” driveway without any landscaping between the driveways.	The proposed site has two access points to the property. The proposed project complies with the following City of Arlington Standards and Specifications: <ul style="list-style-type: none">• The proposed entrances are within the required width and provide safe access to the site.• The proposed entrances are from Division Street to the Alley and from Olympic Avenue through a one-way drive aisle.• The driveway entrances are not located adjacent to each other creating a “double width” driveway.	Yes
20.56.130 Construction Standards and Specifications. Construction and design standards and specifications for streets, sidewalks, and curbs and gutters are contained in the “Public Works Construction Standards and Specifications,” and all such facilities shall be completed in accordance with these standards.	The proposed project is subject to a Civil permit and Right-of-Way permit. This has been added as a permit condition.	Yes
Chapter 20.60 AMC, Utilities		
20.60.100 Sewage Disposal Facilities Required. Every principal use and every lot within a subdivision shall be served by a sewage disposal system that is adequate to accommodate the reasonable needs of such use or subdivision lot and that complies with all applicable health regulations.	The proposed project is required to connect to City of Arlington Sanitary Sewer. The construction of utilities will take place after Civil Permit approval and shall meet all requirements of the Public Works Construction Standards and Specifications. This has been added as a permit condition.	Yes

Regulation	Analysis	Meets
20.60.300 Water Supply System Required. Every principal use and every lot within a subdivision shall be served by a water supply system that is adequate to accommodate the reasonable needs of such use or subdivision lot and that complies with all applicable health regulations.	The proposed project is required to connect to City of Arlington water. The construction of utilities will take place after Civil Permit approval and shall meet all requirements of the Public Works Construction Standards and Specifications. This has been added as a permit condition.	Yes
20.60.400 Lighting Requirements. (a) All public streets, sidewalks, and other common areas or facilities shall be sufficiently illuminated to ensure security of property and the safety of persons using such streets, sidewalks and other common areas or facilities.	The proposed project has provided sufficient pole lighting throughout the site that will illuminate the building and parking areas.	Yes
(c) All entrances and exits in substantial buildings used for nonresidential purposes shall be adequately lighted to ensure the safety of persons and the security of buildings.	The proposed project has provided adequate lighting at the building entrance and throughout the site to ensure safety.	Yes
(d) All outdoor lights shall be low sodium or similar lamp type and be down shielded to prevent light pollution.	The proposed project has provided low sodium or similar lamp type outdoor lighting. All lighting is required to be down shielded to prevent light pollution.	Yes
20.60.410 Excessive Illumination. Lighting within any lot that unnecessarily illuminates any other lot or public right-of-way and substantially interferes with the use or enjoyment of such other lot or public right-of-way is prohibited.	The proposed project has provided down-shielded lighting that illuminates the site but does not shine onto neighboring properties or public rights-of-way.	Yes
20.60.450 Underground Utilities. All existing, extended, new electrical power lines, telephone, gas distribution, cable television, and other communication and utility lines shall be placed underground in accordance with the specifications and policies of the respective utility service providers and located in accordance with the Public Works Construction Standards and Specifications.	All proposed utilities to and on the site shall be located underground. All utility lines are required to be shown on the Site Civil plans and shall be approved by the City of Arlington prior to construction activities on the site. This has been added as a permit condition.	Yes
Chapter 20.72 AMC, Parking		
20.72.010 Number of Parking Spaces Required. (a) All developments in all zoning districts shall provide a sufficient number of parking spaces to accommodate the number of vehicles that ordinarily are likely to be attracted to the development in question.	The proposed project is located within the Old Town Business District 2 zone and the proposed use is a mixed-use building. All required parking spaces have been met for the uses, see table below.	Yes

Regulation	Analysis	Meets
(d) Uses in Table 20.72-1: Table of Parking Requirements are indicated by a numerical reference keyed to the Table of Permissible Uses.	The proposed uses with this project include the following: 1.300 – Multi-Family Apartments 2.110 – General Mercantile	Yes

Table 20.72-1 Table of Parking Requirements

Use	Required Parking Stalls
1.300 Multi-Family Apartments	2 spaces per unit, plus 1 space per 4 units. ($46 \times 2 = 92 + 46/4 = 12 = 104$ spaces)
2.110 General Mercantile	1 space per 400 sf ($3,935 / 400 = 10$ spaces)

The project site proposes a total of 65 parking spaces. On-site parking includes 16 covered parking spaces and 15 outside parking spaces. Off-site parking includes 12 angled parking spaces on Division Street and 22 spaces along Centennial Trail/Alley.

The applicant is proposing 2 one-bedroom units and 44 studios, which reduces the amount of parking on the site.

The applicant submitted a parking reduction memorandum completed by Gibson Traffic Consultants that states the following: Parking generation calculations for the combined residential and commercial uses are based on the information provided in Parking Generation 5th Edition by the Institute of Transportation Engineers (ITE). Based on the average parking demand rates identified for the individual ITE Land Use Codes (LUC) there would be a parking demand of 42 parked vehicles prior to the shared parking reduction for mixed use developments. See table below for analysis.

Uses	ITE Parking Generation, 5 th Edition			
	Variable	LUC	Rate Per Variable	Total
Multi-Family (Mid Rise) Apartments	46 Bedrooms	221	0.75	34.50
Shopping Center	3,935 KSF	820	1.95	7.67
Total	---	---	---	42.17

The city concurs that the parking analysis as shown in the parking demand study prepared by Gibson Traffic Consultants, along with reductions allowed for site as shown in below sections shall be adequate parking for the site.

Yes

Regulation	Analysis	Meets
Table 20.72-1 Continued.	The property owner shall manage all parking for residents and commercial uses on the property. The city requires that the property owner establishes a parking permit system for tenants to show who is allowed to park in the private parking lot and to track compliance with parking.	Yes
20.72.030 Parking Space Dimensions. Except accessible parking spaces, each parking space shall contain a rectangular area of at least 19 feet long and 9 feet wide.	The project site plan shows 21 standard parking stalls that are 9 feet wide and 19 feet long and 8 compact parking stalls that are 8 feet wide and 18.5 feet long.	Yes
20.72.040 Required Widths of Parking Area Aisles and Driveways.	The project site plan shows a one-way aisle width of 22 feet within the on-site parking lot area and the existing alley has an aisle width of 20 feet.	Yes
20.72.060 Parking Area Surface. (a) All parking areas shall be graded and surfaced with asphalt, concrete or other material that will provide equivalent protection against potholes, erosion, and dust. Specifications for surfaces meeting the standard set forth in this subsection are contained in the Public Works Construction Standards and Specifications. (b) Parking spaces shall be appropriately demarcated with painted lines or other markings. (c) Parking areas shall be properly maintained in all respects.	The project site plan shows paving throughout all drive aisles and parking spaces on the site and the striping of all parking spaces. These requirements shall be reviewed and approved through the Civil permit.	Yes
20.72.064 Accessible Parking Spaces. All handicapped parking spaces shall meet all State and Federal Regulations. The parking spaces shall be at least 8 feet wide and shall have an adjacent access aisle at least 5 feet wide. The parking spaces shall have adjacent aisle access to the sidewalk, have required striping and provide display symbols required on the pavement and signage.	The project site plan shows the layout of the accessible parking spaces. The proposed spaces provide 8-foot-wide stalls with 8 feet of adjacent striped area, along with adequate striping and signage.	Yes

Regulation	Analysis	Meets
<p>20.72.070 Joint Use of Required Parking Spaces.</p> <p>(b) To the extent that developments wish to make joint use of the same parking spaces operate at different times, the same spaces may be credited for both uses.</p>	<p>The applicant has provided a Parking Reduction Memorandum that includes a Shared Parking Demand analysis conducted by Gibson Traffic Consultants that states the shared parking for the commercial and residential uses on the site would have a peak parking demand from midnight through 4 AM with 35 parking spaces being utilized. The demand will be met with 65 spaces overall available.</p>	<p>Yes</p>
<p>20.72.084 Reductions in Parking Space Requirements for Provision of Alternative Transportation.</p> <p>(a) Transit: a reduction of up to ten percent of the required parking spaces may be granted for any use, building or complex other than for convenience or retail uses categories located within four hundred feet of any stop on a regularly scheduled transit route.</p>	<p>The proposed project is located approximately 265 feet of the nearest transit stop for Route 220. The transit stop for Route 227 is located approximately 550 feet from the site. The transit stop for Route 230 is located approximately 450 feet from the site. All of these routes are able to transport riders to the Smokey Point Transit Center where riders are able to access multiple routes to a variety of cities and locations.</p>	<p>Yes</p>
<p>20.72.110 Bicycle Parking Facilities. All multi-family uses in excess of four units shall provide parking facilities for bicycles at a ratio of 1 "stall" per every ten required parking spaces.</p>	<p>The proposed project has provided 12 spaces as shown on the approved site plan.</p>	<p>Yes</p>
<p>Chapter 20.76 AMC, Screening and Trees</p>		
<p>20.76.020 General Screening Standard. Every development shall provide sufficient screening so that:</p> <ol style="list-style-type: none"> 1. Neighboring properties are shielded from any adverse external effects of that development. 2. The development is shielded from the negative impacts of adjacent uses such as streets and railroads. 	<p>The project is in the Old Town Business District 2 zone, with adjacent like uses. Landscaping and screening in this zone are unique to other zones throughout the city. The buildings are required to abut the sidewalk. The proposed development has provided landscaping along Division Street in landscape planting strips, within the site to shade parking areas, and along the Centennial Trail. No additional screening for this proposal is required. See approved landscape plans for additional details.</p>	<p>Yes</p>

Regulation	Analysis	Meets
<p>20.76.110 Required Trees Along Dedicated Streets. The developer shall either plant or retain sufficient trees so that within the landscape strip there is for every 30 feet of street frontage at least an average of one deciduous tree of two inches dbh at the time of planting and with a canopy that starts at least eight feet above finished grade and has or will have when fully mature a trunk at least 8 inches in diameter. Root barriers shall be provided for all street trees and the landscape strip shall be planted per the Department of Public Works Standards and Specifications.</p>	<p>The proposed landscape plan shows 7 trees will be planted along the street frontage of Division Street and 8 trees along Centennial Trail. The applicant has provided the City of Arlington Details that shows the installation of a root barrier on both sides of the root ball facing the right-of-way and sidewalk.</p>	<p>Yes</p>
<p>20.76.130 Shade Trees in Parking Area. Vehicle accommodation areas that are paved are required to provide trees that shade 20 percent of the parking area.</p>	<p>The landscape plan shows 14 trees to be planted within the parking areas. The parking area is 10,343 square feet and the trees will shade 2,491 square feet for a total of 24 percent parking area shading.</p>	<p>Yes</p>
<p>20.76.140 Maintenance of Screening and Shading Elements. All screening and shading elements required by this Chapter shall be maintained by the owner for the life of the project to the following standards:</p> <ol style="list-style-type: none"> 1. All plant material shall be maintained with respect to pruning, trimming, mowing, watering, insect control, and fertilizing to maintain a healthy growing condition, create an attractive appearance, and to accomplish the purpose for which it was required. 2. Dead, diseased, stolen, vandalized, or damaged plants shall be replaced within three months of the plants indicated on the approved landscape plans. 3. All screening and shading elements shall be maintained reasonably free of weeds and trash. 4. All screening and shading elements located within the public right-of-way shall be maintained by the abutting property owner. 	<p>The required maintenance of the landscaping on the property and within the right-of-way will be conditioned on this permit decision. The final landscape plan shall be approved with the Civil Permit.</p>	<p>Yes</p>

Regulation	Analysis	Meets						
Chapter 20.90 AMC, Concurrency & Impact Fees								
<p>20.90.040 (a) Imposition of Impact Fees on Development Activity. All development projects within the City shall be assessed a transportation impact fee, at the rate of \$3,355.00, based on peak p.m. trips, as computed in accordance with the most current edition of the Institute of Transportation Engineers Trip Generation Manual, as applied to the City's transportation element of the adopted Comprehensive Plan.</p>	<p>The applicant provided a Traffic Impact Analysis prepared by Gibson Traffic Consultants in December 2021. The traffic analysis concluded that the proposed use would produce 25 new PM peak-hour-trips to the site. The city concurs with the amount proposed for City of Arlington Traffic Impact Fees as shown below.</p> <table border="1" data-bbox="792 499 1320 573"> <thead> <tr> <th>Traffic Fee</th> <th># Of Trips</th> <th>Total Amount</th> </tr> </thead> <tbody> <tr> <td>\$3,355.00</td> <td>25</td> <td>\$83,875.00</td> </tr> </tbody> </table>	Traffic Fee	# Of Trips	Total Amount	\$3,355.00	25	\$83,875.00	Yes
Traffic Fee	# Of Trips	Total Amount						
\$3,355.00	25	\$83,875.00						
<p>20.90.400 Community Parks Impact Fee. In addition to the requirements of mini parks, each residential development shall pay a Community Park impact fee of \$1,497 for each multi-family dwelling unit prior to issuance of a building permit.</p>	<p>The applicant is required to pay the following Community Parks Impact Fee.</p> <table border="1" data-bbox="792 705 1344 831"> <thead> <tr> <th>Community Park Impact Fee</th> <th># of units</th> <th>Total Amount</th> </tr> </thead> <tbody> <tr> <td>\$1,497</td> <td>46</td> <td>\$68,862.00</td> </tr> </tbody> </table>	Community Park Impact Fee	# of units	Total Amount	\$1,497	46	\$68,862.00	Yes
Community Park Impact Fee	# of units	Total Amount						
\$1,497	46	\$68,862.00						
Chapter 20.93 AMC, Critical Area Ordinance								
<p>20.93.230 Compliance. All land uses or development applications shall be reviewed to determine whether an environmentally critical area exists on the property for which the application is filed, what the action's impact to any existing environmentally critical area would be, and what actions are required for compliance with this chapter.</p>	<p>The City of Arlington concludes that the subject property does not contain environmentally critical areas and does not impact nearby critical areas.</p>	Yes						
Chapter 20.98 AMC, State Environmental Policy Act (SEPA)								
<p>20.98.110 (a) Environmental Checklist. A completed environmental checklist in the form provided in WAC 197-11-960, shall be filed at the same time as an application for a permit, license, certificate, or other approval not specifically exempted in this ordinance. The City shall use the environmental checklist to determine the lead agency and for determining the responsible official and for making the threshold determination.</p>	<p>The applicant provided an environmental checklist with the application. The City of Arlington was determined to be the lead agency. A Mitigated Determination of Non-Significance was issued for the proposal on February 10, 2022. The comment period for the MDNS was from February 10, 2022 to February 28, 2022.</p> <p>One agency comment was received during the comment period. Snohomish County PUD requested the compliance with the required minimum 14-foot clearance from district power lines to any structures to accommodate workers, scaffolding, and ladders. Minimum worker safety clearance from 115kV transmission wires is 20 feet.</p>	Yes						

Regulation	Analysis	Meets
Chapter 13.28 AMC, Stormwater		
13.28.070 Applicability of the Utility. The following actions or applications for the following permit and/or approvals will require submittal for approval by the utility: site plans, design drawings, and operations and maintenance plans. Submittals shall be consistent with the provisions of this Code, and shall comply with the stormwater manual and engineering standards: (4) Redevelopment that creates or alters hard surfaces.	The proposed project is subject to meeting the required stormwater regulations for the site. A Site Civil Permit shall be required for all site improvements. The approval of the stormwater system takes place during this review process. All stormwater systems shall comply with the City of Arlington Public Works Standards and Specifications and the most recent Department of Ecology Stormwater Manual for Western Washington. This has been added as a permit condition.	Yes

III. CONCLUSIONS

Under AMC 20.16.100, the Community and Economic Development Director shall issue the requested special use permit unless he concludes after reviewing the application that:

Regulation	Analysis	Meets
(a) The requested permit is not within its jurisdiction according to the table of permissible uses.	The requested site plan review is within the City of Arlington's jurisdiction per the above zoning map and permissible use table.	Yes
(b) The application is incomplete.	The application for the subject site plan review was deemed complete on February 10, 2022.	Yes
(c) If completed as proposed in the application, the development will not comply with one or more of the requirements of this title.	The proposed site plan review complies with all required sections of AMC Title 20 per the above staff analysis.	Yes
(d) The proposed project is not in conformance with the Comprehensive Plan, Transportation Plan, and the Arlington Municipal Code.	The proposed site plan review complies with the Arlington Municipal Code, Comprehensive Plan, and Transportation Plan.	Yes

IV. ADMINISTRATIVE DECISION

The proposed project was found to be consistent with and meets the intent of the Arlington Zoning Code, Comprehensive Plan, and the Arlington Municipal Code, therefore the Special Use Permit – Multi-Family Site Plan Review for Grandview North LLC (PLN #918) is hereby APPROVED, subject to the following conditions.

V. CONDITIONS

Special Use Permit:

1. All development shall be in substantial conformance with the approved site plan received on March 24, 2022, subject to any conditions or modifications that may be required as part of the permit review.
2. 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 project type.
3. The development is subject to the following traffic impact fees for 25 new PM peak-hour trips as proposed in the Traffic Impact Analysis prepared by Gibson Traffic Consultants:
 - o City of Arlington Traffic Impact Fees: \$83,875.00These fees are payable at the levels in effect at the time of building permit submittal and will be collected at the time of building permit issuance.
4. The development is subject to the following Community and Mini Park impact fees:
 - o City of Arlington Community Park Impact Fees: \$68,862.00
 - o City of Arlington Mini Park Impact Fees: \$10,950.00These fees are payable at the levels in effect at the time of building permit submittal and will be collected at the time of building permit issuance.
5. Snohomish County PUD requested the compliance with the required minimum 14-foot clearance from district power lines to any structures to accommodate workers, scaffolding, and ladders. Minimum worker safety clearance from 115kV transmission wires is 20 feet.
6. The property owner shall manage all parking for residents and commercial uses on the property. The city requires that the property owner establishes a parking permit system for tenants to show who is allowed to park in the private parking lot and to track compliance with parking.
7. The property owner shall submit a Disclosure Notice for Subdistrict D to the Arlington Municipal Airport.

SEPA Conditions:

8. (B)(1) Earth: 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.
9. (B)(2) Air: 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 ensure these measures. Construction equipment emissions shall comply with all State and Federal regulations for emissions.
10. (B)(3)(b) Ground Water: In order to mitigate for potential impacts to ground water the Applicant shall employ best design practices meeting the current Department of Ecology's Stormwater Management Manual for Western Washington.
11. (B)(3)(c) Water Runoff: In order to mitigate for potential impacts to water runoff the Applicant shall follow the current edition of the Department of Ecology's Stormwater Management Manual for Western Washington and Best Management Practices used to protect groundwater.

12. (B)(7)(A) Environmental Health: 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.
13. (B)(7)(b) Noise: City of Arlington noise standards found in AMC 9.20.060 shall be complied with. Specifically, in section 9.20.060(8) noises resulting from any construction or development activity or the operation of heavy equipment from 7:00pm to 7:00am Monday through Saturday 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.
14. (B)(10) Aesthetics: The proposed development shall meet the minimum height requirement in accordance with AMC 20.48-5. The proposal is required to meet the City of Arlington Development Design Standards and go through the Design Review Board Process. Street trees shall be installed along streets associated with the development in accordance with AMC 20.76.110.
15. (B)(11)(a) Light and Glare: 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 D – that is comprised of the Federal Aviation Regulations (FAR) parts 77 Imaginary surfaces.
16. (B)(12)(c) Recreation: To mitigate the impacts on recreation, including recreation opportunities. The Applicant is providing a rooftop courtyard for residents. The Applicant shall pay Community-Park Fees and Mini- Park Fees.
17. (B)(13) Historic and Cultural Preservation: If historical, cultural, or archaeological sites or artifacts are discovered in the process of development, work on that portion of the site shall be stopped immediately, the site secured, and the find reported as soon as possible to the planning director. The property owner also shall notify the Washington State Department of Archaeology and Historic Preservation and affected tribes.
18. (B)(14)(d) Transportation: The proposal is required to construct frontage improvements as approved on the Civil Construction plans on E Division St and Alleys on either side of Centennial Trail.
19. (B)(14)(f) Transportation: Trip generation has been calculated. The project will generate 296 average daily trips with 19 am peak hour trips and 25 pm peak hour trips. The Applicant is required to pay Traffic Mitigation fees to the City of Arlington. City traffic mitigation fees shall be paid prior to building permit issuance.
20. (B)(16)(a) Utilities: The applicant shall connect to the City of Arlington water and wastewater systems, extend utility lines as necessary and pay water/sewer connection fees. All improvements shall be installed during the Site Civil Construction phase of the project. Connection fees shall be paid at the time of building permit issuance. All utilities shall be installed underground.

Civil Permit:

21. A Civil construction permit shall be applied for and approved prior to any land disturbance on the subject property.
22. A Right-of-Way Permit shall be required for all work within the City of Arlington right-of-way.
23. The Final Landscape Plans shall be approved with the Civil plans.
24. Prior to any construction activities, the applicant shall file and receive approval of 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.

25. 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.
26. The Applicant shall connect to City of Arlington water and sanitary sewer. All proposed improvements shall be shown and approved on the Civil Plans.

Building:

27. A building permit application shall be reviewed and approved prior to building construction on the site.
28. The structure shall be in compliance with the Design Review Board Decision and approved elevations per PLN #919.
29. All building permits shall meet the most current edition of the International Building Code.
30. The proposed development is subject to a water and sanitary sewer utility application and payment of applicable utility connection charges. All fees shall be paid at the time of building permit issuance.

Other:

31. Construction hours of operations are limited to 7:00 am to 7:00 pm Monday through Saturday. No construction activity or use of heavy equipment may occur on Sundays or holidays observed by the city.
32. All contractors working on the subject site shall obtain a City of Arlington Business License through the Washington State Department of Licensing.

VI. EXPIRATION

Per AMC 20.16.220, a Special Use Permit shall expire automatically if, within two (2) years after the issuance of such permits:

1. The use authorized by such permits has not commenced, in circumstances where no substantial construction, erection, alteration, excavation, demolition, or similar work is necessary before commencement of such use, or
2. Less than 10 percent of the total cost of all construction, erection, alteration, excavation, demolition, or similar work on any development authorized by such permits has been completed on the site.

VII. APPEAL

This decision may be appealed pursuant to AMC 20.20.010, which provides for a hearing of the zoning permit decision before the Hearing Examiner. Any aggrieved party of record may file an appeal within 14 days of the permit decision. An appeal shall be considered filed when a written notice of appeal, specifying the grounds and arguments, therefore, is delivered to the Department of Community and Economic Development by 5:00 PM on May 6, 2022, and the appeal fee as set by resolution is paid.

ORDERED THIS ON THE 22nd DAY OF April, 2022

Marc Hayes

Marc Hayes, Community and Economic Development Department Director

Distributed to the Following Parties:

Grandview North LLC, Owner

Cascade Surveying & Engineering, Applicant

Marc Hayes

Nova Heaton

Kevin Olander

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, streetlights, 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.)