



NOTICE OF APPLICATION

File Name: Zahradnik Binding Site Plan
File Number: PLN #941
Applicant: Grandview North LLC
Location: Northwest of the State Route 9 and 172nd Street Intersection
Parcel No.: 31052400302000
Date of Application: April 15, 2022
Date of Completeness: April 25, 2022
Date Notice of Application: April 27, 2022

PROJECT DESCRIPTION: The applicant is proposing a binding site plan to divide the subject parcel into eight buildable lots, along with Tract 999 to be reserved as a wetland conservation area. The total site consists of 16.82 acres and is located on the northwest corner of the State Route 9 and 172nd Street intersection. The build out of the site proposes to construct commercial, retail, and office space along 172nd Street NE (lots 6, 7, & 8), two mixed use buildings north of the commercial businesses (lots 4 & 5), further north will be four three-story apartment buildings (lots 2 & 3), and townhouses on the west side of the property will occupy the street frontage of 85th Avenue (lot 1). This allows for a natural flow of transitioning from commercial, mixed-use, to residential and provide townhouses as the buffer between the street and higher density residential to the neighboring property owners.

The estimated grading on the site consists of approximately 36,000 cubic yards of cut and 4,000 cubic yards of fill. There are four wetlands located on the site, two are not considered waters of the state and will be filled as part of the development, with mitigation. The other two wetlands will be buffered and enhanced through Tract 999.

The future development proposed on the site is required to receive separate permitting for each lot within the binding site plan. The project under review at this time is just for the binding site plan to divide the property.

APPROVALS REQUIRED: City of Arlington: Zoning Permit, SEPA Review, Forest Practice Permit, Civil Permit, Utility Permit, Complete Streets, and Building Permits. Additional Approvals: Stormwater General Permit, Clean Water Act Section 401 Water Quality Certification, and US Army Corps of Engineers JARPA.

Notice of Application Public Comment Period: Any person may comment on this application by writing to the mailing or email address below. Comments on this application must be received by **5:00 PM on Wednesday, May 11, 2022.**

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

Mailing Address: Community & Economic Development Department, c/o Amy Rusko,
18204 59th Avenue NE, Arlington, WA 98223

