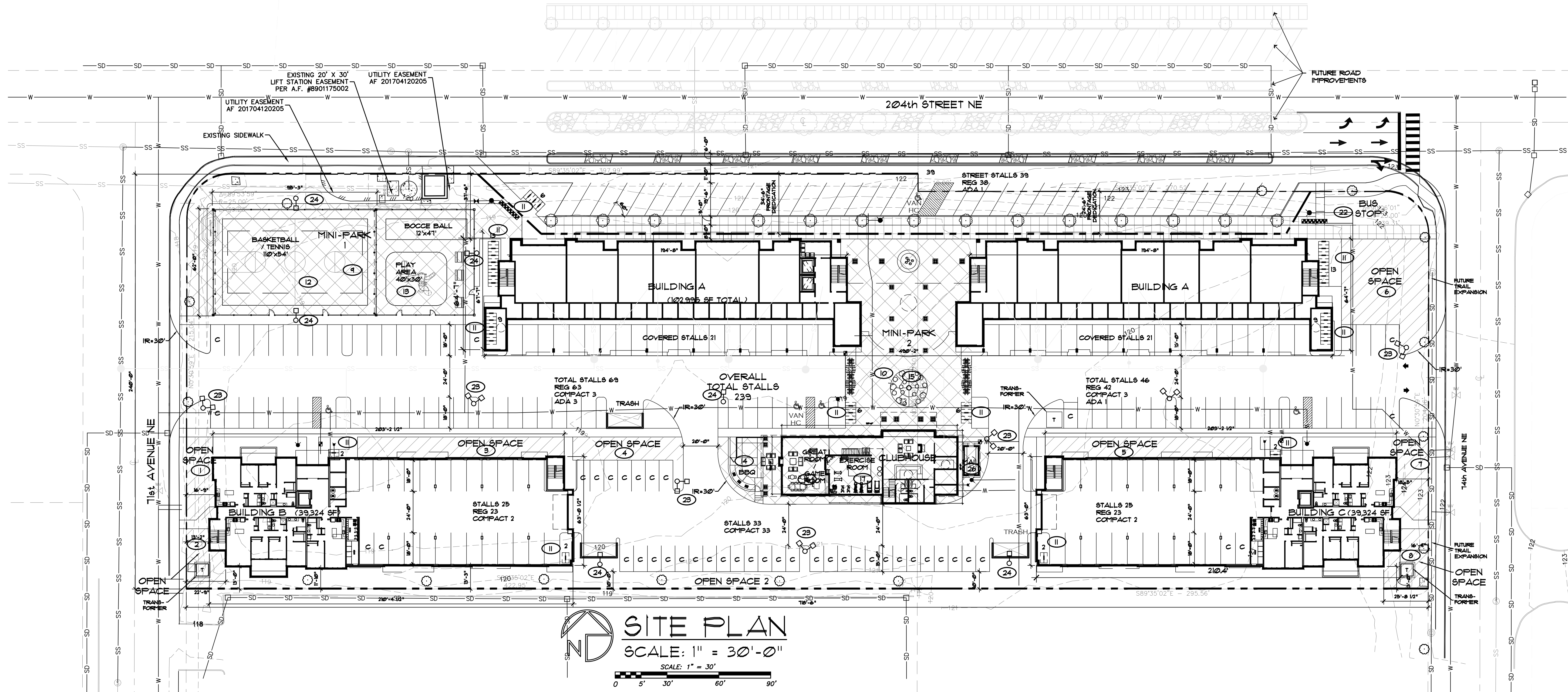


SITE PLAN KEY NOTES:

- 1 OPEN SPACE 1
- 2 OPEN SPACE 2
- 3 OPEN SPACE 3
- 4 OPEN SPACE 4
- 5 OPEN SPACE 5
- 6 OPEN SPACE 6
- 7 OPEN SPACE 7
- 8 OPEN SPACE 8
- 9 MINIPARK 1
- 10 MINIPARK 2
- 11 BIKE RACK
- 12 ACTIVE SPACE-BASKETBALL/TENNIS COURT
- 13 ACTIVE SPACE-CHILDREN'S PLAY AREA
- 14 ACTIVE SPACE- BBQ PIT AT CLUBHOUSE PATIO
- 15 ACTIVE SPACE- FIRE PIT AT OUTDOOR PLAZA
- 16 ACTIVE SPACE-GREAT/GAME ROOM IN CLUBHOUSE
- 17 ACTIVE SPACE- EXERCISE ROOM IN CLUBHOUSE SEE A12
- 18 ACTIVE SPACE-LIBRARY/MEETING RM 1 IN CLUBHOUSE SEE A12
- 19 ACTIVE SPACE-LIBRARY/MEETING RM 2 IN CLUBHOUSE SEE A12
- 20 ACTIVE SPACE-LIBRARY/MEETING IN APARTMENT A SEE A12
- 21 ACTIVE SPACE-OUTDOOR TERRACE IN APARTMENT A
- 22 BUS STOP SEE A5.5 FOR DETAIL
- 23 TWO HEADED EXTERIOR PARKING LIGHT SEE A12
- 24 ONE HEADED EXTERIOR PARKING LIGHT SEE A12
- 25 TRASH ENCLOSURE SEE A5.5
- 26 MAILBOX SHELTER SEE A5.5



SITE PLAN
SCALE: 1" = 30'-0"
SCALE: 1" = 30'

ZONING DATA

SITE ADDRESS: 204TH ST NE, ARLINGTON WA (BETWEEN 11ST AVE NE AND 14TH AVE NE)
PARCEL NO.: 00169800000600 & 001933000002801
SITE AREA: LOT 1: 67,846 SF, LOT 6: 101,310 SF, TOTAL: 169,216 SF (3.88 AC)
A: GC (GENERAL COMMERCIAL)
USE CODE: 1340
MAX HEIGHT: 45 FT ALLOWED W/ EVERGREEN BUILD, 55 FT ALLOWED W/ VARIANCE
EXISTING USE: VACANT
LOT COVERAGE: 100% MAX ALLOWED

PROPOSED USE:
 MIXED USE
 MIN 35% NON-COMMERCIAL REQ'D
 (12) RETAIL/ COMMERCIAL SPACES
 (179) APARTMENT UNITS

SETBACKS (20.110):
 front: 0'
 side: 0'
 rear: 0'

SQUARE FOOTAGES

BUILDING A	
RETAIL / STORAGE	18,721
RESIDENTIAL	84,748
BUILDING B	
RESIDENTIAL	40,839
BUILDING C	
RESIDENTIAL	40,839
CLUB HOUSE	5,556
MAIL CENTER	226

UNIT COUNT

BUILDING A	
STUDIOS	31
1 BR / 1 BA	68
2 BR / 1 BA	10
TOTAL	109
BUILDING B	
STUDIOS	3
1 BR / 1 BA	1
2 BR / 2 BA	18
3 BR / 2 BA	2
TOTAL	36
BUILDING C	
STUDIOS	3
1 BR / 1 BA	1
2 BR / 2 BA	18
3 BR / 2 BA	2
TOTAL	36
CLUBHOUSE	
2 BR / 1 BA	1
TOTAL	1

BUILDINGS A, B, C & CLUBHOUSE

STUDIOS	37	20.3%
1 BR / 1 BA	82	45.1%
2 BR / 1 BA	11	6.0%
2 BR / 2 BA	36	19.8%
3 BR / 2 BA	16	8.8%
TOTAL	182	

PARKING

REQUIRED:
 1 SPACE PER 1,000 SF
 186,387 SF / 1,000 = 186 SPACES
 NO TANDEM ALLOWED UNLESS VALET (20.12.082)
 10% REDUCTION ALLOWED IF WITHIN 400' OF BUS STOP (20.12.084)
 20% COMPACT STALLS ALLOWED (20.12.030)
 237 x 0.20 = 47 ALLOWED

PROPOSED:

STREET	STANDARD 38
ADA	1
GARAGE - BUILDING B	STANDARD 23
COMPACT	2
GARAGE - BUILDING C	STANDARD 23
COMPACT	2

OPEN LOT

STANDARD	105
COMPACT	39
ADA	4

COMBINED

STANDARD	189
COMPACT	43
ADA	5
TOTAL	237

OPEN SPACE

REQUIRED USABLE OPEN SPACE: 5% OF LOT AREA

8,461 SQ FT REQUIRED

PROPOSED USABLE OPEN SPACE

OPEN SPACE 1	767 SF
OPEN SPACE 2	672 SF
OPEN SPACE 3	1,451 SF
OPEN SPACE 4	859 SF
OPEN SPACE 5	1,451 SF
OPEN SPACE 6	2,155 SF
OPEN SPACE 7	921 SF
OPEN SPACE 8	771 SF
TOTAL	9,653 SF

MINI PARK

REQUIRED MINI-PARK
 1.4 X 37 STUDIO 52 PEOPLE
 1.4 X 82 1 BED 115 PEOPLE
 2.2 X 46 2 BED 104 PEOPLE
 3.2 X 16 3 BED 51 PEOPLE
TOTAL 319 PEOPLE
 319 X 65 SF = 20,735

PROPOSED MINIPARKS

MINI PARK 1	10,809 SF
MINI PARK 2	13,454 SF
TOTAL	24,263 SF

BIKE SPACE REQUIRED

REQUIRED BIKE SPACE

RESIDENTIAL
 1 PER 4 BRDS
 259 BRDS / 4 = 65 BIKE SPACES
 REQUIRED RETAIL
 4 BIKE SPACES REQUIRED
TOTAL 69 BIKE SPACES
 PROPOSED BIKE SPACES: 70 BIKE SPACES

ACTIVE SPACE

REQUIRED ACTIVE SPACE
 1 per 25 units = 237/25 = 9

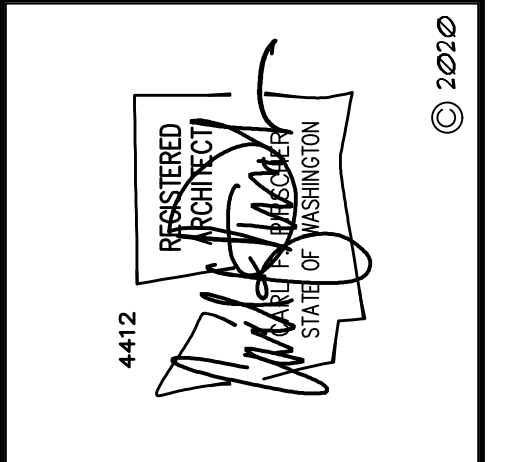
PROPOSED = 10

OUTDOORS:

- BASKETBALL/TENNIS COURT
- PLAY AREA 1
- BBQ STATION IN CLUBHOUSE PATIO
- FIRE PIT AT PLAZA

INDOOR:

- CLUBHOUSE**
- GREAT ROOM/GAME ROOM
 - EXERCISE ROOM
 - LIBRARY/MEETING ROOM 1 (2ND FLR)
 - LIBRARY/MEETING ROOM 2 (2ND FLR)
- BUILDING A**
- LIBRARY/MEETING ROOM 3 (2ND FLR)
 - OUTDOOR TERRACE 4TH FLR



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 P: 206-331-9123
 CONTACT: SCOTT LANFORD
 scott@lanfordarchitecture.com

CONDITIONAL USE, DESIGN REVIEW, SEPA AND VARIANCE
SITE PLAN

DATE	DESCRIPTION
5-26-2020	
DRAWN:	M
CHECK:	CP
JOB NO.:	19081

PILCHUCK VILLAGE
204TH ST NE
ARLINGTON WA
 FOR: TRIPLE CREEK INVESTMENTS

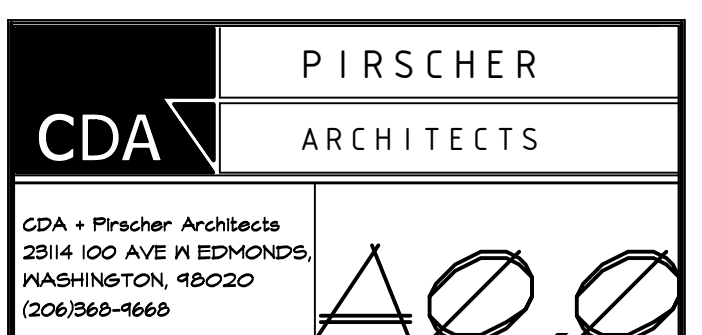


PILCHUCK VILLAGE

204TH STREET NE
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5/26/20

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