



City of Stanwood  
10220 270<sup>th</sup> Street NW  
Stanwood, Washington 98292

## NOTICE OF APPLICATION

<b>Publish date:</b>	November 29, 2022
<b>Proposal name:</b>	Cedarside Commons Mixed-Use Development
<b>File number:</b>	22-0121 (Development Agreement, Binding Site Plan, and Street Vacation)
<b>Documents available at:</b>	City of Stanwood Community Development Department or <a href="http://www.stanwoodwa.org">www.stanwoodwa.org</a> under Public Notice.
<b>Applicant:</b>	West Edge Development - Three, LLC
<b>Project Address:</b>	26903 72nd Avenue NW, Stanwood, WA 98292
<b>Tax Parcel Numbers:</b>	32042000302000, 32042900200300, and 32042000302100
<b>Date of Complete Application:</b>	<b>Thursday, September 15, 2022</b>
<b>Date of Notice of Application:</b>	<b>Tuesday, November 29, 2022</b>
<b>Written comment deadline:</b>	<b>Wednesday, December 14, 2022, at 4:30 pm</b>

**Project Description:** The applicant is proposing a binding site plan to develop three parcels consisting of 23.05 acres located northeast of the intersection of 72<sup>nd</sup> Avenue NW and State Route 532 with a mixed use development. The property is zoned Traditional Neighborhood (TN) and the proposal consists of 444 apartment units of varying sizes, and 72 townhome units for a total of 516 residential units in addition to 26,000 square feet of retail and office space, 7,130 square feet of recreational amenities for the residential occupants, and 126,198 square feet of Native Growth Protection Area to preserve the on-site wetlands and stream. The applicant is proposing a street vacation of 268<sup>th</sup> Street NW in its existing location and reconstructing the road northward. The applicant is also requesting a Development Agreement to facilitate development of the site due to the large encumbrance of critical areas including proposed density, height, parking, and critical area buffers for the project. Recreational amenities and open space, storm water management, water and sewer infrastructure, and street and landscaping improvements are all included in the project.

**Required Project Permits/Approvals:** Development Agreement, Binding Site Plan, Street Vacation, Critical Areas, SEPA Determination, Civil Construction, and Building Permits

**Existing Environmental Documents:** Environmental checklist (08/2022), Critical Areas Report (09/2021), Preliminary Drainage Report (08/2022), Traffic Impact Analysis (08/2022), Geotechnical Report (03/2022), Cultural Resource Report (02/2022)

**Preliminary Determination of Consistency:** At a minimum, this project will be subject to the following plans and regulations: Stanwood Comprehensive Plan; Stanwood Municipal Code (Title 16 – Subdivisions and Title 17 - Zoning); Stanwood Street and Utility Standards, Department of Ecology Stormwater Manual.

**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 **4:30 PM on Wednesday, December 14, 2022.**

**How to become a party of record:** You may become a party of record by submitting written comments, including a (USPS) mailing address, to the City of Stanwood Community Development at the address listed below. E-mailed comments must include a return (USPS) mailing address in order for the sender to be considered a party of record. Questions about this proposal, requests to receive future notices of the decision, once made, and/or appeal procedures should be directed to the contact person listed below. The application and complete case file are available for review at the City of Stanwood Community Development Department.

**Contact Person:** Tansy Schroeder, City Planner, (360) 454-5211;  
[tansy.schroeder@stanwoodwa.org](mailto:tansy.schroeder@stanwoodwa.org)  
City of Stanwood, 10220 270<sup>th</sup> St. NW, Stanwood, WA 98292

**Published:** November 29, 2022

### Vicinity Map



## Site Plan





## Renderings

