



## NOTICE OF APPLICATION, NOTICE OF NEIGHBORHOOD MEETING, AND MITIGATED SEPA DETERMINATION OF NONSIGNIFICANCE (MDNS)

**File Name:** Harmony at Arlington  
**File Number:** PLN #1234  
**Applicant:** Harmony at Arlington, LLC  
**Contact:** Land Technologies, Inc.  
**Location:** 7417 204<sup>th</sup> Street NE  
**Parcel No.:** 31051100304000 and 31051100400700  
**Date of Application:** June 11, 2024  
**Date of Completeness:** July 9, 2024  
**Date Notice of Application:** July 25, 2024  
**Date of MDNS Issuance:** July 25, 2024  
**Date Published:** July 30, 2024  
**Lead Agency:** City of Arlington  
**Lead Agency Contact:** Amy Rusko, [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov), 360-403-3550

**Project Description:** The applicant is proposing to construct 60 townhome units on Tract B of the Reserve at Arlington Binding Site Plan (AFN202107165005) through a unit lot subdivision. The applicant owns both Tract A and Tract B as shown on the subject binding site plan. The proposed total project area is 4.38 acres. Tract A (1.17 acres) will be dedicated to the city as part of the civic and open space obligations of the binding site plan, with the applicant constructing a path on the south edge of the tract. Tract B (3.21 acres) is the project development site. The proposed project is located in the General Commercial with Mixed-Use Overlay zone, which allows for horizontal mixed-use on the property. The existing Bartell Drug Store (Tract C) and Starbucks (Tract D) are the commercial portions of the overall project area within the binding site plan. The proposed townhouse project consists of 60 unit lots in 10 buildings with 5 to 7 units per building. Each unit will be 3 stories in height and provide a garage and living area on the first floor, living area on the second floor, and 3 bedrooms on the third floor. The onsite improvements include private open space for each unit, shared and public open space, private drives throughout the subdivision, public access from 204<sup>th</sup> Street, landscaping, critical area protection, parking, sidewalks, low impact stormwater management through bio-cells and infiltration, and all buildings will be connected to city water and sewer.

**Approvals Required:** City of Arlington: Preliminary Major Unit Lot Subdivision Conditional Use Permit, Civil Permit, Utility Permit, Final Major Unit Lot Subdivision, and Building Permits. Department of Ecology: Stormwater General Permit.

**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 Tuesday, August 13, 2024.**

**Notice of Neighborhood Meeting:** A neighborhood meeting will be held at **5:00 PM on Tuesday, August 13, 2024**, via Teams virtual meeting. To participate in the neighborhood meeting you may email the staff contact or log/call in to the Teams meeting.

**JOIN TEAMS MEETING ONLINE**

*Meeting ID: 210 535 018 832*

*Passcode: Rm4R52*

*Join by phone: 1-323-676-6217*

*Phone Conference ID: 248 042 440#*

**SEPA THRESHOLD DETERMINATION:** The City has determined that with the mitigation measures identified herein, this proposal would not have a probable and unavoidable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after reviewing a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. However, we have identified impacts by the proposed project that requires mitigation. In addition to the requirement that the development must comply with all City of Arlington zoning and development regulations, the following conditions of approval of the permit decision apply:

1. **(B)(1) Earth:** The applicant proposes an estimated total fill of 8,989 cubic yards. 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.
2. **(B)(2) Air:** 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.
3. **(B)(3)(a) Surface Water:** To mitigate potential impacts to surface water the Applicant shall follow the Reserve at Arlington Binding Site Plan – PLN #577, recorded under AFN202107165005. The binding site plan requires Tract A of the applicants' property to be dedicated to the City of Arlington for a Native Growth Corridor Protection Area for Portage Creek.
4. **(B)(3)(b) Ground Water:** To mitigate 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.
5. **(B)(3)(c) Water Runoff:** 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.
6. **(B)(4)(b) Plants:** The applicant shall dedicate Tract A (Portage Creek and Buffer Corridor) north of the project site. The applicant shall provide new landscaping throughout the project site for the proposed development.
7. **(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.
8. **(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 vehicle traffic and residential units will be generated after project completion.
9. **(B)(8) Land and Shoreline Use:** The property is located within Subdistrict C and shall comply with the Federal Aviation Regulations (FAR) Part 77 and complete a Federal Aviation Administration form 7460. An Avigation Disclosure Statement shall be placed on the final unit lot subdivision and recorded with the final document at the Snohomish County Auditor's Office.
10. **(B)(10)(c) Aesthetics:** The applicant shall meet the requirements of the Mixed-Use Development Regulations Architectural Standards for the sixty townhouse units.
11. **(B)(11)(a) Light and Glare:** To mitigate 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.

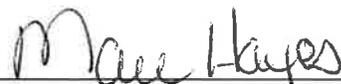
12. **(B)(12)(c) Recreation:** The proposed residential development of sixty multi-family dwelling units shall pay the following Community Park Impact Fees:
- Community Park Impact Fees: \$89,820.00 (\$1,497 x 60 units)
- The applicant shall pay all community park impact fees prior to building permit issuance. Impact fees do not vest and are fees in place at the time of payment.
13. **(B)(13) Historic and Cultural Preservation:** The applicant submitted an Unanticipated Discovery Plan. 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. The applicant shall provide ground disturbance notification to the Stillaguamish Tribe of Indians and allow for monitoring on the site.
14. **(B)(14)(c) Transportation:** The proposal requires frontage improvements along the future roadway of 74<sup>th</sup> Avenue NE.
15. **(B)(14)(f) Transportation:** Trip generation for the proposed development has been calculated by Kimley Horn through a Traffic Impact Analysis. The report references land use code 215 for single-family attached housing for the 60 proposed residential townhomes per the ITE Trip Generation Manual, 11<sup>th</sup> Edition. This use resulted in 34 PM Peak Hour Trips (432 Average Daily Trips). The Applicant is required to pay the following Traffic Impact Fee as proposed in the Traffic Impact Analysis:
- City of Arlington Traffic Impact Fees: \$114,070.00 (\$3,355/trip x 34 PMPHT)
- The applicant shall pay all traffic impact fees prior to the building permit issuance. Impact fees do not vest and are the fees in place at the time of payment.
16. **(B)(15)(b) Public Services:** The proposal is within the Arlington School District and will be required to pay \$2,328.00 for every multi-family dwelling unit. The Applicant is required to pay the following Arlington School District Mitigation Fee:
- Arlington School District Mitigation Fees: \$139,680.00 (\$2,328/unit x 60 units)
- The applicant shall provide the City a copy of payment/receipt to Arlington School District prior to building permit issuance.
17. **(B)(16)(a) Utilities:** The applicant shall receive approval and connect to the City of Arlington water and wastewater systems, extend utility lines as necessary, and pay water and sewer connection fees. All improvements shall be installed during the Civil Construction phase of the project. All utilities shall be installed underground.

**DISCLAIMER:** The determination that an environmental impact statement does not have to be filed does not mean there will be no adverse environmental impacts. The City of Arlington codes governing noise control, land use performance standards, construction and/or improvements of roads, off site road improvement obligations, drainage control, traffic, school, park, stormwater, and utility mitigations, fire protection; and building practices will provide substantial mitigation of the impacts. The issuance of this MDNS should not be interpreted as acceptance or approval of this proposal as presented. The City of Arlington reserves the right to deny or approve said proposal subject to conditions if it is determined to be in the best interest of the city and/or necessary for the general health, safety, and welfare of the public to do so.

**Public SEPA Threshold Determination Comment Period:** This MDNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14 days from the date of the published decision. Written comments must be submitted no later than **5:00 p.m. on August 13, 2024**. The Responsible Official may incorporate any substantial comments into the MDNS. If the MDNS is substantially modified, it will be reissued for further public review.

**SEPA Responsible Official:** Marc Hayes, Director of Community and Economic Development

July 25, 2024  
DATE

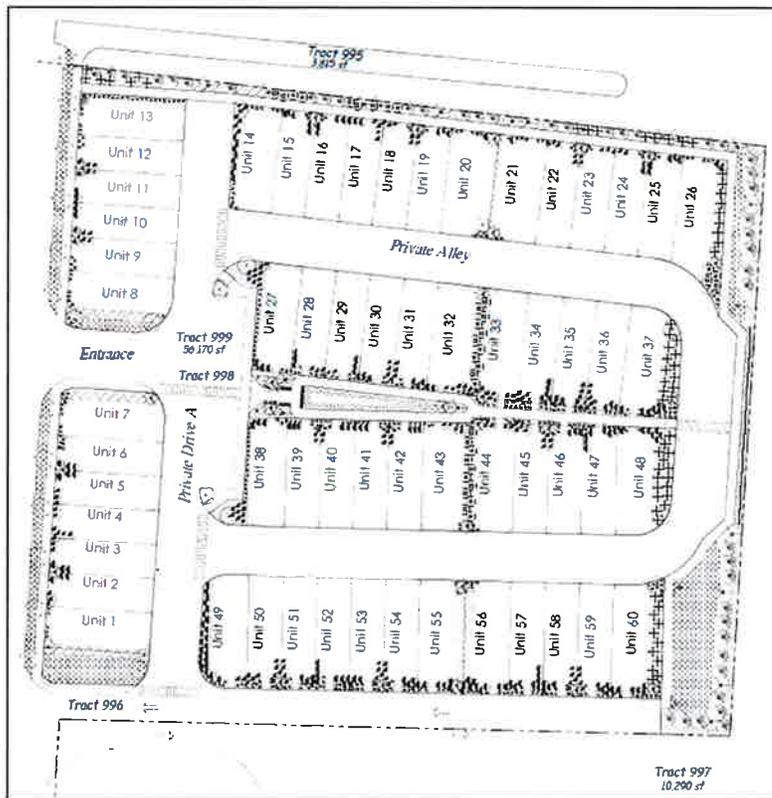
  
SIGNATURE OF SEPA RESPONSIBLE OFFICIAL

**Appeal Process:** The MDNS may be appealed pursuant to the requirements of AMC 20.98.210, AMC 20.20, and AMC 20.24. The fourteen (14) day appeal period commences on the date of publication of notice. Any appeal to the Hearing Examiner must be addressed to the City Hearing Examiner, accompanied by an application, written findings, a filing fee of \$600.00 (plus the actual cost of the Hearing Examiner), and be filed in writing at the City of Arlington, Community and Economic Development Department, 18204 59<sup>th</sup> Avenue NE, Arlington, WA 98223. An appeal hearing of the MDNS shall be combined with the Public Hearing for the project. The appeal must be received by **5:00 p.m. on August 13, 2024.**

**Proposed Elevations**



**Proposed Site Plan**



**Vicinity Map**





**CITY OF ARLINGTON**

**Notice of Application, Notice of Neighborhood Meeting and SEPA Mitigated Determination of Non-Significance (MDNS)**

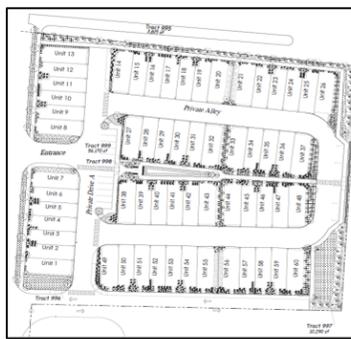
**Harmony at Arlington Preliminary Major Unit Lot Subdivision**

**File Number:** PLN #1234 **Parcel No.:** 31051100304000 & 31051100400700  
**Applicant:** Harmony at Arlington LLC **Date Notice of Application:** July 25, 2024  
**Location:** 7417 204<sup>th</sup> Street NE **Notice Publication Date:** July 30, 2024  
**Date of Application:** June 11, 2024 **Date of Completeness:** July 9, 2024

**Written Comment Deadline:** August 13, 2024 @ 5:00 pm

**Project Description:** The applicant is proposing to construct 60 townhome units on Tract B of the Reserve at Arlington Binding Site Plan (AFN202107165005) through a unit lot subdivision. The applicant owns both Tract A and Tract B as shown on the subject binding site plan. The proposed total project area is 4.38 acres. Tract A (1.17 acres) will be dedicated to the city as part of the civic and open space obligations of the binding site plan, with the applicant constructing a path on the south edge of the tract. Tract B (3.21 acres) is the project development site. The proposed project is located in the General Commercial with Mixed-Use Overlay zone, which allows for horizontal mixed-use on the property. The existing Bartell Drug Store (Tract C) and Starbucks (Tract D) are the commercial portions of the overall project area within the binding site plan. The proposed townhouse project consists of 60 unit lots in 10 buildings with 5 to 7 units per building. Each unit will be 3 stories in height and provide a garage and living area on the first floor, living area on the second floor, and 3 bedrooms on the third floor. The onsite improvements include private open space for each unit, shared and public open space, private drives throughout the subdivision, public access from 204<sup>th</sup> Street, landscaping, critical area protection, parking, sidewalks, low impact stormwater management through bio-cells and infiltration, and all buildings will be connected to city water and sewer.

**How to View the Project:** View current project documents by accessing the city's website at <https://arlingtonwa.gov/310/Public-Notices-Hearings> or the file may be viewed at the Community & Economic Development Department.



**Notice of Application and SEPA DNS 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 Tuesday, August 13, 2024.**

**Notice of Neighborhood Meeting:** A neighborhood meeting will be held at **5:00 pm on Tuesday, August 13, 2024**, via Teams virtual meeting. To participate in the neighborhood meeting you may email the staff contact or log/call in to the Teams meeting.

**Online Zoom Meeting:** To attend and/or participate in the meeting you may log in or call into the Teams meeting. The link can be accessed from the online notice or with the information below:

Meeting ID: 210 535 018 832 Passcode: Rm4R52  
Phone No.: 1-323-676-6217 Phone Conference ID: 248 042 440#

**How to Comment:** You may comment on the proposed project by attendance, letter, or email. You may also comment and become a party of record by sending written testimony by email or mail to the project contact listed on or before the written comment deadline.

**Special Accommodation:** Please call the staff contact listed if internet access is a concern.

**Contact Information:** Amy Rusko, Planning Manager, [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)



**CITY OF ARLINGTON**

**Notice of Application, Notice of Neighborhood Meeting and SEPA Mitigated Determination of Non-Significance (MDNS)**

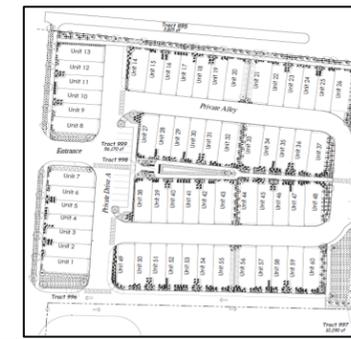
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**Contact Information:** Amy Rusko, Planning Manager, [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)



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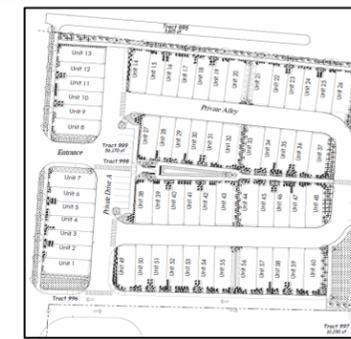
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**Contact Information:** Amy Rusko, Planning Manager, [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)



City of Arlington  
Community & Economic Development Department  
18204 59<sup>th</sup> Avenue NE  
Arlington, WA 98223



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City of Arlington  
Community & Economic Development Department  
18204 59<sup>th</sup> Avenue NE  
Arlington, WA 98223

For Publication in the Tuesday, July 30, 2024 edition of the Herald:

City of Arlington

Notice of Application, Notice of Neighborhood Meeting, and SEPA Mitigated Determination of Non-Significance

File Name: Harmony at Arlington

File Number: PLN #1234

Location: 7417 204<sup>th</sup> Street NE

Parcel Number: 31051100304000 and 31051100400700

The City of Arlington has issued a Notice of Application, Notice of Neighborhood Meeting, and SEPA Mitigated Determination of Non-Significance (MDNS) for the Harmony at Arlington Preliminary Major Unit Lot Subdivision – Conditional Use Permit.

The applicant is proposing to construct 60 townhome units on Tract B of the Reserve at Arlington Binding Site Plan (AFN202107165005) through a unit lot subdivision. The applicant owns both Tract A and Tract B as shown on the subject binding site plan. The proposed total project area is 4.38 acres. Tract A (1.17 acres) will be dedicated to the city as part of the civic and open space obligations of the binding site plan, with the applicant constructing a path on the south edge of the tract. Tract B (3.21 acres) is the project development site. The proposed project is located in the General Commercial with Mixed-Use Overlay zone, which allows for horizontal mixed-use on the property. The existing Bartell Drug Store (Tract C) and Starbucks (Tract D) are the commercial portions of the overall project area within the binding site plan. The proposed townhouse project consists of 60 unit lots in 10 buildings with 5 to 7 units per building. Each unit will be 3 stories in height and provide a garage and living area on the first floor, living area on the second floor, and 3 bedrooms on the third floor. The onsite improvements include private open space for each unit, shared and public open space, private drives throughout the subdivision, public access from 204<sup>th</sup> Street, landscaping, critical area protection, parking, sidewalks, low impact stormwater management through bio-cells and infiltration, and all buildings will be connected to city water and sewer.

The Public Notices, MDNS and project documents are available for review on the city's website at <https://www.arlingtonwa.gov/310/Public-Notices-Hearings> or at the Community and Economic Development Department, located at 18204 59<sup>th</sup> Avenue NE, Arlington, WA 98223.

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SEPA Threshold Determination Public Comment Period: This MDNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14 days from the date of the published decision. Written comments must be submitted no later than 5:00 p.m. on August 13, 2024. The Responsible Official may incorporate any substantial comments into the MDNS. If the MDNS is substantially modified, it will be reissued for further public review.

Staff Contact: Amy Rusko, Planning Manager, [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov), Community & Economic Development Department, 18204 59<sup>th</sup> Avenue NE, Arlington, WA 98223

**From:** [Legals - Everett](#)  
**To:** [Ameresia Lawlis](#)  
**Cc:** [Amy Rusko](#)  
**Subject:** Re: City of Arlington - Public Notices for July 30, 2024  
**Date:** Friday, July 26, 2024 11:49:15 AM  
**Attachments:** [image001.png](#)

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**This message is from an External Sender**

This message came from outside the City of Arlington

Ameresia, we will schedule each of these notices to publish July 30, 2024.

Thank you,

Randie

**Herald Legals**

The Daily Herald | 1800 41st Street, S-300 | Everett, WA 98203  
425-339-3089 | [legals@heraldnet.com](mailto:legals@heraldnet.com) | [www.heraldnet.com](http://www.heraldnet.com)



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**From:** Ameresia Lawlis <[alawlis@arlingtonwa.gov](mailto:alawlis@arlingtonwa.gov)>  
**Sent:** Friday, July 26, 2024 9:40 AM  
**To:** Legals - Everett <[legals@heraldnet.com](mailto:legals@heraldnet.com)>  
**Cc:** Amy Rusko <[arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)>  
**Subject:** City of Arlington - Public Notices for July 30, 2024

Legals – Please public the attached public notices in the Tuesday, July 30, 2024 edition of The Everett Herald. Thank you!

- Jensen 4 - NOA
- Stillaguamish Townhomes - NOA
- Harmony at Arlington – NOA, NONM & SEPA Determination

Sincerely,



**Ameresia Lawlis**

*Arlington Community & Economic Development*

18204 59<sup>th</sup> Ave NE, Arlington, WA 98223

**O:** 360.403.3548

[alawlis@arlingtonwa.gov](mailto:alawlis@arlingtonwa.gov) | [www.arlingtonwa.gov](http://www.arlingtonwa.gov)

Note: Emails and attachments sent to and from the City of Arlington are public records and may be subject to disclosure pursuant to the Public Records Act.



# CITY AFFIDAVIT OF POSTING

I, Amy Rusko, do hereby certify that on July 30, 2024, I posted public notice for planning File Number PLN #1234 at the following locations:

- City Hall       Smokey Point Post Office       Arlington Library
- City Website       On-Site

\*Smokey Point Post Office Posting Board was unavailable\*

and to the following persons and agencies:

- Applicant    Agencies with Jurisdiction    Property Owners (w/in 500' radius)
- Parties of Record

Stating:

1) that a public hearing will be held by the

- Planning Commission     City Council     Hearing Examiner

Date:

OR 2)  that a Neighborhood Meeting will be held on 8/13/2024

3)  the City issued a SEPA Threshold Determination for this project

4)  the City issued Notice of Application for this project

5)  the City issued combined Notice of Application and SEPA Threshold Determination

Amy Rusko  
Signature

7-30-2024  
Date

STATE OF WASHINGTON )

) ss.

COUNTY OF SNOHOMISH )

I certify that I know or have satisfactory evidence that Amy Rusko is the person who appeared before me, and said person acknowledge that (he/she) posted the attached notice on the date specified and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument:



Raelynn M Jones  
Notary Public in and for the State of Washington residing at

Arlington  
My appointment expires

5-1-2027

COMMUNITY &  
ECONOMIC  
DEVELOPMENT  
PLANNING & LAND USE  
DIVISION



ARLINGTON AIRPORT  
OFFICE  
18204 59<sup>th</sup> Ave NE  
Arlington, WA 98223  
8am - 5pm M-F  
Closed 12 pm - 1 pm M-F  
Closed Holidays

360.403.3551  
arlingtonwa.gov

**From:** [Amy Rusko](#)  
**To:** [Alex VanDuine](#); [Andrea Pellham](#); [Antonia Weiss](#); [Bob Hubenthal](#); [Brad Ball](#); [Brad Zahnow](#); [Brian Lewis](#); [Chris Holland](#); [Clarissa Stenstrom](#); [CNG Service](#); [Community Transit](#); [Corinna Ong](#); [D Marks](#); [Darin Klein](#); [Dawn Anderson](#); [Department of Fish and Wildlife](#); [DOC Review Team](#); [EFSEC](#); [Eric Heinitz](#); [Erika Harris](#); [Erin Kelly](#); [Haylie Miller](#); [Joseph Norris](#); [Julie Davis](#); [K Nelson](#); [Kelly Cooper](#); [Kelly McLain](#); [Kerry Lyste](#); [Krista Gessner](#); [Larry Covey](#); [Lucas Larson](#); [Randy Kline](#); [Sam Barr](#); [SEPA Center](#); [SEPA DAHP](#); [SEPA PSCAA](#); [SEPA Review Team](#); [Snohomish County Public Works](#); [Snohomish County PUD](#); [Stacey Abbott](#); [Stephanie Jolivet](#); [Steve Rice](#); [Stillaguamish Tribe](#); [Stillaguamish Tribe of Indians](#); [Todd Gray](#); [Waste Management](#); [WSDOT Aviation](#)  
**Subject:** City of Arlington - Harmony at Arlington Project Notice  
**Date:** Tuesday, July 30, 2024 12:44:00 PM  
**Attachments:** [image001.png](#)  
[20240725\\_PLN1234\\_NOA\\_NONM\\_MDNS.pdf](#)  
[20240611\\_PLN1234\\_SEPA.pdf](#)

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Review Agencies –

The City of Arlington has issued a Notice of Application, Notice of Neighborhood Meeting, and Notice of SEPA Mitigated Determination of Non-Significance for Harmony at Arlington Preliminary Unit Lot Subdivision – PLN#1234.

To review the submittal documents please use this link:

<https://www.arlingtonwa.gov/310/Public-Notices-Hearings> and scroll down to the project labeled Harmony at Arlington Preliminary Unit Lot Subdivision – PLN#1234.

The City invites affected agencies, tribes, and special districts to review the documents for potential impacts and provide the City Staff contact with any comments by the close of the comment period as indicated on the Notice of Application. Agency comments are to be submitted to the City Staff Contact via email or through the postal service. Regardless of the method, the City asks that Notice of Application comments be provided on their respective agency's formal letterhead.

Once received, comments will be made part of the official record on file with the City. After the close of the comment period, the City will review all comments received, and may, at its discretion, modify, or add conditions to mitigate for newly identified environmental impacts. Please note that the City will only accept written Notice of Application comments. Following City review, all comments received within the comment period will be forwarded directly to the project applicant.

Comments received outside of the comment period will not be considered or made part of the record.

**The due date for this review is 5:00 pm on Thursday, August 13, 2024.**

Sincerely,  
*Amy Rusko*



Amy Rusko | Planning Manager

Phone: 360-403-3550

Email: [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)

Website: [www.arlingtonwa.gov](http://www.arlingtonwa.gov)

18204 59<sup>th</sup> Ave NE, Arlington, WA 98223

**From:** [Amy Rusko](#)  
**To:** [Adele Ash](#)  
**Cc:** [saeed abtahi](#); [Merle Ash](#)  
**Subject:** RE: Harmony SEPA  
**Date:** Tuesday, July 30, 2024 3:47:00 PM  
**Attachments:** [20240725\\_PLN1234\\_NOA\\_NONM\\_MDNS.pdf](#)  
[image001.png](#)

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Adele,

I just got back from posting the Notice.

Attached is the Notice of Application, Notice of Neighborhood Meeting, and Notice of SEPA Mitigated Determination of Non-Significance for the Harmony at Arlington Preliminary Unit Lot Subdivision project.

Public Comment Period Ends: Tuesday, August 13, 2024

Neighborhood Meeting: Tuesday, August 13, 2024 at 5:00 pm.

Sincerely,

Amy Rusko



Amy Rusko | Planning Manager  
Phone: 360-403-3550  
Email: [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)  
Website: [www.arlingtonwa.gov](http://www.arlingtonwa.gov)  
18204 59<sup>th</sup> Ave NE, Arlington, WA 98223

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**From:** Adele Ash <[adele@landtechway.com](mailto:adele@landtechway.com)>  
**Sent:** Tuesday, July 30, 2024 3:30 PM  
**To:** Amy Rusko <[arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)>  
**Subject:** Harmony SEPA

**This message is from an External Sender**

This message came from outside the City of Arlington

Hi Amy,

I'm checking to see if I missed an email with the Harmony SEPA Determination or are you just swamped? Saeed has been on us & we will need this for the DOE permit.

I'm trying not to be a pest.

Thank you,

*Adele Ash*

*Land Technologies, Inc.*

*18820 3rd Ave NE*

*Arlington, WA 98223*

*360.652.9727*

[adele@landtechway.com](mailto:adele@landtechway.com)



CITY OF ARLINGTON

Notice of Application, Notice of Neighborhood Meeting and SEPA Mitigated Determination of Non-Significance (MDNS)

Harmony at Arlington Preliminary Major Unit Lot Subdivision

File Number: PLN #1234
Applicant: Harmony at Arlington LLC
Location: 7417 204th Street NE
Date of Application: June 11, 2024

Written Comment Deadline: August 13, 2024 @ 5:00 pm

Project Description: The applicant is proposing to construct 60 townhome units on Tract B of the Reserve at Arlington Binding Site Plan (AFN202107165005) through a unit lot subdivision. The applicant owns both Tract A and Tract B as shown on the subject binding site plan. The proposed total project area is 4.38 acres. Tract A (1.17 acres) will be dedicated to the city as part of the civic and open space obligations of the binding site plan, with the applicant constructing a path on the south edge of the tract. Tract B (3.21 acres) is the project development site. The proposed project is located in the General Commercial with Mixed-Use Overlay zone, which allows for horizontal mixed-use on the property. The existing Bartell Drug Store (Tract C) and Starbucks (Tract D) are the commercial portions of the overall project area within the binding site plan. The proposed townhouse project consists of 60 unit lots in 10 buildings with 5 to 7 units per building. Each unit will be 3 stories in height and provide a garage and living area on the first floor, living area on the second floor, and 3 bedrooms on the third floor. The onsite improvements include private open space for each unit shared and public open space, private drives throughout the subdivision, public access from 204th Street, landscaping, critical area protection, parking, sidewalks, low impact stormwater management through bio-cells and infiltration, and all buildings will be connected to city water and sewer.

How to View the Project: View current project documents by accessing the city's website at https://arlingtonwa.gov/310/Public-Notices-Hearings or the file may be viewed at the Community & Economic Development Department.



City of Arlington
Community & Economic Development Department
18204 59th Avenue NE
Arlington, WA 98223



Notice of Application and SEPA DNS 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 Tuesday August 13, 2024.

Notice of Neighborhood Meeting: A neighborhood meeting will be held at 5:00 pm on Tuesday August 13, 2024, via Teams virtual meeting. To participate in the neighborhood meeting you may email the staff contact or log/call in to the Teams meeting.

Online Zoom Meeting: To attend and/or participate in the meeting you may log in or call into the Teams meeting. The link can be accessed from the online notice or with the information below:

Meeting ID: 210 535 018 832
Phone No.: 1-323-676-6217
Passcode: Rm4R52
Phone Conference ID: 248 042 440#

How to Comment: You may comment on the proposed project by attendance, letter, or email. You may also comment and become a party of record by sending written testimony by email or mail to the project contact listed on or before the written comment deadline.

Special Accommodation: Please call the staff contact listed if internet access is a concern.

Contact Information: Amy Rusko, Planning Manager, arusko@arlingtonwa.gov

Garret Pfost
20314 74Th Ave Ne Apt C309
Arlington WA 98223

98223-765533
98223-765533

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Community & Economic Development Department
18204 59th Avenue NE
Arlington, WA 98223

Hannah White
7224 204Th St Ne Apt A403
Arlington WA 98223

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City of Arlington  
 Community & Economic Development Department  
 18204 59th Avenue NE  
 Arlington, WA 98223

Eagle Family Dental Building LLC  
 or Current Resident  
 20302 77th Ave NE  
 Arlington WA 98223

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Alexis Ryan  
 7224 204th St Ne Apt A208  
 Arlington WA 98223

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 18204 59th Avenue NE  
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Taylor Union Hill LLC  
 or Current Resident  
 20724 S Hazel Ave  
 Arlington WA 98223

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Arlington WA 98223

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Kadamban LLC  
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7401 204th St NE  
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18204 59th Avenue NE  
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20115 74th Avenue NE LLC  
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Arlington WA 98223

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Lane 1953 LLC  
or Current Resident  
20308 77th Ave NE  
Arlington WA 98223

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City of Arlington  
Community & Economic Development Department  
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Arlington, WA 98223

Charles & Ellen Chaffee  
of Current Resident  
7530 204th St NE  
Arlington WA 98223

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