



WITHDRAWAL NOTICE OF SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS) FOR THE PROPOSED ARLINGTON GARDEN APARTMENTS

Date of Issuance: March 14, 2025
Lead Agency: City of Arlington
Lead Agency Contact: Amy Rusko, Deputy Director, arusko@arlingtonwa.gov
Owner: Lane Properties, LLC
Applicant: Quarterra Multifamily Communities
File Name: Arlington Garden Apartments
File Number: PLN #1263 and PLN #1264
Location: 21117 59th Avenue NE
Parcel No.: 31051000402700

Withdrawal: The Mitigated Determination of Non-Significance (MDNS) issued pursuant to WAC 197-11 and Arlington Municipal Code Title 20 on March 5, 2025 is hereby withdrawn. If a new threshold determination is issued, then a new notice and comment period will be provided.

Reason for Withdrawal: To allow additional time to further evaluate impacts and provide additional analysis of mitigation measures for the proposed mixed-use development project as a result of comments received during the comment period.

Project Description: The applicant is proposing to construct a mixed-use project consisting of 216 multi-family residential units and 13,500 square feet of retail commercial space on a single parcel of 8.86 acres. The residential units are proposed across nine three-story buildings surrounding a central clubhouse and outdoor pool/spa area. The commercial units are proposed across three buildings with associated parking. The site improvements include open space, recreation space, sidewalks, landscaping, street trees, wetland overlook area, surface parking, carports, stormwater infiltration systems, road extensions, improvements and dedication, utility extension and improvements. The binding site plan is proposing to divide the property into 6 lots with tracts for public roadways (dedication areas) and native growth protection areas.

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

March 14, 2025

DATE

Marc Hayes

SIGNATURE OF SEPA RESPONSIBLE OFFICIAL

Appeal Process: The MDNS Withdrawal may be appealed pursuant to the requirements of WAC 197-11 and AMC Title 20. There is a ten (10) day appeal period for this determination, between March 14, 2025 to March 24, 2025. Any person aggrieved by this determination may appeal by filing a Notice of Appeal with the City of Arlington Community and Economic Development Department. A Notice of Appeal shall be 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 59th Avenue NE, Arlington, WA 98223. The appeal must be received by **5:00 p.m. on March 24, 2025.**