



Notice of Application, Community Neighborhood Meeting, SEPA Determination of Significance, and Request for Comments on Scope of Environmental Impact Statement (EIS)

Lindsay Subarea Plan and Planned Action EIS

Permit Number:	PLN #1315
Date of Issuance:	March 18, 2025
Date of Publication:	March 20, 2025
Date of Application:	February 10, 2025
Date of Complete Application:	March 10, 2025
Lead Agency:	City of Arlington
Agency Contact:	Amy Rusko, Deputy Director, arusko@arlingtonwa.gov , (360) 403-3551
Applicant:	MJS Investors, Inc

Description of proposal: The City of Arlington, jointly with MJS Investors, is conducting a community planning process to develop a vision, plan, and implementation strategies for the Lindsay Subarea. This planning process will lay the groundwork for continued, coordinated, and efficient growth of the neighborhood. The final product is an adopted Lindsay Subarea Plan, which will be incorporated in the City's development code, and Planned Action Ordinance (PAO) to facilitate development that meets community goals. The subarea plan is being developed for consistency with the Growth Management Act, countywide planning policies, and the City of Arlington Comprehensive Plan.

The PAO will be developed under RCW 43.21C.440 and associated SEPA rules in WAC 197-11 based on the Environmental Impact Statement (EIS). Future proposals consistent with the Planned Action Ordinance, Subarea Plan, and development regulations would have a streamlined environmental review and permitting process.

The Planned Action Environmental Impact Statement (EIS) will assess two alternatives. The No Action alternative assumes no development within the subarea would occur under the existing Residential Ultra Low Capacity zoning and development standards. The Action Alternative assumes implementation of Ordinance 2023-016 to accommodate low- to moderate-intensity residential uses, including small-lot detached single-family homes, townhomes, and multi-family housing. This alternative also includes investments in capital infrastructure, transportation improvements, and a comprehensive system of parks, open spaces, and trails within the subarea.

Location of proposal: The Lindsay Master Plan Subarea is bounded by 172nd St NE (SR 531) on the north, the 84th Ave NE alignment on the east, the 168th St NE alignment on the south, and the 75th Ave NE alignment on the west, in the Hilltop neighborhood.

Determination: The City of Arlington has determined that this proposal could potentially have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c) and will be prepared.

The lead agency has identified the following areas for discussion in the EIS:

- Natural Environment: Earth and Water Quality; Plants and Animals
- Land Use: Relationship to Existing Plans and Aesthetics
- Transportation
- Public Services: Parks, Schools, Police, Fire/Emergency Services
- Utilities: Sewer, Water, Stormwater, Street Lighting

Scoping: Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. The method and deadline for giving us your comments are:

Send written comments by 5:00pm on Thursday, April 10, 2025 to the contact below. Email comments are preferred.

Email: arusko@arlingtonwa.gov (Subject: Lindsay Subarea NOA and EIS Scoping Comments)

Mail: City of Arlington
Attn: Amy Rusko, Community and Economic Development Deputy Director
18204 59th Avenue NE
Arlington, WA, 98233

Community Meeting: As part of the community planning process and to meet the Planned Action community meeting provisions in RCW 43.21C.440(3)(b), the City is holding a public neighborhood meeting on **April 7, 2025** at Putnam Hall in the Community and Economic Development Office (18204 59th Avenue NE, Arlington, WA 98223), from **5:00pm to 6:00pm**, with a presentation at 5:15pm. If you are in need of special accommodations for the meeting, please contact the City of Arlington at 360-403-3551. For more information, please see the City of Arlington project website: <https://www.arlingtonwa.gov/892/Lindsay-Subarea-Plan>.

Permits and Documents Required: Master Planned Neighborhood Overlay Subarea Plan, EIS, and Planned Action Ordinance; **Pending Project Area permits required (following subarea plan approval):** Land Use, Civil, and Building

Responsible Official: Marc Hayes, Community and Economic Development Director, City of Arlington, mhayes@arlingtonwa.gov, 360-403-3457

Marc Hayes

Signature

3/18/2025

Date

Appeal Process

An agency or person may appeal the City's procedural compliance with WAC 197-11. The appeal shall meet the requirements of AMC 20.98.210, AMC 20.20, and AMC 20.24. The 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 (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.