



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

## East Hill Subarea Plan and Planned Action EIS

<b>Permit Number:</b>	PLN #1353
<b>Date of Issuance:</b>	June 11, 2025
<b>Date of Publication:</b>	June 13, 2025
<b>Date of Application:</b>	April 17, 2025
<b>Date of Complete Application:</b>	May 16, 2025
<b>Lead Agency:</b>	City of Arlington
<b>Agency Contact:</b>	Amy Rusko, Deputy Director, <a href="mailto:arusko@arlingtonwa.gov">arusko@arlingtonwa.gov</a> , (360) 403-3551
<b>Applicant:</b>	Arlington 360, LLC

**Description of proposal:** The City of Arlington, jointly with Arlington 360, LLC, is conducting a community planning process to develop a vision, plan, and implementation strategies for the East Hill Subarea. The subarea plan is being developed for consistency with the Growth Management Act, County-wide planning policies, and the City of Arlington Comprehensive Plan. There are approximately 313 acres within the subarea, with a total of 1,340 residential units anticipated at full build-out. The type and percentage of residential units will be compliant with City of Arlington Ordinance 2023-016. The planning process will lay the groundwork for continued, coordinated, and efficient growth of the neighborhood. Final products will include an adopted East Hill Subarea Plan that will be incorporated in the City's development code, a Planned Action Ordinance (PAO) to facilitate development within the subarea that meets community goals, and project-specific Arlington 360 development under a Master Planned Neighborhood (MPN) Overlay. Arlington 360 proposes approximately 50% of the total number of housing units on approximately two-thirds of the total acreage within the subarea. Development being proposed concurrent with preparation of the Subarea Plan will consist of about 646 single-family residential lots and 133 townhomes on approximately 209 acres.

**Determination:** The City of Arlington as lead agency under the State Environmental Policy Act (SEPA) 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 under the City's direction.

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

- Earth: Steep Slopes, Geologically Hazardous Areas, Soils, and Erosion Potential
- Water: Surface Water Movement/Quantity/Quality, Runoff/Absorption, Groundwater Movement/Quantity/Quality
- Wetlands
- Plants, Animals, and Habitat

- Fish and Fish Habitat
- Land Use: Relationship to Existing Plans, Policies, and Regulations
- Population and Housing
- Recreation
- Aesthetics
- Historic and Cultural Resources
- Transportation
- Public Services: Parks, Schools, Police, Fire/Emergency Services
- Utilities: Sewer, Water, Stormwater Management, Electrical Power, and Natural Gas

Ordinance 2023-016 requires that subarea plans be processed in conjunction with a Planned Action EIS. The East Hill Subarea Plan EIS will be prepared to jointly address the programmatic Planned Action within the subarea as a whole, with additional project-specific detail about the Arlington 360 MPN.

The Planned Action 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 space, and trails within the subarea.

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

**Location of proposal:** The Arlington 360 Master Plan/East Hill Subarea is located south of Tveit Road and generally east of Burn Road to 95th Avenue NE (if extended northward to Tveit Road).

**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 5:00 pm on Monday, July 7, 2025** to the contact below. Email comments are preferred.

Email: [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov) (Subject: East Hill 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 **Monday, June 30, 2025** at Putnam Hall in the Community and Economic Development Office (18204 59th Avenue NE, Arlington, WA 98223), from **5:00 pm to 6:30 pm**, with a presentation at 5:15 pm. 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/874/East-Hill-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

**SEPA Responsible Official:** Amy Rusko, Deputy Community and Economic Development Director, City of Arlington, [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov), 360-403-3550

  
Signature

6/11/2025

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 59<sup>th</sup> Avenue NE, Arlington, WA 98223.