



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

## Island Crossing Subarea Plan and Planned Action EIS

<b>Permit Number:</b>	PLN #1366
<b>Date of Issuance:</b>	June 20, 2025
<b>Date of Publication:</b>	June 24, 2025
<b>Date of Application:</b>	February 2, 2024
<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>	City of Arlington

**Description of proposal:** The City of Arlington is conducting a community planning process to develop a vision, plan, and implementation strategies for the Island Crossing Subarea. The City is proposing to adopt an Island Crossing Subarea Plan, development code, design standards, and Planned Action Ordinance (PAO). These will lay the groundwork for continued, coordinated, and efficient growth of the area. The subarea plan is being developed for consistency with the Growth Management Act, County-wide planning policies, and the City of Arlington Comprehensive Plan.

The Planned Action EIS will review a range of alternatives including comparing the current plan and regulations (Alternative 1: No Action, required under the State Environmental Policy Act (SEPA)) to two action alternatives (Alternative 2: Subarea Plan Partial Implementation and Alternative 3: Subarea Plan Full Implementation). Alternative 2 includes an increased height limit near I-5 for hotels, improvements to SR 530, and no public investment in a regional floodwater compensatory storage facility. Alternative 3 includes the same height limit increase and SR 530 improvements as Alternative 2, and also includes public investment in a regional floodwater compensatory storage facility and floodable park to address flooding and increase development capacity.

**Location of proposal:** The Island Crossing subarea is in the northwest corner of Arlington, bounded by I-5, Smokey Point Boulevard, 27<sup>th</sup> Avenue, and the northern edge of properties directly north of SR 530.

**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:

- Water: floods, surface water, groundwater, and wetlands
- Natural environment: Plants and animals, natural resources

- Land use and urban form: Relationship to existing plans, estimated population/ employment, and aesthetics/scenic resources
- Transportation
- Utilities: Sewer, water, stormwater, electrical power, and natural gas

Arlington Ordinance 2023-016, incorporated as AMC 20.44.032 Subarea Plans, requires that subarea plans be processed in conjunction with a Planned Action EIS. 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.

**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 Tuesday, July 15, 2025 to the contact below. Email comments are preferred.

Email: [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov) (Subject: Island Crossing Subarea 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 Wednesday, July 9, 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 5:10 pm. If you need 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/867/Island-Crossing-Subarea-Plan>.

**Permits and Documents Required:** Subarea Plan, EIS, and Planned Action Ordinance

**SEPA Responsible Official:** Amy Rusko, Deputy Community and Economic Development Director, City of Arlington, [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov), 360-403-3457

Signature 

6/20/2025

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.

