

---

# EAST HILL SUBAREA PLAN COMMUNITY NEIGHBORHOOD MEETING FOR PLANNED ACTION EIS



# AGENDA

- Presentation and polling
- Open house



---

# WHY ARE WE HERE

## EAST HILL SUBAREA PLAN & PLANNED ACTION ENVIRONMENTAL IMPACT STATEMENT (EIS)

### Purpose

- Receive comments on EIS scope
- Confirm the vision for the subarea in alignment with the City's Subarea Plan requirements
- Community planning process to develop a vision, plan, and implementation strategies for the East Hill subarea
- The City intends to adopt a Planned Action Ordinance for the East Hill Subarea under RCW 43.21C.440 and associated State Environmental Policy Act (SEPA) rules in WAC 197-1. An environmental analysis is required under RCW 43.21C.030 (2)(c).
- EIS analyzes subarea plan
- Community meeting for you to weigh in!  
Also meets the Planned Action community meeting requirement in RCW 43.21C.440(3)(b)

# AMC 20.44.032 (ORDINANCE 2023-016) SUBAREA PLANS/MASTER PLANNED NEIGHBORHOOD DEVELOPMENT

- Develop a subarea plan with a Planned Action EIS
- Encourage a diverse mix of housing options
- Allocate space for recreation and open space linked by a trail system
- Improve infrastructure including transportation and utilities
- Update the development and design codes



## **East Hill Vision (from Comp. Plan):**

*“In 2044, East Hill boasts diverse housing options such as middle housing and small lot single family homes making the East Hill subarea a residential hub. East Hill is well-connected to the rerouted Burn Road and the rest of Arlington via the comprehensive trail network.”*

---

# PROJECT BACKGROUND

STUDY AREA, PLANNING BACKGROUND, SUBAREA AND SEPA PROCESSES



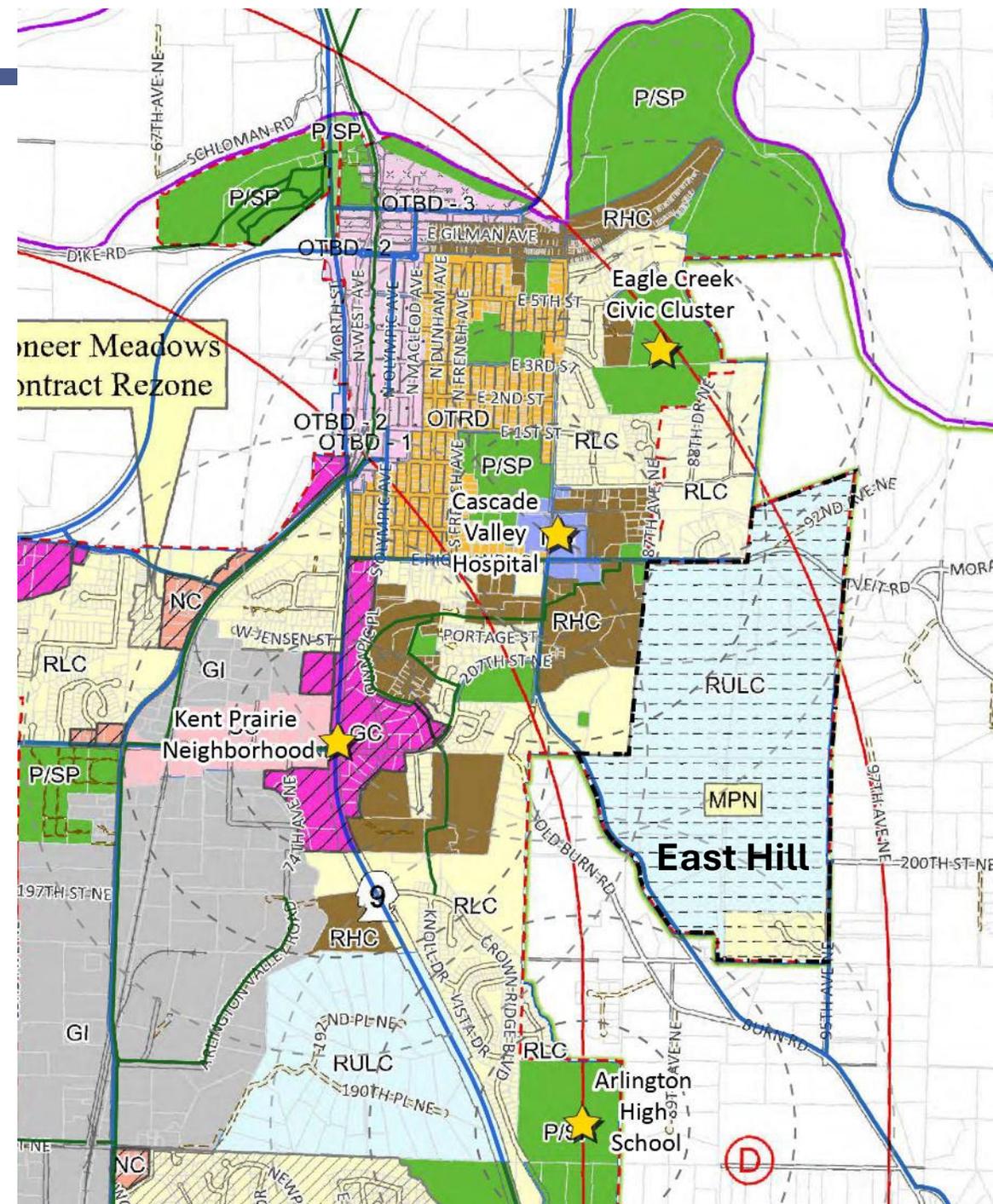
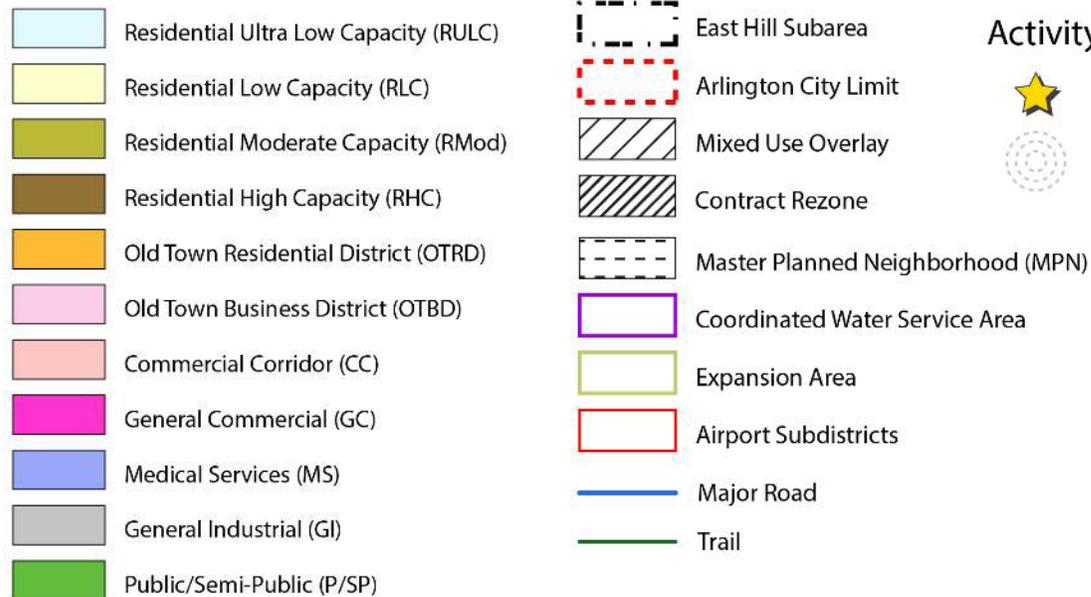
# PROJECT PROCESS



# STUDY AREA CONTEXT

AMC 20.44.032 – Subarea Plans applies to MPN Overlay – must do subarea plan for full area with Planned Action EIS

Nearby activity centers support East Hill growth



# EAST HILL SUBAREA BOUNDARIES

**East Hill Subarea:** 

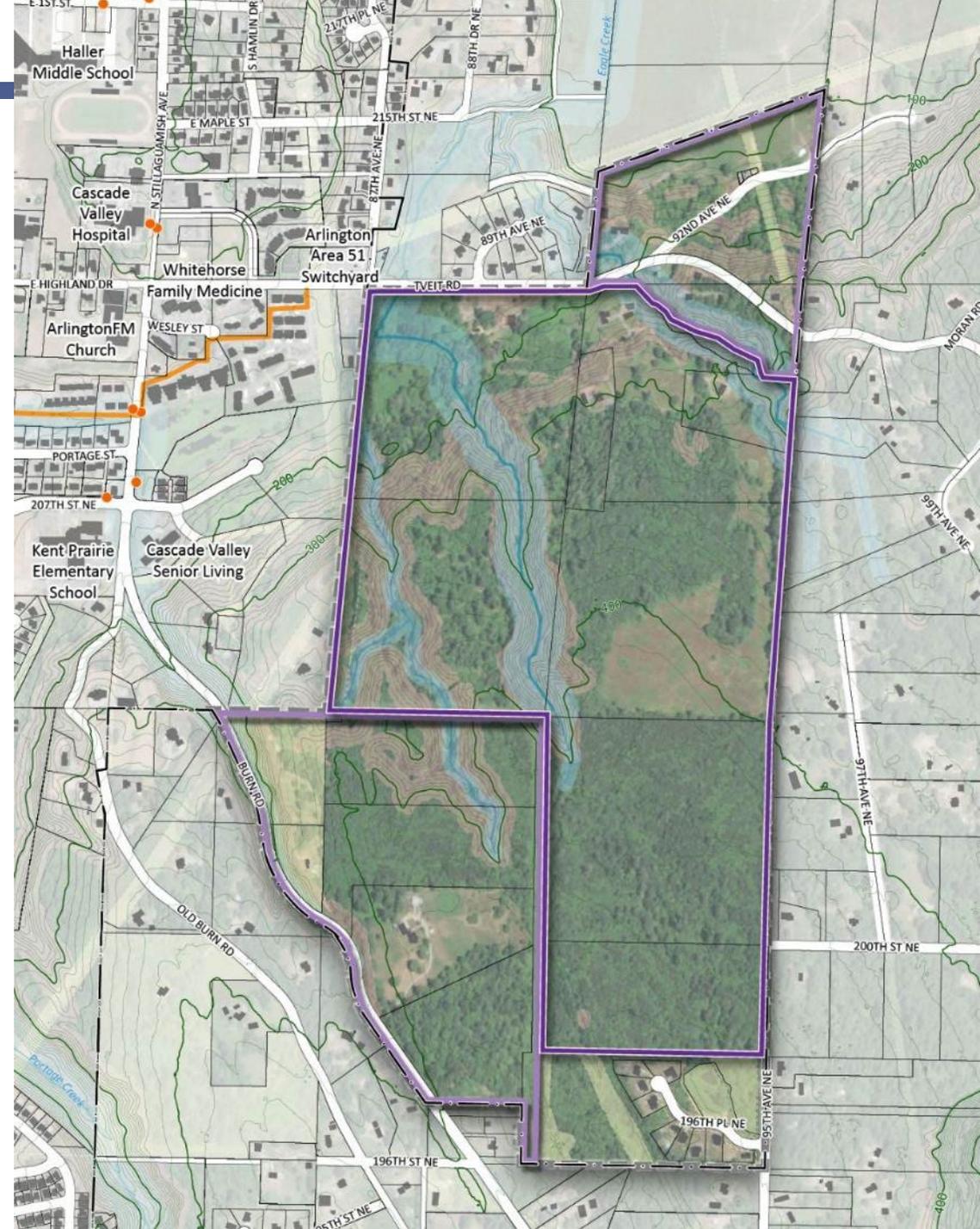
Subarea and Planned Action Ordinance study area

**Pending Project Area:** 

- Properties assembled by Arlington 360, LLC
- Development expected following East Hill Subarea Plan adoption
- Undergoes both project-level and programmatic SEPA review now

**Future Development Area** 

- Properties within the study area but outside of Arlington 360
- Development timeline unknown
- Undergoes programmatic SEPA review now
- Future development proposal would have streamlined project-level SEPA review



---

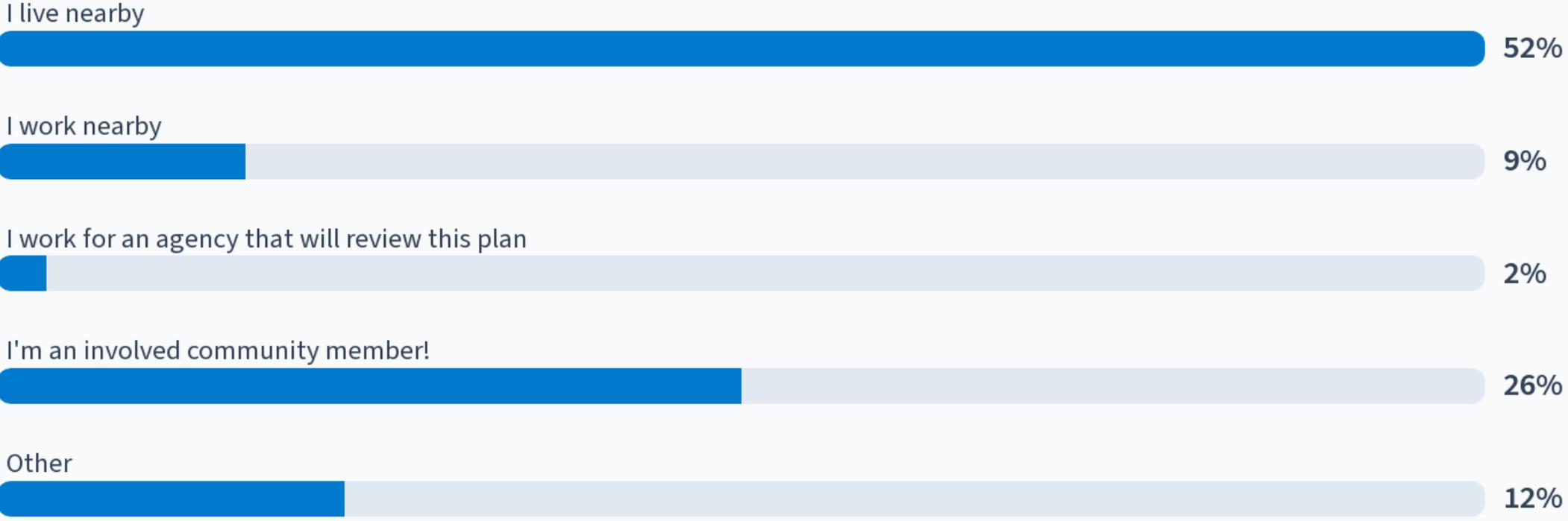
# VISIONING

WARM-UP!



# I'm interested in the East Hill Subarea because (Select all that apply)

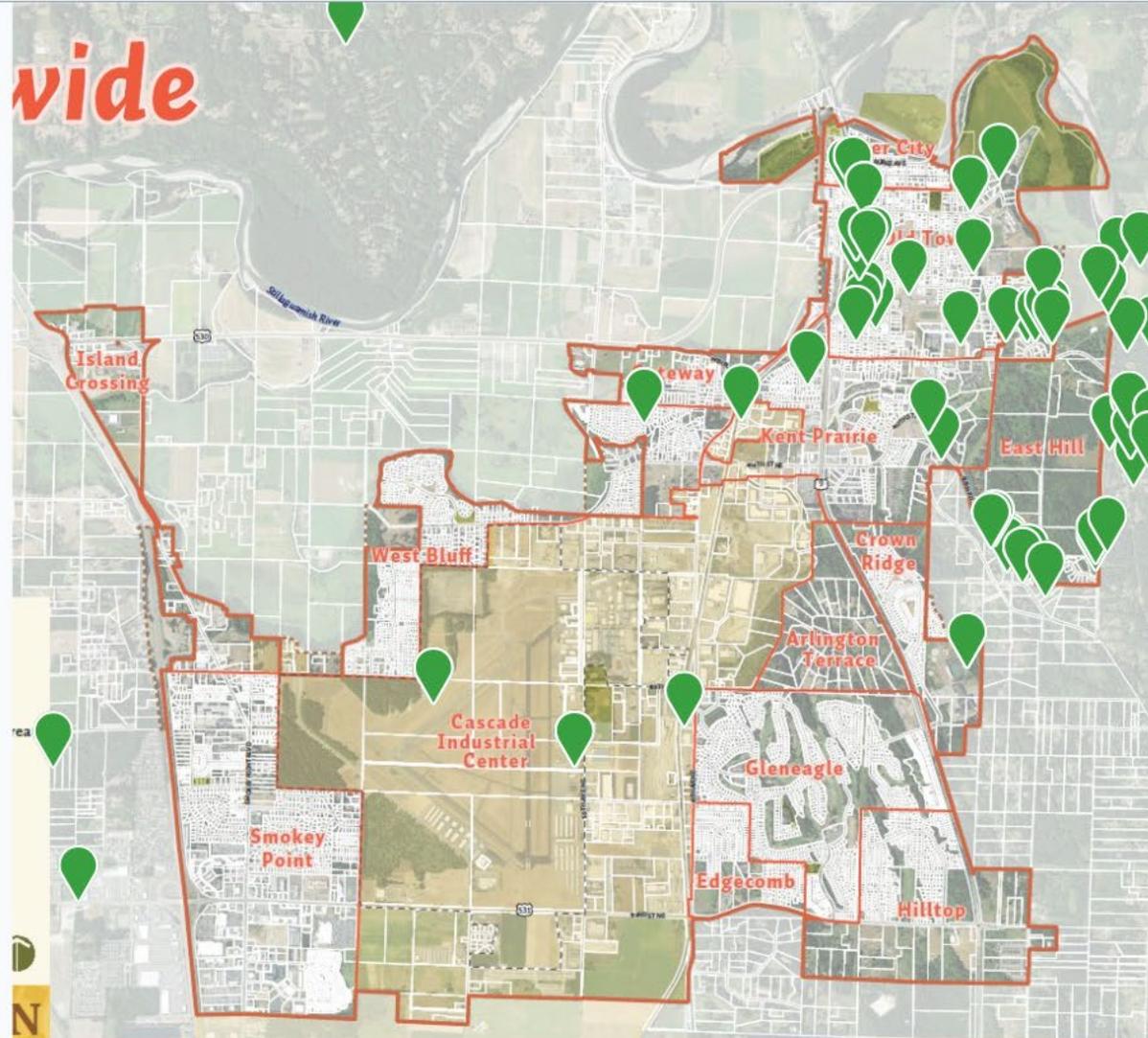
58





## Where do you live, work, or go to school?

60





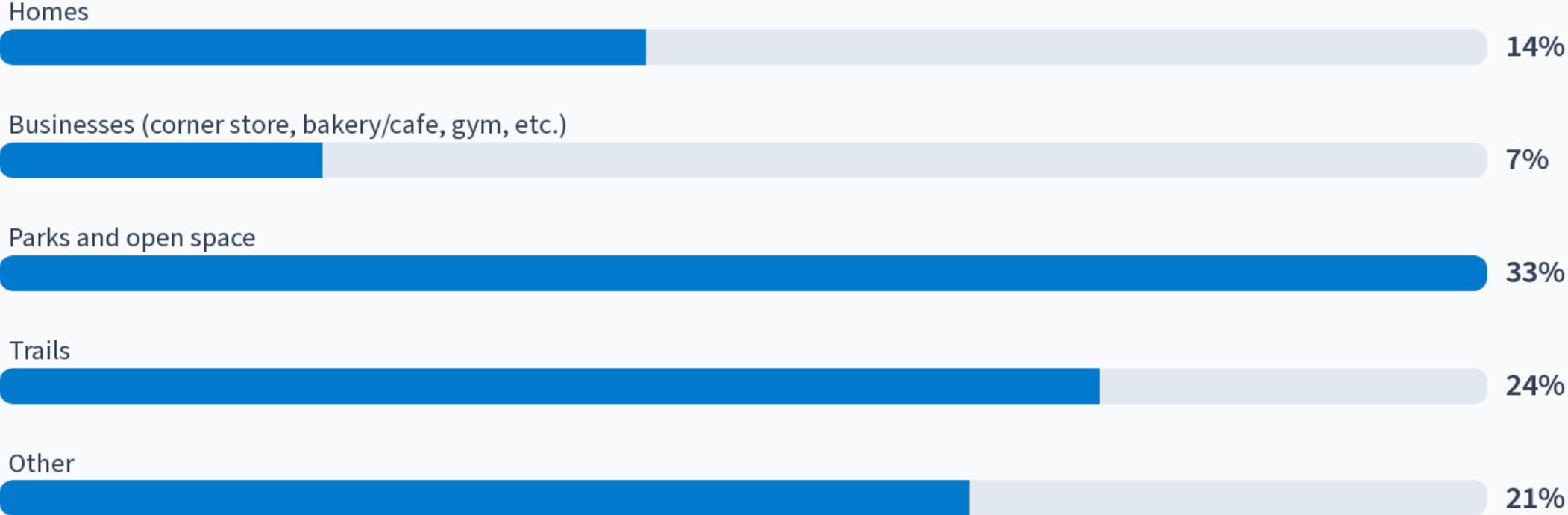
What do you value most about living or working in your community? (Enter one word responses)

53



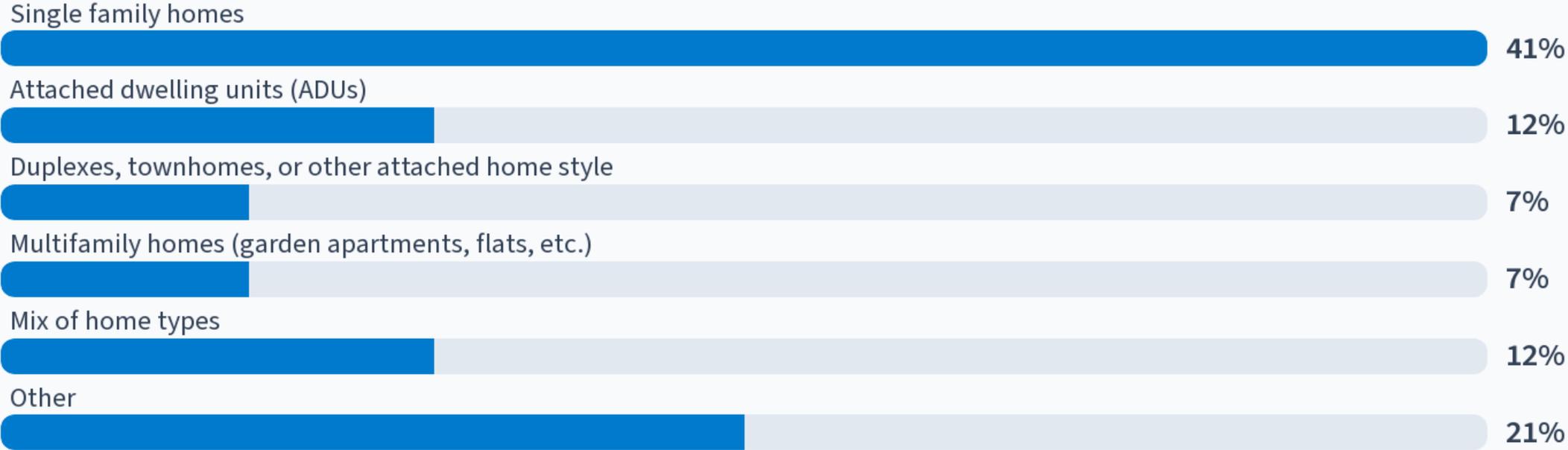
# What are you interested in seeing as this part of Arlington develops? (Select all that apply)

70



Knowing that properties here are allowed to build homes and the City's Comprehensive Plan is counting on this area to provide housing options, what types of homes would you like to see? (Select all that apply)

58



---

# WHAT IS A PLANNED ACTION EIS?

EIS, ALTERNATIVES, AND TOPICS FOR ANALYSIS



---

# PLANNED ACTION ENVIRONMENTAL IMPACT STATEMENT

## What is a Planned Action?

- Upfront State Environmental Protection Act (SEPA) analysis for an area
- City adopts Planned Action Ordinance that outlines mitigation measures
- Future development gets streamlined permitting process

## What will this EIS do?

- Evaluate two alternatives
- Identify potential significant adverse impacts
- Suggest mitigation measures
- Detailed review for the Pending Project Area
- Limited review for the Future Development Area

# NO ACTION & ACTION ALTERNATIVE

## No Action

- Assumes no development would occur under the existing Residential Ultra Low-Capacity zoning



## Action Alternative

- Implements AMC 20.44.032 – Subarea Plans
- Low- to moderate-intensity residential
- Parks, open space, and trails
- Transportation and infrastructure



# POTENTIAL EIS TOPICS

Confirm topics during  
this EIS scoping  
comment period

Topic	Subtopics
<b>Earth</b>	Steep Slopes, Geologically Hazardous Areas, Soils, and Erosion Potential
<b>Water</b>	Surface Water Movement/Quantity/Quality, Runoff/Absorption, and Groundwater Movement/Quantity/Quality
<b>Wetlands</b>	
<b>Plants, Animals, and Habitat</b>	
<b>Fish and Fish Habitat</b>	
<b>Land Use</b>	Relationship to Existing Plans/Policies/Regulations
<b>Population and Housing</b>	
<b>Aesthetics</b>	
<b>Historic and Cultural Resources</b>	
<b>Transportation</b>	
<b>Public Services</b>	Parks, Schools, Police, Fire/Emergency Services
<b>Utilities</b>	Sewer, Water, Stormwater, Electric Power, and Natural Gas

---

# **SUBAREA PLAN MAJOR CONCEPTS**

EIS ACTION ALTERNATIVE



# ACTION ALTERNATIVE SITE PLAN

- Implements AMC 20.44.032 Subarea Plans allowing for a mix of housing types near parks and trails
- Helps Arlington meet goals for
  - Housing
  - Parks and Open Space
  - Connectivity



---

# HOMES

MIX OF HOUSING TYPES



---

# AMC 20.44.032 – SUBAREA PLANS REQUIREMENTS

Include a variety of housing types:

- ❑ 70% small lot single family (3,600 sq ft to 4,500 sq ft lots)
- ❑ 20% attached residential (e.g., townhomes, row houses, duplexes)
- ❑ 10% multifamily (e.g., apartments, fourplex), mixed-use, ADUs, or small commercial

# TYPES

## Lots

-  Small lot single family homes
-  Townhouses/ attached homes
-  Multifamily homes

## Open space

-  Active green spaces
-  Natural areas

-  Pending Project
-  Future Development
-  East Hill Subarea

-  Arlington



## Single Family Homes



## Townhomes



## Multifamily Homes



# HOUSING UNITS



	Single family homes	Townhomes	Multifamily homes or other*	East Hill Subarea
Project Area	650 (49%)	133 (10%)	0 (0%)	783
Future Phase	288 (21%)	135 (10%)	134 (10%)	557
<b>Total</b>	<b>938 (70%)</b>	<b>268 (20%)</b>	<b>134 (10%)</b>	<b>1,340</b>

Gross area (acres)	<b>313.3</b>
Gross density (units per acre)	<b>4.3</b>

\*Mixed-use, small commercial, and ADUs are allowed, but not included in draft proposal

# SINGLE FAMILY HOMES



	Units	% of Total
<b>East Hill Subarea</b>	938	<b>70%</b>
<b>Project Area</b>	650	48%
<b>Future Phase</b>	288	21%



# TOWNHOMES



	Units	% of Total
<b>East Hill Subarea</b>	268	<b>20%</b>
<b>Project area</b>	133	10%
<b>Future Phase</b>	135	10%



# MULTIFAMILY & OTHERS

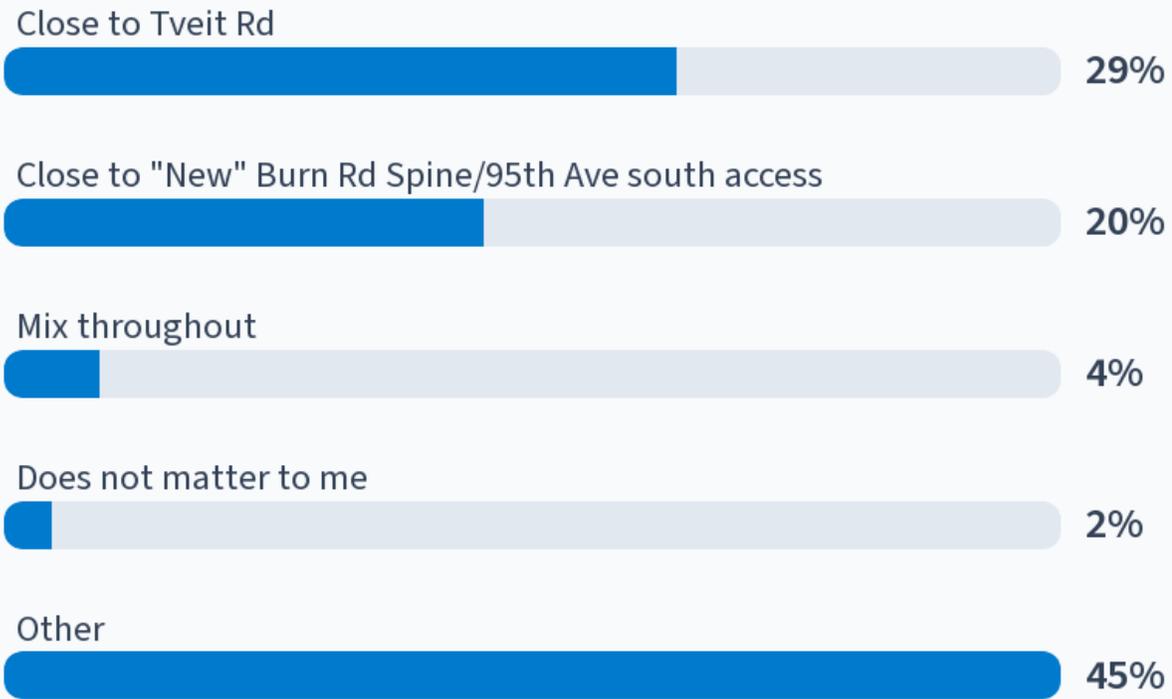
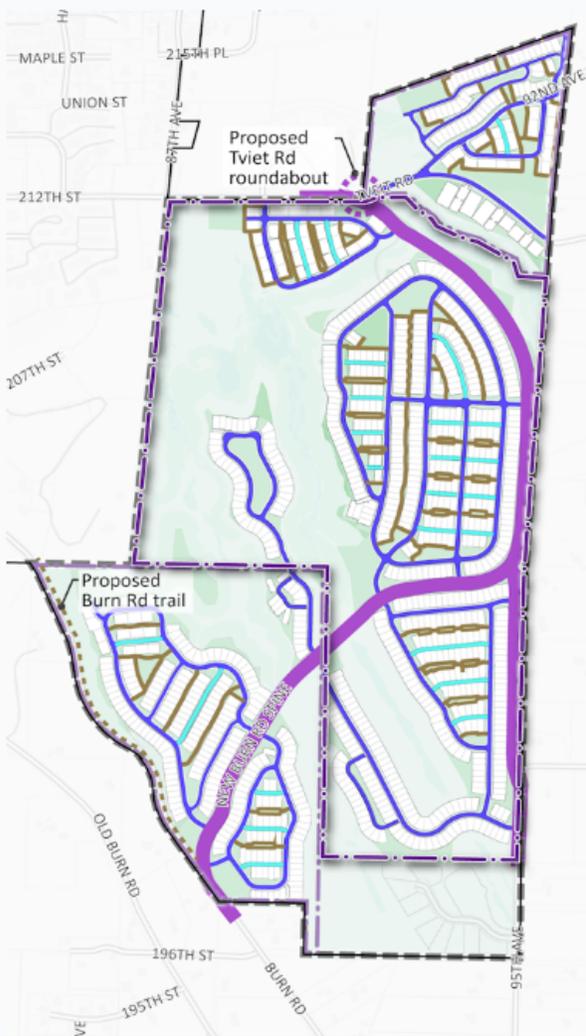


	Units	% of Total
<b>East Hill Subarea</b>	134	<b>10%</b>
<b>Project Area</b>	0	0%
<b>Future Phase</b>	134	10%



# Knowing that a variety of housing types is needed in the area, where would you most like to see multifamily homes? (Select up to 2 options)

49



---

# **OPEN SPACE AND TRAILS**

RECREATIONAL FACILITIES, OPEN SPACE, AND TRAIL SYSTEM



---

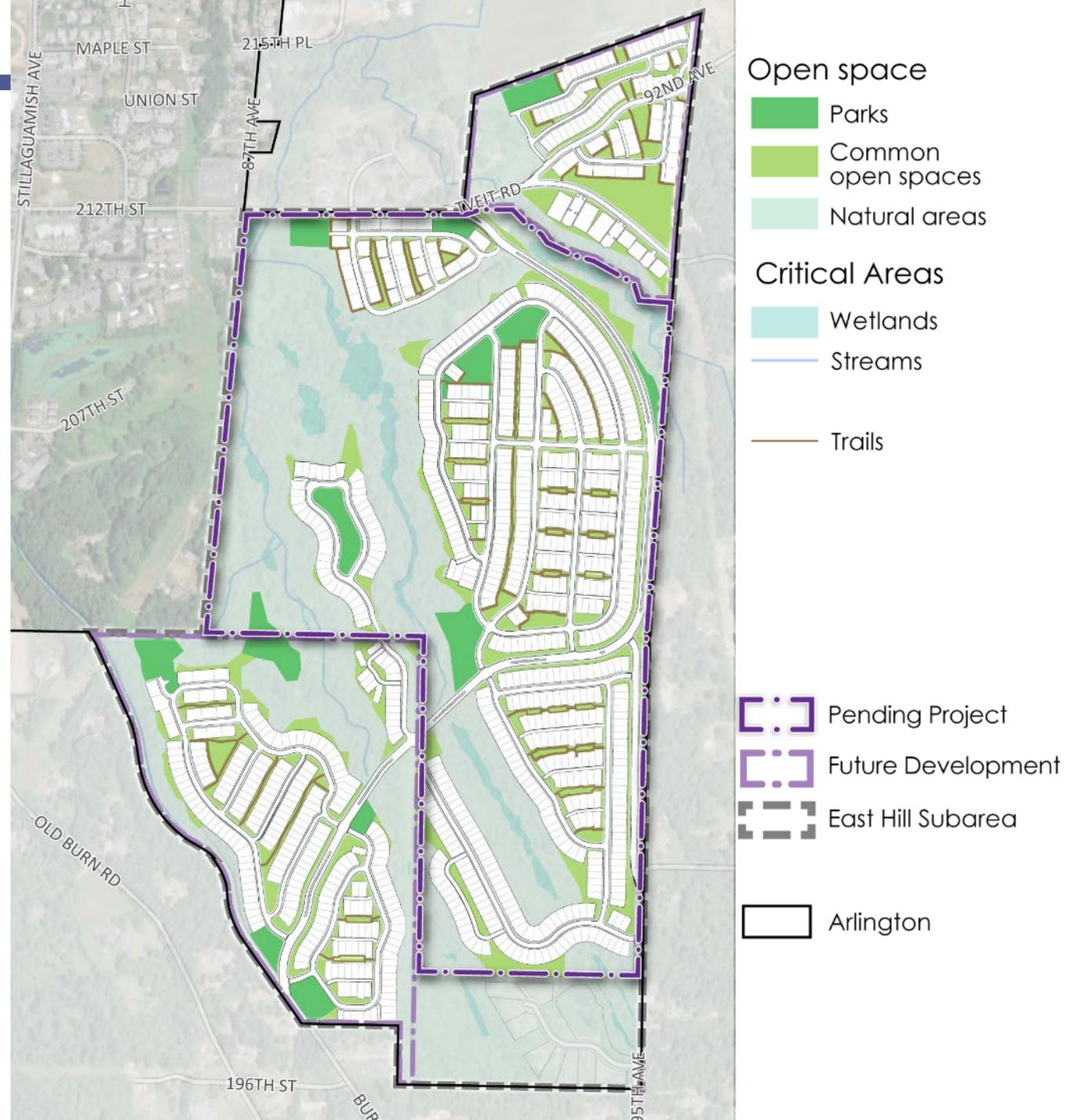
# AMC 20.44.032 – SUBAREA PLANS REQUIREMENTS

Ensure connected open space and trails:

- ❑ 10% of the land area to be recreational facilities, open space, and trail system
- ❑ 2-acre minimum park(s)
- ❑ Trail system

# OPEN SPACE & TRAILS

- Exceeds requirement with over 14% of the site designated as active green space including parks and corridor open space
- Planned trail system connects sidewalks and open spaces



# SHARED OPEN SPACE



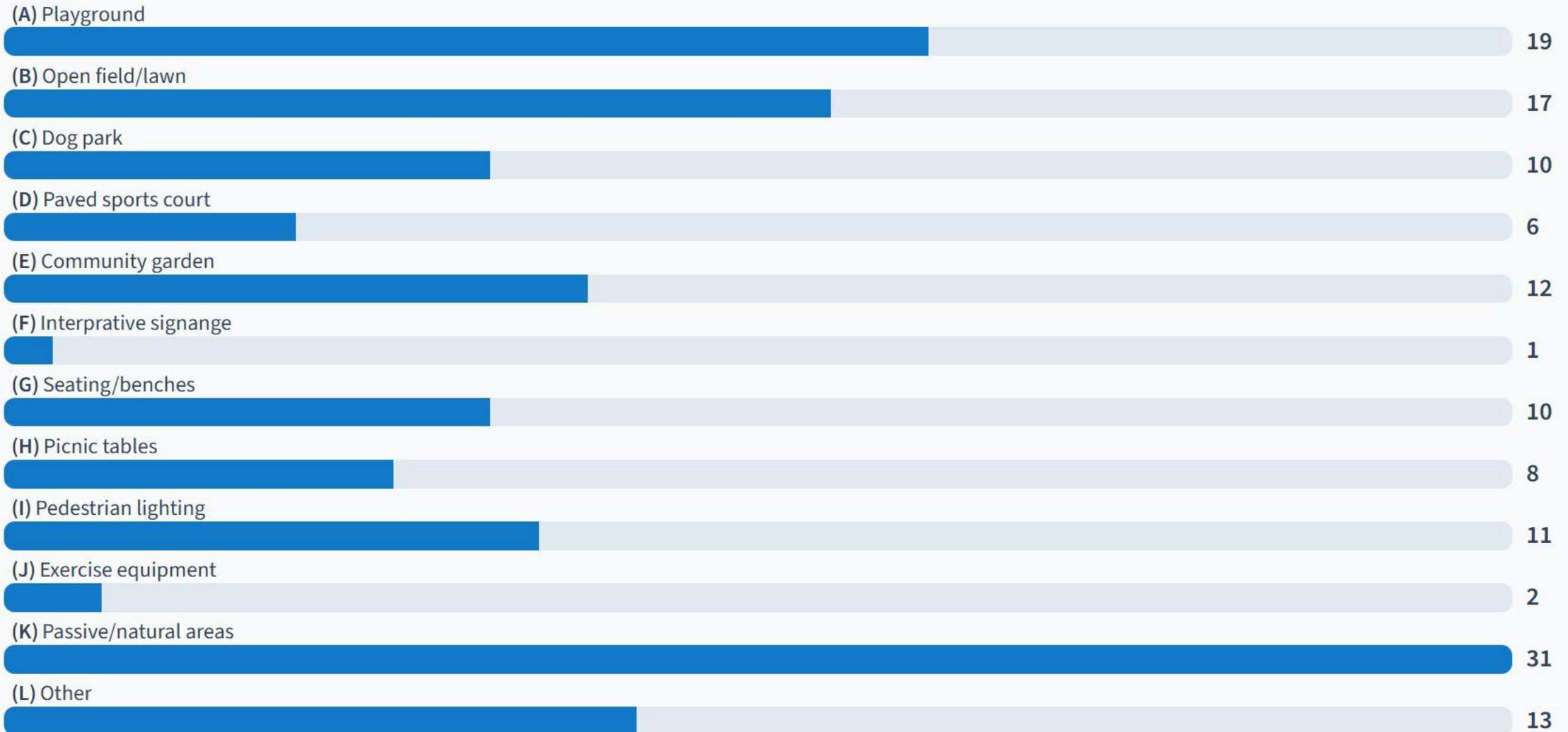
# SHARED OPEN SPACE





## What amenities would you like to see in the parks? (Select your top 4)

140





If you lived in the area, which parks would you likely use the most? (Click on up to 2 locations)

48



---

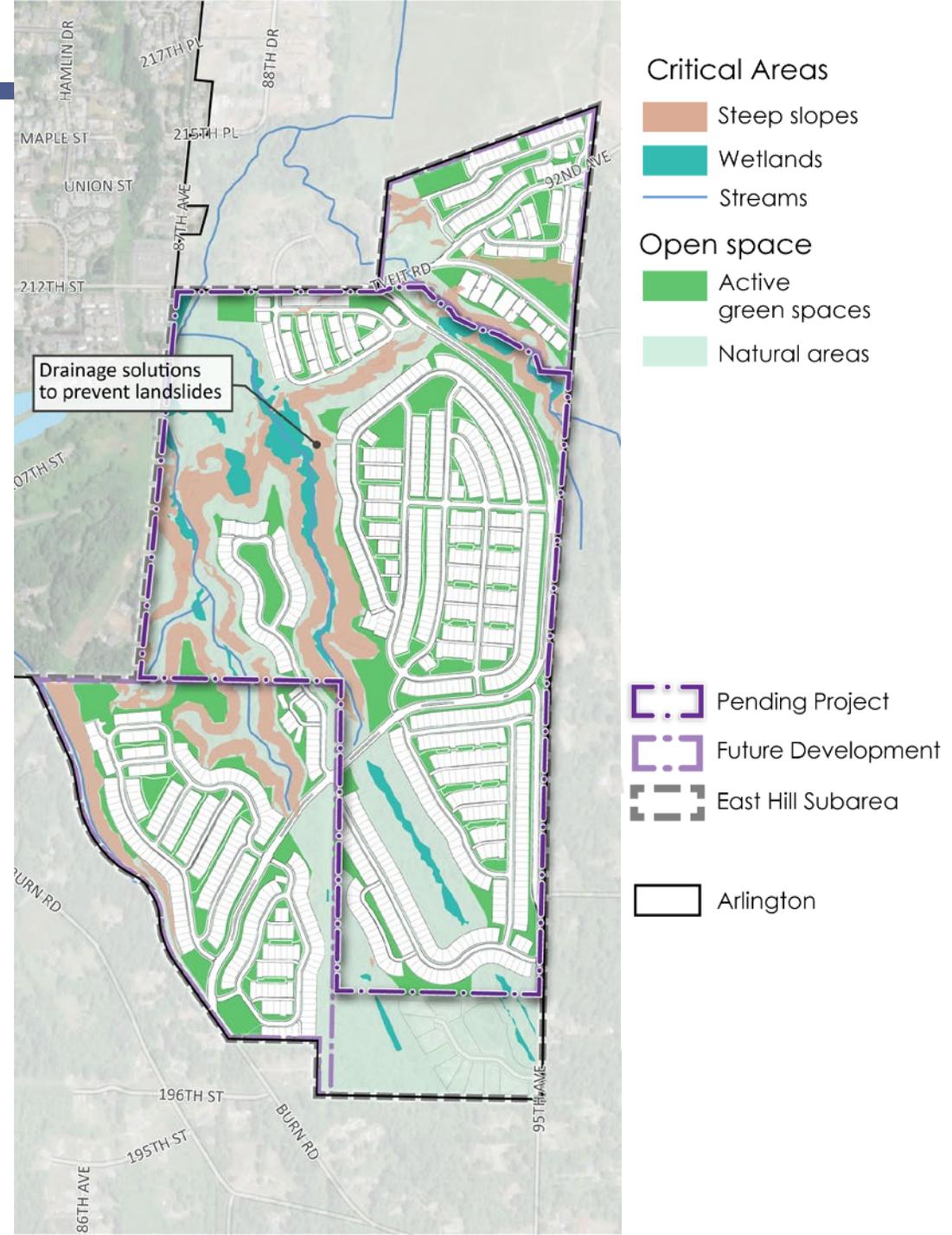
# ENVIRONMENT

STEEP SLOPES, WETLAND AND STREAMS, AND STORMWATER



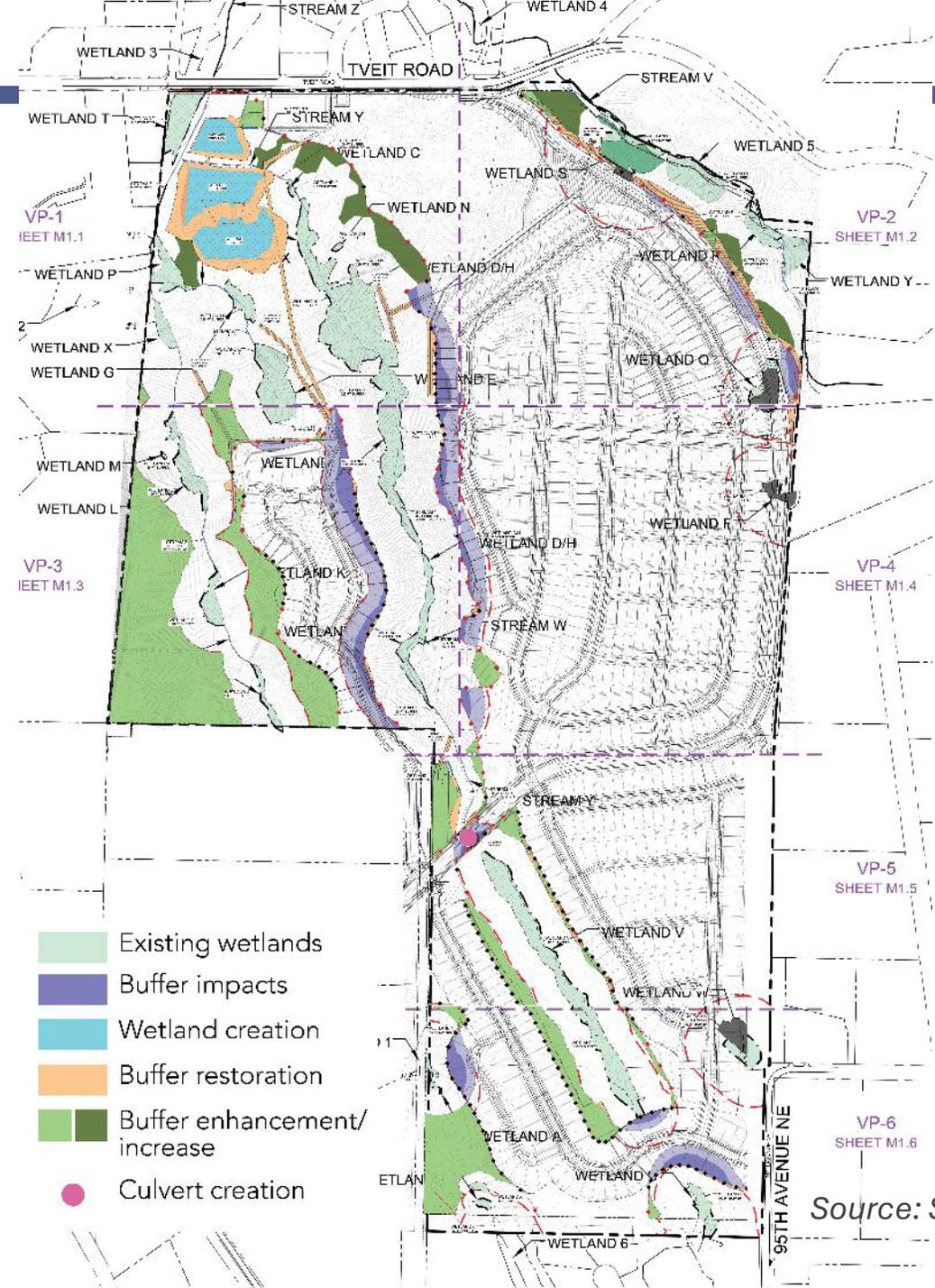
# ENVIRONMENT

- **Wetlands and streams:** 31 wetlands and 5 streams are located onsite or within 300 feet of East Hill
- **Steep slopes:** Steep slopes and landslide hazard areas are located throughout the subarea
- Any development will have to adhere to the regulations in AMC Chapter 20.93 – Critical Area Ordinance



# POTENTIAL MITIGATION

- **35% of the site is Native Growth Protection Area (NGPA)**
- **Wetlands and buffers:** Onsite, in-kind wetland and buffer creation/enhancement
- **Stormwater:** Onsite stormwater management through vaults and detention ponds
- Proposed stormwater collection and dispersion system in the Pending Project Area to capture water uphill and release it at low points to reduce water pressure on the slopes, and thus landslide risk
- To identify specific mitigation measures for the Future Development Area, additional technical studies are required



Source: Soundview

---

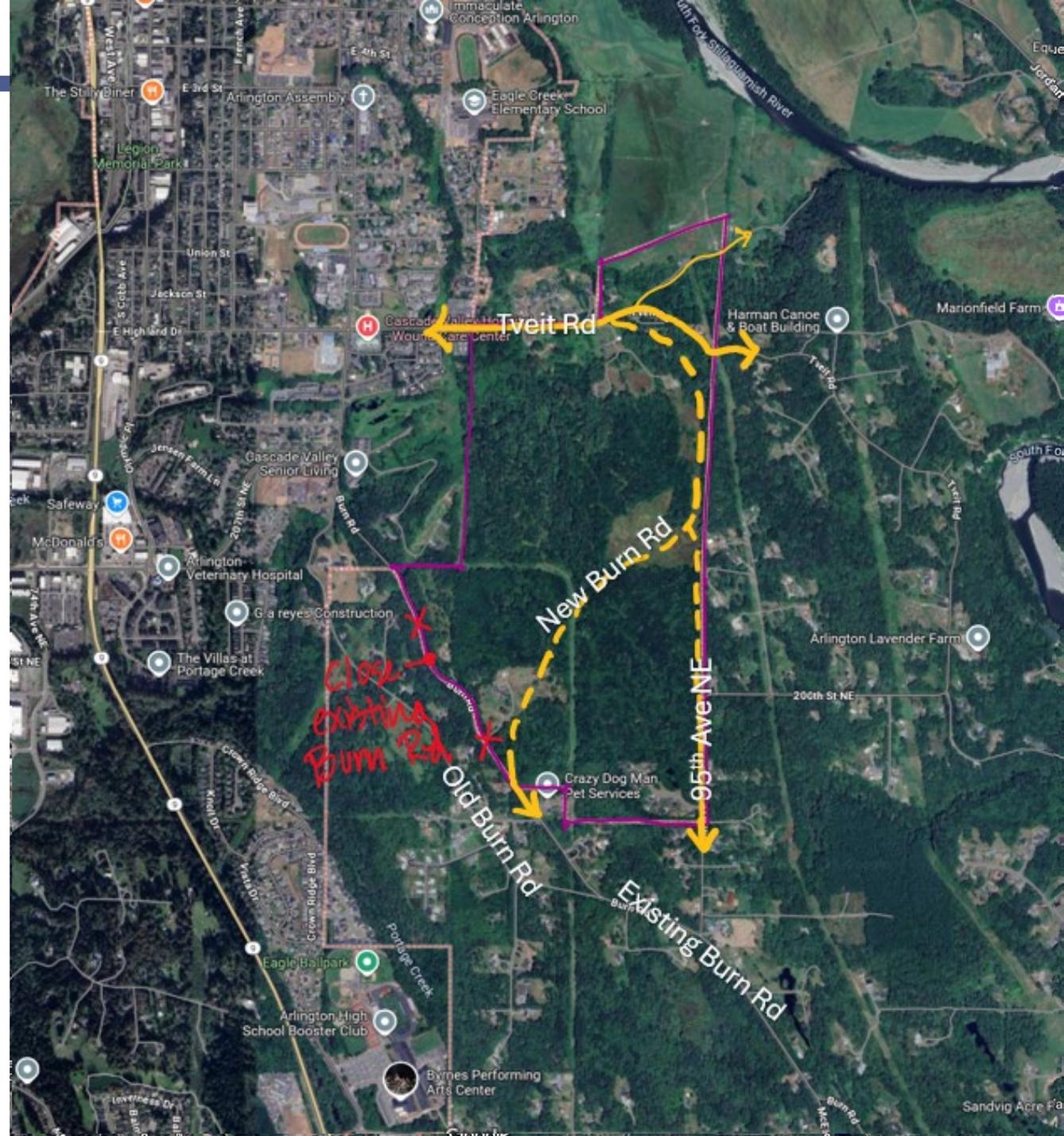
# TRANSPORTATION

CONNECTIVITY AND MOBILITY



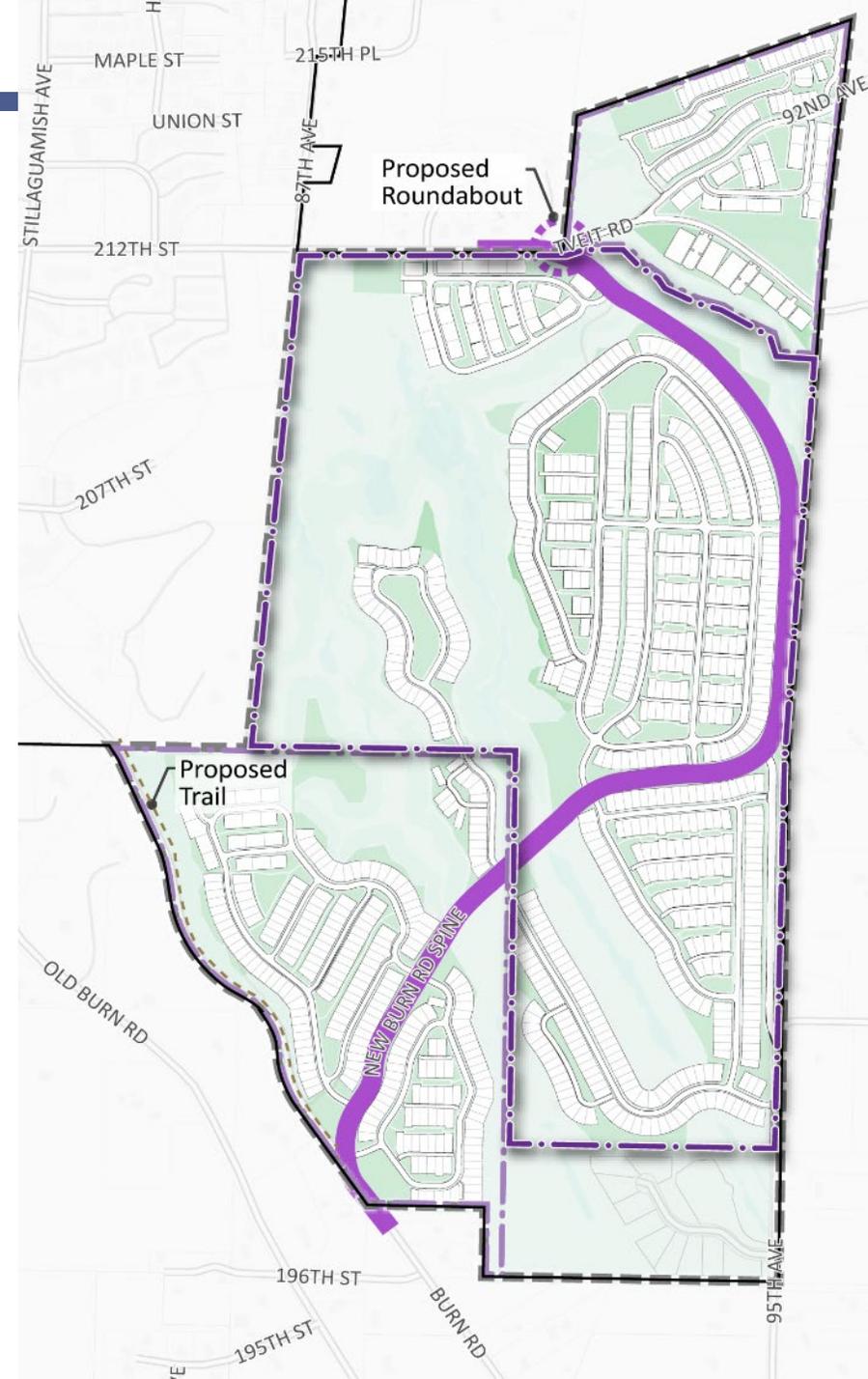
# STREETS AND CONNECTIVITY

- Access to the site will be:
  - Tveit Rd (Highland Dr) to the northwest
  - Tveit Rd to the northeast
  - Burn Rd to the southwest
  - 95<sup>th</sup> Ave NE to the southeast
- “New” Burn Rd spine
- Multimodal internal streets
  - Access streets
  - Neighborhood streets
  - Alleys
- Trail system



# PLANNED IMPROVEMENTS

- “New” Burn Rd Spine
  - North-south access from Tveit Rd and to the existing Burn Rd to the south
  - The northern segment of existing Burn Rd will be permanently closed due to landslide risks. Potential future use could be a pedestrian-only route, if the geotechnical conditions allow
- Tveit Rd and new Burn Rd roundabout

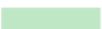


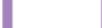
# STREET TYPES

## Street Types

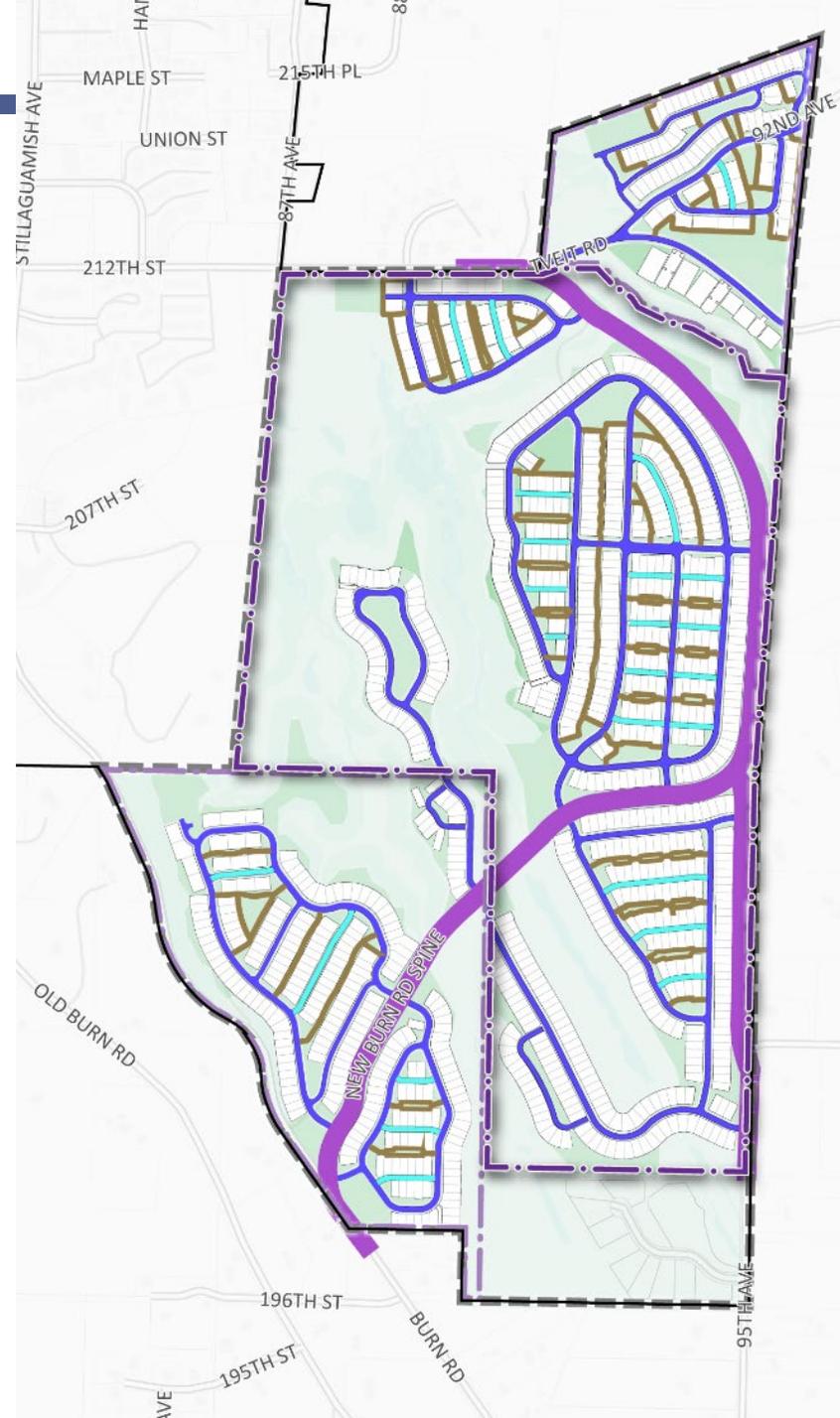
-  Access streets
-  Neighborhood streets
-  Alleys
-  Trails

## Open space

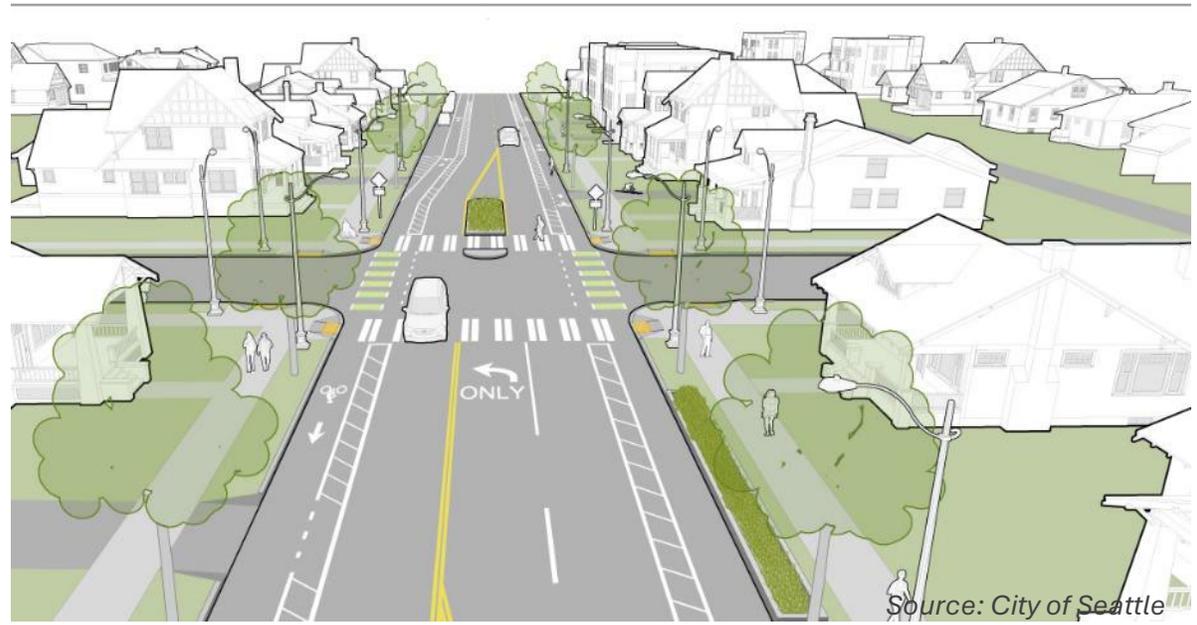
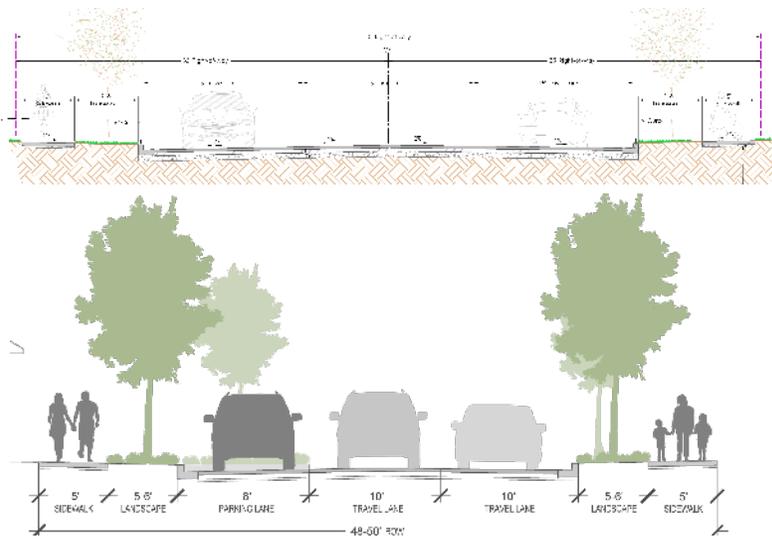
-  Active green space
-  Natural areas

-  Pending Project
-  Future Development
-  East Hill Subarea

-  Arlington

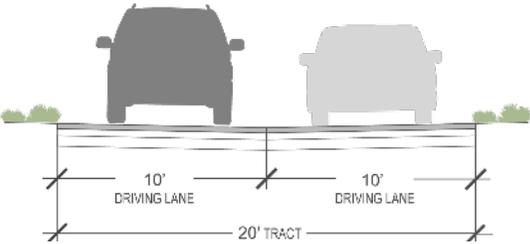
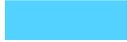


# ACCESS

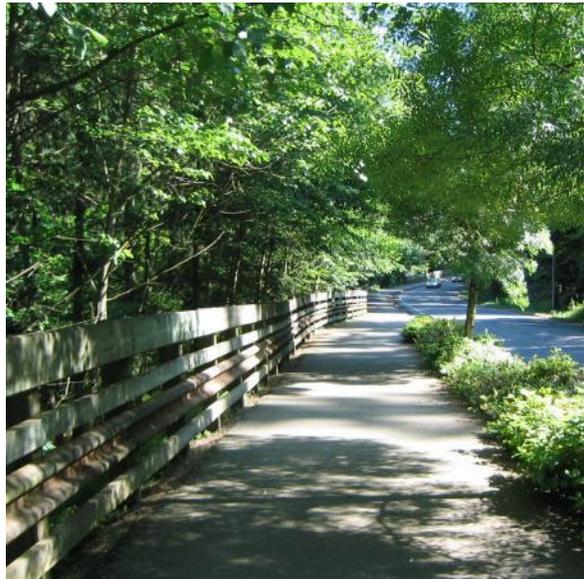




# ALLEY

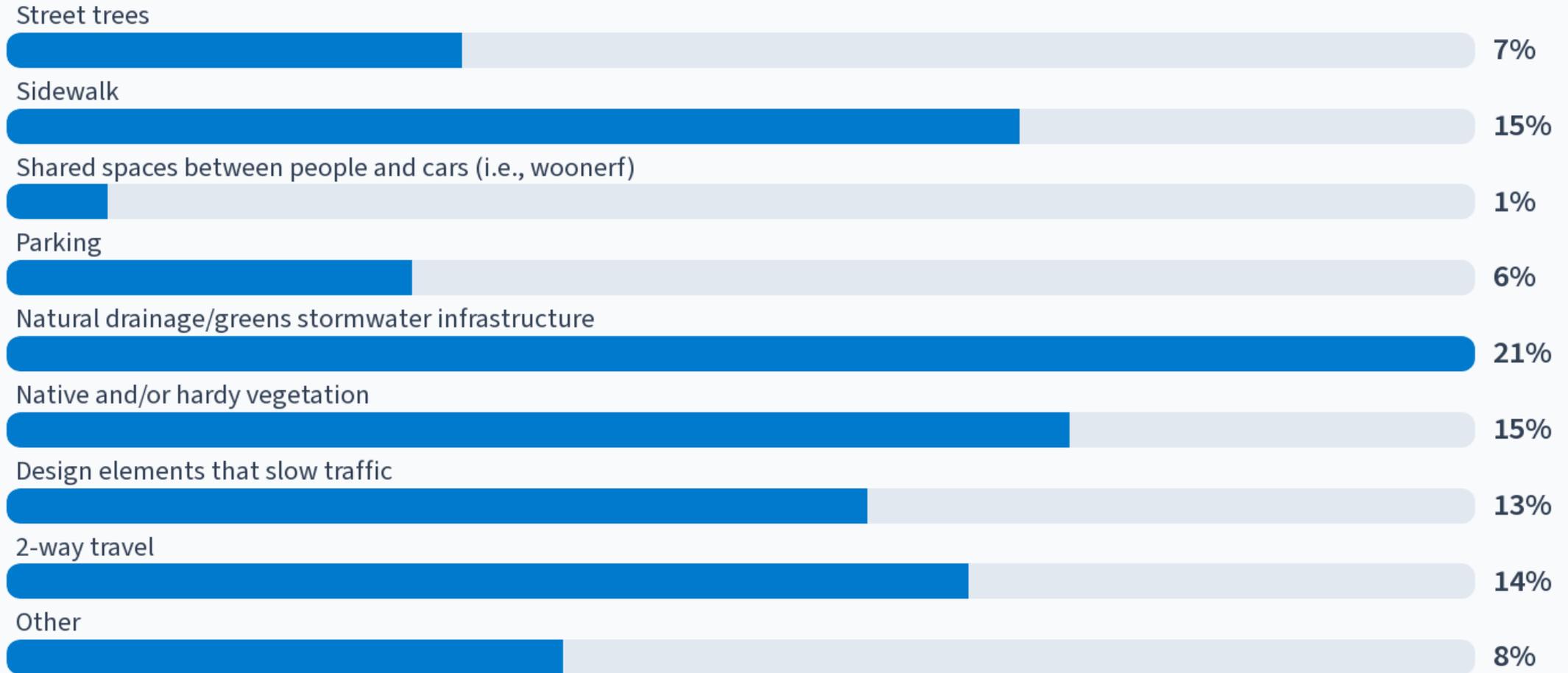


# TRAIL



## What street elements would you prioritize? (Select your top 4)

136



---

# EIS SCOPING

WHAT TOPICS SHOULD WE ADDRESS?

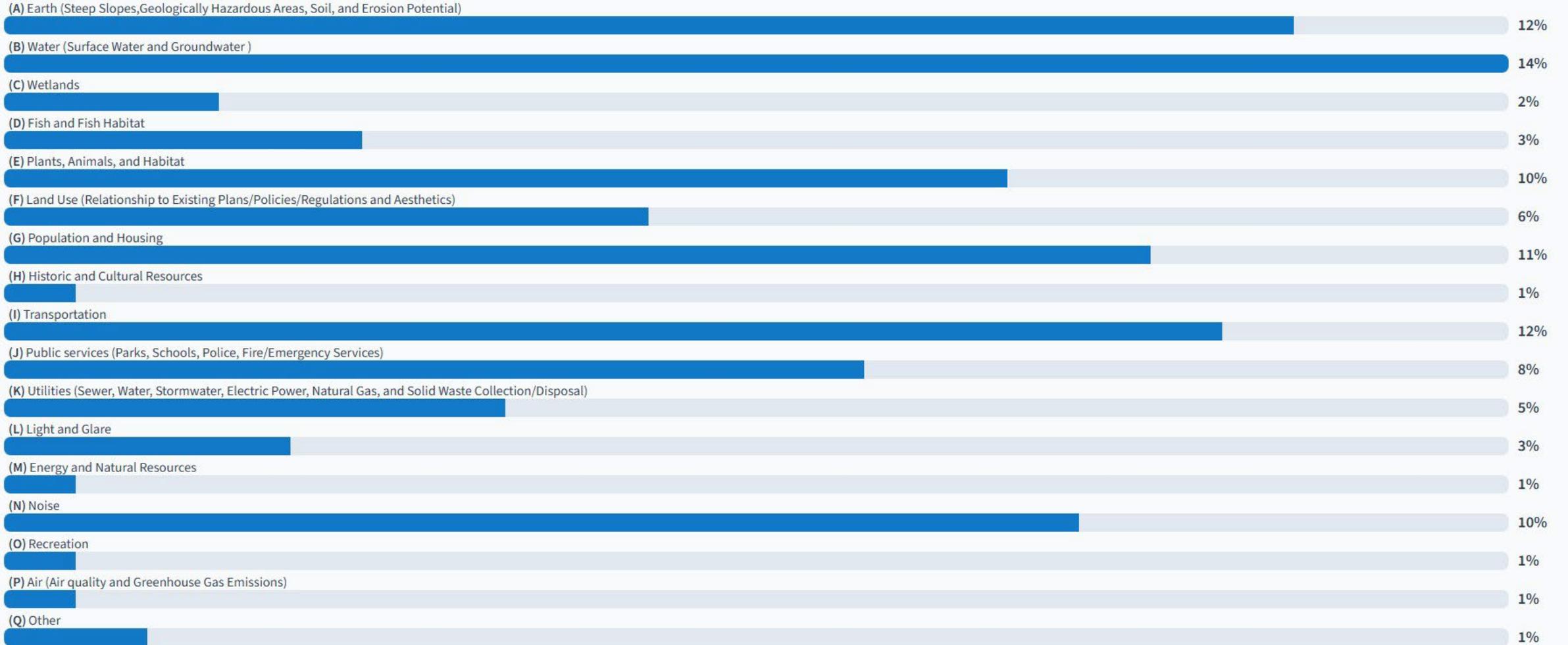


# EIS TOPICS

Topic	Subtopics
<b>Earth</b>	Steep Slopes, Geologically Hazardous Areas, Soils, and Erosion Potential
<b>Water</b>	Surface Water Movement/Quantity/Quality, Runoff/Absorption, and Groundwater Movement/Quantity/Quality
<b>Wetlands</b>	
<b>Plants, Animals, and Habitat</b>	
<b>Fish and Fish Habitat</b>	
<b>Land Use</b>	Relationship to Existing Plans/Policies/Regulations
<b>Population and Housing</b>	
<b>Aesthetics</b>	
<b>Historic and Cultural Resources</b>	
<b>Transportation</b>	
<b>Public Services</b>	Parks, Schools, Police, Fire/Emergency Services
<b>Utilities</b>	Sewer, Water, Stormwater, Electric Power, and Natural Gas



## What do you think are the 4 most important EIS topics to understand environmental implications and tradeoffs of East Hill Subarea development options?





### If you selected "Other", what topic would you like to add for the environmental analysis?

No new good traffic path to to Hwy 9 ☆

Water runoff to existing houses in the county at the base of Tveit Road ☆

Habitat destroyed ☆

Traffic ☆

Affects of wildlife ☆

Population is declining, not rising. ☆

Impact on area property value and taxes ☆

Number of vehicles traveling on Burn Rd ☆

Traffic congestion ☆

Crime ☆

School overcrowding ☆

Destroying the city. ☆

Affects to the current wildlife ☆

Crime ☆

The affect on county residence on average adjacent to this development ☆

Relationship with rural neighbors ☆

School overcrowding ☆

Portage street flooding ☆

Protecting the Ag use in the surrounding county. ☆

Where is the wildlife going to go when developed ☆

School overcrowding ☆

Kruger Creek flooding ☆

Destroying the rural area. The fact that it's not Everett, and doesn't want to be. ☆



### What's important to you that you aren't seeing? What final thoughts would you like to share with us?

34

School overcrowding

👍 8 🗨️ 0



Destroying small town Arlington

👍 7 🗨️ 0



School overcrowding.

👍 4 🗨️ 0



Too many housing units, impact on schools, infrastructure

👍 4 🗨️ 0



Our town cannot pass a school bond to improve Post Middle School and we are overcrowded at each school. How can we serve more students?

👍 3 🗨️ 0



Roundabouts don't accommodate 40 ' semi trucks going through Burn and to Granite Falls

👍 3 🗨️ 0



Both Burn Road and Tviet Road have experienced landslides in the last 15 years. Eliminating old Burn Road eliminates an alternative if another slide occurs. How can we have access to our homes if a disaster occurs?

👍 3 🗨️ 0



Please keep multi family units to a minimum

👍 3 🗨️ 0





### What's important to you that you aren't seeing? What final thoughts would you like to share with us?

34

Concerned that the infrastructure (schools, police, etc) will not support the additional population.

👍 4 🗨️ 1



Cost loss of our homes and potential sale prices

👍 3 🗨️ 0



Vehicle access through "New Burn" includes large commercial vehicles. Needs to be wide and at least 35mph.

👍 3 🗨️ 0



Concerned about wild animals in area.

👍 3 🗨️ 0



Eliminate the extension of 95th

👍 3 🗨️ 0



Who is making the money off this?

👍 3 🗨️ 0



How is that this development is on land that the mayor's extended family owns? This raises many questions.

👍 2 🗨️ 0



keep the comment period Open so that the community can actually respond beyond the July 7th deadline. Lots of folks don't know what you are planning

👍 2 🗨️ 0





## What's important to you that you aren't seeing? What final thoughts would you like to share with us?

34

New Burn road will be on a ravine that borders my property, how much of a buffer will that road need?

👍 2 🗨️ 0



Streets need to be wider.

👍 2 🗨️ 0



Does the city already own this land?

👍 2 🗨️ 0



Concerned about lots of fast traffic noise.

👍 2 🗨️ 0



Burn rd being closed and the affect it would have on crime and homeless living there

👍 2 🗨️ 0



Easy access to I-5...

👍 2 🗨️ 0



Overcrowding schools

👍 2 🗨️ 0



Moving cars through rapidly, and not backing up on the existing burn rd.

👍 2 🗨️ 0





### What's important to you that you aren't seeing? What final thoughts would you like to share with us?

34

Impact on schools!

👍 2 🗨️ 0



Need a small grocery store

👍 2 🗨️ 1



Impacts on our property's makes them al

👍 1 🗨️ 0



This is too much! We don't live in the city and don't want to. You are shoving this down our throats and patting us on the head telling us to relax and let this happen. You do not have water for this plus all the other developments you are inundating our quality of life with. You do not have infras

👍 0 🗨️ 0



Creating the new kent valley!

👍 1 🗨️ 1



High volume access improvement

👍 1 🗨️ 1



Would like more retail included in plan. Coffee shop, restaurant, hair salon, etc.

👍 1 🗨️ 1



Traffic allowing steady flow through the development while allowing access to homes.

👍 1 🗨️ 1





## What's important to you that you aren't seeing? What final thoughts would you like to share with us?

34

Impacts on our property's makes them al

👍 1 🗨️ 0



This is too much! We don't live in the city and don't want to. You are shoving this down our throats and patting us on the head telling us to relax and let this happen. You do not have water for this plus all the other developments you are inundating our quality of life with. You do not have infras

👍 0 🗨️ 0



Creating the new kent valley!

👍 1 🗨️ 1



High volume access improvement

👍 1 🗨️ 1



Would like more retail included in plan. Coffee shop, restaurant, hair salon, etc.

👍 1 🗨️ 1



Traffic allowing steady flow through the development while allowing access to homes.

👍 1 🗨️ 1



Very excited thank you

👍 0 🗨️ 1



Like to see less single family homes.

👍 1 🗨️ 3



---

# HOW CAN I COMMENT ON THE SCOPE OF THE EIS?

Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. Email comments are preferred.

**Send written comments by 5:00pm, Monday, July 7, 2025 to the contact below.**

**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

---

**THANK YOU!**