



Notice of Draft Environmental Impact Statement (DEIS) for Island Crossing Subarea Plan

Date of Issuance: August 1, 2025

Deadline for Comments: Tuesday, September 2, 2025 at 5:00 PM

Proposal Name: Island Crossing Subarea Plan

Applicant: City of Arlington Community & Economic Development Department

Location of Proposal: The Island Crossing Subarea includes approximately 87 acres in the northwest portion of Arlington. The area is bound by Interstate 5 to the west, Smokey Point Boulevard/27th Avenue NE to the east, 200th Street to the south, and includes properties abutting State Route 530 to the north.

Lead Agency: City of Arlington Community & Economic Development Department

SEPA Responsible Official: Amy Rusko, arusko@arlingtonwa.gov

Proposal Description: This document is a draft non-project environmental impact statement (EIS) that provides both qualitative and quantitative analysis of environmental impacts associated with the Island Crossing Subarea Plan proposal and its alternatives. The purpose of this EIS is to inform and assist the public and City of Arlington decision-makers in evaluating options for future growth, multimodal transportation improvements, and policy/code appropriate within the Subarea.

The Island Crossing Subarea Plan is a proactive effort to build on existing assets and shape Island Crossing's future, guiding its transformation from a convenience stop into a celebrated, safe, and well-connected gateway to the Stillaguamish Valley. The plan identifies a long-term vision and strategies for resilience to flooding, identity-strengthening and better-connected development, an SR 530 design concept that celebrates Island Crossing as a gateway and improves flooding resilience, and economic development strategies that respect its agricultural roots, natural resources, and cultural significance.

Arlington will foster Island Crossing's transformation into a celebrated gateway by focusing on four key priorities: 1) adopt zoning and design standards to ensure new development reflects community values and strengthens neighborhood identity, 2) coordinate with property owners and set funding strategy for a regional compensatory storage facility to support flood resilience, 3) coordinate with WSDOT to secure funding and implement SR 530 improvements, and 4) attract desired businesses through proactive relationship building with developers, property owners, and businesses.

Agencies, affected tribes, and members of the public are invited to comment on the DEIS, including alternatives, additional topics to address, potential environmental impacts, mitigation measures, approval and permitting requirements, and other considerations.

Draft EIS Comment Period: The City has established a 30-day comment period for this DEIS, and is requesting comments from the public, agencies, tribes, and all other interested parties.

Written Comment Deadline: 5:00 pm on Tuesday, September 2, 2025

All written comments should be directed to:

Amy Rusko, Community & Economic Development Director
City of Arlington, Community & Economic Development Department
18204 59th Avenue NE, Arlington, WA 98223

Electronically submitted comments should be sent to: arusko@arlingtonwa.gov
(Subject: Island Crossing Subarea DEIS Comments)

How to View the Project: Visit the City of Arlington website.

Project Website: <https://www.arlingtonwa.gov/867/Island-Crossing-Subarea-Plan>

Project Notice Website: <https://www.arlingtonwa.gov/310/Public-Notices-Hearings>