



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>

From: NoReply@ecy.wa.gov
To: [Amy Rusko](#)
Subject: SEPA record published
Date: Friday, August 1, 2025 7:45:58 AM

This message is from an External Sender

This message came from outside the City of Arlington

The SEPA admin reviewed and published [SEPA record number 202503209, "Island Crossing Subarea Plan"](#).

Lead Agency File Number: PLN #1366.

It will now be available to the public.

From: Kelli Price
Email: separegister@ecy.wa.gov
Phone number: (206) 594-0014



CITY OF ARLINGTON

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

File Number: PLN #1366

Applicant: City of Arlington

Lead Agency: City of Arlington

Location: Northwest corner of Arlington, bounded by I-5, Smokey Point Boulevard, 27th Avenue, and the northern edge of properties directly north of SR 530.

DEIS Issuance Date: August 1, 2025

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How to View the Plan: All documents and proposed site plans can be viewed by accessing the city's website on the subarea project page at:

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

or the public notice webpage at:

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DEIS Public Comment Period: Any person may comment on the Draft Environmental Impact Statement (DEIS) by writing to the mailing or email address listed under Contact Information. Comments on this application must be received by **5:00 pm on Tuesday, September 2, 2025.**

Contact Information: Amy Rusko, Director, arusko@arlingtonwa.gov

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

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For Publication in the Friday, August 1, 2025, edition of the Herald:

City of Arlington

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From: [Amy Rusko](#)
Bcc: mdavis@uswest.net; navdeepheyyar@hotmail.com; fnuritu@hotmail.com; cls-ctarmsevidence@wolterskluwer.com; ps.kazen@yahoo.com; kevin.crawford@pilottravelcenters.com; ced@arlingtonwa.gov; efile1234@incfile.com; "Balbir Singh"; donna.afscorp@gmail.com; harmeet925@hotmail.com; awashga@igbackoffice.com; margery.henken@yahoo.com; dhenken@hotmail.com; Ron Henken; dothompson@tecequipment.com; cmarine@dwaynelanes.com; mpati@pape.com; Russell, Evan; D Marks; Jason Griffith; Chris Simmons; Kathryn Boris; Sophie Luthin; Anderson, Dawn; andrew.park@bp.com; timothy.fehr@bp.com; huikezenq2015@gmail.com; drysdaleks@aol.com; andrews4hay@gmail.com; tobystrotz@gmail.com; christiejacobs@msn.com; kglover1599@gmail.com; Brian Kooy; skumar.hamari@gmail.com; santkum77@gmail.com; linda.neunzig@snoco.org; edsapples@frontier.com; thewholetree@gmail.com; timknibbe@me.com; skumarmd43@gmail.com; becky.goodell@gmail.com; stu@thesteewardshipco.com; pskazen@gmail.com; David Toyer; dpetkunas@stillaguamish.com; Eric Weden; sthitipra@stillaguamish.com; Eric White; smith_ds@msn.com; alyson.rae@wsdot.wa.gov; srockwell@stillaguamish.com
Subject: City of Arlington - Notice of Island Crossing Subarea Planned Action DEIS
Date: Friday, August 1, 2025 8:45:00 AM
Attachments: [image001.png](#)
[20250801_PLN1366_DEIS_Public_Notice.pdf](#)

Dear Party of Record –

The City of Arlington has issued a Notice of Island Crossing Subarea Planned Action Draft Environmental Impact Statement (DEIS) under permit number PLN #1366.

All related documents can be found on both the project webpage at: [Island Crossing Subarea Plan | Arlington, WA](#) and on the Public Notices webpage at: [Public Notices / Public Hearings | Arlington, WA](#)

Written Public Comment Due Date: 5:00 pm on Tuesday, September 2, 2025.

If you own property within the subarea or within 500' of the subarea properties you will also receive a postcard notice in the mail. If you are with an agency, you will also receive the public notice through an agency notice email. Thank you!

Sincerely,
Amy Rusko



Amy Rusko, AICP, CNU-A
Community & Economic Development Director
18204 59th Ave NE, Arlington, WA 98223
O: 360-403-3550
arusko@arlingtonwa.gov | www.arlingtonwa.gov

Note: Emails and attachments sent to and from the City of Arlington are public records and may be subject to disclosure pursuant to the Public Records Act.

From: [Amy Rusko](#)
To: [Alex VanDuine](#); [Andrea Pellham](#); [Antonia Weiss](#); [Bob Hubenthal](#); [Brad Ball](#); [Brad Zahnow](#); [Brian Lewis](#); [Chris Holland](#); [Clarissa Stenstrom](#); [CNG Service](#); [Community Transit](#); [Corinna Ong](#); [D Marks](#); [Darin Klein](#); [Dawn Anderson](#); [Department of Fish and Wildlife](#); [DOC Review Team](#); [EFSEC](#); [Eric Heinitz](#); [Erika Harris](#); [Erin Kelly](#); [Haylie Miller](#); [Joseph Norris](#); [Julie Davis](#); [K Nelson](#); [Kelly Cooper](#); [Kelly McLain](#); [Krista Gessner](#); [Larry Covey](#); [Lucas Larson](#); [Randy Kline](#); [SEPA Center](#); [SEPA DAHP](#); [SEPA PSCAA](#); [SEPA Review Team](#); [Snohomish County Public Works](#); [Snohomish County PUD](#); [Stacey Abbott](#); [Stephanie Jolivet](#); [Steve Rice](#); [THPO Stillaguamish Tribe](#); [Todd Gray](#); [Waste Management](#); [Wayne Wendell](#); [WSDOT Aviation](#)
Subject: City of Arlington - Notice of Island Crossing Subarea Planned Action DEIS
Date: Friday, August 1, 2025 8:45:00 AM
Attachments: [image001.png](#)
[20250801_PLN1366_DEIS_Public_Notice.pdf](#)

Dear Review Agencies –

The City of Arlington has issued a Notice of Island Crossing Subarea Planned Action Draft Environmental Impact Statement (DEIS) under permit number PLN #1366. The Public Notice is attached and all other project documents can be found on both the Island Crossing Subarea Plan webpage, at [Island Crossing Subarea Plan | Arlington, WA](#) or the City’s Public Notice webpage at [Public Notices / Public Hearings | Arlington, WA](#).

The City invites affected agencies, tribes, and special districts to review the attached documents for potential environmental impacts and provide the City Staff Contact with any comments by the close of the comment period as indicated on the SEPA DEIS. Agency comments are to be submitted to the City Staff Contact via email or through the postal service. Regardless of the method, the City asks that SEPA comments be provided on their respective agency’s formal letterhead.

Once received, comments will be made part of the official record on file with the City. After the close of the comment period, the City will review all comments received, and may, at its discretion, modify, or add conditions to mitigate for newly identified environmental impacts. Please note that the City will only accept *written* SEPA comments.

Comments received (or post-marked, if mailed) outside of the comment period will not be considered or made part of the record.

- **Written Public Comment Due Date: 5:00 pm on Tuesday, September 2, 2025.**

Sincerely,

Amy Rusko



Amy Rusko, AICP, CNU-A
Community & Economic Development Director
18204 59th Ave NE, Arlington, WA 98223
O: 360-403-3550
arusko@arlingtonwa.gov | www.arlingtonwa.gov

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CITY AFFIDAVIT OF POSTING

I, Chloe Bensen, do hereby certify that on August 1, 2025, I posted public notice for Island Crossing Subarea Planned Action DEIS, File No. PLN #1366, at the following locations:

**COMMUNITY &
ECONOMIC
DEVELOPMENT
PLANNING & LAND USE
DIVISION**



ARLINGTON AIRPORT
OFFICE
18204 59th Ave NE
Arlington, WA 98223
8 am – 5 pm M-F
Closed 12 pm – 1 pm M-F
Closed Holidays
360.403.3551
www.arlingtonwa.gov

City Hall Arlington Library City Website On-Site

and to the following persons and agencies:

Applicant Agencies with Jurisdiction Property Owners (w/in 500' radius)
 Parties of Record

Stating:

1) that a public hearing will be held by the

Planning Commission City Council Hearing Examiner

Date:

OR 2) that a Neighborhood Meeting will be held on _____

3) the City issued a SEPA Threshold Determination for this project

4) the City issued Notice of Application for this project

5) the City issued combined Notice of Application and SEPA Threshold Determination

Chloe Bensen 8/1/2025
Signature Date

STATE OF WASHINGTON)

) ss.

COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that Chloe Bensen is the person who appeared before me, and said person acknowledge that (he/she) posted the attached notice on the date specified and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument:



Raelynn M Jones
Notary Public in and for the State of
Washington residing at

Arlington

My appointment expires

5-1-2027