



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

Permit Number:	PLN #1366
Date of Issuance:	June 20, 2025
Date of Publication:	June 24, 2025
Date of Application:	February 2, 2024
Lead Agency:	City of Arlington
Agency Contact:	Amy Rusko, Deputy Director, arusko@arlingtonwa.gov , (360) 403-3551
Applicant:	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, 27th 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 (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, 360-403-3457

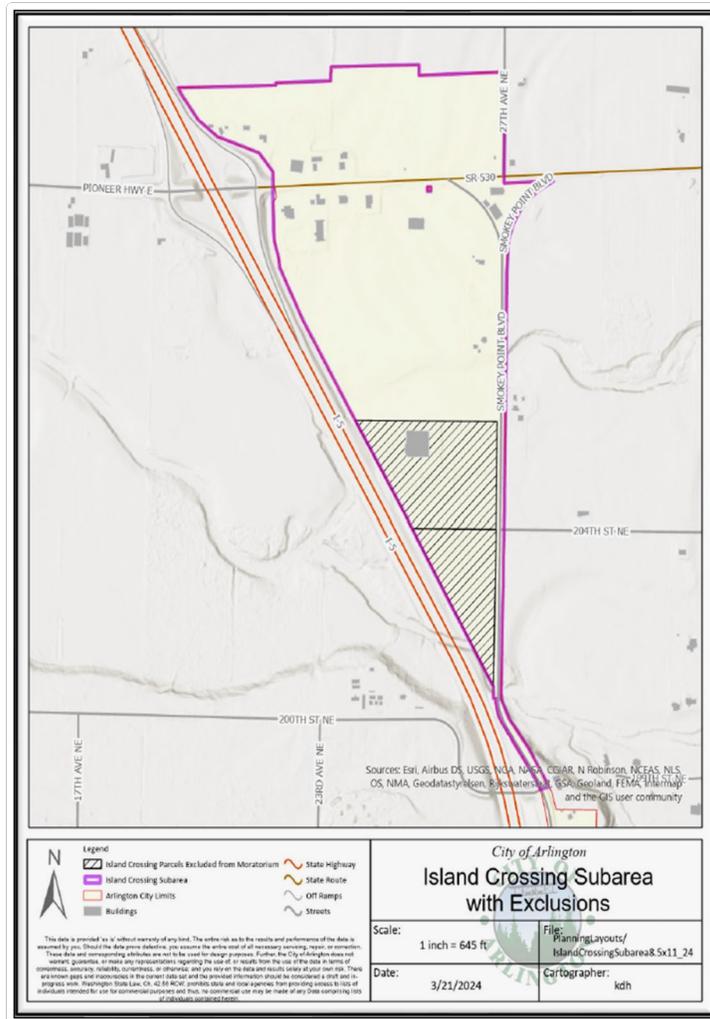
Signature 

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 59th Avenue NE, Arlington, WA 98223.



From: NoReply@ecy.wa.gov
To: [Amy Rusko](#)
Subject: SEPA record published
Date: Tuesday, June 24, 2025 2:41:58 PM

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 202502641, "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 Application, Community Neighborhood Meeting,
SEPA Determination of Significance, and Request for
Comments on Scope of Environmental Impact Statement
Island Crossing Subarea Plan and Planned Action EIS**

File Number: PLN #1366 **Lead Agency:** City of Arlington
Applicant: City of Arlington **Threshold Determination Date:** June 20, 2025
Date of Application: February 2, 2024 **Notice Publication Date:** June 24, 2025
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.

Written Comment Deadline: July 15, 2025 @ 5:00 pm

Project Description: 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.

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How to View the Project: 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>



Notice of Application Public Comment Period: Any person may comment on this application 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, July 15, 2025.**

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



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18204 59th Avenue NE
Arlington, WA 98223

For Publication in the Tuesday, June 24, 2025, edition of the Herald:

City of Arlington

Notice of Application, Notice of Community Neighborhood Meeting, Determination of Significance (DS) and Request for Comments on Scope of Environmental Impact Statement (EIS) for Island Crossing Subarea Plan and Planned Action EIS

Proposal Name: Island Crossing Subarea Plan

Applicant: City of Arlington

Lead Agency: City of Arlington Community & Economic Development Department

Contact: Amy Rusko, Deputy Director, arusko@arlingtonwa.gov, 360-403-3550

Date of Issuance: June 20, 2025

Date of Publication: June 24, 2025

Project Description: 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.

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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 (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 98223

Community Public 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>.

Permit and Documents Required: Subarea Plan, EIS, and Planned Action Ordinance.

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 59th Avenue NE, Arlington, WA 98223.

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
Subject: City of Arlington - Island Crossing Subarea Plan - Public Notice
Date: Tuesday, June 24, 2025 2:39:00 PM
Attachments: [image001.png](#)
[20250620 PLN1366 NOA-DS-EIS Scoping Notice.pdf](#)

Dear Party of Record –

The City of Arlington has issued a Notice of Application, Community Neighborhood Meeting and SEPA Determination of Significance and Request for Comments on Scope of Environmental Impact Statement (EIS) public notice for the Island Crossing Subarea Plan and Planned Action under permit number PLN #1366

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

Or on the Public Notices webpage at: [Public Notices / Public Hearings | Arlington, WA](#)

- **Written Public Comment Due Date:** 5:00 pm on Tuesday, July 15, 2025.
- **Community Neighborhood Meeting:** 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 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
Deputy Director
Community & Economic Development
Phone: 360-403-3550
Email: arusko@arlingtonwa.gov
Website: www.arlingtonwa.gov

th

18204 59 Ave NE, Arlington, WA 98223

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 - Island Crossing Subarea Plan - Public Notice
Date: Tuesday, June 24, 2025 2:39:00 PM
Attachments: [20250620_PLN1366_NOA-DS-EIS_Scoping_Notice.pdf](#)
[image001.png](#)

Dear Review Agencies –

The City of Arlington has issued a Notice of Application, Community Neighborhood Meeting and SEPA Determination of Significance and Request for Comments on Scope of Environmental Impact Statement (EIS) public notice for the Island Crossing Subarea Plan and Planned Action, permit number PLN #1366. The Public Notice is attached and all other project documents can be found on either 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 Threshold Determination. 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. Following City review, all SEPA comments received within the comment period will be forwarded directly to the project applicant.

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

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Sincerely,
Amy Rusko



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



**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 AFFIDAVIT OF POSTING

I, Amy Rusko, do hereby certify that on June 24, 2025, I posted public notice for Island Crossing Subarea Notice of Application, Community Neighborhood Meeting, SEPA Determination of Significance, and Request for Comments on Scope of Environmental Impact Statement (EIS), File No. PLN #1366, at the following locations:

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 July 9, 2025 - 5:00 - 6:30 pm

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

Amy Rusko
Signature

6-24-2025
Date

STATE OF WASHINGTON)

) ss.

COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that Amy Rusko 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



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

McMullen Family Holdings LLC
 808 Lenora Street
 Seattle, WA 98121

SEATTLE WA 980

25 JUN 2025 PM 2 L



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RETURN TO SENDER
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Date of Application: February 2, 2024

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Lead Agency: City of Arlington

Threshold Determination Date: June 20, 2025

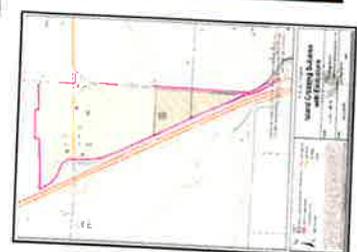
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How to View the Project: All documents and proposed site plans can be viewed by accessing the city's website on the subarea project page at <https://www.arlingtonwa.gov/867/Island-Crossing-Subarea-Plan>



Notice of Application Public Comment Period: Any person may comment on this application 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, July 15, 2025.**

Notice of Community Neighborhood Meeting: As part of the community planning process and to meet the Planned Action community meeting provisions of RCW 43.21C.440(3)(b), the City is holding a public neighborhood meeting at Putnam Hall in the Community and Economic Development Office (18204 59th Avenue NE, Arlington, WA 98223), on **Wednesday, July 9, 2025 from 5:00 – 6:30 pm**, with a presentation at 5:10 pm. If you are in need of special accommodations for the meeting, please contact the City of Arlington at 360-403-3551.

To Appeal the Decision: An agency or person may appeal the City's procedural compliance with WAC Chapter 197-11 (SEPA) for issuance of this DS. The DS is appealable to the Hearing Examiner. 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 to the City of Arlington, Community and Economic Development Department, 18204 59th Avenue NE, Arlington, WA 98223.

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



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

SEATTLE WA 980

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Skelton Patricia P Survivor's Trust
24869 Brotherhood Road
Mount Vernon, WA 98274

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Community & Economic Development Department
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Arlington, WA 98223

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Mount Vernon, WA 98274

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Community & Economic Development Department
18204 59th Avenue NE
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Monty Smith
720 11th Street, Suite B
Bellingham, WA 98225

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Two Jericho Plaza, Unit 110 Wing C
Jericho, NY 11753

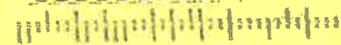
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Patrick & Brigette Baker
5021 Ripley Lane N #307
Renton, WA 98056

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City of Arlington
Community & Economic Development Department
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Charles Hoit
20926 Smokey Point Boulevard
Arlington, WA 98223

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