



## NOTICE OF SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

<b>File Name:</b>	<b>Arlington Garden Apartments</b>
<b>File Number:</b>	PLN #1263 and PLN #1264
<b>Owner:</b>	Lane Properties, LLC
<b>Applicant:</b>	Quarterra Multifamily Communities
<b>Contact:</b>	Brad Machat / Peter Van Overbeek
<b>Location:</b>	21117 59 <sup>th</sup> Avenue NE
<b>Parcel No.:</b>	31051000402700
<b>Date of Application:</b>	October 31, 2024
<b>Date of Completeness:</b>	November 27, 2024
<b>Date SEPA Checklist Prepared:</b>	January 30, 2025, Revised June 6, 2025, Revised September 17, 2025
<b>Date of Threshold Determination:</b>	September 26, 2025
<b>Date Published/Posting:</b>	September 26, 2025
<b>Lead Agency:</b>	City of Arlington Community and Economic Development Department
<b>Lead Agency Contact:</b>	Amy Rusko, Director, <a href="mailto:arusko@arlingtonwa.gov">arusko@arlingtonwa.gov</a>

**Project Description:** The applicant is proposing to construct a mixed-use project consisting of 206 multi-family residential units and up to 15,500 square feet of retail commercial space on 8.86 acres over two phases. The residential units are proposed across 5 three-story buildings and 3 mixed-use buildings surrounded by a central clubhouse and outdoor pool/spa area. The commercial portions are proposed within the mixed-use buildings and one stand-alone building. The site improvements include open space, recreation space, landscaping, wetland overlook area, surface parking, carports, stormwater infiltration systems, road extensions, and utility extensions. The binding site plan is proposing to divide the property into 2 lots and 2 tracts for a public roadway and native growth protection area.

**Approvals Required:** City of Arlington: Conditional Use Permit, Binding Site Plan, SEPA Review, Design Review, Civil Permit, Building Permits, Utility Permits. Department of Ecology: Stormwater General Permit.

**SEPA THRESHOLD DETERMINATION:** The City has determined that with the mitigation measures identified herein, this proposal would not have a probable and unavoidable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after reviewing a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. However, we have identified impacts by the proposed project that requires mitigation. In addition to the requirement that the development must comply with all City of Arlington zoning and development regulations, the following conditions of approval of the permit decision apply:

1. **(B)(14)(c) Transportation:** The applicant shall construct frontage improvements that include curb, gutter, sidewalk, landscape planting strip, multi-modal trail, and pavement, along 59<sup>th</sup> Avenue NE, through the project site, along the future public roadway along the northern property line between the subject parcel and State Route 530 and construct an approximately 22 foot wide access road with an approximately 12 foot multi-modal trail from the property's east boundary parallel to State Route 530 and connect to 211<sup>th</sup> Place NE with an intersection providing access to the project site from a secondary street or other similar improvements subject to approval by the city engineer.

**DISCLAIMER:** The determination that an environmental impact statement does not have to be filed does not mean there will be no adverse environmental impacts. The City of Arlington codes governing noise control, land use performance standards, construction and/or improvements of roads, drainage control, stormwater, utilities, fire protection, critical areas, building/design standards, mitigation of impacts, and traffic, school, park, impact fees. The issuance of this MDNS should not be interpreted as acceptance or approval of this proposal as presented. The City of Arlington reserves the right to deny or approve said proposal subject to conditions if it is determined to be in the best interest of the city and/or necessary for the general health, safety, and welfare of the public to do so.

**Public SEPA Threshold Determination Comment Period:** This MDNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14 days from the date of the published decision. Written comments must be submitted no later than **5:00 p.m. on October 10, 2025**. The Responsible Official may incorporate any substantial comments into the MDNS. If the MDNS is substantially modified, it will be reissued for further public review.

**SEPA Responsible Official:** Amy Rusko, Director of Community and Economic Development

September 26, 2025	
DATE	SIGNATURE OF SEPA RESPONSIBLE OFFICIAL

**Appeal Process:** The MDNS may be appealed pursuant to the requirements of AMC 20.98.210, AMC 20.20, and AMC 20.24. Any appeal to the Hearing Examiner must be addressed to the City Hearing Examiner, accompanied by an application, written findings, a filing fee of \$600.00 (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. An appeal hearing of the MDNS shall be combined with the Public Hearing for the project. The appeal must be received by **5:00 p.m. on October 10, 2025**.

# Proposed Site Plan

