



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

Date of Issuance: September 26, 2025

Deadline for Comments: Monday, October 27, 2025 at 5:00 PM

Proposal Name: Lindsay Subarea Plan

Applicant: City of Arlington Community & Economic Development Department

Location of Proposal: The Lindsay Subarea Plan is bounded by 172nd Street NE (SR-531) on the north, the 84th Avenue NE alignment to the east, the 168th Street NE alignment to the south, and the 75th Avenue NE alignment on the west, in the Hilltop neighborhood.

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 Lindsay 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 City of Arlington, jointly with MJS Investors, is conducting a community planning process to develop a vision, plan, and implementation strategies for the Lindsay Subarea. This planning process will lay the groundwork for continued, coordinated, and efficient growth of the neighborhood. The final product is an adopted Lindsay Subarea Plan, which will be incorporated in the City's development code, and Planned Action Ordinance (PAO) to facilitate development that meets community goals. The subarea plan is being developed for consistency with the Growth Management Act, Countywide Planning Policies, and the City of Arlington Comprehensive Plan. The PAO will be developed under RCW 43.21C.440 and associated SEPA rules in WAC 197-11 based on the Environmental Impact Statement (EIS). Future proposals consistent with the Planned Action Ordinance, Subarea Plan, and development regulations would have a streamlined environmental review and permitting process.

The Planned Action Environmental Impact Statement (EIS) will assess two alternatives. The No Action alternative assumes no change to current regulations under the existing Residential Ultra Low Capacity zoning and development standards. Additionally, the City commitments, policies, and capital improvement plans would continue as planned over the next 20 years. The Action Alternative implements AMC 20.44.032 to accommodate low- to moderate-intensity residential uses, including small-lot detached single-family homes, townhomes, and multifamily housing. This alternative also includes investments in capital infrastructure, transportation improvements, and a comprehensive system of parks, open spaces, and trails within the subarea.

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 Monday, October 27, 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: Lindsay Subarea DEIS Comments)

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

Project Website: <https://www.arlingtonwa.gov/892/Lindsay-Subarea-Plan>

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

