



## NOTICE OF APPLICATION AND NOTICE OF NEIGHBORHOOD MEETING

**File Name:** Arlington Garden Apartments  
**File Number:** PLN #1263 and PLN #1264  
**Owner:** Lane Properties, LLC  
**Applicant:** Quarterra Multifamily Communities  
**Contact:** Brad Machat / Peter Van Overbeek  
**Location:** 21117 59<sup>th</sup> Avenue NE  
**Intersection:** Southeast corner of State Route 530 and 59<sup>th</sup> Avenue NE  
**Parcel No.:** 31051000402700  
**Date of Application:** October 31, 2024  
**Date of Completeness:** November 27, 2024  
**Date Notice of Application:** December 2, 2024  
**Date Published:** December 4, 2024

**PROJECT DESCRIPTION:** The applicant is proposing to construct a mixed-use project consisting of 216 multi-family residential units and 13,500 square feet of retail commercial space on a single parcel of 8.86 acres. The residential units are proposed across nine three-story buildings surrounding a central clubhouse and outdoor pool/spa area. The commercial units are proposed across three buildings with associated parking. The site improvements include open space, recreation space, sidewalks, landscaping, street trees, wetland overlook area, surface parking, carports, stormwater infiltration systems, road extensions, improvements and dedication, utility extension and improvements. The binding site plan is proposing to divide the property into three lots.

**APPROVALS REQUIRED:** Conditional Use Permit, Binding Site Plan, SEPA Review, Design Review, Civil Permit, DOE Stormwater General permit and Water Quality Certification, Utility Permit, and Building Permits.

**To View the Project:** The application submittal documents are available for review on the city's website at <https://www.arlingtonwa.gov/310/Public-Notices-Hearings> or at the Community and Economic Development Department, located at 18204 59<sup>th</sup> Avenue NE, Arlington, WA 98223.

**Notice of Application:** Any person may comment on this application by writing to the mailing or email address below. Comments on this application must be received by **5:00 PM on Wednesday, December 18, 2024.**

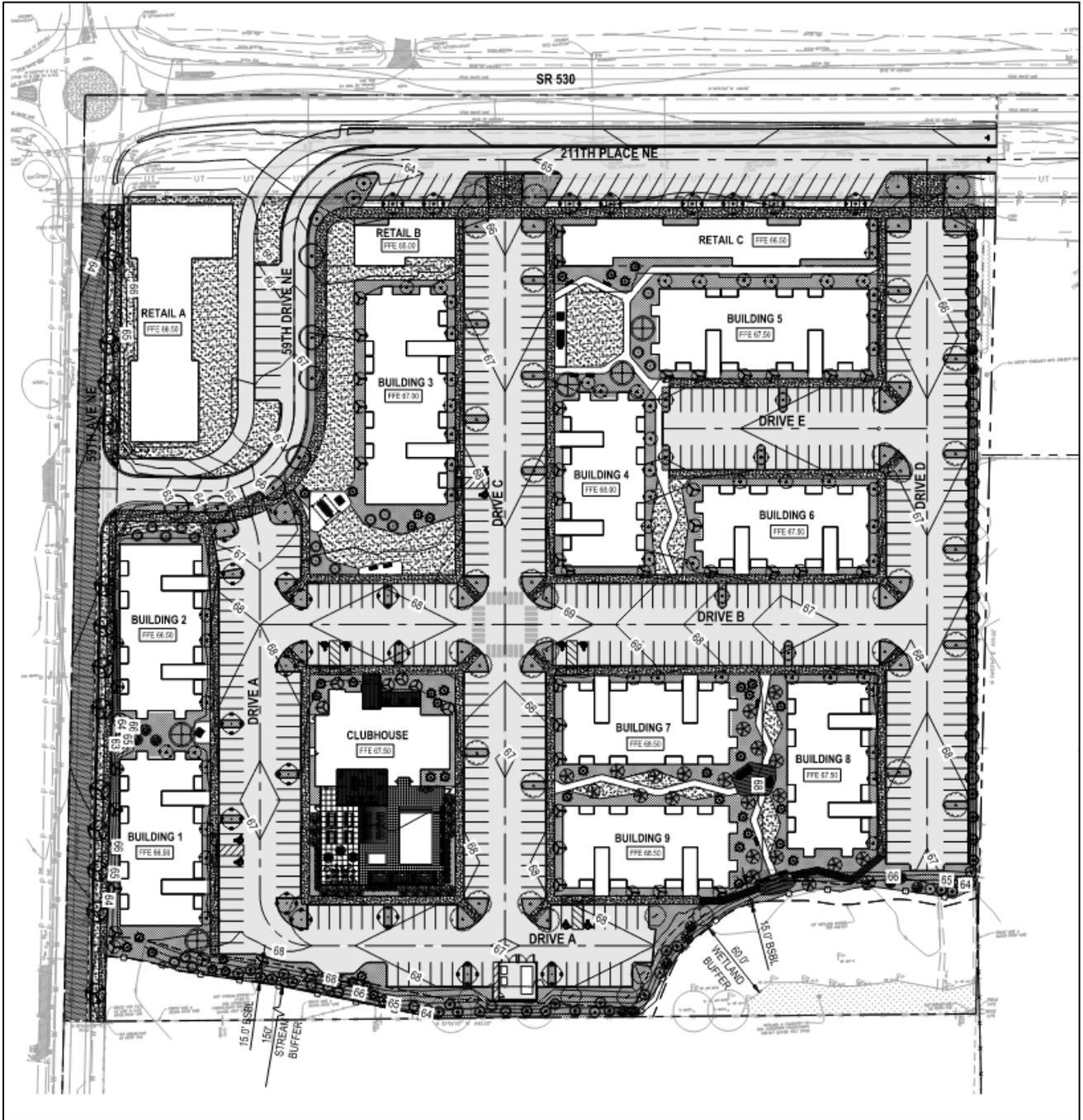
**Notice of Neighborhood Meeting:** A neighborhood meeting will be held at **5:00 pm on Thursday, December 19, 2024,** via Teams virtual meeting. To participate in the neighborhood meeting you may email the staff contact or log/call in to the Teams meeting.

Meeting ID: 255 435 550 20 Passcode: a3NP3iC3 Phone #: 1-323-676-6217 Phone ID: 323 164 144#  
Link:[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_YzljZWRlODgtZTBiYi00OGRkLTg3YWQtZmM3OTE2NTkwNzUz%40thread.v2/0?context=%7b%22Tid%22%3a%223d163d08-e2b8-4ccd-9737-3c52fcd5c51d%22%2c%220id%22%3a%22c93406b3-2333-4d54-98b4-f8ab9892d3c3%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_YzljZWRlODgtZTBiYi00OGRkLTg3YWQtZmM3OTE2NTkwNzUz%40thread.v2/0?context=%7b%22Tid%22%3a%223d163d08-e2b8-4ccd-9737-3c52fcd5c51d%22%2c%220id%22%3a%22c93406b3-2333-4d54-98b4-f8ab9892d3c3%22%7d)

**Staff Contact:** Amy Rusko, Deputy Director, [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov), 360-403-3550

**Mailing Address:** Community & Economic Development Department,  
18204 59<sup>th</sup> Avenue NE, Arlington, WA 98223

# Proposed Site Plan





**CITY OF ARLINGTON**  
**Notice of Application and**  
**Notice of Neighborhood Meeting**  
 Arlington Garden Apartments  
 Conditional Use Permit and Binding Site Plan

**File Number:** PLN #1263 & #1264      **Location:** 21117 59<sup>th</sup> Avenue NE  
**Owner:** Lane Properties, LLC      **Parcel No.:** 31051000402700  
**Contact:** Brad Machat, Quarterra Multifamily      **Date of Issuance:** 12-2-2024  
**Publication Date:** 12-4-2024      **Written Comment Deadline:** 12-18-2024  
**Neighborhood Meeting:** Via Teams on 12-19-2024 at 5:00 pm

**Project Description:** The applicant is proposing to construct a mixed-use project consisting of 216 multi-family residential units and 13,500 square feet of retail commercial space on a single parcel of 8.86 acres. The residential units are proposed across nine three-story buildings surrounding a central clubhouse and outdoor pool/spa area. The commercial units are proposed across three buildings with associated parking. The site improvements include open space, recreation space, sidewalks, landscaping, street trees, wetland overlook area, surface parking, carports, stormwater infiltration systems, road extensions, improvements and dedication, utility extension and improvements. The binding site plan is proposing to divide the property into three lots.

**How to View the Project:** View current project documents by accessing the city's website at <https://www.arlingtonwa.gov/310/Public-Notices-Hearings> or the file may be viewed at the Community & Economic Development Department.

**Notice of Application Public Comment Period:** Any person may comment on this application by writing to the mailing or email address below. Comments on this application must be received by **5:00 PM on Wednesday, December 18, 2024.**

**How to Comment:** You may comment on the proposed project by attendance, letter, or email. You may also comment and become a party of record by sending written testimony by email or mail to the project contact listed on or before the written comment deadline.



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**Online Teams Meeting:** To attend and/or participate in the meeting you may log in or call into the Teams meeting. The link can be accessed from the online notice or with the information below:

Meeting ID: 255 435 550 20      Passcode: a3NP3iC3  
 Phone No.: 1-323-676-6217      Phone Conference ID: 323 164 144#

**Contact Information:** Amy Rusko, Deputy Director, [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)



**CITY OF ARLINGTON**  
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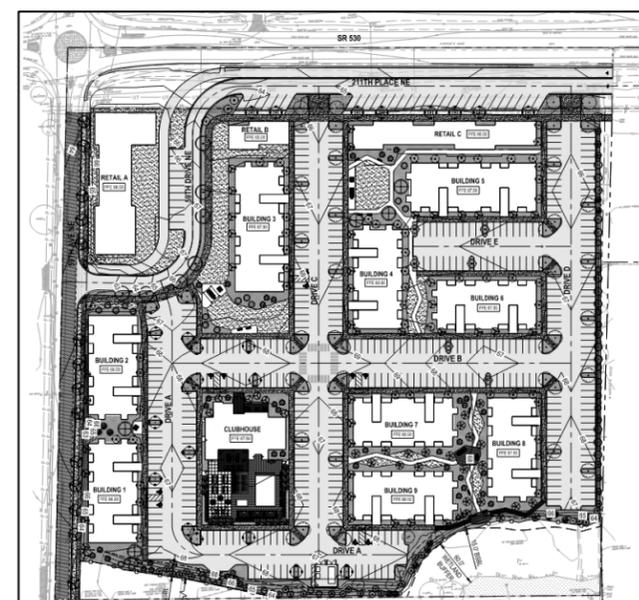
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**CITY OF ARLINGTON**  
**Notice of Application and**  
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 Arlington Garden Apartments  
 Conditional Use Permit and Binding Site Plan

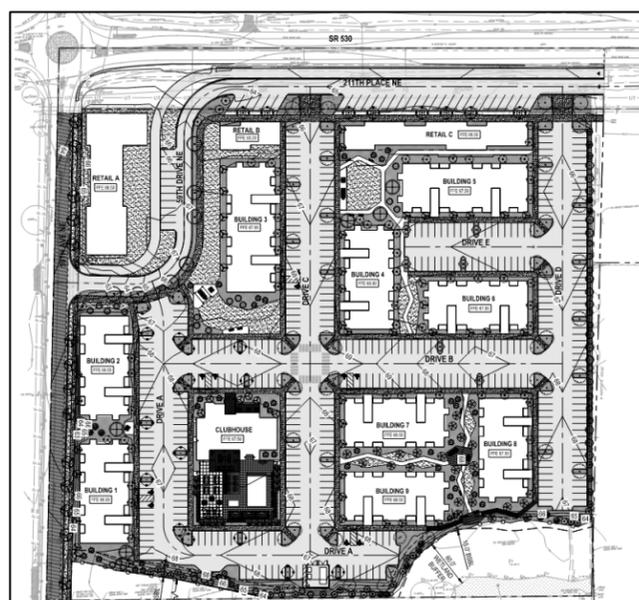
**File Number:** PLN #1263 & #1264      **Location:** 21117 59<sup>th</sup> Avenue NE  
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**Contact:** Brad Machat, Quarterra Multifamily      **Date of Issuance:** 12-2-2024  
**Publication Date:** 12-4-2024      **Written Comment Deadline:** 12-18-2024  
**Neighborhood Meeting:** Via Teams on 12-19-2024 at 5:00 pm

**Project Description:** The applicant is proposing to construct a mixed-use project consisting of 216 multi-family residential units and 13,500 square feet of retail commercial space on a single parcel of 8.86 acres. The residential units are proposed across nine three-story buildings surrounding a central clubhouse and outdoor pool/spa area. The commercial units are proposed across three buildings with associated parking. The site improvements include open space, recreation space, sidewalks, landscaping, street trees, wetland overlook area, surface parking, carports, stormwater infiltration systems, road extensions, improvements and dedication, utility extension and improvements. The binding site plan is proposing to divide the property into three lots.

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



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

For Publication in the Wednesday, December 4, 2024 edition of the Herald:

City of Arlington  
Notice of Application and Notice of Neighborhood Meeting

File Name: Arlington Garden Apartments  
File Number: PLN #1263 and PLN #1264  
Location: 21117 59<sup>th</sup> Avenue NE  
Parcel Number: 31051000402700

The City of Arlington has issued a Notice of Application and Notice of Neighborhood Meeting for the Arlington Garden Apartments Conditional Use Permit and Binding Site Plan.

The applicant is proposing to construct a mixed-use project consisting of 216 multi-family residential units and 13,500 square feet of retail commercial space on a single parcel of 8.86 acres. The residential units are proposed across nine three-story buildings surrounding a central clubhouse and outdoor pool/spa area. The commercial units are proposed across three buildings with associated parking. The site improvements include open space, recreation space, sidewalks, landscaping, street trees, wetland overlook area, surface parking, carports, stormwater infiltration systems, road extensions, improvements and dedication, utility extension and improvements. The binding site plan is proposing to divide the property into three lots.

The public notice and project documents are available for review on the city's website at [www.arlingtonwa.gov](http://www.arlingtonwa.gov) under public notices or at the Community and Economic Development Department, located at 18204 59<sup>th</sup> Avenue NE, Arlington, WA 98223.

Notice of Application Public Comment Period: Any person may comment on this application by writing to the mailing or email address below. Comments on this application must be received by 5:00 PM on Wednesday, December 18, 2024.

Notice of Neighborhood Meeting: A neighborhood meeting will be held at 5:00 PM on Thursday, December 19, 2024, online via Teams meeting. To participate in the neighborhood meeting you may email the staff contact or log/call in to the Teams meeting. The Teams meeting log in information is listed on the City of Arlington's website at [www.arlingtonwa.gov](http://www.arlingtonwa.gov) under public notices.

Staff Contact: Amy Rusko, Deputy Director, 360-403-3550, [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov), Community & Economic Development Department, 18204 59<sup>th</sup> Avenue NE, Arlington, WA 98223



**From:** [Ameresia Lawlis](#)  
**To:** [Alex VanDuine](#); [Andrea Pellham](#); [Bob Hubenthal](#); [Brad Zahnow](#); [Brian Lewis](#); [Chris Holland](#); [Clarissa Stenstrom](#); [Claude Williams](#); [CNG Service](#); [Community Transit](#); [D Marks](#); [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](#); [Kerry Lyste](#); [Larry Covey](#); [Lucas Larson](#); [Randy Kline](#); [Sam Barr](#); [SEPA Center](#); [SEPA DAHP](#); [SEPA PSCAA](#); [SEPA Review Team](#); [Snohomish County Public Works](#); [Snohomish County PUD](#); [Stacey Abbott](#); [Stephanie Jolivet](#); [Stephen Posner](#); [Steve Rice](#); [Stillaguamish Tribe](#); [Stillaguamish Tribe of Indians](#); [Todd Gray](#); [Waste Management](#); [WSDOT Aviation](#)  
**Cc:** [Amy Rusko](#)  
**Subject:** City of Arlington - Project Notice  
**Date:** Wednesday, December 4, 2024 2:42:00 PM  
**Attachments:** [image001.png](#)  
[20241202\\_PLN1263\\_PLN1264\\_NOA\\_NONM.pdf](#)

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Review Agencies –

The City of Arlington has issued a Notice of Application for Arlington Garden Apartments Binding Site Plan & Conditional Use Permit – PLN#1263 & PLN#1264.

To review the submittal documents please use this link:

<https://www.arlingtonwa.gov/310/Public-Notices-Hearings> and scroll down to the project labeled Arlington Garden Apartments – PLN#1263 & PLN#1264.

The City invites affected agencies, tribes, and special districts to review the documents for potential impacts and provide the City Staff contact with any comments by the close of the comment period as indicated on the Notice of Application. 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 Notice of Application 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, ask the applicant for additional information or place conditions within the SEPA Determination that is yet to be issued. Please note that the City will only accept written Notice of Application comments. Following City review, all comments received within the comment period will be forwarded directly to the project applicant.

**The due date for this review is 5:00 pm on Wednesday, December 18, 2024.**

Sincerely,



Ameresia Lawlis | Asst. Planner I  
Arlington Community & Economic Development

18204 59<sup>th</sup> Ave NE, Arlington, WA 98223

O: 360.403.3548

[alawlis@arlingtonwa.gov](mailto:alawlis@arlingtonwa.gov) | [www.arlingtonwa.gov](http://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:** [Ameresia Lawlis](#)  
**To:** [peter.vanoverbeek@quarterra.com](mailto:peter.vanoverbeek@quarterra.com); [Brad Machat](#)  
**Subject:** City of Arlington - Project Notice  
**Date:** Wednesday, December 4, 2024 2:47:00 PM  
**Attachments:** [20241202\\_PLN1263\\_PLN1264\\_NOA\\_NONM.pdf](#)  
[image001.png](#)

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Good afternoon,

The city has issued a Notice of Application and Notice of Neighborhood Meeting for Arlington Garden Apartments PLN#1263 & PLN#1264. The comment period closes December 18, 2024 at 5:00pm.

Sincerely,



Ameresia Lawlis | Asst. Planner I  
*Arlington Community & Economic Development*

18204 59<sup>th</sup> Ave NE, Arlington, WA 98223

O: 360.403.3548

[alawlis@arlingtonwa.gov](mailto:alawlis@arlingtonwa.gov) | [www.arlingtonwa.gov](http://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:** [Legals - Everett](#)  
**Cc:** [Ameresia Lawlis](#)  
**Subject:** RE: City of Arlington Public Notices for December 4, 2024  
**Date:** Monday, December 2, 2024 11:05:00 AM  
**Attachments:** [image001.png](#)

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Thank you!!

Sincerely,  
Amy Rusko



Amy Rusko, AICP, CNU-A  
Deputy CED Director  
Community & Economic Development  
Phone: 360-403-3550  
Email: [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)  
Website: [www.arlingtonwa.gov](http://www.arlingtonwa.gov)  
18204 59<sup>th</sup> Ave NE, Arlington, WA 98223

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**From:** Legals - Everett <legals@heraldnet.com>  
**Sent:** Monday, December 2, 2024 10:59 AM  
**To:** Amy Rusko <arusko@arlingtonwa.gov>  
**Cc:** Ameresia Lawlis <alawlis@arlingtonwa.gov>  
**Subject:** Re: City of Arlington Public Notices for December 4, 2024

**This message is from an External Sender**

This message came from outside the City of Arlington

Good Morning Amy

Your revised notices have been received and scheduled for publication on Wednesday, December 4, 2024.

Thanks,

Lia

**Lia Toupin**

**Herald Legals**

The Daily Herald | 1800 41st Street, S-300 | Everett, WA 98203



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**From:** Amy Rusko <[arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)>  
**Sent:** Monday, December 2, 2024 9:59 AM  
**To:** Legals - Everett <[legals@heraldnet.com](mailto:legals@heraldnet.com)>  
**Cc:** Ameresia Lawlis <[alawlis@arlingtonwa.gov](mailto:alawlis@arlingtonwa.gov)>  
**Subject:** City of Arlington Public Notices for December 4, 2024

Legals,

Please publish the two attached public notices for the following projects in the Wednesday, December 4, 2024 edition of The Herald.

1. Arlington Garden Apartments – PLN #1263 and PLN #1264
2. Pioneer Point – PLN #1269

Thank you!

Sincerely,  
*Amy Rusko*



Amy Rusko, AICP, CNU-A  
Deputy CED Director  
Community & Economic Development  
Phone: 360-403-3550  
Email: [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)  
Website: [www.arlingtonwa.gov](http://www.arlingtonwa.gov)  
18204 59<sup>th</sup> Ave NE, Arlington, WA 98223