



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

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 59th Avenue NE
Parcel No.: 31051000402700
Date of Application: October 31, 2024
Date of Completeness: November 27, 2024
Date SEPA Checklist Prepared: January 30, 2025, Revised June 6, 2025, Revised September 17, 2025
Date of Threshold Determination: September 26, 2025
Date Published/Posting: September 26, 2025
Lead Agency: City of Arlington Community and Economic Development Department
Lead Agency Contact: Amy Rusko, Director, arusko@arlingtonwa.gov

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 59th 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 211th 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.

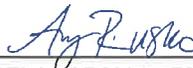
DISCLAIMER: The determination that an environmental impact statement does not have to be filed does not mean there will be no adverse environmental impacts. The City of Arlington codes governing noise control, land use performance standards, construction and/or improvements of roads, drainage control, 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

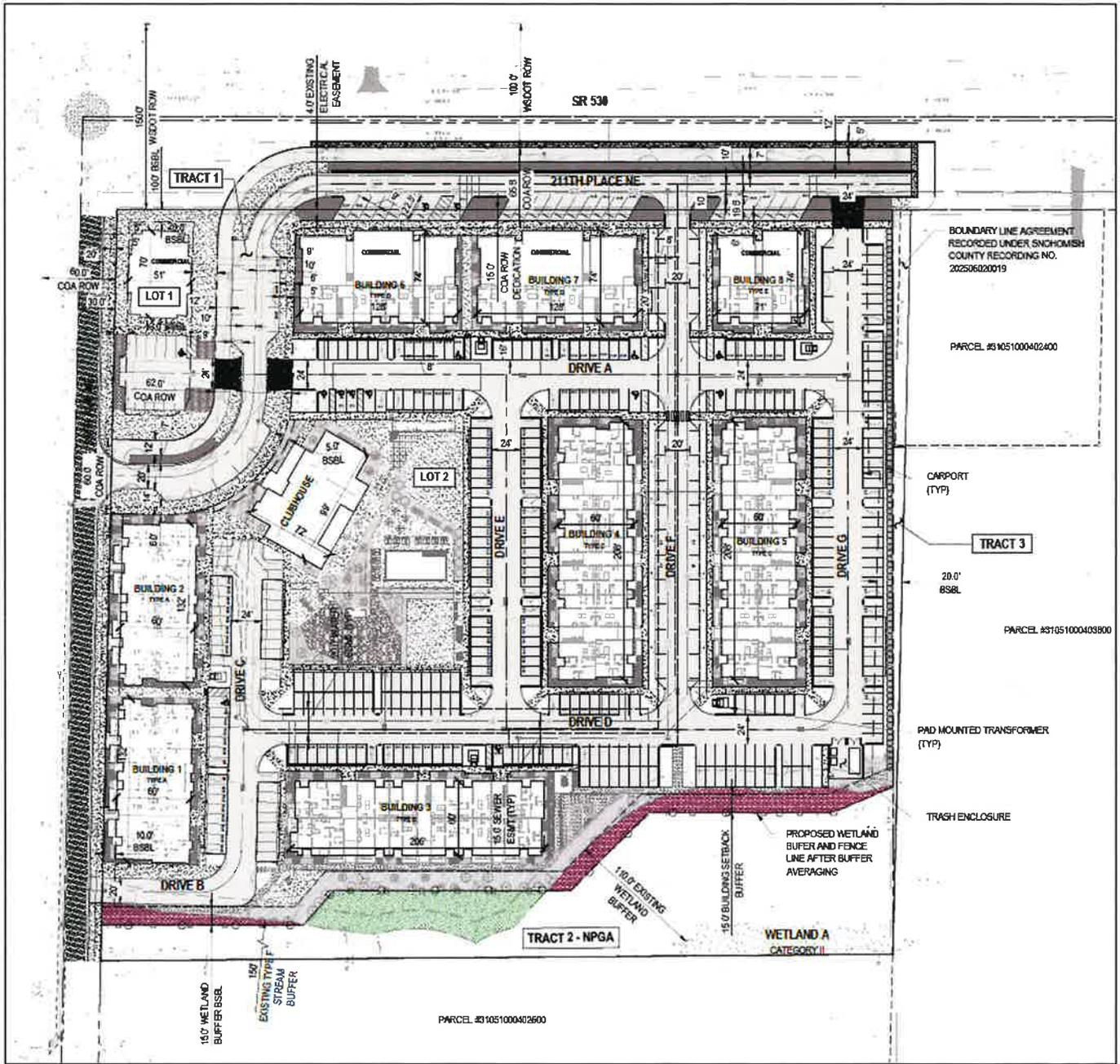
DATE



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 59th 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





CITY AFFIDAVIT OF POSTING

I, Jen Haugen, do hereby certify that on September 26, 2025, I posted public notice for Arlington Garden Apartments, File No. PLN #1263 and PLN #1264, 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

Signature 

Date 9/29/2025

STATE OF WASHINGTON)

) ss.

COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that Jen Haugen 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:





Notary Public in and for the State of Washington residing at

Arlington

My appointment expires

5-1-2027

For Publication in the Friday, September 26, 2025 edition of the Herald:

City of Arlington
Notice of SEPA Mitigated Determination of Non-Significance

File Name: Arlington Garden Apartments
File Number: PLN #1263 and PLN #1264
Location: 21117 59th Avenue NE
Parcel Number: 310510004027

The City of Arlington has issued a Notice of SEPA Mitigated Determination of Non-Significance (MDNS) for the Arlington Garden Apartments Binding Site Plan and Conditional Use Permit.

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.

The Notice of SEPA Mitigated Determination of Non-Significance and project 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 59th Avenue NE, Arlington, WA 98223.

SEPA Threshold Determination Public 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.

Staff Contact: Amy Rusko, Deputy Director, arusko@arlingtonwa.gov, Community & Economic Development Department, 18204 59th Avenue NE, Arlington, WA 98223



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NOTICE OF SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE

Notice is Hereby Given that City of Arlington has issued a Notice of SEPA Mitigated Determination of NonSignificance (MDNS) for Arlington Garden Apartments - PLN #1263 & #1264.

Description of Proposal: 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, carpools, stormwater infiltration systems, road extensions, and utility extension. 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.

Date Issued and Published: September 26, 2025

Project Proponent: Quartera Multifamily Communities

Tax Parcel ID: 31051000402700

Address: 21117 59th Avenue NE, Arlington, WA

Staff Contact: Amy Rusko, CED Director, arusko@arlingtonwa.gov

Public Comment Deadline: Any person may comment on this application by writing to the staff contact. Comments on this application must be received by: **Friday, October 10, 2025 at 5:00 pm**

The Notice of SEPA MDNS, additional project information and documents regarding this proposal are available on the City's website at: <https://www.arlingtonwa.gov/310/Public-Notices-Hearings> or by scanning the QR Code.

Documents may also be reviewed in person at the Community and Economic Development Department at 18204 59th Avenue NE.



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Documents may also be reviewed in person at the Community and Economic Development Department at 18204 59th Avenue NE.



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](#)
Cc: [Jen Haugen](#)
Subject: City of Arlington - Notice of SEPA MDNS - Arlington Garden Apartments - PLN#1263 and PLN#1264
Date: Friday, September 26, 2025 9:25:00 AM
Attachments: [image001.png](#)
[20250926_PLN1263_PLN1264_MDNS.pdf](#)
[AGA_PLN1263_PLN1264_Revised_SEPA_Checklist.pdf](#)

Review Agencies –

The City of Arlington has issued a Notice of SEPA MDNS for Arlington Garden Apartments, permit numbers PLN #1263 and #1264.

City of Arlington’s Public Notice website at the below link.

[Public Notices / Public Hearings | Arlington, WA](#)

You will need to scroll down the public hearing page to the 2024 projects.

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.

The due date for this review is 5:00 pm on October 10, 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

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](#)
Cc: [Jen Haugen](#)
Bcc: "G T"; "Elizabeth Vincenzi"; "JL Johnny"; "Tyler Walton"; "Donna Huckabay"; "Joan Anderson"; "paige_anderson"; "Bill Kmet"; "Rob Wagy"; "Maureen Frandsen"; "Kathy Lindquist"; "Aarene X"; "Michelle Dietz Date"; "Rod Halstead"; "Stephen Younger"; "Shane Mason"; "Tracie"; "wranlprinces@aol.com"; "jeremy robling"; "Patricia Garrett"; "nikki_starup"; "Leigh Kellogg"; "Heidi Swanson"; "Melia Fletcher"; "Azra Grudic"; "Gmail"; "Dominic Johnson"; "Junie87"; "Jennifer McCormick"; "Milliewilcoxson"; "Andrew Wilson"; "Jamie Wilson"; "Mitchell Matronic"; "DAVID HOVIK"; "Kirsten Marsh"; "Sarah Tsoukalas"; "trinity.yinger@yahoo.com"; "Scott Robertson"; "Harry and Cynthia Drinkwater"; "Lelia Beakey"; "Carol Howe"; "Lynda Thomas"; "Larry Adamski"; "carl fargon"; "Ron"; "ardie56@comcast.net"; "Nellie Thompson"; "Brenda Leighton"; "David Nelson"; "S Stovall"; "Karen Bukis"; "Curtis McCarty"; "Britt Thompson"; "Jonas H"; Brett N. Wiese; Ankita Das; kpark@insleebest.com
Subject: City of Arlington - Notice of SEPA MDNS - Arlington Garden Apartments - PLN#1263 and PLN#1264
Date: Friday, September 26, 2025 9:25:00 AM
Attachments: [image001.png](#)
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[AGA_PLN1263_PLN1264_Revised_SEPA_Checklist.pdf](#)

Dear Party of Record –

The City of Arlington has issued a Notice of SEPA MDNS, permit numbers PLN #1263 and PLN #1264.

Or on the City of Arlington's Public Notice website at the below link.

[Public Notices / Public Hearings | Arlington, WA](#)

You will need to scroll down the public hearing page to 2024 projects.

Comments:

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.

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From: [Amy Rusko](#)
To: [Brad Machat](#); [Will Penner](#); [Michelle Freeman](#); [Jen Haugen](#); [Emily Romanenko](#)
Cc: [Courtney Flora](#); [Ron Metzker](#); [Chris Kelly](#); [Meghan Martella](#); micheli.yoon@kpff.com; [Jeremy Febus](#)
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Brad,

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From: NoReply@ecy.wa.gov
To: [Amy Rusko](#)
Subject: Your SEPA Record Has Been Submitted!
Date: Friday, September 26, 2025 9:04:11 AM

This message is from an External Sender

This message came from outside the City of Arlington

The Department of Ecology has received a new SEPA record from Amy Rusko at Arlington City of with a File Number of: PLN #1263 and PLN #1264.
Your record is being reviewed by an administrator.

From: Amy Rusko
Email: arusko@arlingtonwa.gov
Phone number: (360) 403-3550