



WITHDRAWAL NOTICE OF SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS) FOR THE PROPOSED ARLINGTON GARDEN APARTMENTS

Date of Issuance: March 14, 2025
Lead Agency: City of Arlington
Lead Agency Contact: Amy Rusko, Deputy Director, arusko@arlingtonwa.gov
Owner: Lane Properties, LLC
Applicant: Quarterra Multifamily Communities
File Name: Arlington Garden Apartments
File Number: PLN #1263 and PLN #1264
Location: 21117 59th Avenue NE
Parcel No.: 31051000402700

Withdrawal: The Mitigated Determination of Non-Significance (MDNS) issued pursuant to WAC 197-11 and Arlington Municipal Code Title 20 on March 5, 2025 is hereby withdrawn. If a new threshold determination is issued, then a new notice and comment period will be provided.

Reason for Withdrawal: To allow additional time to further evaluate impacts and provide additional analysis of mitigation measures for the proposed mixed-use development project as a result of comments received during the comment period.

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, carpools, stormwater infiltration systems, road extensions, improvements and dedication, utility extension and improvements. The binding site plan is proposing to divide the property into 6 lots with tracts for public roadways (dedication areas) and native growth protection areas.

SEPA Responsible Official: Marc Hayes, Director of Community and Economic Development

March 14, 2025

Marc Hayes

DATE

SIGNATURE OF SEPA RESPONSIBLE OFFICIAL

Appeal Process: The MDNS Withdrawal may be appealed pursuant to the requirements of WAC 197-11 and AMC Title 20. There is a ten (10) day appeal period for this determination, between March 14, 2025 to March 24, 2025. Any person aggrieved by this determination may appeal by filing a Notice of Appeal with the City of Arlington Community and Economic Development Department. A Notice of Appeal shall be 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. The appeal must be received by **5:00 p.m. on March 24, 2025.**



CITY OF ARLINGTON

**Withdrawal Notice of SEPA Mitigated
Determination of Non-Significance (MDNS) for the
Proposed Arlington Garden Apartments**

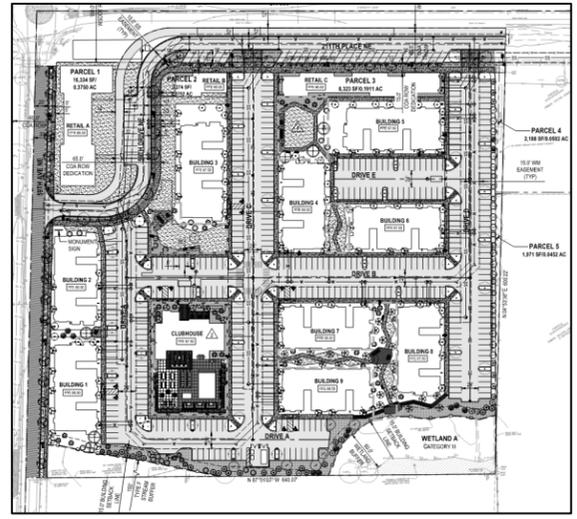
File Number: PLN #1163 & PLN #1264 **Applicant:** Quatterra Multifamily Communities
Location: 21117 59th Avenue NE **Parcel No.:** 31051000402700
Lead Agency: City of Arlington **Withdrawal Date:** March 14, 2025

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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.



To Appeal the Decision: MDNS Withdrawal may be appealed pursuant to the requirements of WAC 197-11 and AMC Title 20. There is a ten (10) day appeal period for this determination, between March 14, 2025 to March 24, 2025. Any person aggrieved by this determination may appeal by filing a Notice of Appeal with the City of Arlington Community and Economic Development Department. A Notice of Appeal shall be 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. The appeal must be received by **5:00 p.m. on March 24, 2025.**

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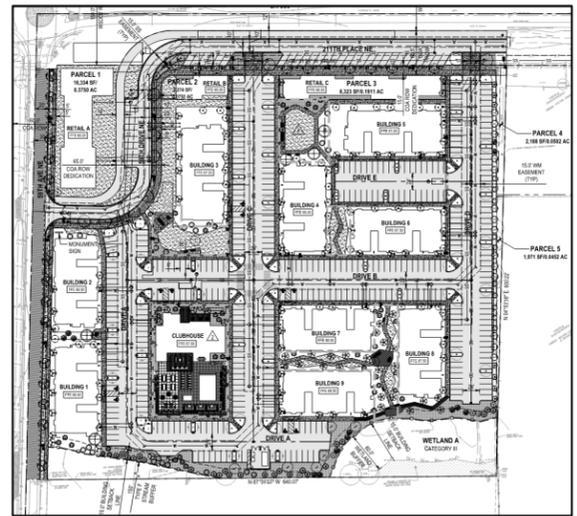
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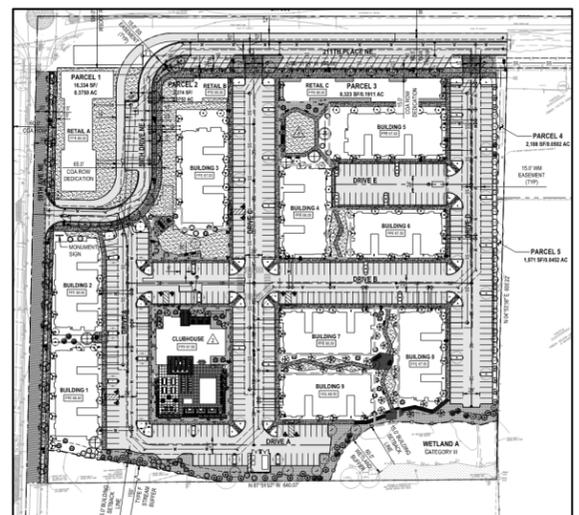
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Community & Economic Development Department
18204 59th Avenue NE
Arlington, WA 98223



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Community & Economic Development Department
18204 59th Avenue 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](#); [Kerry Lyste](#); [Krista Gessner](#); [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](#); [Steve Rice](#); [Stillaguamish Tribe](#); [Stillaguamish Tribe of Indians](#); [Todd Gray](#); [Waste Management](#); [Wayne Wendell](#); [WSDOT Aviation](#)
Subject: Arlington Garden Apartments SEPA MDNS Withdrawal
Date: Friday, March 14, 2025 2:29:00 PM
Attachments: [image001.png](#)
[Arlington Garden Apartments SEPA MDNS Withdrawal.pdf](#)

ear SEPA Review Agencies –

The City of Arlington has issued a Withdrawal Notice of SEPA Mitigated Determination of Non-Significance (MDNS) for Arlington Garden Apartments, project PLN #1263 Binding Site Plan and PLN #1264 Conditional Use Permit.

The attached Withdrawal Notice can be viewed online with the project documents under the project name on the City of Arlington’s website at the below link.

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

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

From: [Amy Rusko](#)
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](#); [wranglrprinces@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](#)
Subject: Arlington Garden Apartments SEPA MDNS Withdrawal
Date: Friday, March 14, 2025 2:29:00 PM
Attachments: [Arlington Garden Apartments SEPA MDNS Withdrawal.pdf](#)
[image001.png](#)

Dear Party of Record,

You are receiving this email as a Party of Record for the Arlington Garden Apartments Binding Site Plan and Conditional Use Permits under permit numbers PLN #1263 and PLN #1264.

The City of Arlington has issued a [Withdrawal Notice of SEPA Mitigated Determination of Non-Significance \(MDNS\)](#) for the Arlington Garden Apartments Binding Site Plan (PLN #1263) and Conditional Use Permit (PLN #1264).

The attached Withdrawal Notice can be viewed online with the project documents under the project name on the City of Arlington's website at the below link.

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

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

From: [Amy Rusko](#)
To: [Ankita Das](#); kpark@insleebest.com; [Brett N. Wiese](#)
Cc: [Marc Hayes](#); [Emily Romanenko](#)
Subject: Withdrawal Notice of SEPA MDNS for Arlington Garden Apartments
Date: Friday, March 14, 2025 2:44:00 PM
Attachments: [Arlington Garden Apartments SEPA MDNS Withdrawal.pdf](#)
[image001.png](#)

Attached is the Withdrawal Notice of the SEPA MDNS for the Arlington Garden Apartments, project PLN #1263 Binding Site Plan and PLN #1264 Conditional Use Permit.

The attached Withdrawal Notice can be viewed online with the project documents under the project name on the City of Arlington's website at the below link.

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

The Withdrawal Notice was posted on the site, posted on the city's website, emailed to agencies with jurisdiction, emailed to all party's of record, and mailed to property owners within 500 feet of the project today.

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

From: [Amy Rusko](#)
To: [Brad Machat](#); [Peter van Overbeek](#); [Courtney Flora \(cflora@mhseattle.com\)](#)
Cc: [Marc Hayes](#); [Emily Romanenko](#)
Subject: Withdrawal Notice of SEPA MDNS for Arlington Garden Apartments
Date: Friday, March 14, 2025 2:29:00 PM
Attachments: [image001.png](#)
[Arlington Garden Apartments SEPA MDNS Withdrawal.pdf](#)

Brad,

Please see the attached Withdrawal Notice of SEPA Mitigated Determination of Non-Significance (MDNS) for Arlington Garden Apartments, project PLN #1263 Binding Site Plan and PLN #1264 Conditional Use Permit.

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Sincerely,
Amy Rusko



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