



NOTICE OF PUBLIC HEARING

| | |
|-----------------------------------|---|
| Publish Date: | November 18, 2025 |
| Proposal Name: | Arlington Garden Apartments |
| Permit Type: | Binding Site Plan and Conditional Use Permit |
| File Number: | PLN #1263 and PLN #1264 |
| Project Owner: | Lane Properties, LLC |
| Project Applicant: | Quarterra Multifamily Communities |
| Address: | 21117 59 th Avenue NE |
| Location: | Southeast of the 59 th Avenue NE and State Route 530 Intersection |
| Parcel Number: | 31051000402700 |
| Documents available at: | City of Arlington Public Notice Website: https://www.arlingtonwa.gov/310/Public-Notices-Hearings . |
| Lead Agency: | City of Arlington |
| Contact Person: | Amy Rusko, CED Director, arusko@arlingtonwa.gov |
| SEPA Responsible Official: | Amy Rusko, Community and Economic Development Director |
| Public Hearing Body: | Hearing Examiner |
| Public Hearing Date/Time: | Wednesday, December 3, 2025 at 10:00 am |
| Public Hearing Location: | Online via Teams Meeting |
| Written Comment Deadline: | Tuesday, December 2, 2025 at 5:00 pm |

Online Teams Meeting: To attend and/or participate in the hearing you may log in or call into the Teams Meeting.

Phone Number: 1-323-676-6217

Phone Conference ID: 784 495 6#

Teams Meeting Website: <https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting?msocid=3fafb30ae8216ddb20fba548e99d6c5e>

Online Meeting ID: 298 871 533 440 2

Online Passcode: 75yP3br6

Proposal Description: The applicant is proposing to construct a Mixed-Use Development known as Arlington Garden Apartments on 8.81 acres located at 21117 59th Avenue NE, Arlington, Washington, on parcel number 31051000402700. The proposed project will be constructed in conformance with Title 20 (Zoning) of the Arlington Municipal Code, including Chapter 20.110, the Mixed-Use Development Regulations.

The Arlington Garden Apartments community consists 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 three-story mixed-use buildings. The commercial areas are proposed within the first floor of the mixed-use buildings and one stand-alone building.

The project improvements include a total of 424 parking stalls (94 perpendicular stalls, 206 carport stalls, 36 parallel stalls, 35 tandem stalls, 23 diagonal stalls, 5 street stalls, 11 Lot 1 commercial stalls, 11 standard and 3 van ADA stalls). Of the total parking stalls provided there are 43 EV charging, 106 EV ready, and 43 EV capable stalls. Additional improvements include a central clubhouse (fitness center, pool equipment/storage, workroom, social/party lounge, men's and women's restroom/changing areas, outdoor covered seating areas, leasing/manager offices) with outdoor pool/spa area, open space, recreation space, landscaping, wetland overlook area, stormwater infiltration systems, rain garden, trash enclosure, sidewalks, bicycle racks, lighting, pergola, benches, picnic tables, seating benches, work tables, fire pit, play log, landscape boulders, garden beds, planter pots, and site furnishings. Frontage improvements along 59th Avenue include curb, gutter, sidewalk, and street trees in a planter strip on the east side of the roadway, along with restoration as needed for utility connections. Construction of a new public road of 211th Place through the site and along the frontage (parallel) of State Route 530 includes curb, gutter, sidewalk, street trees in planter strips, a ten foot trail on the north/west side of the street and a sidewalk on the south/east side of the street. Stormwater from the proposed development will be managed through infiltration trenches, infiltrating bioretention planters, and a flow controlled detention tank facility.

The project site consists of vacant 8.86-acre parcel that are primarily flat and zoned General Commercial (GC) with Mixed-Use Overlay. The development is proposing a Binding Site Plan under PLN #1263, that splits the property into 2 lots and 3 Tract (future public right-of-way dedication of 211th Place, dedication of native growth protection area, and a boundary agreement with the property owner to the east). The subject properties will be developed under the City's Mixed Use Development Regulations, with a mix of residential and commercial uses, with existing residential uses surrounding the subject site to the north, east, south, and west. The property is situated on a corner lot at the edge of the city limits with State Route 530 to the north and 59th Avenue NE to the west. Properties within the city limits include legal non-conforming residential single-family homes and previous farm store is located on the west side of 59th Avenue NE, legal non-conforming residential single-family homes are located to the east. Properties within Snohomish County jurisdiction include residential single-family homes on Agriculture 10-Acres located on the north side of State Route 530 and a residential single-family home, stream, and wetlands on Agriculture 10-Acres located to the south. The project will be served by City of Arlington utilities extended to the site with the proposed development.

How to View the Project: All documents pertaining to this project may be examined online at www.arlingtonwa.gov/310/Public-Notices-Hearings. The files are also available at the Community & Economic Development Department, located at 18204 59th Avenue NE, Arlington, WA 98223.

How to Comment: You may comment on the proposed project by attendance, letter, or email. Any person wishing to comment on this project may do so at the public hearing on the above-referenced date, place, and time via Teams. You may also comment and become a party of record by sending written testimony by email the project contact listed above or mail to the following mailing address, 18204 59th Avenue NE, Arlington, WA 98223 on or before the written comment deadline stated above.

Special Accommodation: Please call the staff contact listed above if internet access is a concern.



CITY AFFIDAVIT OF POSTING

I, Ameresia Lawlis, do hereby certify that on November 18, 2025, I posted public notice for Arlington Garden Apartments, File No. PLN #1263 and PLN #1264, at the following locations:

- 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: **December 3, 2025 at 10:00 am**

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

Ameresia Lawlis
Signature

11-18-2025
Date

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that Ameresia Lawlis 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:



Raelynn M Jones
Notary Public in and for the State of Washington residing at

Arlington

My appointment expires
5-1-2027

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 AFFIDAVIT OF POSTING

I, Amy Rusko, do hereby certify that on November 18, 2025, I posted public notice for Arlington Garden Apartments, File No. PLN #1263 and PLN #1264, at the following locations:

- City Hall
- Arlington Library
- City Website
- On-Site

and to the following persons and agencies:

- Applicant
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Amy Rusko
Signature

11-18-2025
Date

STATE OF WASHINGTON)

) ss.

COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that Amy Rusko 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:



Raelynn M Jones
Notary Public in and for the State of Washington residing at

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For Publication in the Tuesday, November 18, 2025 edition of the Herald:

City of Arlington
Notice of Public Hearing

Proposal Name: Arlington Garden Apartments

File Number: PLN #1263 and PLN #1264

Owner: Lane Properties, LLC

Applicant: Quatterra Multifamily Communities

Address: 21117 59th Avenue NE

Location: Southeast of the 59th Avenue NE and State Route 530 Intersection

Parcel No.: 31051000402700

How to View the Project: All materials pertaining to this project may be examined online at the City of Arlington Public Notice Website at <https://www.arlingtonwa.gov/310/Public-Notices-Hearings>. The files are also available at the Community & Economic Development Department, located at 18204 59th Avenue NE, Arlington, WA 98223.

Lead Agency: City of Arlington

SEPA Responsible Official: Amy Rusko, Community & Economic Development Director

City Project Contact: Amy Rusko, Director, arusko@arlingtonwa.gov

Public Hearing Body: Hearing Examiner

Public Hearing Date & Time: Wednesday, December 3, 2025 at 10:00 am

Public Hearing Location: Online via Teams Meeting (see online notice for teams meeting invite)

Written Comment Deadline: Tuesday, December 2, 2025 at 5:00 pm

Project Description: The applicant is proposing a 2-Lot Binding Site Plan on 8.81 and a Mixed-Use Development of 206 multi-family residential units and up to 15,500 square feet of retail commercial space over two phases. This project consists of 5 three-story residential only buildings, 3 three-story mixed-use buildings, and a one-story clubhouse building, along with a future 1 one-story commercial building. Project improvements include parking, pedestrian paths, private open space, recreation space, wetland overlook areas, clubhouse, fitness area, work room, social/party lounge, outdoor swimming pool/spa area, benches, picnic tables, seating benches, work tables, fire pit, sitting areas, garden beds, planter pots, site furnishings, sidewalks, landscaping, lighting, bicycle racks, public street, public trail, stormwater facilities, and private drives throughout the site with access from 59th Avenue NE and 211th Place NE.

How to Comment: You may comment on the proposed project by attendance, letter, or email. Any person wishing to comment on this project may do so at the public hearing on the above-referenced date, place and time via the Teams Meeting. You may also comment and become a party of record by sending written testimony by email to the project contact listed above or mail to the following mailing address City of Arlington, Community & Economic Development Department, 18204 59th Avenue NE, Arlington, WA 98223.



City of Arlington
Community and Economic Development
18204 59th Avenue NE
Arlington, WA 98223



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NOTICE OF PUBLIC HEARING

Notice is Hereby Given that City of Arlington has issued a Notice of Public Hearing 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 3 tracts for a public roadway and native growth protection area.

Date Issued and Published: November 18, 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 Hearing Date/Time: **Wednesday, December 3, 2025 at 10:00 am**

Public Hearing Location: Online via Teams Meeting

The Notice of Public Hearing, Teams Meeting Link, additional project information and documents regarding this proposal are available on the city's website by scanning the QR Code or by link: <https://www.arlingtonwa.gov/310/Public-Notices-Hearings>.

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Documents are also available at the Community and Economic Development Department



From: [Amy Rusko](#)
To: [Brad Machat](#); [Will Penner](#); [Michelle Freeman](#); [Jeremy Febus](#); micheli.yoon@kpff.com; [Meghan Martella](#); "Chris Kelly"; [Ron Metzker](#); [Courtney Flora](#)
Cc: [Emily Romanenko](#); [Jen Haugen](#); [Ameresia Lawlis](#)
Subject: Arlington Garden Apartments Notice of Public Hearing
Date: Tuesday, November 18, 2025 11:28:00 AM
Attachments: [image001.png](#)
[20251118_PLN1263_PLN1264_NOPH.pdf](#)
[image002.png](#)

Brad,

Please see the attached Notice of Public Hearing for Arlington Garden Apartments – PLN #1263 and PLN #1264.

I have provided the hearing exhibits in the following folder.

[Arlington Garden Apartments Public Hearing Exhibits](#)

Unfortunately, I cannot get OneDrive to put the exhibits in order. If you happen to view the documents before I can get Exhibit 26 into the folder, please note that it will be added. It is the Notice of Public Hearing documents but I need to send this email to include it in the PDF prior to uploading.

The hearing exhibits are also posted online on the city's public notice webpage at the following link: [Public Notices / Public Hearings | Arlington, WA](#). To view from this page, you will need to scroll down to the 2024 Projects.

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](#)
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](#); [Reidar Thompson](#); [Brenda Leighton](#); [David Nelson](#); [S Stovall](#); [Karen Bukis](#); [Curtis McCarty](#); [Britt Thompson](#); [Jonas H](#); [Brett N. Wiese](#); [Ankita Das](#); [kpark@insleebest.com](#); [jfrancisco72@gmail.com](#)
Subject: Arlington Garden Apartments - PLN #1263 and PLN #1264 - Notice of Public Hearing
Date: Tuesday, November 18, 2025 11:28:00 AM
Attachments: [20251118_PLN1263_PLN1264_NOPH.pdf](#)
[image001.png](#)

Dear Party of Record –

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

Please see the attached Notice of Public Hearing for information related to the hearing. You may view the public hearing exhibits 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 to find the exhibits for Arlington Garden Apartments.

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

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From: [Amy Rusko](#)
To: david.ison@wsdot.wa.gov; [Shawn Yanity](#); [THPO Stillaguamish Tribe](#); ["miwicklund@snopud.com"](mailto:miwicklund@snopud.com); ["Tamela.smart@dahp.wa.gov"](mailto:Tamela.smart@dahp.wa.gov)
Subject: City of Arlington Notice of Public Hearing
Date: Tuesday, November 18, 2025 11:28:00 AM
Attachments: [20251118_PLN1263_PLN1264_NOPH.pdf](#)
[image001.png](#)

Agency Party of Record –

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

You will need to scroll down the public hearing page to 2024 projects to find the exhibits for Arlington Garden Apartments.

Sincerely,
Amy Rusko



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