



## NOTICE OF PUBLIC HEARING

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

**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 59<sup>th</sup> 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 59<sup>th</sup> 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 211<sup>th</sup> 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 211<sup>th</sup> 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 59<sup>th</sup> 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 59<sup>th</sup> 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](http://www.arlingtonwa.gov/310/Public-Notices-Hearings). The files are also available at the Community & Economic Development Department, located at 18204 59<sup>th</sup> 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 59<sup>th</sup> 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.

