



Notice of Draft Environmental Impact Statement (DEIS) for Lindsay Subarea Plan

Date of Issuance: September 26, 2025

Deadline for Comments: Monday, October 27, 2025 at 5:00 PM

Proposal Name: Lindsay Subarea Plan

Applicant: City of Arlington Community & Economic Development Department

Location of Proposal: The Lindsay Subarea Plan is bounded by 172nd Street NE (SR-531) on the north, the 84th Avenue NE alignment to the east, the 168th Street NE alignment to the south, and the 75th Avenue NE alignment on the west, in the Hilltop neighborhood.

Lead Agency: City of Arlington Community & Economic Development Department

SEPA Responsible Official: Amy Rusko, arusko@arlingtonwa.gov

Proposal Description: This document is a draft non-project environmental impact statement (EIS) that provides both qualitative and quantitative analysis of environmental impacts associated with the Lindsay Subarea Plan proposal and its alternatives. The purpose of this EIS is to inform and assist the public and City of Arlington decision-makers in evaluating options for future growth, multimodal transportation improvements, and policy/code appropriate within the Subarea.

The City of Arlington, jointly with MJS Investors, is conducting a community planning process to develop a vision, plan, and implementation strategies for the Lindsay Subarea. This planning process will lay the groundwork for continued, coordinated, and efficient growth of the neighborhood. The final product is an adopted Lindsay Subarea Plan, which will be incorporated in the City's development code, and Planned Action Ordinance (PAO) to facilitate development that meets community goals. The subarea plan is being developed for consistency with the Growth Management Act, Countywide Planning Policies, and the City of Arlington Comprehensive Plan. The PAO will be developed under RCW 43.21C.440 and associated SEPA rules in WAC 197-11 based on the Environmental Impact Statement (EIS). Future proposals consistent with the Planned Action Ordinance, Subarea Plan, and development regulations would have a streamlined environmental review and permitting process.

The Planned Action Environmental Impact Statement (EIS) will assess two alternatives. The No Action alternative assumes no change to current regulations under the existing Residential Ultra Low Capacity zoning and development standards. Additionally, the City commitments, policies, and capital improvement plans would continue as planned over the next 20 years. The Action Alternative implements AMC 20.44.032 to accommodate low- to moderate-intensity residential uses, including small-lot detached single-family homes, townhomes, and multifamily housing. This alternative also includes investments in capital infrastructure, transportation improvements, and a comprehensive system of parks, open spaces, and trails within the subarea.

Agencies, affected tribes, and members of the public are invited to comment on the DEIS, including alternatives, additional topics to address, potential environmental impacts, mitigation measures, approval and permitting requirements, and other considerations.

Draft EIS Comment Period: The City has established a 30-day comment period for this DEIS, and is requesting comments from the public, agencies, tribes, and all other interested parties.

Written Comment Deadline: **5:00 pm on Monday, October 27, 2025**

All written comments should be directed to:

Amy Rusko, Community & Economic Development Director
City of Arlington, Community & Economic Development Department
18204 59th Avenue NE, Arlington, WA 98223

Electronically submitted comments should be sent to: arusko@arlingtonwa.gov
(Subject: Lindsay Subarea DEIS Comments)

How to View the Project: Visit the City of Arlington website.

Project Website: <https://www.arlingtonwa.gov/892/Lindsay-Subarea-Plan>

Project Notice Website: <https://www.arlingtonwa.gov/310/Public-Notices-Hearings>



CITY AFFIDAVIT OF POSTING

I, Jen Haugen, do hereby certify that on September 26, 2025, I posted public notice for Lindsay Subarea Plan, File No. PLN #1315, 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:

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

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

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

City of Arlington

Notice of Draft Environmental Impact Statement (DEIS) for the Lindsay Subarea Plan

Proposal Name: Lindsay Subarea Plan

Applicant: MJS Investors, Inc

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NOTICE OF DRAFT ENVIRONMENTAL IMPACT STATEMENT

Notice is Hereby Given that City of Arlington has issued a Notice of Draft Environmental Impact Statement (DEIS) for Lindsay Subarea Plan - PLN #1315.

Description of Proposal: The City of Arlington, jointly with MJS Investors, is conducting a community planning process to develop a vision, plan, and implementation strategies for the Lindsay Subarea. The planning process will lay the groundwork for continued, coordinated, and efficient growth of the neighborhood. The final product is an adopted Lindsay Subarea Plan, which will be incorporated in the City's development code, and Planned Action Ordinance to facilitate development that meets community goals. The subarea is being developed for consistency with the Growth Management Act, Countywide Planning Policies, and the City of Arlington Comprehensive Plan.

Project Proponent: MJS Investors, Inc
Contact: Amy Rusko, CED Director, arusko@arlingtonwa.gov

Date Issued / Published: September 26, 2025

Written Comment Deadline: Monday, October 27, 2025 at 5:00 pm

The Draft EIS Notice, additional information, and documents regarding this proposal are available on the City's website at:

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From: [Amy Rusko](#)
To: [Rob Risinger](#)
Cc: [Rachel Miller \(rachelm@makersarch.com\)](#); [Queenie Gipaya](#); [Jen Haugen](#)
Subject: Lindsay Subarea Plan - PLN #1315 - Notice of Draft EIS
Date: Friday, September 26, 2025 12:53:00 PM
Attachments: [image001.png](#)
[20250926_PLN1315_DEIS_Public_Notice.pdf](#)

Rob,

Please see the attached Notice of Draft EIS for Lindsay Subarea Plan – PLN #1315.

All documents have been uploaded to the website.

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: [Gwendolen Coulter](#); [jacobsen.tb@gmail.com](#); [jaleger46@icloud.com](#); [kari@aerotestsvc.com](#); [mewelle@gmail.com](#); [lisa.314@comcast.net](#); [malakme@aol.com](#); [kellee.hoobles@comcast.net](#); [greg.blunt@comcast.net](#); [pr@aerotestsvc.com](#); [Karri Norberg](#); [jimbuse45@gmail.com](#); [patsfishinghole@aol.com](#); [100_matthias@yahoo.com](#)
Subject: City of Arlington - Notice of Draft EIS - Lindsay Subarea Plan-PLN #1315
Date: Friday, September 26, 2025 12:53:00 PM
Attachments: [image001.png](#)
[20250926_PLN1315_DEIS_Public_Notice.pdf](#)

Dear Party of Record –

The City of Arlington has issued a Notice Draft EIS for Lindsay Subarea Plan, permit number PLN #1315.

Project documents can be viewed and reviewed from the Lindsay Subarea Project page at the below link.

[Lindsay Subarea Plan | Arlington, WA](#)

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

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

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.

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 27, 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

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From: [Amy Rusko](#)
To: [Alex VanDuine](#); [Andrea Pellham](#); [Antonia Weiss](#); ["Bob Hubenthal"](#); [Brad Ball](#); ["Brad Zahnow"](#); [Brian Lewis](#); [agemmer@marysvillewa.gov](#); [Clarissa Stenstrom](#); [CNG Service](#); ["Community Transit"](#); [Corinna Ong](#); [D Marks](#); [Darin Klein](#); [Dawn Anderson](#); ["Department of Fish and Wildlife"](#); [DOC Review Team](#); [EFSEC](#); [Eric Heintz](#); ["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](#)
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Review Agencies –

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

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.

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