

December 14th, 2024

Dear Army Rusko - Deputy Director

RE: Arlington Garden - PLN #1263 and PLN #1364

I am very concern about the quick addition of multi unit apartment/townhouses throughout Arlington - and even so at this location for the below reasons.

This area is an single family homeowners' area, and farming area. Placing corporation owned apartments will definitely change the flavor of this area. In reality this development will be adding over 400 cars dally to the roads. Most apartment complexes plan for only one parking place per apartment even though most of the time there are at least 2 drivers - so the 2nd cars are parked along the streets or in other businesses parking lots. Bus service isn't that well planned or available in the older portion of Arlington.

I also believe there is a small creek that flows in the area - this development will have a direct impact on the creek which will have a direct impact on all the water/land as the creek flow westward.

Even though 59th and SR530 intersection is consider a control intersection it's poorly designed. It is hard for trucks, vehicles with trailers to maneuver also cars have to come to almost a complete stop. If additional development goes in it will place an additional burden of traffic entering and exiting at this intersection. Currently SR530 isn't keeping up with the increase traffic, and the I-5 exit ramps are under built for today's traffic.

I don't know the capacity of the current sewage system - yet though the past years there has been an increase of housing - plus there has been an increase of some commercial (Amazon) and industries.

Also there is increase of water usage -

Is the city Overbuilding/burdening the support services such as Fire Departments, police, etc - Currently the city is low on manpower for the population they have now. With the demand of the costs to operate these services is the city going to be dependant on the property owners to cover the costs. Arlington is quickly becoming a bedroom community where cost land on taxpayers where as if they pulled in industries - products are sold outside the area so the industries pull monies from others to cover taxes.

The City has been VERY POOR about upgrading the roads, creating safe intersection/crosswalks. I am sure the city has collected monies, yet hasn't applied it to handle the extra traffic/pedestrian travel created by these developments. In the past - placing concrete islands on major roads creating no emergency pulloffs/parkings spots, plantings that create blindspots, lack of sidewalks, etc...

Sincerely,

Ardie Ogden, 425-238-1951
ardie56@comcast.net

