

**From:** [Brenda Leighton](#)  
**To:** [Amy Rusko](#)  
**Cc:** [leighton Family](#)  
**Subject:** Comments on Proposed Land Use Arlington Garden Apartments  
**Date:** Wednesday, December 18, 2024 4:49:31 PM  
**Attachments:** [Arlington Garden Apartment letter.pdf](#)

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December 18, 2024

City of Arlington  
Community & Economic Development Department  
% Amy Rusko, Deputy Director  
[arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)

Re: Proposed Land Use: Arlington Garden Apartments; 21117 59th AVE NE, Arlington, WA 98223 (parcel #32051000402700)

To whom it may concern:

We are writing as part of a request for public comment to express our strong opposition to the development of the Arlington Garden Apartments. Our address is 6305 208th ST NE and our property overlooks highway 530 and the proposed development.

As long-time Arlington residents we ask the city to consider the significant negative impacts this type of development will have on the environment, wildlife, aesthetics, traffic, and our neighborhood. We purchased our home on 208th in 2007 and have lived here almost 18 years.

**Environmental Impact and Flooding Risks:** Over the past 18 years we can remember several instances when the Stillaguamish river peaked its flood stage and poured over highway 530 causing it to be closed. This flooding occurred directly where the proposed apartments are planned. Additionally, the development would destroy habitat for many types of wildlife in our area that would have nowhere else to go including beaver dams, owls, coyotes, deer, raccoons, possums, frogs, etc. We recently discussed the size of the creek bed with neighbors who previously lived in this area. The creek has changed substantially just over the past 18 years and is much larger than may be recorded in prior wetland studies.

**Traffic Safety:** The corner of highway 530 and 59th Street has been a dangerous intersection for many years. This is a very heavily traveled area and even with the addition of the two roundabouts it continues to be difficult to access highway 530 from our neighborhood during heavy traffic times. The new apartments would cause increased accidents and traffic congestion in this already impacted area. The development of the roundabouts have already increased the illegal use of compression brakes by trucks on highway 530. The illegal compression brake noise often begins as early as 4 am most mornings and has not been addressed by the city.

**School Infrastructure:** The proposed apartments would house residents whose children would attend Kent Prairie Elementary, Post Middle School and Arlington High School. Post Middle School needs to be replaced and is already facing overcrowding.

**Noise and Light Pollution:** As mentioned above the additions of roundabouts to highway 530 have created significantly more traffic noise in our neighborhood. The creation of the Garden Apartments would increase this problem further and additionally increase light pollution to the area.

**City of Arlington Aesthetics:** The City of Arlington is a beautiful place to live and the three mile drive from i5 to our little town is a beautiful gateway. Anyone who has driven this stretch of road has witnessed the stunning mix of mountains, river, forest and farmland. It is part of what makes Arlington such an inviting place to live and visit. This entrance to our city should be preserved. The development of a massive apartment complex on highway 530 would completely change the feeling of entering the town.

We ask that the planning commission seriously consider refusing the proposed development of the Arlington Garden Apartments. We also ask that the city takes the time to do their due diligence in studying the impacts to wetlands, wildlife, traffic and infrastructure. We are concerned that proper environmental mitigation measures are not being considered. We are asking that the wetland protections be revised and updated to reflect changes in recent years, and a comprehensive plan be established to address increased traffic, noise and light pollution. These decisions will significantly impact our home and property. We ask the city to consider these concerns carefully and work with the community to protect the beauty and sustainability of the wetlands that would be negatively impacted by this proposed development.

Respectfully,  
Todd and Brenda Leighton  
6305 208th ST NE  
Arlington, WA 98223  
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425-422-9313 Todd