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**Subject:** Arlington Garden Apartments - Response to Public Comments  
**Date:** Tuesday, January 7, 2025 8:13:00 AM  
**Attachments:** [image001.png](#)  
[Arlington Garden Apartments - Public Comment Response.pdf](#)

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I would like to thank you all for your comments submitted for the Arlington Garden Apartments Binding Site Plan PLN #1263 and Conditional Use Permit PLN #1264. There were multiple comments that addressed a variety of concerns, and I thought it would be best to provide answers that could address everyone's comments in one letter. You may or may not have made comments on some of the items that are included in the comment response letter, but I wanted everyone to have the same information.

You are now considered a Party of Record for the project. You will receive a direct email for the Notice of SEPA Decision and the Notice of Public Hearing that will be issued in the future for the project. Your comments have become part of the project file and will be included in the exhibits that are sent to the Hearing Examiner.

Sincerely,  
Amy Rusko



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# City of Arlington

## Community & Economic Development

January 7, 2024

Party of Record List  
Public Comment Response and Information

RE: Arlington Garden Apartments – Binding Site Plan PLN #1263 and Conditional Use Permit PLN #1264

The following is the City of Arlington’s response to a summary of questions and comments received during the Notice of Application public comment period for the Arlington Garden Apartments that was open from December 4, 2024 to 5:00 pm on December 18, 2024.

**Background of Property:** The subject parcel was part of the Carlson Annexation which annexed 16 acres and multiple properties into the City of Arlington in 1999 under Ordinance No. 1199. This changed the zoning to General Commercial to match the existing General Commercial already established from the east border of the annexation area to 211<sup>th</sup> Place NE on the lower portion and a smaller parcel on the bluff, which is known as Highland Bluff off of 209<sup>th</sup> Street NE was zoned Residential Medium Density. Once this annexation occurred the properties were no longer under the zoning of Snohomish County. The previous use of the subject property was a single-family residence, and the property has not been actively farmed. In 2017, in order to meet the growth targets allocated to the City of Arlington through the State and Snohomish County, the city developed a mixed-use overlay over all commercially zoned properties. The current project is an allowed use on the property as long as it meets the requirements of the [Mixed-Use Development Regulations](#) and other applicable code sections. The city respects the property rights granted to each property owner to buy, sell, and development their land according to adopted codes and plans in place for the City of Arlington and the State of Washington.

**Permitting Process:** The City of Arlington follows the Washington Administrative Code (WAC) and the Revised Code of Washington (RCW) regulations through [AMC Chapter 20.16](#), which provides requirements on how projects are processed, publicly noticed, and permit timelines. The project received a Notice of Complete Application, the city is then required to issue the Notice of Application within 14 days, and this is what was available to the public to review. The city notifies all property owners within 500 feet of the subject parcel (this is more than the state required 300 feet). The project is still under review with city staff and 1<sup>st</sup> round review comments were sent to the applicant a couple of weeks ago. City staff issues these project review comments to the applicant, and this process goes back and forth until the application meets the required regulations. These comments will result in changes to be made to the project. The City still needs to issue the SEPA (State Environmental Policy Act) Decision, as well. This has not been issued because additional information is needed from the applicant prior to the decision. The design and layout of the buildings is required to meet the Mixed-Use Development Regulations, among other code sections. Once all code requirements and regulations have been met the city will proceed with a public hearing before a Hearing Examiner. All comments received for the project will be included in the project exhibits that are sent

to the Hearing Examiner to review. The SEPA Decision and Notice of Public Hearing will be noticed according to [AMC Chapter 20.16](#) and [AMC Chapter 20.24](#). All Parties of Record will be notified by email of the SEPA Decision and Notice of Public Hearing.

All development projects are required to meet the existing zoning code regulations and comprehensive plan goals and policies in place at the time of the project permit submittal. If the project meets these regulations the city is required to either grant the permit or recommend approval to the Hearing Examiner.

**Comprehensive Plan:** Requires the city to plan for and allow for zoning on property to obtain the growth targets allocated to the City of Arlington from Snohomish County. The [2024 Comprehensive Plan](#) shows that the city is required to plan for these growth targets from 2020 to 2044 through the following; employment (an additional 14,462 jobs), population (an additional 15,088 people), and housing units (an additional 7,913 housing units). The comprehensive plan is a strategic plan and does not allow for uncontrolled development, but rather shows the areas of the city that have been specifically planned and designated for mixed-use (commercial and multi-family housing combined), among other types of housing, and industrial development, through zoning and subareas.

**Roads and Traffic:** The proposed project is providing improvements on 59<sup>th</sup> Avenue NE through the installation of curb, gutter, sidewalk, and a landscape strip on the east side of the roadway. There will also be a frontage road constructed from the project to the east and connect to 211<sup>th</sup> Place NE. Full improvements of the frontage road will be required of the applicant for the width of the project parcel and the remaining portions of the frontage road will be improved on the north side with pavement for two-way traffic and a 12 foot wide pedestrian trail.

Vehicular traffic to and from the site will occur from 59<sup>th</sup> Avenue NE and through a frontage road that will connect to 211<sup>th</sup> Place NE. The project has submitted a Traffic Impact Analysis that was completed by a Traffic Engineer and is available for review on the city's public notice webpage. In the study there were nine (9) intersections that were studied for impacts and all intersections stayed at the same level of service with the 2027 predictions with or without the subject project. The city allows for intersections to operate at a level D or better. There was only one intersection within the study area that operates at a Level D (currently and in the future), which is the I-5 and SR 530 Northbound Ramp. The roundabouts that were installed on SR 530 at 59<sup>th</sup> Avenue and 211<sup>th</sup> Place may still have low speed collisions, but they have reduced the risk of major collisions and fatalities from drivers taking chances by pulling out onto the road, along with improving the overall traffic flow of the highway.

Pedestrian and bicycle traffic is proposed from the project site through a trail along the frontage road to the trail that is currently under construction with the 211<sup>th</sup> Place improvement project, which will connect people to the Centennial Trail.

**Utilities:** Water and Sewer is provided to the site through utility extensions paid for by the developer. The stormwater is required to be contained and treated on the project site and meet the requirements of the Department of Ecology 2024 Stormwater Management Manual for Western Washington.

**Parking:** The project is required to meet the parking regulations of [AMC Chapter 20.110.014\(g\)](#), under Table 20.110-7. 1-Bedroom and Studio Apartments require 1.50 parking spaces per unit, 2-Bedroom Apartments require 2.50 parking spaces per unit, and 3-Bedroom Apartments require 3 parking spaces per unit. For reference Single-Family Residences are required to provide 2 parking spaces. The project as proposed has met the required parking spaces for the number of units and commercial square footage.

Required Project Parking:

- Total Residential (396 parking spaces):
  - 1-Bedroom: 150 units x 1.5 = 225
  - 2-Bedroom: 54 units x 2.5 = 135
  - 3-Bedroom: 12 units x 3 = 36
- Total Commercial (14 parking spaces):
  - 13,500 square feet / 1,000 = 13.5 = 14
- Total ADA (9)
  - 400 – 500 Parking Spaces Total = 7 standard and 2 Van

Total Required Project Parking on the Site = **419 parking spaces**

Total Provided Project Parking on the Site = **447 parking spaces**

**Noise and Lighting:** The project is required to meet the noise and lighting regulations of [AMC Chapter 20.44](#), Sections 20.44.210 (noise) and 20.44.280 (lighting). There are also additional lighting requirements due to the vicinity of the Arlington Municipal Airport under [AMC Chapter 20.38](#) and under [AMC Chapter 20.60.400](#).

**Apartments:** Not all apartments are low-income housing. The apartments proposed with this development will be market rate apartments. An example of the average monthly rent charged in the City of Arlington for market rate apartments: Studio: \$1,479, 1-Bedroom: \$1,669, 2-Bedroom: \$2,011, and 3-Bedroom: \$2,179.

**Critical Areas and Wildlife:** The City follows the Department of Ecology regulations adopted into the city zoning code for buffers and building setbacks from streams and wetlands as provided in [AMC Chapter 20.93](#). The applicant submitted a Wetland Report with their project application. The Type F stream that is located south of the project boundary originated as an irrigation/drainage ditch and is now considered a stream within the state and city regulations. This stream is a tributary to Portage Creek and connects to Portage Creek west of the High Clover neighborhood near the corner of Cemetery Road and 204<sup>th</sup> Street NE. There is also a Type III Wetland that is located south of the property boundary that was delineated. The proposed project is required to meet a 150-foot stream buffer and a 60-foot wetland buffer, along with a 15-foot building setback from the buffer. This is shown on the project site plan. The city review comments for the project do call out for an increase of vegetation and separation to protect the stream corridor and wetland areas. The 150-foot stream buffer on both the north and south (where applicable) will create a stream corridor from 59<sup>th</sup> Avenue to 211<sup>th</sup> Place for the protection of the stream and habitat. Unless city staff is provided information that contradicts the information in the Wetland Report that was completed by a wetland biologist the city will utilize the information provided with the application.

**Floodplain:** The floodplain is regulated by the Federal Emergency Management Agency (FEMA) and the mapping is provided to the City. The city is then required to follow the maps to ensure that projects meet the FEMA regulations. The subject property is located in Zone X, which is within the 0.2% annual chance flood hazard of a 500-year flood and is not required to provide the same level of protection as the Island Crossing area or other properties within the immediate surrounding areas with different floodplain designations. You can find these maps on the city's webpage at the following link:

[FEMA Flood Hazard FIRM Maps | Arlington, WA](#)

**Arlington Public Schools:** The city does not control the needs of the school district; however, we work with the school on population allocation increases assigned to the city from Snohomish County. The school district is sent all proposed city project development permits. The Arlington School District recently adopted their Capital Facilities Plan which outlines their needs per student populations. The plan estimates that there may be a deficiency in the Elementary Schools in 2028, but the middle and high schools have capacity through the 2029 planning year. Because of this, the development impact fee from the School District was decreased in 2024 for the next two years. There are state regulations on how impact fees from development can be spent. They can only be used for funding additional public facilities and cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet the existing service demands. Here is a link to the School Districts webpage where you can review a copy of the most recently adopted plan: [ArlingtonSD School Board Adopted Capital Facilities Plan 07 08 2024.pdf](#)

All persons that provided comments to the city via email or mail during the notice of application comment period or at the neighborhood meeting held on December 19, 2024 are considered Party's of Record. You will receive future notices regarding the project at the email address provided with the comments.

Thank you,



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