

**From:** [Andrew Wilson](#)  
**To:** [Amy Rusko](#); [Don Vanney](#)  
**Subject:** Concerns Regarding Arlington Garden Apartments Project  
**Date:** Monday, December 16, 2024 11:44:36 AM

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Ms. Rusko, Mr. Vanney,

I hope this email finds you well. I am writing to express my concerns regarding the proposed Arlington Garden Apartments project. As a member of the community, I believe it is important to address several issues that could significantly impact our neighborhood.

The Arlington Garden Apartments project will consist of 216 multi-family residential units and between 13,500 – 18,000 square feet of retail space, spread across nine residential buildings, three retail spaces, and a clubhouse. Despite the scale of this development, no improvements are planned for the neighboring roads or the intersection at 59th Ave NE & 530. Additionally, only 40 street parking spots are planned, with no overflow parking beyond the required unit-to-spots ratios.

For comparison, Pilchuck Village, located across from Arlington Starbucks on 204th ST NE, consists of 182 multi-family residential units and approximately 18,000 square feet of retail space. This project required significant traffic and infrastructure improvements. Despite having the same parking spot ratios as proposed for the Arlington Garden Apartments, Pilchuck Village consistently experiences overflow parking on 77th Ave NE.

Given these precedents, I urge the City of Arlington to consider the following:

1. Road Improvements: Enhance safety, lighting, and shoulder clearing on the affected roads.
2. Street Parking: Remove the planned street parking spots to prevent congestion.
3. Overflow Parking: Develop a clear plan to manage overflow parking, as 59th Ave NE will likely bear the brunt of this issue, creating potential safety hazards.

Furthermore, the property on which this development is proposed borders a freshwater forested/shrub wetland habitat classified as PFOC and a freshwater emergent wetland habitat classified as PEM1Cx. These classifications indicate significant ecological value and are subject to federal protections under the Clean Water Act. The recent Supreme Court decision in *Sackett v. EPA* has emphasized the importance of continuous surface connections to water bodies for federal jurisdiction. Given these legal precedents, it is crucial to address the environmental impact, encroachment on wetland setbacks, and the need for additional light and noise mitigation measures.

Additionally, the anticipated influx of new residents will likely place significant pressure on our local schools. With increased enrollment, we could face overcrowded classrooms, stretched resources, and a potential decline in the quality of education. In light of Washington State's Growth Management Act, which permits local governments to levy impact fees on new developments to support public facilities, including schools, it is essential that the City of Arlington considers these measures. Additionally, the McCleary Decision by the Washington Supreme Court underscores the state's obligation to fully fund basic education. These legal frameworks highlight the necessity for developers to contribute to school funding, ensuring that our educational infrastructure can adequately support the growing population. How does the City plan to address these educational challenges and ensure our schools are prepared for this development?

How does the City of Arlington plan to address the potential impact on our local schools?

Thank you for your attention to these important matters. I look forward to your response and hope that the City will take these concerns into serious consideration.

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