

**From:** [Jamie Wilson](#)  
**To:** [Amy Rusko](#)  
**Subject:** Concerns About Arlington Garden Apartments Development  
**Date:** Monday, December 16, 2024 2:43:09 PM

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This message came from outside the City of Arlington

Dear Ms. Rusko,

I am writing to share some pressing concerns regarding the proposed Arlington Garden Apartments project. As a dedicated member of this community, I feel compelled to highlight several critical issues that could greatly impact our neighborhood.

The Arlington Garden Apartments project is set to include 216 multi-family residential units and between 13,500 – 18,000 square feet of retail space, distributed across nine residential buildings, three retail spaces, and a clubhouse. Despite the magnitude of this development, there are no planned improvements for the nearby roads or the intersection at 59th Ave NE & 530. Additionally, only 40 street parking spots are planned, with no provisions for 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 substantial 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:** Improve safety, lighting, and shoulder clearing on the affected roads.
2. **Street Parking:** Eliminate 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.

Additionally, 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. This ruling highlights the need for careful consideration of the environmental impact of this project.

Moreover, the influx of new residents will undoubtedly place additional strain on our local schools. As a local elementary school teacher, I have seen first hand the impacts of increased enrollment. Our classrooms are already overcrowded and the community is unwilling to pass bonds to improve existing school buildings. In Washington State, the Growth Management Act allows local governments to impose impact fees on new developments to fund public facilities, including schools. These legal precedents support the need for developers to contribute to school funding to ensure that our educational infrastructure can accommodate this growth. If Arlington plans to continue to increase the population with high density housing, we need to ensure funding from developers to increase capacity at our schools. It is clear our community is no longer willing to suffer the burden of increased taxes to build new schools.

How does the City of Arlington plan to address the potential impact on our local schools? It is crucial to ensure that our educational facilities are adequately prepared to handle the increased demand.

Given these legal precedents and community impacts, it is crucial to address the environmental impact, encroachment on wetland setbacks, and the need for additional light and noise mitigation measures.

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.

Best regards,

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