

**From:** [Gwendolen Coulter](#)  
**To:** [Amy Rusko](#)  
**Subject:** Lindsay Subarea NOA and EIS Scoping comments  
**Date:** Saturday, March 22, 2025 8:49:42 PM

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This message came from outside the City of Arlington

I am writing to express my concerns regarding the proposed construction project, which, according to the application, will add 131 residential units during Phase I and 436 residential units total over three phases. While I recognize the need for responsible growth and development, I am concerned about the potential negative impact on the surrounding community due to the scale, density, and infrastructure implications of this project.

My concerns as a current resident are as follows:

**Incomplete Impact Assessment and Inaccurate Traffic Projections** - Based on the plans provided, it appears that the traffic and infrastructure impact analysis only considers Phase One of the project, which consists of 131 units, plus 47 units. However, the full scope of the development will introduce a total of 436 units. This phased analysis provides an incomplete and misleading representation of the project's long-term impact on traffic, infrastructure, and community services. I request that the city require a comprehensive impact assessment accounting for all three phases that looks at morning and evening peak hours before approving any part of the project.

The traffic impact assessment submitted states that the 136 single-family homes in Phase One would generate 1,706 daily trips, with only 166 of these occurring during peak hours. It seems questionable that less than 10% of the daily trips would take place during peak periods—times when parents would be driving children to and from after-school activities, commuting home from work, or heading out for dinner and errands. As a resident that works from home occasionally and has driven these roads at several different times of the day, I find congestion in the morning to be worse heading west on 172<sup>nd</sup> in the morning and heading north on Hwy 9 is more difficult during the time that Pioneer and Arlington High School Release. This estimate appears unrealistic and may understate the true congestion impact during high-traffic hours. I ask that the city reevaluate the traffic projections to ensure they reflect realistic commuting patterns.

**Insufficient Infrastructure Planning and Delays with current projects** - The current road infrastructure is already strained, and the expected increase in traffic from this and other nearby developments will further exacerbate congestion. Within a half-mile radius, projects already approved will add 377 additional units, a gas station, a coffee shop with a drive-through, a shopping area, and 51,500 square feet of retail space.

The proposed widening of 172nd/67th (Phase I), originally scheduled for 2023, has been delayed to 2025. However, the WSDOT advanced schedule of public works

contracts, which lists projects through February 28, 2026, does not show this project as scheduled. This indicates that the road expansion will likely be further delayed, creating serious concerns about the area's ability to handle the increased traffic load.

**Lack of Greenspace and Community, Community Density and Lot Size**

**Concerns** - The proposed development includes significantly smaller lot sizes compared to the existing neighborhood directly across the street. These lots are approximately half the size or smaller. The reduced lot sizes, which imply smaller homes, may negatively impact the property values of nearby residences. The introduction of higher-density housing could also disrupt the character and visual appeal of the neighborhood. The proposed plans show a lack of greenspace near the front of the development and minimal backyards for the homes. This lack of open and recreational space detracts from the natural beauty of the area and reduces opportunities for community engagement. Preserving greenspace and designing developments with larger yards fosters a stronger sense of community and enhances the overall livability of the neighborhood.

I respectfully ask the city to:

- Have an independent full-scale traffic and infrastructure impact assessment done that considers all three phases of the development and already approved projects and reevaluates the traffic projections to accurately reflect realistic peak-hour travel patterns.
- Address the potential for further delays in the road widening project and assess its impact on traffic congestion.
- Ensure that lot sizes and home density are compatible with the surrounding neighborhoods to maintain property values.
- Prioritize the inclusion of greenspace and larger backyards to preserve the area's natural beauty and promote a sense of community.

Thank you for your attention to this matter. I encourage the city to prioritize responsible and sustainable development that preserves the character and quality of life for current and future residents.

Sincerely,  
Gwendolen Coulter