



City of Arlington

Community & Economic Development

June 1, 2022

Gleneagle Homeowners Association
c/o Janice Van Hook
janice.vanhook@managementtrust.com

Dear Ms. Van Hook and Board Members,

I would like to provide this letter of support for the Apple Builder project proposed by Grandview North LLC located northeast of the 67th Avenue and Woodlands Way intersection to obtain Tract A-32 as public right of way.

Brief History:

Tract A-32 was quit claimed to the City in 2002 by the Gleneagle Country Club Association. At that time there was pending litigation between the homeowners, the homeowner's association, and the developer. The City passed Resolution 631 on March 18, 2002, declaring its intent to declare the Tract as surplus and schedule a public hearing as it had been obtained for utility purposes. Due to pending litigations with the homeowner's association and the developer the City passed Resolution 632 repealing Resolution 631, which kept the city as the owner of the property. An order was subsequently entered in a superior court case which held that everything that had been done by the Association's Board based on a public vote during the time period in question was void for lack of following proper protocols, so the City quitclaimed Tract A-32 back to the Gleneagle Country Club Association in 2004. The City did retain a utility easement over the property but not right of way in Tract A-32.

Tract A-32 is a sixty (60) foot wide tract, which is the typical right-of-way width for public roads. The tract was once dedicated to the city for public right-of-way for access from Woodlands Way to 188th Street NE. The 67th Avenue and 188th Street intersection is on the City's 6-year Capital Improvement Project list as a future signalized intersection. The proposed development would be required to make this intersection improvement prior to the completion of their project. This right-of-way dedication would allow the Gleneagle Community to gain public access to a signalized intersection, as an alternative to the existing intersection, without constructing the improvements. The developer is also willing to adjust the building site plan to retain as many trees as possible located at the entrance of Woodlands Way, if the Tract is dedicated as public right-of-way. If Tract A-32 is not dedicated, then the developer would need to provide a different access point to Woodlands Way for the proposed development.

Thank you for your time and consideration,

Amy Rusko
Planning Manager

From: [Amy Rusko](#)
To: [Janice Van Hook](#)
Subject: City of Arlington Letter of Support
Date: Tuesday, May 31, 2022 5:01:00 PM
Attachments: [Apple Builders Letter.pdf](#)
[image001.png](#)

Janice,

Please provide my attached letter of support for the dedication of Tract A-32 for the Apple Builders project to the Gleneagle Homeowners Association Board Members for the upcoming meeting on June 21, 2022.

I would also like the zoom meeting link to the board meeting when it is available so I can attend the meeting.

Thank you,
Amy Rusko



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