

**From:** [Amy Rusko](mailto:Amy.Rusko@arlingtonwa.gov)  
**To:** [kmbanfield@frontier.com](mailto:kmbanfield@frontier.com)  
**Subject:** RE: Apple Builders / 67th and 188th project  
**Date:** Tuesday, February 15, 2022 8:54:00 PM  
**Attachments:** [image001.png](#)

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Kristin,

The project is currently under Conditional Use Permit review. The Notice of Application, SEPA MDNS Determination, Notice of Neighborhood Meeting was issued on January 19, 2022, with the comment period running until February 4, 2022. The Neighborhood Meeting was held tonight at 5:30 pm. This permit is required to go to the Hearing Examiner for approval. A public hearing will be scheduled after specific items are worked out with the developer; we do not have a date as of yet.

City staff is still reviewing the project site plan and waiting for a resubmittal from the applicant. All the project information is on the City's website at the following link.

<https://www.arlingtonwa.gov/310/Public-Notices-Hearings>.

We are working with the applicant on the 188<sup>th</sup> Street / 67<sup>th</sup> Avenue intersection improvements, which includes a 4-way signalized intersection. We are also working with them on the access points to the property and the amount of parking stalls required for the site.

After the applicant submitted, we realized that the area of Brierwood Loop on the site plan has some complexities. This is also known a Tract A-32 (60-foot-wide section that connects Woodlands Way to 188<sup>th</sup> Street) of the Glen Eagle subdivision. This area was at one time dedicated to the city from the Glen Eagle Homeowners Association but then because of issues with the Glen Eagle Board (at that time) that tract was given back from the City to the Glen Eagle Homeowners Association. All our mapping currently shows it as right-of-way but that is not the case. We just received this information and need to meet with the applicant to see how he wants to proceed with the project. He has been out of town, so we have not had a chance to meet with him yet. We are hoping to have a meeting this week or next. Once we meet with him and see what direction he wants to pursue this may be something that will come to the Glen Eagle board for discussion.

Thank you,

Amy Rusko



Amy Rusko | Planning Manager

Phone: 360-403-3550

Email: [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)

Website: [www.arlingtonwa.gov](http://www.arlingtonwa.gov)

18204 59<sup>th</sup> Ave NE, Arlington, WA 98223

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**From:** kmbanfield@frontier.com <kmbanfield@frontier.com>

**Sent:** Tuesday, February 15, 2022 8:19 PM  
**To:** Amy Rusko <arusko@arlingtonwa.gov>  
**Subject:** Apple Builders / 67th and 188th project

**[NOTICE: This message originated outside the City of Arlington mail system.-- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

Hi Amy,

Can you give me an update on the Apple Builders / 67th and 188th project and the schedule for the permit process?

Kristin Banfield  
Gleneagle Country Club Association Board of Directors

**From:** [Amy Rusko](#)  
**To:** [kmbanfield@frontier.com](mailto:kmbanfield@frontier.com)  
**Subject:** Re: Apple Builders / 67th and 188th project  
**Date:** Sunday, February 27, 2022 6:14:00 PM  
**Attachments:** [image001.png](#)

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Kristin,  
Nothing has progressed on the project. We are waiting for the developer to figure out what they want to do and how they would like to proceed.

Amy Rusko  
Planning Manager  
City of Arlington  
[arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)  
360-403-3550

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**From:** [kmbanfield@frontier.com](mailto:kmbanfield@frontier.com) <[kmbanfield@frontier.com](mailto:kmbanfield@frontier.com)>  
**Sent:** Sunday, February 27, 2022 5:29:51 PM  
**To:** Amy Rusko <[arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)>  
**Subject:** Re: Apple Builders / 67th and 188th project

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Hi Amy,

Any update on this project?

Kristin

On Tuesday, February 15, 2022, 08:57:34 PM PST, Amy Rusko <[arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)> wrote:

Your welcome! Let me know if you need anything else.

Doing well, miss you too. We should try to meet up one day.

Amy Rusko  
Planning Manager  
City of Arlington  
[arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)  
360-403-3550

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**From:** [kmbanfield@frontier.com](mailto:kmbanfield@frontier.com) <[kmbanfield@frontier.com](mailto:kmbanfield@frontier.com)>  
**Sent:** Tuesday, February 15, 2022 8:55:50 PM  
**To:** Amy Rusko <[arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)>  
**Subject:** Re: Apple Builders / 67th and 188th project

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Thank you so much for this information. I'm in the GCCA HOA Board meeting right now, so it's very helpful.

Hope you are doing well! I miss you guys!

Kristin

On Tuesday, February 15, 2022, 08:54:12 PM PST, Amy Rusko <arusko@arlingtonwa.gov> wrote:

Kristin,

The project is currently under Conditional Use Permit review. The Notice of Application, SEPA MDNS Determination, Notice of Neighborhood Meeting was issued on January 19, 2022, with the comment period running until February 4, 2022. The Neighborhood Meeting was held tonight at 5:30 pm. This permit is required to go to the Hearing Examiner for approval. A public hearing will be scheduled after specific items are worked out with the developer; we do not have a date as of yet.

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Thank you,

**Amy Rusko**



Amy Rusko | Planning Manager

Phone: 360-403-3550

Email: [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)

Website: [www.arlingtonwa.gov](http://www.arlingtonwa.gov)

18204 59<sup>th</sup> Ave NE, Arlington, WA 98223

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**From:** kmbanfield@frontier.com <kmbanfield@frontier.com>  
**Sent:** Tuesday, February 15, 2022 8:19 PM  
**To:** Amy Rusko <arusko@arlingtonwa.gov>  
**Subject:** Apple Builders / 67th and 188th project

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Hi Amy,

Can you give me an update on the Apple Builders / 67th and 188th project and the schedule for the permit process?

Kristin Banfield

Gleneagle Country Club Association Board of Directors

**From:** [Kristin Banfield](#)  
**To:** [Amy Rusko](#)  
**Subject:** Re: Ironwood Place Update: THE GLENEAGLE COUNTRY CLUB ASSOCIATION - [#XN14152372]  
**Date:** Monday, July 17, 2023 10:37:30 AM  
**Attachments:** [image001.png](#)

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**This message is from an External Sender**

This message came from outside the City of Arlington

Thank you for the update!

Best,  
Kristin

On Mon, Jul 17, 2023 at 8:30 AM Amy Rusko <[arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)> wrote:

Kristin,

The project will be moving forward with a Public Hearing in August for the Conditional Use Permit. The notice will be sent out this week to property owners within 500' of the project and to all parties of record.

Sincerely,

Amy Rusko



Amy Rusko | Planning Manager

Phone: 360-403-3550

Email: [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)

Website: [www.arlingtonwa.gov](http://www.arlingtonwa.gov)

18204 59<sup>th</sup> Ave NE, Arlington, WA 98223

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**From:** Kristin Banfield <[gleneaglehoakristinbanfield@gmail.com](mailto:gleneaglehoakristinbanfield@gmail.com)>  
**Sent:** Friday, July 14, 2023 5:40 PM

**To:** Amy Rusko <[arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)>

**Subject:** Fwd: Ironwood Place Update: THE GLENEAGLE COUNTRY CLUB ASSOCIATION - [#XN14152372]

**This message is from an External Sender**

This message came from outside the City of Arlington

Hi Amy,

Can you provide me with the status of the proposed Ironwood Place development?

We have some homeowners who will raise the issue at our meeting on Tuesday, 7/18.

Hope you are doing well!!

Kristin

----- Forwarded message -----

From: **The Management Trust Washington** <[cs@managementtrust.com](mailto:cs@managementtrust.com)>

Date: Fri, Jul 14, 2023 at 11:19 AM

Subject: Ironwood Place Update: THE GLENEAGLE COUNTRY CLUB ASSOCIATION - [#XN14152372]

To: <[gleneaglehoakristinbanfield@gmail.com](mailto:gleneaglehoakristinbanfield@gmail.com)>

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If you would like to respond to this notification, please place your response above the dotted line.

Management trust 360



Hello Board:

We received the following information from Keith Russell for the Ironwood project:

Please forward the following to the board members of GCCA. Thank you, Keith  
To all:

The developers of IRONWOOD PLACE (formerly Grandview North) apartments have revised their project. Forced to downsize because they did not have access to Briarwood Loop which belongs to our GCCA. The new plans are moving forward through the city process. I emailed Marc Hayes of the city and asked for updates on this project. Yesterday he had these pages emailed to me.

What I notice:

1. 102 apt units on three floors with residents projected to number 160 (based on 2 occupants per 2 BR units and 1.4 occupants per 1 BR & Studio units) .
2. only 137 parking spaces
3. Entrance/exit from 188th is only 30' wide with parking along east side of driveway.
4. no elevators
5. only 5 ADA parking spaces
6. almost 9,000 sq. ft. designated commercial space unground floor of building 1 fronting 67th.
7. 32 spaces for bicycles
8. removal of 31 existing trees
9. property to be surrounded on 3 sides with 8' wooden fence.

Concerns:

Inadequate parking for the project... will the overflow park on Woodlands Way or 188th St?  
Corner of Woodland Way and 67th is currently a pick up and drop off area for Arlington school buses... safety?  
Turning from 67th onto Woodlands Way and such a short distance to turn into entrance may cause traffic problems in this area.

Large moving and delivering trucks might have problems entering and exiting the property.  
Seems to equal the parking problems the residents of the Centennial apartment at 172nd and 67th deal with daily.

This subject needs to be discussed at the HOA meeting next Tuesday... if not as an agenda item, then during the membership portion of the meeting starting at 6 PM. I plan to attend.

Keith

Sincerely,  
The Management Trust Washington  
Community Management. Built Differently.  
(425) 897-3400 | [managementtrust.com](http://managementtrust.com)



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**Kristin Banfield**

Secretary

GCCA Board of Directors

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**Kristin Banfield**

Secretary

GCCA Board of Directors