

From: davidpkuhl@aol.com
To: [Amy Rusko](#)
Subject: Ironwood Place PLN#912
Date: Saturday, July 22, 2023 4:04:39 PM
Attachments: [Ironwood CUP PLN # 912.docx](#)

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Amy - please review and forward my comment letter to the Hearing Examiner for this case. Also, please make me a party of record. Thank you.

July 22, 2023

Amy Rusko
Community and Economic Development
18204 59th Ave NE
Arlington WA 98223

Re: Ironwood Place CUP

Dear Amy,

This comment letter is in response to the public notice regarding the Ironwood Place CUP, PLN #912.

Upon review of the plans and documents found on the Arlington website there are questions as well concerns I have regarding the project. Please forward my letter to the Hearing Examiner.

Comprehensive Plan

The Comp Plan transportation element, table 8-5, shows a transportation improvement list that indicates a traffic signal is needed at the intersection of 67th and 188th. Traffic control at this intersection should be a condition of approval for the CUP. If a negotiated agreement between the city and the developer is done for cost sharing, that is up to the city.

The existing level of service is shown for this intersection as a "c" under conditions at the time of the approval of the Comp Plan in 2017. A mixed-use project that includes 102 units and commercial uses should drive the need for a traffic study, which is not included in the documents that I could find. Kimley-Horn did a parking study to help determine the number of parking spaces needed for the development, but this is inadequate to analyze the safety needs of the neighborhood and general traffic on 67th.

The Comp Plan also shows this area at 67th and 188th as a Neighborhood Commercial (NC) which could work for a mixed-use project.

The Site

The site plan shows a driveway a distance of 136.8 feet along a curve in the road along Woodlands Way from 67th. The Comp Plan defines an arterial road as 1,000-2,000 ADTs which ironically is the same as it defines a collector road. Perhaps this is an oversight. Regardless of the definition of 67th, the distance from the intersection of 67th

and Woodlands Way is likely required to be anywhere from 150 feet to 250 feet depending on what the engineering standards show. In the code, a reader is directed to access the engineering standards by going to the city and requesting them. It would be helpful if they were part of the code as an attachment and on-line. The point is the intersection of 67th and Woodlands Way is already challenging with traffic and presents a unique number of potential collisions with people riding a bicycle on the Centennial Trail.

Traffic Planning

The project shows a driveway on Woodlands Way. One alternative is to reduce it to an emergency crash gate for fire response. A better alternative is to redo the site plan and provide access from the proposed Brierwood road, not on Woodlands Way. Two access points next to each other on Woodlands Way is not good planning or engineering.

Traffic should be directed to 188th where traffic control is envisioned in the Comp Plan. A retail store would be helpful in the mixed-use area so there could be a need for a route from Woodlands Way along the full length of Brierwood to 188th. I am not sure if it is in a traffic planning document, but it might help a resident of Glen Eagle to use such a route considering traffic would be worse at the intersection of 67th and Woodlands Way because of this development.

As you can see, I am not against the project. There are simply too many questions and concerns to consider this project for approval until better design is done. I am unable to attend the hearing but would like to be made a party of record. My contact information is listed below. Thank you.

David Kuhl
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