

From: [Amy Rusko](#)
To: [Pam Pagoso](#)
Cc: [Marc Hayes](#)
Subject: RE: Public Comment on Proposed Grandview Apple project / PLN#912
Date: Friday, February 4, 2022 2:14:00 PM
Attachments: [image001.png](#)

Pam,

Your email has been received. We will review the comments and provide information in the next couple of weeks. I do want to let you know that city staff is currently reviewing the project for code compliance, which include the items that are listed.

Thank you,

Amy Rusko



Amy Rusko | Planning Manager
Phone: 360-403-3550
Email: arusko@arlingtonwa.gov
Website: www.arlingtonwa.gov
18204 59th Ave NE, Arlington, WA 98223

From: Pam Pagoso <pmpagoso@yahoo.com>
Sent: Friday, February 4, 2022 2:08 PM
To: Amy Rusko <arusko@arlingtonwa.gov>
Cc: Marc Hayes <mhayes@arlingtonwa.gov>
Subject: Re: Public Comment on Proposed Grandview Apple project / PLN#912

[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.]

Please confirm receipt of this email by responding.

Thank you kindly,

Pam Meneses

[Sent from Yahoo Mail on Android](#)

On Fri, Feb 4, 2022 at 12:51 PM, Pam Pagoso
<pmpagoso@yahoo.com> wrote:

Good morning Amy Rusko and Mark Hayes.

It appears that this change is inevitable. We have a housing shortage, after all, and developers/builders/the city must capitalize on the demand for more housing.

However, as a resident of Gleneagle, I request that the following issues be addressed first:

1. Traffic Data Gathering was done in October 2021, and did not include the intersection of 172nd Ave & 67th Ave. By the time the proposed construction starts, the study will be rendered obsolete and useless. An updated study should be done within this year, and should include the intersection of 172nd Ave & 67th Ave. Traffic was lighter last year as most employees were still working from home (myself included), and some students were still doing online classes due to COVID. When everybody goes back to work and school, and when the Centennial Park building development is operational and occupied, one need not guess what it will do to the traffic situation.
2. Since traffic mitigation fee of \$258,335 will be paid by the Grandview Apple prior to issuance of the building permit, installation of two-way stop-controlled light at 67th Ave & 188th St should be done as soon as the city is practically able to, and not wait until 2025 when baseline conditions will be in an unacceptable level of service. This will be especially needed once the Centennial Park building is operational.
3. Gleneagle residents bought into this particular area because of the “enclave” feel. By putting a 3-storey multi-use development in one of its entrance, that perception of exclusivity and privacy will be lost. Please consider raising the building standards of this proposed development to conform to the existing adjacent community. A couple of ways to do that would be to lay down these parameters:
 - a. Residential units should consist of only 1- and 2-bedroom units; no studio units. Doing this would attract a buyer composition that will conform to the existing residents in the area (i.e., families) and would also reduce the number of units to be constructed (hence alleviate traffic).
 - b. Two-storey development instead of 3-storey. This is more visually appealing and the structure will tend to blend in rather than dominate the area.
4. The local flora and fauna is important to the residents. Please make sure that there is a regulatory body overseeing the protection and relocation of mature trees. There are also ducks in pond by the entrance. Please make sure they are protected especially when construction is under way.
5. There is a school bus stop in the intersection of Woodlands Way and 67th Ave. Please

consider this, and ask for contingency plans, before you approve the building permit.

Thank you for the opportunity to comment.

Pam and Roger Meneses
18625 Heron Ct
Arlington, WA 98223
Pmpagoso@yahoo.com

[Sent from Yahoo Mail on Android](#)



City of Arlington

Community & Economic Development

February 14, 2022

Pam and Roger Meneses
18625 Heron Court
Arlington, WA 98223

RE: Response to Grandview's Apple Builders Project Public Comments

Dear Ms. Meneses,

Please see the below responses to your public comment received for Grandview's Apple Builders project.

1. Traffic Data Gathering was done in October 2021, and did not include the intersection of 172nd Ave & 67th Ave. By the time the proposed construction starts, the study will be rendered obsolete and useless. An updated study should be done within this year, and should include the intersection of 172nd Ave & 67th Ave. Traffic was lighter last year as most employees were still working from home (myself included), and some students were still doing online classes due to COVID. When everybody goes back to work and school, and when the Centennial Park building development is operational and occupied, one need not guess what it will do to the traffic situation.

City Response: The traffic study did not include the intersection of 172nd Street and 67th Avenue because the intersection is fully funded for improvements with the WSDOT project for SR 531, so no additional improvements to that intersection are required from this development.

The onsite traffic counts were completed on October 6, 2021, for the November 2021 report to be completed. The applicant submitted their land use application on December 29, 2021. The traffic studies along with all other studies required for the permit need to be completed prior to the submittal.

The developer uses the available data at the time of collection and reports. It is unpredictable as to how many people were telecommuting or working from an office. The Arlington School District has been open to all students during the entire 2021-2022 school year.

2. Since traffic mitigation fee of \$258,335 will be paid by the Grandview Apple prior to issuance of the building permit, installation of two-way stop-controlled light at 67th Ave & 188th St should be done as soon as the city is practically able to, and not wait until 2025 when baseline conditions will be in an unacceptable level of service. This will be especially needed once the Centennial Park building is operational.

City Response: The City has the intersection of 67th Avenue and 188th Street on their 6-year Transportation Improvement Plan (TIP) to complete a signalized intersection at this location. The signalized intersection is required to be constructed with this project. The traffic mitigation fees will be used to help complete this project.

3. Gleneagle residents bought into this particular area because of the “enclave” feel. By putting a 3-storey multi-use development in one of its entrance, that perception of exclusivity and privacy will be lost. Please consider raising the building standards of this proposed development to conform to the existing adjacent community. A couple of ways to do that would be to lay down these parameters:
 - a. Residential units should consist of only 1- and 2-bedroom units; no studio units. Doing this would attract a buyer composition that will conform to the existing residents in the area (i.e., families) and would also reduce the number of units to be constructed (hence alleviate traffic).
 - b. Two-storey development instead of 3-storey. This is more visually appealing and the structure will tend to blend in rather than dominate the area.

City Response: The current zoning of the property allows for mixed-use buildings. The building is allowed to be 3 stories in height and have apartments within the buildings. The buildings are subject to the design standards within the Mixed-Use Development Regulations.

4. The local flora and fauna is important to the residents. Please make sure that there is a regulatory body overseeing the protection and relocation of mature trees. There are also ducks in pond by the entrance. Please make sure they are protected especially when construction is under way.

City Response: If possible, the City tries to retain mature trees on properties. However, it is unknown at this time if the trees will be able to remain on the site.

The pond on the south side of the entrance should not be impacted by the development of the project. The project will be contained to the north side of Woodlands Way.

5. There is a school bus stop in the intersection of Woodlands Way and 67th Ave. Please consider this, and ask for contingency plans, before you approve the building permit.

City Response: The school bus stop is regulated by the School District. They plan their stops according to the number of kids in a certain location. This development is likely to need bus services as well and will need to work with the school district to find a good location.