

From: [KC Ladines](#)
To: [Amy Rusko](#); [Marc Hayes](#)
Cc: [City Council](#)
Subject: Ironwood Place Apartment Comments/Concerns
Date: Monday, August 7, 2023 1:34:38 PM
Attachments: [Ironwood Place Public Hearing Comments.docx](#)

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This message came from outside the City of Arlington

Hi Amy,
Attached are our comments for the Ironwood Place public hearing.
Thank you,
Kathy Ladines

August 7, 2023

To: Amy Rusko arusko@arlingtonwa.gov

Cc: Mark Hayes mhayes@arlingtonwa.gov

Arlington City Council coa_council@arlingtonwa.gov

Subject: Public Comment for Ironwood Place (Grandview North's LLC) PLN #912

Thank you for the detailed response to the concerns listed in our letter, dated 2/3/22, regarding the proposed new development at the entrance of Gleneagle.

However, we still have concerns we would like addressed:

1. It is clear that the city of Arlington is mandated to increase housing options with limited real estate. However, we would like to reiterate our concern about the accuracy of the October 2021 traffic study. As requested in our previous letter, we would like to see another study of the affected intersections. As residents of Gleneagle, using these intersections multiple times a day, we are concerned that numbers in the study do not truly represent the current day-to-day traffic volumes, especially since the opening of the Centennial Trail development at 67 Ave NE and SR 532 and other businesses. The configurations are based on an engineering report but also understand that you as the governing body for the city make the final decision to support the citizens of Arlington.
2. A safety concern is the short distance to the entrance to Ironwood Place off Woodlands Way. Due to the roadway configuration and the proximity to 67 Ave NE the entrance to Ironwood Place is off a horizontal curve approximately 80 feet east of 67 Ave NE. The 2021 Traffic Impact Report (Figure 5) estimates 125 vehicles entering Woodlands Way with 91 vehicles exiting onto 67 AVE NE from Woodlands Way during rush hour. A queue of five or more vehicles on Woodlands Way would block the entryway to Ironwood Place for residents attempting to access from the west. With only one eastbound lane and 80 feet of roadway, it is extremely possible vehicles will back onto 67 Ave NE. A possible solution is to require Ironwood residents to 'exit only' onto Woodlands Way with entry/exit into Ironwood from 188 ST NE. According to the report this intersection has a level of service of "C" (Average Delays). >15 and <25 (Seconds per Vehicle). From personal experience this has been exceeded many times while trying to gain entrance onto 67 AVE NE during busy traffic times.
3. Please revisit the parking calculations for the tenants/customers of Ironwood Place. Recent examples of parking issues are occurring on Highland Drive due to the underestimated amount of parking needed for the Centennial Park complex and renters of Pilchuck Village Apartments off 204th appear to be using business stalls as overflow. Most or all the retail shops in both locations are not occupied. This being said, a major concern is the same flawed formulas that were used to determine parking for the proposed Ironwood Place. Common sense tells us that the residents/guests of Ironwood Place will then use Woodlands Way for overflow parking. This is unfair to the residents living at Ironwood Place and the residents of Gleneagle because of extreme safety concerns escalating on Woodlands Way due to the elevated curve, Ironwood entrance/exit traffic and obscured sight distance that parked vehicles create.

It is understood that the developer is in the business to make money, but we hope the city of Arlington's primary objective is to protect its citizens.

There is still hope, please consider:

- 1) Perform an updated traffic study.
- 2) Evaluate a plan creating an 'Exit Only' onto Woodlands Way from the proposed Ironwood Place.
- 3) Re-evaluate the parking for Ironwood Place. Calculations/formulas should be adjusted to represent realistic living conditions. What is the plan for the inevitable overflow parking?

Thank you for the opportunity to comment,

Curt and Kathy Ladines

email: caladines@outlook.com

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Arlington WA 98223

Reference Only: Figure 5 of the Traffic Report

