

From: [Marc Hayes](#)
To: [Amy Rusko](#)
Subject: Fwd: Ironwood Place - PLN#912
Date: Tuesday, August 8, 2023 8:32:26 AM

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From: Keith Russell <russellkd1@gmail.com>
Sent: Monday, August 7, 2023 6:31:07 PM
To: amyrusko@arlingtonwa.gov <amyrusko@arlingtonwa.gov>; Marc Hayes <mhayes@arlingtonwa.gov>
Subject: Ironwood Place - PLN#912

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SUBJECT: Public Hearing for proposed Ironwood Place Apartments, Arlington
HEARING DATE: Thursday, August 10, 2023 at 2:00 PM online Zoom meeting
FILE NUMBER: PLN#912 - Conditional Use Permit

My name is Keith Russell. My wife and I are homeowners residing in Gleneagle. I will hereafter refer to the subject property as the “project”.

This proposed project was first presented in early 2022. When it was discovered that the City of Arlington did not own the adjoining property identified as Briarwood Loop which was going to be part of the project, the developer had to revise the proposal which is now coming before the hearing examiner.

I and my neighbors in Gleneagle have some concerns that need consideration by the hearing examiner before the Conditional Use Permit is granted.

1. The traffic study was done two years ago and needs to be redone... especially since Briarwood Loop is no longer part of the proposed project. The new proposed entrance into the project from Woodlands Way is now much closer to 67th, the major arterial fronting the project. The congestion in and out of the project will impact the intersection of 67th and Woodland Way with severe consequences. I envision backups that will bring Northbound 67th to a halt while cars entering Woodlands Way await turning a quick left into the project. I believe the old traffic study is obsolete.
2. Parking. The new plan calls for 102 residential units with only 143 parking stalls of which 5 will be designated ADA, 19 compact and 8 EV. I note on the drawing that some are “piggy back” stalls designed for 2 cars in a single deep stall. It is obvious based on other recent apartment buildings that these will be insufficient for the residents. The apartments at Centennial Park on 67th and Pilchuck on 204th do not have adequate parking for the residents which forces some residents to park offsite on nearby streets. Currently, no one parks on the North side of Woodland Way between 67th and Woodbine. I strongly urge the city to prohibit overnight parking there to discourage offsite parking by the apartment residents. It would be nice if signs were installed prior to completion of construction.
3. The NE corner of 67th and Woodland Way has traditionally been an afternoon “drop off” zone for Arlington School buses. This fact needs to be addressed for the safety of students and parents in this area with in-put from the Arlington School District.

4. Almost 9,000 square feet of commercial space is listed for this project. With the commercial space still empty at Centennial Park and at Pilchuck Apartments how will these spaces be used if unable to be leased? Will they be allowed to convert to apartments in the future?

5. The developer has indicated all of the 31 tall trees will be removed from the property and the city right of way. This is unfortunate as the NE corner of 67th and Woodland Way has been landscaped and maintained beautifully by the GCCA homeowners association for many years. The mature trees will be missed. I realize the developer has the right to remove them but in lieu of replacing them they can simply pay a mitigation fee of \$32.50 per tree (x 3). There is a flagpole and light fixture (now unused) on that corner that the city claims to be on their right of way.

Thank you for carefully considering these concerns.

Keith & Nola Russell
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