



Eastin, Darryl

From: Sheri Ashleman <sashleman@comcast.net>
Sent: Saturday, March 01, 2014 2:40 PM
To: Eastin, Darryl
Subject: Point Wells EIS Scoping Comments

19803 15th Avenue NW
Shoreline, WA 98177
March 1, 2014

Mr. Darryl Eastin, Project Manager
Snohomish County Planning and Development Services
M/S 604, 2nd Floor, Robert Drewel Building
3000 Rockefeller Avenue
Everett, WA 98201

Re: Point Wells EIS Scoping Comments

Dear Mr. Eastin:

This letter is to provide input on the scope of the Environmental Impact Statement (EIS) for the development at Point Wells. By reference, we incorporate those comments submitted by both the City of Shoreline and Richmond Beach Advocates.

We have resided in Richmond Beach for 28 years and are active in our community. Accordingly, we are intimately familiar with the character of this community and the impacts this development will have on the quality of life. Richmond Beach is a quiet, close knit residential neighborhood. Residents enjoy a high quality of life for all ages. We have excellent schools; amenities such as parks, a library and a post office within walking distance; good restaurants; retail stores; low crime rate; involved residents and more.

Traffic

Adding an estimated 12,000 cars a day to the streets in Richmond Beach will affect residents' ability to safely enter and exit driveways, walk to destinations, park on streets and keep children, pets and the disabled safe. Cut-through traffic and speeding on neighborhood streets will add to the problems as will increased air, noise and light pollution from the increased number of vehicles. These impacts to the quality of life cannot be sufficiently mitigated.

Emergency Vehicle Access

Heavy traffic, especially on Richmond Beach Drive, which is the two-lane road providing sole access to Point Wells, will slow response times for emergency providers not only to Point Wells residents, but to Richmond Beach residents as well. Obstacles such as inclement weather, construction, traffic accidents and other events could further hinder emergency services. These impacts to the quality of life cannot be sufficiently mitigated.

Construction

If it takes up to 25 years for build out at Point Wells, Richmond Beach will have to endure constant construction impacts creating additional traffic congestion and air, noise and light pollution for a quarter of a century. Barge transport should be utilized throughout construction to reduce truck traffic through Shoreline. These impacts to the quality of life cannot be sufficiently mitigated.

Capacity of Public Amenities

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Our schools, parks and library are already operating at near capacity. It will be natural for residents of Point Wells to use these nearby amenities in Shoreline, even though they will not be paying taxes to support them, which will overload these facilities.

Further, Point Wells residents will most likely want to attend the dozen or so events sponsored by the Richmond Beach Community Association each year. The venues for these events are not large enough to accommodate the additional guests nor can the community afford to subsidize these non-dues-paying guests. These impacts to the quality of life cannot be sufficiently mitigated.

No Representation and Unfair Economic Benefit

Decisions surrounding the permitting of the Point Wells development rest solely with Snohomish County. The people whom these decisions affect live in King County and do not vote for the elected officials making these decisions, so have no leverage with which to challenge them. Basically, this amounts to governing without representation.

Snohomish County suffers none of the impacts from this development but reaps all of the benefits. Shoreline, on the other hand, bears the brunt of the impacts and collects none of the tax revenue to maintain the roads and services used by Point Wells residents. This amounts to taxation without representation.

Property values in Shoreline, but particularly Richmond Beach, will be adversely impacted, yet there is no compensation to property owners for this injustice. There is no way to compensate for the loss to all of us for our quality of life and feeling of community. None of us chose to purchase homes next to a virtual freeway with tall high rises blocking the beach and views. These impacts to the quality of life cannot be sufficiently mitigated.

Study Alternatives

In contrast to the profits to be realized by the developer and Snohomish County, there are quality of life issues at stake here as outlined above, diminished property values in neighboring communities and financial hardships created for the City of Shoreline. As such, the EIS needs to study economic justice.

In addition, there needs to be more alternatives analyzed in the EIS besides the ones listed in the scoping notice. The Urban Center and Urban Village designations are not appropriate for this site because it lacks an adequate transportation system and impacts resulting from this size of development cannot be properly mitigated.

The “No Action Alternative” is flawed as currently written. No action means the site remains in its current state without the threat of “current operations likely expanding into currently underutilized existing facilities.”

Multiple alternatives should be considered such as developments of a more reasonable size that would be consistent with the surrounding community. Another alternative would be a park.

Sincerely,

Rick and Sheri Ashleman