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Snohomish County

POINT WELLS MIXED-USE REDEVELOPMENT PROJECT EIS

PUBLIC SCOPING MEETING, FEBRUARY 18, 2014 PUBLIC COMMENTS ON SCOPE OF EIS

Name

Address

Telephone/email

Comments:

(SEE ATTACHED)

Input to the scope of the EIS can be given verbally at the public scoping meeting or in writing at any time during the comment period, which ends on March 3, 2014. Written comments can be sent to:

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Snohomish County
Point Wells Mixed-Use Redevelopment Project EIS
PUBLIC COMMENTS ON SCOPE OF EIS

<u>Name</u>	<u>Address</u>	<u>Email</u>
Jerry Fleet	19612 11 th Ave NW, Shoreline, WA 98177	jerryfleet1@gmail.com

Comments:

The impacts of proposed Alternatives 1 & 2 on the Richmond Beach (R.B.) community are so severe and onerous that they can NOT be "mitigated". The quiet, safe neighborhood that the R.B. residents bought into will be destroyed by both of these Alternatives.

Alternative 2 is so vague that it cannot be understood: as described, what prevents its 27,000 residential units from being of larger square footage than whatever Alternative 1's unit sizes are, thus yielding greater population density than implied? Regardless, the difference in Alt. 1 & 2's impacts on R.B. traffic, infrastructure, services, etc. will be negligible.

The proposed 11,587 daily trips from the Pt. Wells (PW) project along Richmond Beach Drive would be an increase of 22+ times over current levels... that's ***twenty two times!***

That number surely assumes that part of the required number of traffic trips to and from the PW site will be provided by public bus service. In fact, King County Metro has recently announced planned cut backs in regional service.

The notion that the proposed "urban center" (substitute "urban village") will be served by rail is also ludicrous, as Sound Transit has nothing in their 20-year long-range planning forecast for providing Sounder train service to the site, as if many residents of PW would be riding it, anyway.

Thus, actual road traffic trips will likely be even greater than suggested by the preliminary numbers.

Emergency services will be hard pressed to adequately service the site.

A common sense, reasonable Alternative 4 could be proposed offering a drastically reduced development, compatible with the scale and density currently existing in the Richmond Beach area, and supportable by the existing infrastructure with doable, moderate mitigations. This, of course, should have always been the reasonable, first proposal from Blue Square (BSRE).

The idea that the developer of a land-locked parcel of property could dictate to the neighboring property owner providing the only access to his property, the scale of impacts he would impose on that neighbor is laughable. No reasonable person would ever consider such a notion fair or supportable in court. By what state law does Snohomish County (SnoCo) have the right to determine the size and scale of the proposed Point Wells development when:

- a) it can provide neither access, infrastructure nor services to support that project? and by its actions,
- b) dumps all of the financial and quality-of-life impacts onto the neighboring community, with complete impunity?

SnoCo's zoning rewrites and support for BSRE have been done solely to maximize the county's collection of tax revenues, while dumping all cost and quality-of-life impacts on Richmond Beach. Instead of promoting and protecting the public good, SnoCo is playing the bully, selfishly hurting the SnoCo residents of Woodway along with R.B. residents, without regard.

We moved into Richmond Beach 29 years ago to enjoy the quietness of the neighborhood. From our deck, we enjoy the barking of sea lions off shore, the fog horns of boats on foggy days, the laughter of kids swimming at Innis Arden pool, and music played in Richmond Beach Community Park, both over a mile away, the stillness of sunset and dusk. All of that will be destroyed by traffic noise if PW is developed at the scale currently proposed. Walks to the businesses we support along NW Richmond Beach Road, NW 195th St., etc. will become dangerous sojourns along a major arterial full of traffic. Trying to go anywhere will take far longer. Everything will be changed, for the far worse. These life-style qualities will be destroyed, and cannot be "mitigated".

Our reason for living here will be taken from us.

We will be forced to move out of the community that we have long loved and served, and always planned to stay in.

Other friends of ours living along the RB corridor and Richmond Beach Drive have shared similar intentions to sell their properties if this project goes forward as planned. **These are the true environmental impacts. They are severe!** The EIS had better take these seriously into account and force a downsizing of the Point Wells proposal!