



Eastin, Darryl

From: Fraker, Richard <richard.fraker@boeing.com>
Sent: Friday, February 28, 2014 6:38 PM
To: Eastin, Darryl
Cc: Fraker, Richard
Subject: Scope of EIS Comments for Point Wells Development from Rick Fraker Richmond Beach Resident

February 28th, 2014

Snohomish County Planning and Development Services

Attn: Mr. Darryl Eastin, Project Manager

Dear Mr. Eastin:

As a longtime resident of Richmond Beach neighborhoods and one who is directly impacted by the over enthusiastic planning begun by Snohomish County, BSRE and the city of Shoreline, I would like to take this opportunity to provide Snohomish County with my comments on the scope of the Environmental Impact Statement (EIS) for the development at Point Wells. All comments are based on my personal assessments and contemplation of the projected impacts to remote residential lifestyle we all enjoy within Richmond Beach and the town of Woodway.

Faulty promotion literature – In promotion literature non analogous sites have been recklessly used as comparables to generate neighborhood enthusiasm for an ill-fitting large scale development in small scale environment. BSRE's website comparing this development to successful build outs in Vancouver, BC is altogether wrong and irrepressible. Our community in no way resembles a city of over 600,000 residents. To effectively match the community of Richmond Beach the Point Wells development should not exceed the final built out of Point Edwards development north inside Edmonds city limits.

Lack of existing infrastructure – Existing built environments or land uses typical of this neighborhood do not support so called trends towards urbanism because of its remoteness to existing commercial businesses and infrastructure. Full integration urbanism into quiet residential requires the destruction of intangible qualities of human residential life only understood by current residents. An unprecedented cultural shift is not likely accessible to current residents and large scale development will remain uninvited in perpetuity.

Injurious development – Unsupported city and county officials are consenting to co authorize large scale development even though historically small scale developments have proven to be unsuccessful. Point Wells commercial and quality of life success is a myth only held by non residents. The resulting transportation failures and lack of funds to make necessary improvements will severely diminish the essence of why we as residents live in remote places.

Richmond Beach is journeys end for all current and past residents. From its start Richmond Beach has always been considered a respite to growing urbanism.

Incomplete study –The Transportation Corridor Study under contract between the city of Shoreline and BSRE does not include traffic pattern analysis and impact assessments for roadways or neighbors to the northeast of the proposed development site. At best, the final study will offer disjointed guidance as to what roadway changes are required to maintain a semblance of residential life for only adjacent neighborhoods to the southeast of the proposed development site.

Regional inflexibility – Rezoning and/or annexation impacts are not being addressed and made available for public review in a timely manner. Poor communication and misrepresentation of findings is likely, given the competitive nature between city and county officials. All residents will suffer a direct adverse effect as poorly conceived commercial businesses begin to take advantage of increased traffic flow. An unbiased high ranking advisor or land use action committee representing stable regional growth in both King and Snohomish County should be identified to develop a cross county economic impact study. The advisor or committee should be given veto power if adverse economic impacts are identified on behalf of current cross county residents.

Suburban slum summary – Construction vehicles and car trips increased by a factor of 30 will negatively affect health and safety of drivers, putting those living along the shoreline and travel corridor at undue risk. Specifically, uphill travel lanes will produce much higher noise and exhaust pollution levels for residents to safely bear. Existing pedestrian culture within Richmond Beach community will all but vanish. The proposed size, scale and aesthetics of Point Wells development is radically counter intuitive for actual residents of the region to support. A high percentage of current residents will flee the area if development resumes unabated. A separate study should be added to the DEIS, capturing the psychological impacts of residents and what built intangibles are lost forever when large scale urban development is force fit into a remote non commercial residential environment.

Thank you for this opportunity to provide comments on the scope of the Environmental Impact Statement for the development at Point Wells.

Regards,

Rick Fraker

A Richmond Beach resident