



Eastin, Darryl

From: joan harrison <harrisonrs12@earthlink.net>
Sent: Monday, March 03, 2014 1:14 PM
To: Eastin, Darryl
Subject: Proposed Point Wells Development

Dear Mr. Easton,

My husband and I have lived in the Innis Arden neighborhood in Shoreline for almost 10 years. We live on 10th Ave NW below Shoreline Community College. We are very concerned about the traffic and safety issues as well as the long term environmental ramifications of the proposed Point Wells development at Richmond Beach.

Our street is narrow and windy and very dark at night. There are no sidewalks. Most of the driveways are blind from at least one, if not both directions. At least a dozen children live on our street and people from ours and surrounding neighborhoods walk along it daily.

As it is, drivers generally exceed the 25 MPH speed limit. I have literally had to leap out of the way of drivers taking the narrow curves too fast, esp. at the west end of the block. When SCC classes let out at certain times of day there is (literally and figuratively) a rush of cars from the college coming down Innis Arden Blvd onto our street as well as 167th, both of which ultimately feed to Richmond Beach Road. Many take our street from the school as traffic gets very backed up at the college exit onto Greenwood.

This traffic will inevitably increase if the Point Wells development at the end of Richmond Beach Road is approved. It is simply not possible to build a community complete with residential and commercial developments as well as recreational opportunities at the end of what is essentially a two lane road that cannot be widened and expect there to be no significant traffic impact. This traffic will be compounded in summer with beachgoers - and will you have enough snowplows/manpower to keep that steep hill safe in the winter?

We must also look at the increased pollution that is inevitable when a development like that is built so far from a city center. Public transit to the area is limited and even if they increase bus/shuttle/rideshare opportunities as they say they will, it will always be a multi-transfer, stop and go commute.

In addition to carbon pollution, we must be very aware of the detrimental impacts of any development along our very fragile Puget Sound shoreline that increasingly threatens fish habitat and exacerbates erosion and mudslides. Over the many years this development will proceed, erosion along the shoreline between Seattle and Edmonds will increase as we pave over more vulnerable land and landscape for development which reduces much needed tree canopy.

Do we really need this development? Are we being realistic about the long term effects it will have on our quality of life and our environment? We strongly encourage you to reject the Point Wells development!

Thank you for your hard work and consideration of this issue.

Sincerely,
Joan Harrison