

STARLA M. HOHBACH

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January 25, 2011

Point Wells Project
20555 Richmond Beach Drive NW
Seattle, WA 98177

Re: Pt. Wells Development

Dear Project Team:

I am writing to express my concerns and objections to the proposed mixed used development on the Pt. Wells property. As an 18 year resident of Richmond Beach I can tell you that the project planned and the term Mixed Urban Use is in direct conflict with the infrastructure and character of the Richmond Beach community.

As you know, the current local services and roadways are not sufficient for the thousands of people who will reside in and conduct business at your proposed project area. Mitigation measures cannot adequately contain the impacts on the community and no viable plan can handle the increased traffic that will be necessary for the construction and proposed utilization of that property.

The whole community of Richmond Beach hosts about 2,700 residents and that is spread across many square miles. Existing roadways and services just barely accommodate the current residents adequately. Increasing the number of residents and traffic trips by as much as two or three times creates insurmountable hardship on our local resources and creates a complete failure of our narrow and undersized streets. Not to mention, your project would create new safety hazards for pedestrians, bicyclists, and motorists, most of which cannot be mitigated. Many homes in Richmond Beach are built up to the property lines and many encroach on city easements. You cannot re-design or make safer the streets Richmond Beach with mitigation. Mitigation is **not** condemnation of existing unblighted residences.

The most troubling aspect of the Pt. Wells project is the lack of entry or exit through Snohomish County. This parcel is landlocked by Richmond Beach in Shoreline and you are expecting that community to suffer all the consequences of this major development whose scale does not match the character or services of the rest of the community. Not to mention, there is nothing fair or just about Snohomish County

receiving all of the financial benefits of the project but we King County taxpayers have to pay for all of the depreciation of resources and we local residents have to suffer the impacts. I believe, there has not been adequate exploration or explanation of why a roadway or tunnel cannot be created for access through the northern portion of the Pt. Wells site. This viable option should not be ignored, especially if it being disregarded just because of the costs.

It is ridiculous, irresponsible, and dangerous to think that Richmond Beach Drive, which is two undersized lanes, (only 10 ½ feet wide in some places) can handle any significant increase in traffic. The road was designed for truck hauling use by Standard Oil and has seen houses creep up on it over the years, creating semi-dangerous conditions as it is. As residents, we know the hazards and are very cautious when pulling out or turning and navigating the streets. We have several near misses on a weekly basis. There is no mitigation that can rectify this situation, and the situation will only be worse and even untenable when you consider the anticipated number of daily traffic trips this development will bring.

The logical "mitigation" you may be considering is the widening of Richmond Beach Drive to three or four lanes or adding traffic calming devices to assist or redirect the flow of traffic. This idea will not prevail. I do not believe the residents of Richmond Beach will sit quietly by if you abuse the condemnation procedure by the "taking" of private property for private financial gain. Your legal burden of proving "necessity" of such taking is so great and Richmond Beach residents will not allow theirs and their neighbors's homes to be condemned so that a private real estate group can maximize profits from their piece of beachfront property. It is blatantly obvious that any condemnation proceedings would be for your specific benefit and out of necessity for your private investment project. Snohomish County nor City of Shoreline has ever indicated a desire to take property for public benefit by widening Richmond Beach Drive or installing traffic calming devices in the near area. Such proceedings would **directly**, not incidentally, benefit your group financially, and thus would hardly qualify any condemnation as a taking for *public use*.

Drastically reducing the scope of the proposed development may not make financial sense to Blue Square, but is the only way this mixed use project should go forward, if at all. Otherwise, you will face certain and dogged opposition by the connected cities and community.

This is not a "not in my backyard" issue, it is an issue of common sense. The industrial uses at the property have been in harmony with the neighborhood and have not created any lasting uncorrectable harm. The same cannot be said for your proposed development. I strongly support a person's or company's right to maximize the use of their property, within the laws. But not when development codes and city

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zoning has to be twisted to accommodate such proposed uses. And no person or company should be able to twist codes and over reach their property rights when their proposal inflicts severe financial expense on a neighboring municipality and unmeasurable personal expense and dislocation to its residents and to all the surrounding neighbors.

Please consider these comments in your decision making process. Thank you very much for your time and attention to these matters.

Sincerely,


Starla M. Hohbach

c: Joe Tovar, Shoreline Planning Department
Robert Olander, Shoreline City Manager
Shoreline City Council
Bob Ferguson, King County Council
State Representative Cindy Ryu
State Senator Maralyn Chase
Snohomish County Executive Reardon
Snohomish County Council