

From: Hank Landau <hglandau@aol.com>
Sent: Monday, February 26, 2018 7:54 PM
To: MacCready, Paul
Subject: Point Wells

Re: File Name, Point Wells Development

Dear Mr. MacCready,

Thank you for inviting comments to the Design Review Board about the potential development at Point Wells.

Although my wife and I share many of the concerns you will undoubtedly hear from others I will limit this e-mail to the subject of slope stability. We happen to live directly above Point Wells. When we purchased our home in 1973 I did some research on geologic conditions and determined that even at our current location at 23829 115th Place West we bear some risk of future movement, depending on long term weather conditions and construction on the property below us.

I'm sure you are aware that Point Wells has a very high potential for future landslides. One thing that is not clear is whether the land is currently moving. Geologic conditions are conducive to a type of slow movement sometimes known as soil creep. Various tools such as inclinometers and the methods now being used at the large slide near Yakima are available to check to see if movement at Point Wells, or the property directly above it, is occurring. I think it important that the potential for ongoing movement be considered by the Design Review Board.

Similarly, in reviewing the draft report performed by Hart Crowser for Blue Square I found no discussion of slides that could involve the point itself or occur immediately offshore from the point. Puget Sound has a history of submerged slides, and given the very steep slope offshore from Pt. Wells and the minimal geologic information, it seems important to consider the potential for such slides. Navigation charts provide a rough indication of the offshore slope. In the depth zone from 300 to 600 feet the slope loses approximately 100 vertical feet over 220 feet of horizontal distance. This is steeper than most of the bluff. The slopes in shallower water are less steep but could still pose a problem, depending on the soil / geologic conditions, which are largely unknown or unreported.

Consideration of slope failures in areas of proposed development at Pt. Wells could impact the Town of Woodway where my wife and I live, especially if the development involves egress through the town. The same earthquake which could cause a submerged slide potentially requiring evacuation could also lead to failure of the bluff and any evacuation route passing through this area. Additionally, a slide on the bluff could "work its way back" to the Town of Woodway.

Thank you for considering these comments,

Henry G. Landau, PE, Ph.D. FASCE

Although my name is still used by Landau Associates, the geotechnical-environmental firm I founded, these comments are mine and my wife's alone.