

Eastin, Darryl

From: Sue Maas <shnm7@frontier.com>
Sent: Monday, March 03, 2014 10:57 PM
To: Eastin, Darryl
Subject: Point Wells comments



Dear Mr. Eastin,

I wish to convey the following comments toward the EIS scoping for the potential high density development of the Point Wells property by BSRE.

As a back-drop comment, even though zoning has already been completed, Point Wells should never have been zoned as an urban center flanked by two quiet communities (Richmond Beach neighborhood in the City of Shoreline and the Town of Woodway) and without close access to already established high-density urban areas, roads and highways. It should have been zoned as a suburb only, commensurate with the surrounding communities.

Please take the following into consideration in the scoping of the EIS for the Point Wells BSRE urban center development:

A couple of more Alternatives to consider adding to the Proposal and EIS Alternatives:

Alternative 4: 1500 or fewer residential units and 50,000 sq. ft. or less of commercial and retail space. An increase in the amount of open and public park space as well as public accessibility to the beach completely surrounding Point Wells. Building height must not exceed 100 feet. An access road will be constructed from the Snohomish County side through Woodway.

Alternative 5: Snohomish County to buy the property from BSRE and convert it into a park including protected habitat areas for wildlife such as birds and marine mammals and providing for a regional marine education center that could also make use of the pier. Snohomish County would provide for the development and maintenance of the park and facility as a county park.

Other issues to take into consideration the following for ANY type of development of Point Wells:

The primary access road for Point Wells should be constructed from the Snohomish County side through Woodway.

Impact on wildlife, such as bald eagles, osprey, harbor seals, water fowl, otters, crabs, gooey ducks, etc. must be studied in order to minimize damage to the coastal environment that these and other species depend upon.

Water quality of the beach area (and Puget Sound) must not be impacted by sediment and chemical run-off from construction processes and also from the established Point Wells community once constructed (fertilizers and pesticides from landscaping, etc).

Impact on services, such as schools, police, fire and utilities need to be studied closely for each alternative. Any impact should be financed through an inter local agreement between Snohomish and King Counties and the Cities of Shoreline and Woodway.

Traffic, noise, pollution and road maintenance from the significant increase in vehicles must be mitigated as much as possible by limiting the number of available parking spaces on the Point Wells property to approximately 1000. Traffic studies should include the impacts all the way out to I-5 access.

Sea level is on the rise due to climate disruption. Projections are as high as an increase of three feet in the next 50 years. ANY development at Point Wells should study worst-case scenarios for high tide zone changes and take these into account for shoreline protection.

A thorough seismic study should be conducted to ascertain the stability of the sediments on Point Wells during an earthquake and any risk posed to buildings constructed on the site.

Any of the selected alternatives should maintain safe pedestrian public access to the beach around Point Wells, as it currently exists.

Any of the selected alternatives must minimize night-time light pollution that would be contributed by the Point Wells area.

Sincerely,

Sue Maas
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98177