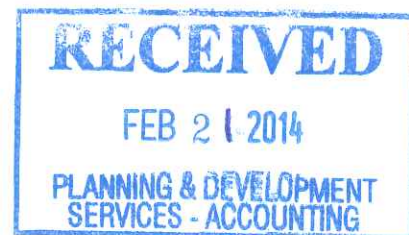


February 19, 2014

Janis Mercker, MD  
18009 13<sup>th</sup> Ave NW  
Shoreline, WA 98177



Darryl Eastin  
Snohomish Co. Planning and Development Services  
3000 Rockefeller Ave. M/S 604  
Everett, WA 98201

Dear Mr. Eastin,

Thank you for your time, clear presentation and tolerance last night at the public meeting regarding the Point Wells Project. I am glad you are addressing multiple critical elements in preparing the Environmental Impact Statement and I trust that you will be objective as well as thorough.

I have lived in the western Shoreline area for 33 years. The major concerns I have are related to traffic, the dead end waterfront site, and that services (schools and libraries; road maintenance; utilities; response to emergencies such as fire, crime, railroad and medical) for residents of one county are next to and only accessible through another county.

I do not see how 185<sup>th</sup> /Richmond Beach Road access can be expanded to accommodate increased traffic. Traffic lights are already too long in all directions for vehicles and foot traffic. Adding 6-10,000 residents (over 3,000 units proposed) would be intolerable for all. I believe ANY project on the site should have a second access through Snohomish County as a requirement. The closest looks like 238<sup>th</sup> SW which apparently extended further west at some point in the past. Even with a second access, there would be considerable spill over onto small residential streets with driveways, playing children, cyclists, walkers, etc. We already have enough speeding traffic going by. Safety is a definite issue.

The increased construction traffic over a 20 year build out period will cause increased road deterioration, air pollution and noise. Who pays for road maintenance? (We know who pays for air quality and noise –the residents nearby.)

I feel strongly that a Puget Sound waterfront site should not be lost to development, especially one with multiple high rise buildings. The height of 180 feet must be about 16-18 stories! And 47 buildings are proposed! Visibility from the water should be considered as well as from the land. There are no other buildings that tall nor densely packed between Everett and Seattle. It does not fit the character of anything nearby and would stand out like a (very large) sore thumb. And once a precious waterfront site is gone, it is likely forever. Not a heritage I would like to leave to the next generations. Not something I would be proud to have sea going tourists pass by. IF something should be built, strict reasonable height restrictions, footprint limits and appropriate ratio of open space to buildings should apply.

Regarding services, where do Point Wells children go to school? They either are bused (traffic) or go to local schools who cannot tax for the service. Same for library use. I note on site police and fire are proposed. If there was a fire or crime next door in Shoreline, would they sit idly by? Is Snohomish County willing to support such a small isolated location? How are other services such as garbage (more traffic), water, wastewater and treatment, and all other utilities to be handled and paid for?

The adjacent train tracks may carry more and more, sometimes dangerous, train traffic depending on the outcome of proposed coal transport, an environmental and safety concern for Point Wells residents as well as all nearby communities. Will this be considered?

I would think that this low-lying waterfront site could hold Native American artifacts. Will there be an archeological evaluation prior to permitting?

I know that there is considerable concern in my area and that my letter represents many, many other neighbors who may not have been able to comment. Thank you for your time and thoughtful consideration of this complex, often emotional, issue.

Sincerely,

A handwritten signature in cursive script that reads "Janis Mercker". The signature is written in black ink and is positioned above the printed name.

Janis Mercker

home 206-542-5407

cell 206-229-6549

email [jmercker@comcast.net](mailto:jmercker@comcast.net)