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As residents of the City of Shoreline and the Innis Arden community, we are writing to express our concerns about the proposed Point Wells Development by BSRE. Our specific concerns include transportation, public services, and aesthetics.

The Point Wells area, even though it is in Snohomish County, is only accessible currently by the small Richmond Beach Road in Shoreline [King County]. We don't see how this small road can be expanded to accommodate the proposed increased traffic of the development, let alone that King County and the City of Shoreline would bear the entire infrastructure/traffic burden and receive none of the tax revenue of the development. At the very least, for any development on this site, there needs to be a second access road built through Snohomish County as a requirement of the project. Even with a second access through Snohomish County, there would still be considerable additional traffic not only on Richmond Beach Road/185th, but also on the "cut-through" roads through Innis Arden. There are no sidewalks on the majority of the streets in Innis Arden and there is considerable pedestrian/bicycle traffic that would be at some safety risk with the additional traffic that 3000 residential units plus commercial and retail development would bring.

Another aspect of traffic is the current paucity of public transit to the Richmond Beach area. With the significant increase in residential units, unless there is increased public transit available that would be another traffic, air quality, and noise concern for all of the "feeder" roads from Point Wells to Aurora, the I-5 freeway, and into Seattle.

Yet another concern without a second access road to the development from Snohomish County is the availability and timeliness of emergency services. Would aide vehicles from Snohomish County travel on City of Shoreline roads to reach Point Wells residents? How much time would that add to the response time?

The closest library and public schools to the Point Wells area are in King County [the Richmond Beach Library branch] and the City of Shoreline [Syre Elementary

School, Einstein Middle School and Shorewood High School]. How will King County be compensated for the increased usage of their library without any tax revenue to support it? And will Shoreline Schools be expected to offer boundary exceptions to Point Wells residents?

We also have concerns about the scope of the proposed BSRE development, particularly with regard to the 180-foot tall buildings. These would be the tallest buildings between Everett and Seattle and would not be in keeping with the character of the rest of the area. The amount of the development set aside for parks and open space has not been clarified and should be given high priority with this precious waterfront site.

We don't understand why there are only 3 "alternatives" proposed through the Environmental Impact Statement. The 12% decrease from 3,081 residential units in Alternative 1 to 2,700 residential units in Alternative 2 [with the same amount of commercial and retail use for both alternatives] doesn't seem like a substantial enough change to be a valid "alternative", especially given the assumption in the description that Alternative 2 would have "less parks and open space". Alternative 3 is "no action". It would seem that further options need to be explored with a scaled back development that still allows for some residential, commercial and retail development but retains the general character of the surrounding communities in both King and Snohomish counties and provides public access to a cleaned-up shoreline in that area.

We look forward to the inclusion of the many concerns from residents affected by the proposed development in the draft EIS.

Sincerely,

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