



File No: 11-1010457-LU; 11-101461-SM

April 10, 2011

Mr. Darryl Eastin, Project Manager
Snohomish County Planning and Development Services
3000 Rockefeller Ave, #604
Everett, WA 98201



Re: Point Wells Development; PFN: 11-101457-000-00-LU

Mr. Eastin,

Please accept this letter as our response to above referenced project application. We wish to establish our rights as Party of Record in the application review process.

While we agree that remediation of the Point Wells site is a beneficial goal and we do not object to developing the site for mixed residential and commercial use, we object to the scale of the proposed project and its impact on the community we live in. The geographical location of the proposed Point Wells site is simply not compatible with its scale because of the traffic it will generate. As reported in the media, as proposed, the project will accommodate 3000 residential units, creating 10,000+ daily commuter trips. The vast majority of these commutes will take place through Richmond Beach Road in the Richmond Beach neighborhood, and then either continue via Richmond Beach Road (185th Street N in Richmond Highlands neighborhood) onto Aurora Avenue and I-5 or fan out on local streets through the Richmond Highlands neighborhood. The negative impact this will have on residents of the Richmond Beach neighborhood will be enormous and we are aware that they already voiced their concerns to you. We would like to bring to your attention our concerns as residents that live further away – in Richmond Highlands -- but still in an area likely impacted by increased traffic.

Many car trips through our neighborhood take place on one lane arterials such as 6th and 3rd Ave NW between NW Richmond Beach Road and NW 175th Street, and then continue via 3rd Ave NW onto Carlyle Hall Road and Dayton Avenue. These 25 mile/hr speed-limit streets already see a lot of traffic during the morning and afternoon peak commute hours and we predict that after Point Wells site development at the projected scale, the peak traffic will reach unacceptable levels. These streets are narrow and some don't have separated sidewalks, yet they are used for walking by many students of our local schools such as Einstein Middle and Shorewood High Schools and by bicyclists for their commute to work. Increased traffic to the scale that this development will bring presents an unacceptable level of hazard to all users. The exhaust and noise pollution will also adversely impact the neighboring communities.

We contend that the Point Wells project is poorly conceived. The geography does not allow development at such scale in this remote location, unless new high-capacity roads are built. Relying on Richmond Beach Road as the sole access route is not acceptable. There needs to be a direct connector to Rte 104 as the second alternative to Richmond Beach Road, and/or significant downscaling of the project.

In summary, we are concerned that allowing the Point Wells Development project to proceed as currently planned will permanently downgrade the character of our neighborhood while enriching an investor who lives in Israel. We consider that unacceptable and urge you to stop this project.

Respectfully,

Pavel Sova, Ph.D.
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216 NW 177th Street
Shoreline, WA 98177

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