



Eastin, Darryl

From: Marianne Stephens <marianne.stephens@comcast.net>
Sent: Monday, March 03, 2014 12:34 PM
To: Eastin, Darryl
Subject: Input about Point Wells Project
Attachments: StephensLetter.REPointWells.pdf

Mr. Eastin,

Please find attached our input about the Point Wells Project.

Thank you for your attention.

Marianne & Dave Stephens
Shoreline Residents, parents of students in the Shoreline School District

Marianne & Dave Stephens
17777 15th Ave NW
Shoreline, WA 98177
206.542.0931
marianne.stephens@comcast.net

March 3, 2014

Darryl Eastin, Principal Planner
Snohomish County Planning and Development Services
3000 Rockefeller Ave. M/S 604
Everett, WA 98201
Darryl.Eastin@co.snohomish.wa.us

Mr. Eastin,

You have received input from many of our neighbors regarding the Point Wells proposed project. We concur with their concerns and excellent points about traffic, public services, and more.

The streets in Richmond Beach and Innis Arden are residential in nature. They are ill-equipped to handle the increased traffic that a very large residential development would bring. Along with our neighbor Jane Glascock, we would challenge the traffic impact analysis. It is unrealistic that a majority of residents of Point Wells would stay there most days. They will be driving to work, to shop, to eat, to schools, and more. After looking at the information, we would concur with Ms. Glascock that the models used in the traffic analysis are not comparable situations.

The claim that LINK Light Rail or the Sounder will serve Point Wells is either a pipe dream or propaganda. There is no plan for a station or stop, and neither are there funds available. Indeed, the overall rosy picture of public transportation is not realistic. Bus service is not very good at the end of the line near Point Wells, and there are no plans to expand it.

As parents of students in the Shoreline School District, we are particularly interested in the public service impact of the development. Would Point Wells kids be bused to Edmonds School District schools even though kids all along the bus route go to Shoreline Schools? If the students expect to attend Shoreline Schools, how will the burden be borne by the schools? Is this an unfunded mandate to the Shoreline School District? Though Shoreline has an excellent reputation for schools, the money is very tight and absorbing a new population without having the tax base is no small matter.

The lack of variety in the EIS Alternatives is troubling. Alternative 2 seems rigged in that it offers only a 12.4% reduction in residential units yet also reduces the green space. There should be more alternatives that would be more palatable to the neighborhood and to the City of Shoreline, including more than one with a scaled-down development that includes even more green space and parks.

Surely the developers, the planners, and the Shoreline community can come up with more realistic and palatable alternatives for Point Wells.

We realize that your decisions are difficult and involve many parties. We ask that the decisions be made with community input as a paramount factor. The power of this community could become a collaborative problem-solving force for the cause. Right now, the community is stymied by a proposal that is out of scale of the neighborhood and would introduce multiple uncompensated burdens.

Thank you for your attention.

Sincerely,

Marianne & Dave Stephens
Shoreline Residents