

From: [Susan Guse](#)
To: [Hearing.Examiner](#)
Subject: Feedback on Point Wells Development
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I have lived in the same home in Richmond Beach for almost 45 years. For those who reside in Richmond Beach, the scenic setting of the neighborhood has been one of its main attractions. Compared to other areas in Shoreline, there has been a minimum of both commercial and residential development in Richmond Beach. What is happening now in other portions of Shoreline, allegedly in preparation for light-rail, is an almost reckless demolition of small houses and business in an attempt to create more density. The latest example of this is a monstrous apartment complex being constructed at the corner of 155th and Aurora. With hundreds of future new residents accessing the roads, the traffic situation on the main arterial, which is at least six lanes wide, will surely create a major gridlock throughout the day. Richmond Beach is mostly a neighborhood of single family residences with a few condos and small apartment buildings. The proposed development at Point Wells would be on a much larger scale (2800 units) than the one at 155th and Aurora (300 units). The project at Point Wells would create a traffic nightmare as there is only one narrow winding, road to the proposed development with some areas under the road suffering from erosion from water seepage. Any increase in traffic would pose a safety hazard for walkers, including children walking to the school bus. An exit road might be possible through Woodway but there has been opposition from Woodway residents. There is no feasible plan for widening the approach route to the proposed Point Wells development as there is not enough room to create a wider road given the existence of multi-million dollar homes abutting the road, a walking path as part of the road, and the lack of stability of the land under the road. In addition, there is no public transit to the site and no plans for building a light rail station. To date, the developers have not completed a Traffic Corridor Study that would show that the approach road could be widened.

Besides traffic issues, there are other problems to consider in developing Point Wells for commercial and residential use. These include environmental distress for the shoreline. Presently, large flocks of birds feed in the water and on the beach adjoining Point Wells. There is a landslide risk to the hillside above the proposed development. Having once had land and buildings that were destroyed in the Oso Landslide, I am particularly sensitive about this. In Oso, 41 people were killed and there was total destruction of homes. There would be many more people affected by a landslide at Point Wells and there is documentation of a major slide in the Point Wells within the last 100 years. Another issue not adequately addressed by the developers would be building height in a view corridor.

For over ten years there has been a ping-pong game going on between County Planners of King and Snohomish County and BSRE (the developers). Millions of dollars have been spent by Snohomish and King Counties in their fight against poorly planned and potentially dangerous to the environment proposed development. The developers may have unlimited resources compared to the finite resources of the affected residents of King and Snohomish Counties. It is high time for the hearing examiners and planners to put a stop to this endless attempt to defile the land. Once a mega-development would be approved, even a much smaller one than originally proposed, there would be no going back. Keeping the land undeveloped or minimally developed as a nature preserve would be a good way to protect the environment. At some future date, there might be another use for this land but it should be one with a substantial benefit to the public.

I appreciate the opportunity to comment and express my views.

Sincerely,

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