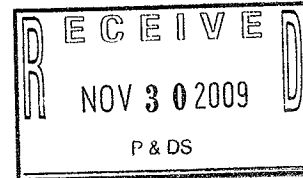


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20111 Richmond Beach Drive NW
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27 November 2009

City of Shoreline
Attn: Miranda Redinger
17500 Midvale Avenue N.
Shoreline, WA 98133



Subject: Comments on the Point Wells Draft SEIS.

To Members of the City Council:

After reviewing the Point Wells Draft SEIS, I have concluded that the City of Shoreline is willing to sacrifice the quality of life of the residents of Richmond Beach for the opportunity to control the development of Point Wells. The scope of the project being considered at Point Wells is such that its traffic impact alone will destroy the total character of the Richmond Beach neighborhood and will severely negatively impact the existing residents of the City of Shoreline living west of Aurora Avenue. I am sure our city planners know this to be true, even without the traffic study the developer of Point Wells will be required to complete. Instead of working to keep the traffic associated with the development proposed for Point Wells from streaming into our Shoreline neighborhoods, the City of Shoreline is instead embracing annexation which will direct all of the traffic right through our Shoreline neighborhood streets. Once annexation occurs, there will be no choice. Once annexation occurs, we will have all the traffic. Control by the City of Shoreline of the Point Wells development process is not in the best interest of the residents of the City of Shoreline.

Point Wells is situated entirely in Snohomish County. **The City of Shoreline should back away from annexation and let Snohomish County deal with the entire process.** The city should provide only limited access to the Point Wells site for this development. The city should force Snohomish County to provide the main road access, utilities, and services required for the new development at Point Wells. If Snohomish County wants this project, let the residents of Snohomish County deal with all of the negative impacts that will result from this project. **Let the traffic from the Point Wells development destroy the neighborhoods of Snohomish County, not those of the City of Shoreline.**

Access to Point Wells through what is now the City of Shoreline is well established. However, that access has been at a usage level of only 1% or 2% of the maximum daily traffic of 8250 vehicle trips per day (maximum peak hour of 825 trips) proposed in Policy PW-9 on page 24 of the Draft SEIS. **I am not suggesting there should be no access to Point Wells through Shoreline; rather, the daily maximum access to Point Wells through Shoreline should be limited to some number of vehicle trips per day that is in keeping with the current and/or historic access usage.** Technology exists today to count the number of vehicle trips per day. **Put up a gate on Richmond Beach Drive NW at the county line. Reset the vehicle trip counter each day at a given time. Open the gate daily and leave it open until the vehicle trip counter reaches the defined daily maximum; then close the gate until the next time the vehicle trip counter is reset.** Simple, isn't it. There is a solution that does not destroy the character of the Richmond Beach neighborhood. Force Snohomish County to deal with the problems it is creating by the new zoning.

For those who say there is no way to construct a road to the Point Wells site through Snohomish County because of the steep slope of the hillside east of the site, I suggest the following. **Let Snohomish County condemn enough property within their county to allow construction of a road running west toward the Point Wells site. Let the access road to the Point Wells site begin on condemned land far enough east of the site to allow construction of retaining walls and a gentle, downward-sloping road.** Let Snohomish County deal with its own residents to determine if the project is important enough to disrupt and destroy neighborhoods such as Woodway in Snohomish County. **The steep slope argument against construction of the road in Snohomish County is just a smokescreen meant to divert attention away from the most appropriate alternative.**

It is time for the City of Shoreline to realize that by participating in the development of Point Wells through the annexation process the city is also participating in the destruction of neighborhoods and degrading the quality of life of all Shoreline residents living west of Aurora Avenue. Has the city asked the citizens of Shoreline their opinion regarding this project? I don't mean in an orchestrated meeting such as the charrette (based on a foregone conclusion), but in a meaningful way, such as an advisory vote by ballot? The answer is: No. Another question:

Why not? Why does the City of Shoreline feel it is more important to be involved in this project that will result in additional permit fees to the city than to try to protect the quality of life for its existing tax-paying residents? How much of the existing area of Shoreline is the city willing to "write off" in order to participate in this project through annexation? 20%?, 40%?

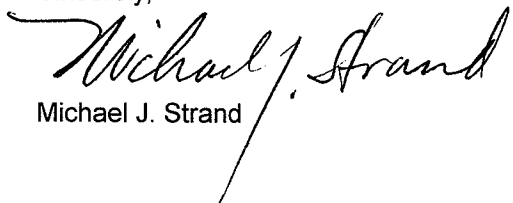
The council members of the City of Shoreline represent the interests of the residents of the City of Shoreline. If the City of Shoreline proceeds with annexation of Point Wells, the traffic resulting from the development of Point Wells will destroy neighborhoods and the quality of life for many residents in Shoreline. Council members should work toward the best interests of those whom they represent. Council members should work to assure their constituents the neighborhoods impacted by the Point Wells project lie where the project is located, in Snohomish County, not in the City of Shoreline. Snohomish County wants the project and approved the rezone. Let Snohomish County deal with the consequences of its decision.

It is not a foregone conclusion that the main access to the proposed Point Wells development must be through Shoreline. It is not a foregone conclusion that it is our Shoreline neighborhoods that must be destroyed by increased traffic. **As council members, do not back down on this key issue. Represent your constituents. Fight for our neighborhoods and our city. Force the main access road for the new development at Point Wells to be in Snohomish County. This should be non-negotiable! The access road gets built in Snohomish County. Repeat after me: No main access to Point Wells through Shoreline. Got it? Seriously, have you got it? Good! Now act! Back away from annexation! Far away!**

In summary, to preserve our neighborhoods and the quality of life of its residents, the City of Shoreline needs to:

- Totally back away from the annexation process -- it forces all the traffic through our neighborhoods
- Limit vehicle access to Point Wells through Shoreline to historical levels
- Force Snohomish County to deal with the traffic issues the Point Wells rezone will create
- Force Snohomish County to provide main road access and services to the Point Wells development
- Serve the best interests of the existing residents of Shoreline

Sincerely,



Michael J. Strand