

JUN 07 2019

City of Sequim  
DCD/ Public Works

33 Mockingbird Lane, Sequim, WA, 98382

June 3, 2019

To: Barry Berezowsky, City of Sequim DCD Director, 152 W. Cedar Street, Sequim, WA, 98382

Re: Legacy Ridge Development.

Dear Sir

I wish to express a number of concerns with the proposed Legacy Ridge Development based on the details on the City Website. Initially, my comment would be the map you sent out is not very well reproduced. I had to go to the website to get a clearer view of the various diagrams.

### 1. Transportation effects.

According to the map the main egress from the development appears to be the 7th Ave/East Silberhorn intersection. The transport report states that about 50% of the theoretical trips will leave by this route. I believe this is incorrect! If you live in this development and want to get quickly into town you would use this route not the Happy Valley or other routes suggested which are much longer. This increased discharge onto Silberhorn/7th avenue will have knock-on effects. The first would be congestion at the Prairie expansion to remove traffic pressure from Washington Street as it joins 7th Avenue and then leading to further congestion at the 7th Ave/Washington Street intersection. This just moves an existing traffic congestion choke point further west from Sequim Av/Washington. Currently there can be quite large back-up at this intersection at many points of the day - do we really need to add to this? Traffic would also increase on Silberhorn going west.

There were questions in past meeting from the Fire department about two point egress to and from the development. I cannot see a change from the previous plan. Simply putting a median or lane divider at an egress point does not constitute a two point exit as has surfaced in past development hearings. Currently, large fire engines and other long bed vehicles cannot gain easy access to the East Silberhorn developments at Cherry and Aspen estates due to lane dividers/medians installed at egress points.

### 2. Traffic and tourism

Increasing traffic congestion will mean it will be harder for tourists to park close to downtown where they like to shop, reducing foot traffic to local business enterprises and reducing sales tax to the city. In addition it will take away the small town feel so many people come here to enjoy and make parking and access harder for some events such as the Irrigation, Lavender and proposed Sunshine festivals again reducing potential sales tax.

### 3. Light Pollution

The North Olympic Peninsula is still an area where we can enjoy dark skies and see a myriad of stars. Will the exterior building and street lighting be "Dark Sky" compliant?

#### 4. Water Supply

The PDN stated in the memorial day issue that the city was preparing for potential water restrictions this summer. In the past, we have been told there is plenty of water, so why restrictions? This is before the water demands of Legacy Ridge, the expansion of Jennie's Meadow and the development over by West Sequim Bay road are added. In addition, the main water line to the reservoir and the Highline irrigation ditch run through the development - an accident waiting to happen?

#### 5. Employment

Most of the current developments are aimed at selling to retirees. While modestly increasing sales tax and other tax revenues, these developments bring in no industry or long term job opportunities for the local community. The main financial beneficiaries will be the developer and the City through taxes and water and sewer connection fees.

#### 6. Storm water management.

The maps show two large retention ponds to the south and adjacent to Eastgate along Falcon Road. These are to take the combined storm water and run off from the development. They do not appear to be covered and are potentially a great breeding ground for mosquitoes which carry a number a health concerns such as viral encephalitis, West Nile Disease and other insect borne diseases. This constitutes a public health hazard which could increase as the climate warms! The storm water and run off have the potential to carry fertilizer from lawns and other toxins from the development into the ponds leading to potentially toxic algal blooms which are common in this area e.g. Anderson and other lakes.

Are these ponds sized for a "Snowmagedon" or other severe event which would create a severe influx of water? Overflow from these ponds could damage the septic systems in Eastgate and in that event would the developer or the city be liable for damages caused by this landscape change? Why is storm water not tied in to the sewer discharge planned for the development? If the City's waste water treatment does not have enough capacity, then rethink these developments until the City can handle the excess.

The area behind Eastgate and Mockingbird have had flooding issues in the past, so it is imperative that landscape disruptions does not impact the irrigation ditch or slope of the land. Again if this is not taken care of the developer or City could be held responsible for creating an additional hazard.

Unfortunately, I cannot attend the meeting called by Pace, engineers for the project on June 12, 2019

I look forward to your response addressing these issues,

Yours sincerely

Robert Cain