

From: [Janissa Strabuk](#)
To: [PCD](#)
Cc: [Janissa Strabuk](#)
Subject: Comments on Arbor Fund SPRA/CUPA
Date: Friday, August 04, 2017 8:53:01 AM

Ms. Sontag,

I write in opposition to the Arbor Fund's application for an amendment to the Bloedel Reserve conditional use permit to allow the construction of a second exit onto Agate Point Road at the north end of the Bloedel property.

The proposed amendment is problematic and should be denied for several reasons:

1. In support of the amendment the Fund relies on a single flawed and inadequate "sight distance" analysis to conclude that "The exit only onto Agate Point Road NE has adequate site distance given the 15 mph advisory speed on the curve to the south." The analysis relies on the Pierce County Code's limited exception from the County's 415-foot entering sight distance requirement. Pierce County considers granting that exception only for small residential developments, where traffic flow is limited and minimal. It is inapplicable here where The Reserve permits the entry/exit of scores of vehicles, including buses, per day. Even if the City somehow finds the Pierce County exception persuasive, the Heath & Associates calculations are not based in reality. While the 15 mph sign may be advisory, no vehicle reduces speed to 15 mph around that curve. Speeds are more than 20+ mph.

There are alternative options to the present exit proposal: (1) widen the present entry/exit to facilitate ingress/egress, (2) use the Wildlife Shelter entry as an entrance and the present entry/exit as an exit, and (3) use the proposed exit as an entry and the present entry/exit as an exit.

2. The amendment does not consider the impact a second exit at the proposed location will have on the surrounding residential neighborhood and the scores of residents that walk, run, and bicycle around the "Loop" (the neighborhood roads beginning at the intersection of Dolphin and Agate Pass, continuing on Dolphin to Agate Point, then turning west onto NE North, and then turning onto Agate Pass back to Dolphin). The present entry/exit is within the sight of walkers, bikers, etc., who can make accommodations for vehicular traffic accordingly. The proposed second exit will make that curve area even more dangerous for residents. Furthermore, if the vehicles exiting The Reserve turn right from the proposed second exit and continue north on Agate Point Road to complete the Loop in order to exit from Agate Pass Road, traffic in the Loop area will increase substantially. This further endangers area residents.

3. The Reserve holds itself out as "an internationally renowned public garden and forest preserve," whose mission is to "enrich people's lives through a premier public garden". The Fund's long-term plans for The Reserve should be presented in a comprehensive fashion and not in the present piecemeal approach. It appears that the Fund is attempting to obtain what it labels as "minor" amendments to its conditional use permit in the hopes that each minor amendment will be accepted with little discussion and review as it has been labeled a "minor" amendment. However, "minor" amendments when added together will have a detrimental impact on the surrounding residential neighborhood. For example, The Reserve's website indicates that The Reserve is now open for weddings (The website states that weddings are presently limited to two per year, but there is no indication that the present number is the maximum number envisioned by the Fund.). No matter the name by which it is called, The Reserve is on its way to becoming a commercial facility, with all that entails, in what has been a tranquil, residential, rural neighborhood.

4. The Reserve's website features prominently this quote from Prentice Bloedel: "Harmony, respect, tranquility – how many times these very words have come to mind as I have walked about The Reserve." I question whether Prentice Bloedel would sanction the proposed amendment to the conditional use permit given the impact it will have on the harmony, respect, and tranquillity of the surrounding residential neighborhood and community.

Thank you for your consideration and thorough review of the comments and concerns of neighborhood residents. I would appreciate it if you would email me a copy of your decision on the application.

Janissa Strabuk