



Regatta Estates & Picnic Point Road

**Horseman's Trail  
Site Area: 112  
homes total**

**Picnic Point  
Elementary**

They plan to bulldoze 60 foot high hills, fill in 40 foot ravines and cut and fill 570,000 cubic yards of soil.

22.92 acres of forest will be clearcut, 83% of which is old growth forest.

This can lead to severe erosion and sedimentation impacts. As well, this creates drainage, landslide and other hazards for neighbors to the project.

Traffic on Picnic Point Road, 140<sup>th</sup> Ave SW and 60<sup>th</sup> Ave West near Picnic Point Elementary is going to increase dramatically, adding over 1000 trips per day on those roads. Safety, noise and livability are all issues related to this additional traffic.

Additional local development projects with traffic impacts have been approved and this project has expanded since their initial traffic review was done. Traffic is an issue that needs to be revisited by the county.