



Eastin, Darryl

From: jan bakken <jbakken7@comcast.net>
Sent: Sunday, March 02, 2014 1:57 PM
To: Eastin, Darryl
Subject: EIS for Point Wells

Regarding EIS for Point Wells

Dear Mr. Eastin,

i would ask that the Environmental Impact study consider the following:

All the increase increase in traffic on Richmond Beach Drive (RBD) and Richmond Beach Road (RBR) -- at this point 11000 car trips -- will all come from a single point of entrance on a narrow road with the city's right of way limited to 47 feet at the point of entrance. For those north of 199th on Richmond Beach Road, there are no options whatsoever. The following negative impacts needs to be considered:

A. Disasters - Fire / Earthquake / Terrorist. If an incident occurs in the Community and an evacuation is necessary, what would be the impacts since there are no alternatives for access. What would happen if an intersection or the road becomes blocked?

B. Emergency Access -- Emergency Vehicles rely on RBR and RBD.

C. Sides / back road congestion. For those wishing to avoid the traffic on RBR, many may cut through back roads to get to Edmonds. This will cause safety concerns for pedestrians residents.

D. Pollution from the increase in cars.

E. Noise from the increase in cars.

F. Commute time for residents.

G. Public transportation access / timing.

Point Wells is planned to be built in phases. The construction and cleanup plans need to be closely examined so negative effects are minimized. Noise, dust, and again, traffic from construction needs to have clear rules so that the community remains safe and livable. Cleanup waste from the site needs to be examined so that residents are not exposed to toxic dust, runoff water, etc. Clear and unquestionable rules with resident input need to be in place prior to the beginning of the project.

The safety and livability of the entire community relies on traffic alternatives. No other high density community relies on a single roadway. Therefore, the traffic impacts on the EIS should include a completely Independent, unbiased, traffic study.

All I have heard so far is that Point Wells is "unique" and no similar community can be used as precedent. The EIS should consider this and make a full investigation to find another community with equal challenges as a point of reference.

Respectfully,

Jan O Bakken