



**Eastin, Darryl**

---

**From:** anniegrosshans@comcast.net  
**Sent:** Sunday, March 02, 2014 12:08 PM  
**To:** Eastin, Darryl  
**Subject:** re: comments on scope of Point Wells EIS Local File number 11-101457 LU  
**Attachments:** Scoping comments for Point Wells EIS Grosshans and Flanigan.pdf

Mr. Daryl Eastin:

Attached is a letter of comment on the scope of the Point Wells EIS. Please include it in your considerations.

Annie Grosshans & Robert Flanigan  
19606 Richmond Beach Dr. NW  
Shoreline, WA 98177

Annie Grosshans and Bob Flanigan  
19606 Richmond Beach Drive NW  
Shoreline, WA 98177  
206 542-6322  
[anniegrosshans@comcast.net](mailto:anniegrosshans@comcast.net)  
[flaniganconstruction@comcast.net](mailto:flaniganconstruction@comcast.net)

March 2, 2014

To: Darryl Eastin – Principal Planner  
Snohomish County Planning and Development Services  
3000 Rockefeller Ave. M/S 604  
2<sup>nd</sup> Floor, Robert Drewl Building  
Everett, WA 98201

Comments and input to the scope of the Point Wells Mixed—Use re development project EIS.

Local File Number: 11-101457 LU

Mr. Darryl Easton:

As homeowners with a residence on Richmond Beach Drive near the corner of NW 196<sup>th</sup> St. our current quality of life will be irrevocably changed for the worse by project under consideration at Point Wells. The enormity of the proposed multi use commercial and residential project is incomprehensible to us.

Of the three alternatives to be analyzed by the EIS we would endorse number 3 because we perceive it to be the only realistic option for use of this site with only one access road and no additional road out.

Knowing we are a community of “Davids against Goliaths,” we understand that it is much more likely that alternatives 1 or 2 will be approved. So we submit the following concerns:

- 1) It is not possible to mitigate the light and noise pollution from the small city sized proposal of either Alternative 1 or 2. The stars we look at now will be gone. Hearing the waves lap on the shore will be gone.
- 2) It is not possible to mitigate the noise & traffic pollution down our now residential street (Richmond Beach Dr. NW) of the 482 vehicle trips per hour which is the 24 hour average from the 11,000 per day “cap” currently under negotiation between the developer BSRE and the city of Shoreline.
- 3) It is not possible to mitigate the loss of community pedestrian use that currently occurs on our street simply with sidewalks, nor with bike lanes. No one walks on Aurora for pleasure. Bike lanes going where? Up and down Richmond Beach Drive with 482 cars per hour?

With the above concerns and with the understanding that mitigation can only go far to compensate all our losses, we offer the following mitigation suggestions:

- 1) Use of barges to remove the contaminants that will need to be removed from this industrial use site instead of driving the number of truckloads beyond count past our front doors spilling contaminants, diesel exhaust and noise.
- 2) Use of barges to bring in the immense amount of building materials such a project will require instead of driving the trucks beyond count that will drive past our front doors with their diesel exhaust and noise.
- 3) Legally commit to seizing no more property beyond the current 60 feet of right of way.
- 4) Bury the utilities. This would be the ONLY action you could do with this project that could in any way truly be considered an improvement rather than degradation in the quality of life for the current residents of the community of Richmond Beach.

Thank you for your time and consideration:

Annie Grosshans and Bob Flanigan