

**From:** Rick Kunkel <kunkel@w-link.net>  
**Sent:** Sunday, March 02, 2014 6:46 PM  
**To:** Eastin, Darryl  
**Subject:** Comments on EIS Scoping for Point Wells (due by March 3rd)

To:  
Darryl Eastin  
Snohomish County Planning and Development Services  
3000 Rockefeller Ave. M/S 604  
2nd floor, Robert Drewell Building  
Everett, WA 98201

Mr. Eastin,

My name is Rick Kunkel, and I live in the Hillwood area of the Richmond Beach neighborhood in Shoreline. I am writing today in reference to the Point Wells Environmental Impact Statement (EIS) scoping, for which comments are due by March 3, 2014.

RCW 43.21C.030, mentioned in the request for comments notice (Local File Number 11-101457 LU), covers the topics that shall be considered in an EIS.

The following need to be considered in the scope of the EIS:

- Detailed impact of a high-traffic road through central Woodway. (The EIS, as near as I can tell, covers potential impacts of the development.

If traffic infrastructure has not been planned, I imagine we need to explore the effects of this option.)

- Detailed impact of a high-traffic road along the Woodway shoreline, parallel to train tracks, connecting to Edmonds. (Again, I imagine we need to explore the effects of such alternative options.)

- Noise pollution from increased traffic. I live two blocks from Richmond Beach Road, and noise is currently below the annoyance threshold. An increase in traffic would result in increased volume, and decreased satisfaction with my current residence.

- Light pollution. The light from the development itself, as well as streetlights needed to support traffic along the route to it, would ruin scenic vistas and destroy the rural feeling that the neighborhood has.

- Physical pollution. With human habitation comes litter, wastewater, and other pollutants. How would these be mitigated and minimized, and how would these mitigations and minimizations affect the communities that provide the services?

- Impact of increased traffic on the historical Crawford Store (Godfrey Building), built in 1922, at 2411 NW 195th Pl. What effect would the increased pollution from traffic have?

- Effects during winter of having a very large development at the bottom of a relatively steep hill, reachable only through a residential neighborhood. How significant would the increased risk be to residents' person and property?

- Pedestrian safety. The farther towards Point Wells that one travels, the more residential the streets become. Children would no longer be able to play in or cross what will become the main thoroughfare to Point Wells.
- Crime rate. A denser population often means a higher crime rate. Even with an increased police presence (and in part because of it), the environment would feel significantly less safe.
- Land stability. The property is at the foot of a steep hill. Would development at Point Wells increase the chances of landslide?
- Finally, negative social feelings. This is significant. Local society is part of the local environment. Impacts of the Point Wells development to a community that largely opposes it would result in a far less pleasant place to live, for both Point Wells and Richmond Beach residents.

On a related note, I would like to state how irresponsible it is for Snohomish county and the developer to consider the currently-planned Point Wells Urban Village or Urban Center actions. The property's placement is unique in that, as currently planned, King County, and Shoreline specifically, will bear the brunt of the impact, and will reap few benefits. It is not fair, nor equitable. Richmond Beach would be negatively changed forever. Snohomish County has rezoned Point Wells, and must build the infrastructure to support it.

Thank you for your review.

Rick Kunkel  
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