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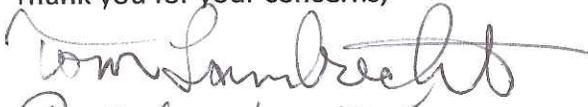
**balquilts@earthlink.net**

**From:** <balquilts@earthlink.net>  
**Date:** Wednesday, March 26, 2014 11:05 AM  
**To:** <DarrylEastin@co.snohomish.wa.us>  
**Subject:** Point Wells Scope for EIS

Mr. Eastin,

I am replying in regards to the scope of the EIS for the Point Wells Urban Development. After reviewing the traffic memorandum of agreement between Point Wells and the City of Shoreline I feel the average trips per day (10,000+) is grossly underestimated in this memorandum. The Institute of Traffic Engineers trip generation figures for condominiums is 5.81 trips per day. This figure alone would be 3081 units times 5.81 trips equals 17,901 trips per day. Add to that the retail square footage of 94,000 SQ. FT. @ 38.7 trips per 1,000 SQ. FT. and this generates an additional 3,638 vehicle trips per day. But wait, we are not done yet, we have an additional 32,000 SQ. FT. of commercial/office which would generate 11.85 trips per day per 1000 SQ. FT. which equals an additional 380 trips per day. Add these figures up and you have a realistic total of 21,919 trips per day. These are figures taken directly from the American Institute of Traffic Engineers. This does not take into account any public access to the Point Wells Development such as a public board walk along the beach, public access to the exiting pier or aphis theater. All of these additional features would be a great asset to the public as well as generating a whole lot more traffic. I would like to state, publicly, that I am not opposed to the Point Wells development. However, if you are going to approve a development of this magnitude and generate this kind of traffic let's at least use the correct traffic count of vehicle trips per day. Ten thousand plus trips per day as stated in the traffic memorandum of agreement between Point Wells and the city of Shoreline is not even one half of the correct figure of approximately 22,000 trips per day. In order to understand this change you need to use the correct traffic count figures. My wife and I, as citizens of Woodway, are concerned that filter-through traffic from Point Wells to Edmonds and beyond will drastically change our peace and quiet.

Thank you for your concerns,


Tom and Barb Lambrecht  
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