



Eastin, Darryl

From: Blaine Rhodes <rhodesbn8@gmail.com>
Sent: Monday, February 17, 2014 4:46 PM
To: Eastin, Darryl
Subject: Point Wells EIS scoping

Dear Mr. Eastin:

I am writing to comment on the scope of the Environmental Impact Statement required of the Point Wells Mixed-Use Redevelopment Project.

I live in Shoreline just off Northwest Richmond Beach Road. With respect to the traffic estimates I have read for the project, I have concerns. The estimate is for up to 19,000 trips per day on the existing access road, Richmond Beach Road. The City of Shoreline is preparing for up to 12,000 more trips per day, maximum. "Trips per day" is an average covering 24 hours, but there is no doubt that the majority of the trips will be taken between 6 and 9 AM and between 3 and 7 PM, when 4,000 cars from Point Wells try to go from Point Wells to Interstate 5 and back again.

4,000 cars in three hours is the equivalent loading of 32,000 trips per day, three times more that the proposed route can handle. So during rush hour traffic in Shoreline will be at a standstill. In addition to deteriorating the existing local environment, such access problems can limit the value of property in new developments.

Furthermore, the addition of retail and commercial space at Point Wells will necessitate an increase in supply trucks using Richmond Beach Road to move goods in and out. Many sections of the current road are not designed for heavy truck traffic and will require increased maintenance and repair, at no expense to Snohomish County or Point Wells, but at the expense of King County and Shoreline residents.

The solution to these problems is the addition of another road to Point Wells through Snohomish County properties in Edmonds or Woodway. The initial property costs will be high, but I am sure the projected revenues from the project can easily support the investment.

Thank you for your kind attention.

Blaine Rhodes
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