



**Eastin, Darryl**

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**From:** Ginny Scantlebury <ginny@recsales.com>  
**Sent:** Sunday, March 02, 2014 8:16 PM  
**To:** Eastin, Darryl  
**Subject:** Point Wells scoping comments  
**Attachments:** Shoreline EIS letter to Snohomish 2 28 2014.docx

Darryl – please see attached letter.  
Roy Scantlebury

To: [Darryl.eastin@co.snohomish.wa.us](mailto:Darryl.eastin@co.snohomish.wa.us)

Subject: Pt. Wells Development

Dear Mr. Eastin,

We live at 19625 – 27<sup>th</sup> Ave NW (on the beach) which parallels Richmond Beach Drive and will directly affected by the proposed development of 3000+ condominiums and businesses at Point Wells.

Our biggest concern with this project is the size. The road access to the area was not designed to carry the traffic to and from this small city. Presently, Richmond Beach Drive carries about 500 cars a day. It is estimated that this road will be expected to carry 11,000+ cars per day when the development is completed.

We see the following problems for Richmond Beach and Shoreline:

1. Increased noise and pollution to our neighborhoods. The increased traffic will produce far more pollution from auto emissions than all of the coal trains that many people are concerned with.
2. Traffic safety will be a problem. Just exiting our driveways and exiting 27<sup>th</sup> Ave NW via our bridge will be a problem. It will also be VERY dangerous to walk and ride bicycles on Richmond Beach Road because of the heavy traffic.
3. The increased traffic and noise will cause devaluation of our properties.
4. If this project is built, there will be increased degradation of our beach and surrounding environment.
5. This project will cause major problems for birds and other wildlife that now use the tank farm and adjacent dock at Point Wells to nest and roost at night. Thousands of Sea Gulls presently use Point Wells as a roosting place. Migrating birds such as Canadian Geese and ducks use the tank farm to nest in the spring.
6. Building a marina will directly affect our sea walls and bulkheads for all the properties on 27<sup>th</sup> Ave NW because of the increased boat traffic.

In summary, we see no benefits to this project for Richmond Beach and Shoreline. We also see many problems that will forever change the ecology of this beach and our environment.

May we suggest:

1. The project needs to be scaled down to a more reasonable size that would conform with the existing community and environment. 61 acres is not a very large area and part of this 61 acres is not buildable.
2. There needs to be more than one access point. We need at least two. More than two would really help.
3. Please remember that businesses that are incorporated into this development will not succeed if customers have trouble getting to them (or if it takes too much time.)
4. Please consider that this project might not be the highest and best use of this property.

Sincerely,

Roy Scantlebury  
19625 – 27<sup>th</sup> Ave NW  
Shoreline, WA 98177  
206-546-5627