



Eastin, Darryl

From: Carol Stoel-Gammon <csg@u.washington.edu>
Sent: Monday, March 03, 2014 10:55 AM
To: Eastin, Darryl
Cc: Darryl.Eastin.co.snohomish.wa.us@washington.edu
Subject: Public comment on Pt Wells EIS scoping

Dear Mr. Eastin,

Most important: The site for the proposed development does not meet the criteria for designation as an Urban Center, in particular, lack of access and limited roadway near the site; inadequate infrastructure to accommodate 3,000 units plus commercial sites

My specific concerns about the proposed project at Point Wells are noted below.

1. Increased traffic along Richmond Beach Drive NW, from about 500-600 car trips each day to 11,000-12,000 trips/day.

The increased traffic will lead to problems with (a) pedestrian safety; (b) access to/from driveways; (c) increased noise; (d) congested traffic; (e) increased use of "cut-through" roads from Point wells to Aurora and I-5;

2. The lack of both entrance and exit roads from Point Wells

This is associated with (a) difficulties with police and emergency vehicles accessing the site in case of a road blockage between the Point Wells entrance and 199th Street; (b) a huge increase in traffic along Richmond Beach Drive, the sole entrance road (see comments above)

3. The need to widen Richmond Beach Drive (RBD) to accommodate the traffic associated with the proposed site

This widening (a) will affect the quality of life of residents in all of Richmond Beach, especially those living along Richmond Beach Drive; (b) will lead to the removal of rockery, plants, and trees from the property of residents living along RBD; (c) will decrease access to homes, mailboxes etc. along RBD

Further considerations:

- Affects of increased traffic on ALL of Shoreline must be considered
- The site must be "cleaned up" (made environmentally safe) before the project can begin.

- Affects of sea level rise must be considered before construction begins.
- The site is located on the south Whidbey Island earthquake fault, putting Point Wells residents at risk.

Thanks for your consideration of my comments,

Carol Stoel-Gammon

20240 Richmond Beach Dr NW