



Eastin, Darryl

From: dlrbjg@aol.com
Sent: Monday, March 03, 2014 4:49 PM
To: Eastin, Darryl
Subject: Point Wells Scoping comments
Attachments: Pt Wells EIS Scoping 3.3.2014.pdf

Mr. Eastin,
Please see the attached letter with my comments regarding the Point Wells EIS scoping.

thank you,
Richard Kink

Richard V. Kink
19553 27th Ave NW
Shoreline WA 98177

March 3, 2015

Snohomish County Planning & Development Services
Attn: Mr. Darryl Eastin, Project Manager
3000, Rockefeller Ave, 2nd Floor East
Everett WA 98201

Re: Point Wells Scope of Environmental Impact Statement

Dear Mr. Eastin;

I am requesting Snohomish County study and address the following elements in the EIS for the proposed development at Point Wells.

Natural Environment

Floodplain

- Snohomish County should consider the re-delineation of the coastal flood hazards using the FEMA coastal hazard methodology used in the recent King County Coastal Flood Hazard Study prepared by Northwest Hydraulic Consultants.
- This is critically important that the coastal flood elevations for Point Wells are consistent in methodology and corresponding flood elevations as in Shoreline. As a reference point, the Mean Higher High Tide in Edmonds (per Tidal Datum USACE “96 Edmonds”) is 8.61 feet NAVD88 and the AE and VE Flood Elevations are 20feet and 22feet NAVD88 respectfully for the southern portion 27th Ave NW.
- To emphasis the concern, these 100 year flood elevations are almost 12 and 14 feet above the Mean Higher High Tide and 27th Ave NW is the closest waterfront residential community (approximately 3,000 feet south) to the proposed Point Wells development. Additionally, the benthic and topographical features are very similar.

Air Quality

- A study needs to be conducted to identify and minimize any a airborne contamination during both the remediation and construction phases of any planned development.
- In particular, as indicated in the “Geomorphology of Puget Sound Beaches – 2006 David Finlayson, University of Washington” the predominated wind direction from mid April through mid October is North Northwest which will carry any airborne particulate over the adjacent Richmond Beach residential neighborhood.

Mr. Darryl Eastin

March 3, 2014

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- This wind pattern coincides with least monthly rainfall (City of Seattle – Averages and Records – Weather). The drier conditions will further exacerbate the potential for the prevailing winds to carry particulate matter.
- How will the air quality be monitored? What steps will be taken to minimize the release of any airborne particular?

Quiet Enjoyment

- During any mitigation and construction phase, the project is likely to draw a number of curious onlookers.
- Property adjacent to the Point Wells Location is private – including both the uplands and the beach and tidelands.
- How will trespass and potential attractive nuisances (illegal beach fires, gatherings, etc) be addressed? What actions will be taken to minimize and prevent trespass on private property and provide neighboring residents to ability to have quiet enjoyment of their property>

Built Environment

Neighborhood

- Public access to the beach and shoreline is proposed for the development at Point Wells. As noted, adjacent properties are private including the beach and tidelands.
- What measures will be taken to minimize trespass and any loss of the quiet enjoyment of the nearby property owners?

Thank you for the opportunity to provide my comments.

Sincerely,

Richard V. Kink