



Eastin, Darryl

From: Michael Kosten <makosten@icloud.com>
Sent: Monday, March 03, 2014 12:58 PM
To: Eastin, Darryl
Subject: Point Wells EIS

Hello, I wanted to ensure that the following issues are addressed within the Environmental Impact Statement for the Point Wells development.

First, given the industrial history of the Point Wells property, there is a likelihood that the soil is contaminated. The soil will need to be thoroughly tested for toxicity and remediated in a manner that limits exposure to future residents and also to current neighbors while the soil is removed from the site. Also, there are wetlands adjacent to the property. The impact the the proposed development to these wetlands also needs to be addressed.

Second, trains loaded with coal and oil pass directly through the Point Wells property. Placing such a large population immediate to the path of these trains greatly expands the potential impact of toxic spills to human life.

Third, of course, is the additional traffic and noise and stress to the residents of the Richmond Beach neighborhood, given the planned access route. I am a resident of Richmond Beach, a peaceful neighborhood with relatively low population density. This single development project will more than triple the population of the area and will have a dramatic impact on our ability to enjoy the neighborhood, the streets and even our own homes. Currently, there is not a single traffic light west of 8th Ave NW. The Richmond Beach area is a respite from the density and traffic of greater Shoreline. Adding traffic lights, likely necessary to improve the safety and flow of traffic, will reduce our enjoyment in driving in the area. The expanded population also will create more stress on drivers and pedestrians and will reduce our enjoyment of the streets and outdoors. Our family often walk the streets to visit the library, local parks and local shops. The increased population will also reduce our enjoyment of these activities, as the additional traffic be detrimental to the experience. And the additional nearby population will mean the local parks will be overcrowded. The additional traffic will make it more difficult for our kids to visit other kids in the area or the local parks, as it will be significantly less safe for them to travel on the streets. This will also impact their health as they will spend less time playing outdoors. We live a few blocks from Richmond Beach road and just two houses from a now fairly sleepy arterial, 15th Ave NW. The additional traffic will generate much more noise, especially during the lengthy construction phases, that will reduce our enjoyment of our backyard. We will be less likely to open our house windows, so the additional traffic will even impact our enjoyment of our own home.

Thank you.

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