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5 November, 2012

CITY OF MONROE
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COMMUNITY DEVELOPMENT

RE: Eaglemont Development

Mr. Paul Popelka
Planning and Permit Manager
City of Monroe
Monroe, WA 98272

Dear Mr. Popelka,

Please accept the enclosed comments on the subject Development.

Michael R. Terry

Enclosure 1) Eaglemont Development Comments

Enclosure 1) Michael R. Terry letter of 5 November, 2012

Review of Eaglemont Development Package 26 October, 2012
by Michael R Terry, 4 November, 2012

Eaglemont is a proposed PRD (Planned Residential Development) by LAND RESOLUTION as detailed by RAD Development, Lynnwood, WA.

My findings of critical issues center around utilities and the expected traffic flow pattern during construction and during emergencies.

The Geo/Technical report states that the existing Sinclair Heights underground utilities will be used Storm Water run-off, Sewer, Water, Natural Gas, and Electrical utilities. My only conclusion is that these must be available in or near 199th Ave. The nearest element of the development to Sinclair Heights is a new Detention Pond located at the SE corner at 199th Ave. The Sinclair Heights homes most at risk are lots 64 - 68. It was not clear whether the Detention Pond was going to be treated with an impervious seal. If so, storm water from construction forward would accumulate until topping the PIPED over flow at the SE corner. From that topping event forward forever all storm water would be added to the Sinclair Heights Storm Water system (including the park wetlands).

If not, then storm water from construction forward would accumulate and be allowed to percolate into the bottom of the Detention Pond. As the Geo/Technical report points out the sub strata of soils near the surf as little as 18 inches down are the result of the VASHON Lodgment of the last ice age. In laymen terms it is like concrete - pebbles and fines cemented in clay under 300 - 400 feet of ICE. These soils do not percolate well. As a result, down stream flows ride on top of this hardpan and fill basements and crawlspaces with ponding water during high run off events. These events put Sinclair Heights Lots 64-68 in risk.

The Geo/Technical report discussed the overflowing of the Detention Pond in the case of a worse case overtopping of the SE corner of the pond. Reference is made to a flow pattern that would travel South to West of Chain Lake Road and then overland to a long flat wetlands to the West of Chain Lake Road. This makes no sense to me. Before any development of North Kelsey it might have had contours indicating this type of flow. Today, I am not aware of any surface drainage piping to capture this type of flow and take it under 199th Ave and on to Chain Lake Road. The only long flat wetlands, that I am aware of, is East of Chain Lake Road.

All this presumes that the Sinclair Heights Development made utility provisions in 199th Ave sized to be free of choke points or undue pack pressure or loss of strength associated with an additional 146-149 unit development. A thorough analysis with complete verified data by an independent consultant is REQUIRED.

My review of the Gibson Traffic Study left me at complete odds with its findings: 1) of B+ (no different than today's rating) and recommending 2) that no mitigation in the interest of reduced

traffic congestion be considered. Their finding is based on overall statistical averages. In my view, the commuting average is about 5 times the overall average.

Their table of findings shows 2012 Rainier View to Chain Lake average of 11.4 sec (corrected for commuting 57 sec)

The value for 2018 at the intersection of 199th Ave and Rainier View an average of 14.6 sec. (corrected for commuting 73 sec)

The value for 2018 at Rainier View to Chain Lake shows an average 10.5 sec, (corrected for commuting 52.5). The math does not compute.

The combined flow of Trombley, Sinclair Heights, Toivo --- approx. 300 homes will combine with the flow of 146-149 homes to form a 50% increase in traffic at Chain Lake affecting all citizens of the Tributary flow.

A more conservative view would be to combine the 2012 Rainier View to Chain Lake flow with the 2018 Eaglemont flow at the intersection of 199th Ave and Rainier View to form a value of 26 sec (corrected for commuting 130 sec) to be experienced at Rainier View to Chain Lake.

My conclusion is: 1) No Way is the traffic at Chain Lake going to be the same or better than 2012 and therefor YES, mitigation is essential to permitting this development. Significant mitigation steps are REQUIRED:

1) The indicated North Eaglemont access at 197th Ave and 132nd St be completed for sole construction access during the further development of the site in order to reduce construction related congestion at Rainier View

2) The East-West Connector be completed prior to permit to build homes at Eaglemont to relieve Trombley and Toivo traffic from Rainier View.

3) Complete "Third Lane" Chain Lake road improvements from North Kelsey to beyond Browns Road prior to permit to build homes at Eaglemont in order to provide congestion free multiple access during building development.

4) Be forward thinking in our City planning to Include a covered Transit Center inside the Eaglemont Development.

Michael R. Terry