

Review of Eaglemont Development Package 26 October, 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 on the expected traffic flow pattern for day-to-day traffic patterns.

I concur with Mike Terry's comments to the water runoff issues and would like to add to his analysis of the Traffic Impact Analysis Report.

There was quite a bit left out the of the Traffic analysis, from my point of view, specifically impacts for the following, but not limited to:

- The development just south of Rainier View RD SE, Carriage Place, 17 single homes.
- Across Chain Lake, from the above: Mountain Ridge Estates, in final stages of building.
- And then there's the completely missing piece around the new proposed Wal-Mart that will add to the pressure on Chain Lake road between Highway 2 and Brown Road (at least).
- There's also a huge development just off the north end of Chain Lake Road (on Trombley just west) that will contribute to the Monroe and Wal-Mart traffic.

Not to mention the current maintenance status of Chain Lake Road, it's falling apart; anyone can see it between Lowes and Country Crescent Blvd. That road will not hold up through the development and build of the 3 phase Eaglemont development.

IMHO – the traffic analysis is inadequate and there should be a required update of Chain Lake Road all the way to Brown Road (at a minimum), 5 lanes, 2 each way w/turn lane, and roundabouts at:

- Chain Lake & North Kelsey
- Chain Lake & Rainier View/Country Crescent Blvd
- Chain Lake & Brown Road

The construction period, not withstanding, adding 1400+ trips a day to and from Eaglemont is **not realistic based on the above omissions from the analysis.**

In addition:

Not necessarily related to Eaglemont comments, but there is getting to be a lot of homes on the north hill of Monroe and there is no Fire Station within a reasonable response time. We need EMS, at a minimum. The response times from the main FS near City Hall are not realistic, IMHO.

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