

Thank you for allowing me to speak today.

5/24/2016

My name is Rick Marshall and I'm a real estate developer in Camas WA, one of the many rail communities impacted by the Millennium proposal

I am very concerned about the adverse impacts of coal trains on property values along the tracks.

Now normally, the railroad is not too bad of a neighbor. I'd rather live near the tracks than near a busy hwy. But coal trains are a different type of train and one of the major deficiencies in the DEIS is to not adequately examine the negative impacts of specifically coal trains.

Coal trains are longer, louder, more polluting due to the extra engines, and have the possibility of releasing hazardous coal dust. There are only a couple of studies out there that have looked at the impact of increased train traffic on property values. But these studies aren't adequate because they look at an increase in generic train traffic, not coal train traffic, and the two aren't the same.

Look, when I'm standing on one of our lots looking down at the tracks and an Amtrak goes by - it's not too bad, it's kind of fun to watch. Same goes for generic freight trains - it's nice to see commerce moving. But a long, loud, monotonous coal train with double or triple the engines is not pleasant. And all that uncovered coal simply reminds me of the pollution waiting to happen.

Reduced property values can hit people hard. I'm probably not going to get much sympathy as a developer, but there are lots of folks who live near the tracks and I know their homes represent the bulk of their life savings. Hurting their property values is not fair. And even a small decrease in property values can equal a huge impact, as there is billions of dollars worth of property along the tracks from here to the mines.

Please consider the negative impacts to property values as you evaluate the DEIS and I strongly urge you to reject the Millennium proposal.

Thank you.

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