

**From:** Kathleen Shaffer <kashaffer@comcast.net>  
**Sent:** Wednesday, February 28, 2018 8:15 PM  
**To:** MacCready, Paul  
**Subject:** Point Wells Development File Number 11 101457 LU, et al

Dear Mr. MacCready:

Thank you for the opportunity to provide comments on the design of the proposed Point Wells redevelopment project. We would like to comment on the following:

- Scale of the project – The scale is the largest problem with this redevelopment project. It is proposed to be an urban center, plopped within the residential neighborhood of Richmond Beach, an established, historic family community of 19,000 souls. It also directly adjacent to Woodway, which is clearly built on a very different scale. The redevelopment project is vastly out of scale with the adjacent neighborhoods.
- Density - Based on the proposed number of units (3080), this will be a very densely populated area. It is 50 acres in size, leaving 697 square feet per planned unit. Assuming two persons per unit, this leaves 350 square feet per resident. This contrasts with Richmond Beach which has approximately 1925 square feet per resident, or 5.5 times more surface area per person. To say that the Point Wells project will drastically change the density of the area is an understatement.
- Building mass – In order to fit 3080 units onto 50 acres, the buildings will have to be multiple stories, some up to 15 stories tall (per the design). The sandy island of Point Wells will become a few congested blocks of concrete buildings and sunless canyons. Fifty acres is the total available, with area needed for roads, parking, sidewalks, utilities and green spaces, making this proposed development even more concentrated, bulky and over-developed for this speck of land.
- Circulation within the development – This instant city will be very congested, unpleasant and unworkable. There simply isn't enough area for the proposed development.
- Access to adjacent properties and neighborhoods – There is one road into Point Wells. Adjacent properties and neighborhoods will be flooded with traffic going to and from Point Wells, as it is proposed. Options for building additional roads are nil, unless the developer buys private properties to build an additional road or two into Point Wells from Snohomish County. Emergency access is inadequate, and evacuation in the event of a natural disaster would be woefully inadequate.
- Access to transit from the development – Two bus lines with infrequent service currently serve Richmond Beach. Reaching the transit corridors of Hwy 99 and I-5 will overflow the single road in and out of Point Wells.
- Proposed uses in the project – The proposed uses are acceptable (as is the current use). Proposed housing unit numbers should be scaled back to no more than 25% in order to be close to being in sync with the character of the existing adjacent neighborhoods.

Respectfully,

Kathy Shaffer and Blaine Rhodes

Richmond Beach residents