

**From:** stsoming  
**To:** [Davis, Kris](#)  
**Subject:** Public Comments for Point Wells Hearing - May 17-18, 2018  
**Date:** Wednesday, May 09, 2018 10:30:31 AM

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Dear Sir or Madam,

I have followed, as an interested citizen and resident of 30+ years of the Richmond Beach / Highlands area of Shoreline, King County, the proposed urban village development of the Point Wells property. I oppose the current owner's, BSRE Point Wells, LP ("BSRE"), proposed development plans for the following main reasons:

- Point Wells project's lowland area is virtually at sea level. Any tsunami-like or storm generated high water would inundate it and endanger the lives of people living on it. The Point Wells uplands area is unstable and subject to landslides which would endanger the lives of any people living below it.
- Point Wells land sits in Snohomish County, but at this time, its only egress and ingress road, Richmond Beach Road NW, lies within City of Shoreline. BSRE's plans to create tall residential towers to house over 3,000 residential units on the lowland area will create undue, excessive and heavy traffic on Richmond Beach Road NW. In addition, any public safety needs will require the partnership of City of Shoreline's fire and police departments with Snohomish County.
- For public safety reasons, the proposed urban village should have another egress and ingress road. Has the City of Woodway agreed to the Snohomish County's proposed second access road that would connect the Point Wells project to a new intersection at 116th Ave. W, south of Quail Lane?
- A traffic mitigation plan between City of Shoreline and Snohomish County and BSRE has not yet been mutually determined. Reports and discussions indicate that coordination between Sound Transit and Metro is necessary to address the increased public transit options for the Point Wells area.

The idea of developing Point Wells as an urban village is ambitious, and too large and inappropriate for the site given the reasons stated above.

Thank you for attention.

Sincerely,

Susanne Tsoming