

From: Lisa Pagan
To: [Davis, Kris](#)
Subject: Point Wells project
Date: Thursday, May 10, 2018 6:38:25 AM

Dear Hearing Examiner,

Thank you for considering comments by email for those who cannot attend the hearing. I am a resident of Innis Arden at 1483 NW 185th Street and I grew up in Richmond Beach.

I am a supporter of redevelopment of the petroleum processing facility at the end of Richmond Beach Rd, and a supporter of incorporating mixed use developments into our suburban areas. However, I am strongly opposed to the scale and density of the development proposed for the Point Wells project.

It's stunning to consider that thousands of living units, numerous mid-rise residential towers and extensive development adjacent to the tidelands are permitted under the current zoning codes and shoreline management regulations in this location. All of this would spring up at the literal end of the road, with enormous impact on the residential roadways, shoreline ecosystem, transportation systems and emergency services. All of these new Point Wells residents are going to be driving up Richmond Beach Rd and residential roads to access grocery stores, schools, jobs, and amenities -- thousands of additional cars on the road every day in a very small area. The scale of this development will literally change the landscape of the area, with extensive mid-rise buildings, shoreline structures and lighting infrastructure that is not appropriate to this location. Not to mention that the scale and density of the development is in sharp contrast to the character of the surrounding area. It's not a transition to greater density and mixed use amenities; it is a very bold contrast. I understand that greater density and mixed-use development in residential zones is inevitable in our booming region, but this can be done with thoughtful consideration of the existing area. The scale of the Point Wells project is unacceptable.

Thank you for your consideration of my comments.

Lisa Pagan