

From: Jan
To: [Davis, Kris](#)
Subject: Comment for Point Wells hearing
Date: Sunday, May 13, 2018 1:02:24 PM

Dear Hearing Examiner,

I have lived in Richmond Beach for 20 years. The community is effectively a cul de sac, with a single road feeding all traffic down the hill, and no roads at all north to south, because of steep shoreside terrain (cliffs, really) immediately north and south. Thus there is zero through traffic.

I understand the pressures for density and a developer's rights to develop, but I can't comprehend permitting an "urban center" in a residential neighborhood lacking a mass transit hub. The pressures on our local infrastructure, roads, schools, police and fire departments, might be able to be mitigated somehow with some big investments, but at the end of the day, the single road down the hill will be an untenable bottleneck. There is no solution to that, unless BSRE installs a ferry landing.

A development of residential high rises is hugely inappropriate where there is no effective mass transit, and dramatically out of scale to the surrounding community. I am also concerned about the impacts of many years of construction, and additional traffic from any retail businesses.

Please reject this development application, and encourage BSRE to create a design more suited to the terrain, access and neighborhood.

Janice Eckmann
19123 Richmond Beach Drive NW
Shoreline 98177

I-354 Eckmann, Janice -- May 13, 2018
PFN: 11 101457 LU