

From: Karen Weber
To: [Davis, Kris](#)
Subject: Point Wells
Date: Tuesday, May 15, 2018 6:10:03 PM

Dear Hearing Examiner of Snohomish County,

I am a resident of Richmond Beach and would like to submit my comments regarding the proposed development at Point Wells.

My husband and I generally support thoughtful, attractive, environmentally friendly, urban development. Such a facility often enhances and expands the community in which it is built. There are many features that we liked about the plans for the site at Point Wells. My brother-in-law is a well-known architect, who sits on the Planning Board for the City of Seattle, so we are familiar with development.

We liked the open spaces, the design-style of the buildings (i.e. fit in well with Pacific NW style), the not-so-high version of the towers, the potential for opening up the surrounding beach area for the public, the green spaces providing wildlife refuge, etc. and understand the need to provide for suitable/needed increase in density.

Our concerns are substantial.

- 1) The increase of traffic through a small, peaceful, residential neighborhood, which has just been subjected to traffic revisions, which were designed to alleviate the already difficult traffic issues. The projected volume added by PW is difficult to embrace.
- 2) The stated refusal of Sound Transit to stop at PW, even if a station was built, and despite the fact that a stop used to exist in Richmond Beach. Believe me, if a station were to become reality, the development idea would be a lot more popular with us. Beats driving to Edmonds to board a train. But then...
- 3) The parking provided for non-residents is insufficient by any measure. We live near Richmond Beach, so we observe the issues with parking. A LOT of people will want to use the beach at PW. If a train station ever does get built - there will need to be sufficient parking. And yes, they are going to drive there...because...
- 4) Bike-riding is a pipe-dream on RB Road. Though our City Council seemed to think "If we build [a bike lane], they will [ride]" - it's simply not the case. I can count on one hand the bike-riders I pass over the course of a few days or even a week - going UP RB Road. The average bike-rider doesn't do it. I can't imagine that

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they are going to fill all the units at PW with avid bike-people who forego cars (which need parking spaces). Maybe a dedicated shuttle up the hill for bikes, to the park & ride for bus-riders, &/or to the RB business for shoppers?

5) The time that the BSRE has taken to work on this has been quite exasperating. Perhaps they are trying to drive us all to the point of exhaustion & apathy? A huge amount of tax-payer dollars has been spent to address this project for a private, international, investor. Must say, we don't appreciate it. Personally, I question their level of competency to manage this large-scale project, when they have not been able to wrap up all the loose ends, answer all the questions, accommodate all the code issues, provide concise plans, and deliver promptly. Not exactly the way a successful business is run.

6) As long as there are TWO access roads (i.e. Richmond Beach Drive and the hillside up into Woodway), the whole thing is worthy of consideration - but there is concern over whether the slope-road can be reopened - while respecting Snohomish County codes, whether Woodway will allow it, and what the environmental impact will be. All of us want to make sure there's not another "Oso"-like event here!

7) Of course, the majority of people residing in the Puget Sound area are concerned about pollution, environmental safety, and clean-up plans & processes. Those of us who read the paperwork are less than convinced that BSRE is going to truly rise to the occasion and provide the highest level of care in this area. We can't afford spills & the like in this fragile area full of sea- and land-creatures, as well as plants/trees.

8) And then...the HEIGHT of the buildings. 90 feet is the code. BSRE must be held to all of the regulations. We have friends whose homes lie just east of the development area. While we understand their desire to have NO buildings, we feel that buildings are reasonable, as long as they adhere to the established codes.

Thank-you for keeping all of these issues in mind during the upcoming hearings. We are counting on you to make fair, reasonable, and firm decisions which will respect and protect our neighborhoods, ensure the least amount of view-blockage, provide security for preservation of wildlife habitat, and allow for the development of meaningful, lovely, useful, beneficial-to-all housing.

Sincerely,

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Joshua 24:15 ~ Matthew 4:19

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