

From: office@uwhousing.net
To: [Davis, Kris](#)
Cc: "[Darren Gillespie](#)"
Subject: Comment for Point Wells Hearing
Date: Thursday, May 17, 2018 1:28:11 PM

Dear Hearing Examiner,

Thank you for taking the time to read this e-mail concerning the Point Wells development application.

I live on Richmond Beach Drive NW about a half mile away from the entry to Point Wells.

In general, I am very pro-development (I personally own/developed properties in Seattle Urban Centers). The Point Wells proposed project should be terminated as the developer has not provided adequate mitigation to the resulting traffic and parking.

The plan does not provide adequate parking for residents (500 stalls short of the minimum required by the code) or visitors (only 20 stalls total). There is very little parking on Richmond Beach Dr NW as the street is narrow and the east side of the street is a designated walking path. On sunny days, (when there are more beach-goers) there already is a shortage of parking and cars park illegally. (the current beach-goers enter the beach illegally as they cross the BNSF railway but getting to the beach will be easier with the proposed development and one would expect increased numbers)

The plan does not provide for adequate traffic mitigation. The report underestimates the number of car trips that would arise from the development. It is unreasonable to assume that residents would use alternative forms of transport to get to and from Point Wells. There is neither bus service or train service from Point Wells. We are at sea level and it is an extreme climb up the hill so bicycles and foot traffic are also not realistic. The residents/guests will almost exclusively use vehicles to access the site. Richmond Beach Drive is a two way street with no chance of expansion. Richmond Beach Road has also recently been converted to a two way street with a middle turn lane. Adding that level of increased traffic would result in more vehicle and pedestrian accidents and that is unacceptable and irresponsible.

Although they have proposed a second access road to Point Wells, there is no evidence this road is even possible as it involves private property that has not yet been acquired, wetlands, and the acquisition of the right to cross the train tracks. These are all big "IFS" that the developer has not resolved in over 7 years.

The developer has been given ample time to address these issues with no meaningful solutions; therefore, I urge you to **not** extend the application and reject it.

Thank you,
Fran Erhardt
20211 Richmond Beach Drive NW
Shoreline, WA 98177

I-424 Erhardt, Fran -- May 17, 2018
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