

From: Steve Daily
To: [Davis, Kris](#)
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Subject: Comment for Point Wells Hearing
Date: Monday, May 14, 2018 2:31:14 PM
Attachments: [SDaily and EWayner Comments for Point Wells Hearing.pdf](#)

Please see attached comments for the Point Wells Hearing.

Submitted by:

Steven Daily and Elizabeth Wayner
24305 116th Ave W
Woodway WA 98020

Sent from [Mail](#) for Windows 10

Comments for Point Wells Hearing

Submitted by: Steven F. Daily and Elizabeth A. Wayner

24305 116th Ave W, Woodway WA 98020

Date: May 14, 2018

1. Richmond Beach Road cannot support the additional traffic provided by the proposed development of Point Wells. The application submitted by BSRE fails to provide an adequate traffic mitigation plan. **Richmond Beach Road is now only two lanes**, with a center turning lane and bicycle paths on both sides (it was four lanes when the application was submitted). The additional traffic to and from Point Wells will provide grid lock especially during rush hour and will certainly affect the ability of emergency service vehicles to access the area.
2. The proposed second road access from Point Wells to 116th Ave W will provide a thorough fare for vehicles through Woodway. Of special concern is the intersection at the entrance to Woodway on 116th Ave W from 23rd PI NW in Richmond Beach (see Figures 1 and 2 below). **This is a narrow intersection that is already very dangerous and cannot stand up to increased traffic.** We have almost been hit at this blind intersection when coming out of our driveway on 116th Ave W. The problem is further compounded by the recent structural repair of the narrow culvert crossing on 23rd PI NW near the intersection. The additional traffic provided by Point Wells will certainly make this intersection less safe. The plan provided by BSRE does not address this issue.
3. The application provided by BSRE has many problems with the height of the buildings. **An urban plaza with over 20 buildings (with some over 90 feet) is not in line with the adjacent single-family neighborhoods of Woodway and Richmond Beach.**
4. The **first step in any development of Point Wells is the clean-up of contaminated soils** from the previous petro-chemical operations at the site. The plan fails to show how this will be accomplished. The importance of environmental remediation at the site is critical to all who live in this area.

These are just some of the concerns that we have with the proposed Point Wells application. **We recommend that the County permanently deny the BSRE application.**

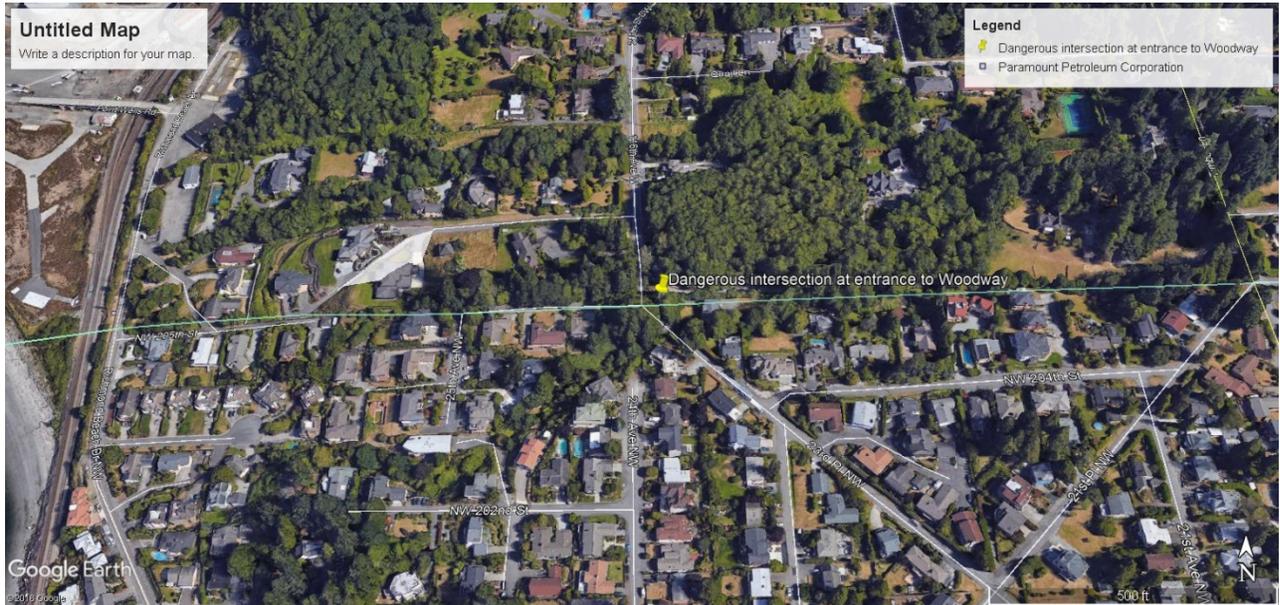


Figure 1 – Location of intersection at 23rd Pl NW and 116th Ave W (at entrance to Woodway)



Figure 1 – Dangerous intersection at entrance to Woodway