

From: Ralph Steve York-Erwin
To: [Davis, Kris](#)
Subject: Comment for Point Wells Hearing
Date: Wednesday, May 16, 2018 12:02:42 PM

Dear examiner,

I have a number of concerns with the proposed Point Wells housing development. Personally, chief among them are the impact that the increased traffic will have on existing residents - as a community member living close to 195th St I am well aware of existing road congestion and noise issues much less the additional noise and congestion that will result from the development - and the scale of the development's impact not only on traffic but on other Richmond Beach resources, its relative tranquility, and the aesthetic impact of such massive housing structures to our beautiful Puget Sound.

And I am concerned about this particular group of developers given their apparent failure to present an adequate development plan in the years they have had to do so. Specifically, in addition to lacking a realistic, adequate traffic plan, they lack a well thought out plan for the car park aspect to all the additional traffic and a well developed environmental impact plan. I understand other aspects of their proposal fail to adequately address Shoreline Management regulations, pre-construction site clean-up, potential landslide issues, and assorted environmental concerns.

Given their lackadaisical approach to dealing with these issues and the poor quality of their response when they belatedly do, I would hope Shoreline could hold out for a more responsible development plan from a more responsible group of developers.

Thank you for hearing me out.

Ralph Steven York-Erwin

I-409 York-Erwin, Ralph Steven -- May 16, 2018
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