From:	Ole Bakken <oabakken@comcast.net>
Sent:	Thursday, March 15, 2018 12:51 PM
To:	MacCready, Paul
Subject:	Point Wells
Attachments:	Attachment1.pdf; Attachment2.pdf; Attachment3.pdf

March 15, 2018

Snohomish County PDS

Paul MacCready

Mail Stop 604

300 Rockefeller Ave

Everett, WA 98201-4046

Dear Mr. MacCready,

I am a retired Boeing engineer, and with my teammates, we reviewed each case to make a final decision just like you are facing now. The difference is we were dealing with technical and cost issues, while you are dealing with a massive proposed Point Wells Development which seemingly pays little or no attention to the real impact this development will have on the county, Shoreline, Edmonds, Woodway, and beyond.

The real fact here is that Snohomish county will have to deal with whatever is built for generations to come while the Point Wells owner will build, sell, and be gone.

Generational ownership has to pay attention to the scientists concern that the ocean, as I understand it, will rise at least 4 feet in the not distant future and that storms, earthquakes etc might impact the massive support pilings sunk down under the unstable ground at the site. Can these pilings stand in the desired position for years to come? I hope the Snohomish county decision with your support will mean "no deal!'

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Finally, I realize this development has been entangled in multiple legal processes over the years. It's time we just say "no deal".

Attached are diagrams that might be of interest to you:

Attachment 1: The left side shows the existing state of Washington growth management "down-up decision making scheme – e.g. in our case it is the Snohomish County. To the right is shown the up-down process which I understand is used in Oregon.

Attachment 2: this came about by short visits with some of the services listed, proposing their offices to be located at Point wells, and also my personal belief that it is a good candidate for future development.

Attachment 3: this is an assessment I made on the impacts to the quality of life for residents in our communities. Not once have I heard a compelling plan for dealing with the traffic and upheaval in our communities.

Respectfully,

O.A. Bakken, PhD

2636 Northwest 202nd Place

Shoreline, WA 98177

GROWTH MANAGEMENT OF HIGH DENSITY DEVELOPMENTS ACROSS THE STATE OF WASHINGTON

PROPOSED FOR LEGISLATIVE CONSIDERATION

DEPARTMENT OF TRANSPORTATION	DEPARTMENT OF ECOLOGY	HEALTH DEPARTMENT	HOMELAND SECURITY	OTHERS

STATE GROWTH MANAGEMENT OFFICE

TRAFFIC LIMITS ON EXISTING COMMUNITY ROADS AND NEW ROADS	PROJECT TO MEET STATE AND FEDERAL LAWS REGARDING PROJECT SITE AND NEIGHBORHOOD	PROJECT TO MEET STATE LAWS PRIOR TO, DURING, AND AFTER FINAL INSPECTION	PROJECT TO MEET ALL FEDERAL SECURITY REQUIREMENTS	PROJECT TO MEET OTHER REQUIREMENTS AS YET UNDETERMINED
CRITERIA EXHIBIT #1	CRITERIA EXHIBIT #2	CRITERIA EXHIBIT #3	CRITERIA EXHIBIT #4	CRITERIA UNDETERMINED

RULES & REGULATIONS

CITIES AND COUNTIES TO COMPLY BEFORE PERMIT IS ISSUED TO BUILD

NEARBY DEVELOPMENT COMMUNITIES SUGGESTIONS AND CONCERNS

EXISTING

STATE GROWTH MANAGEMENT OFFICE

PARTICIPATE ONLY WHEN ASKED

HEARING BOARD

LIMIT LAWSUITS

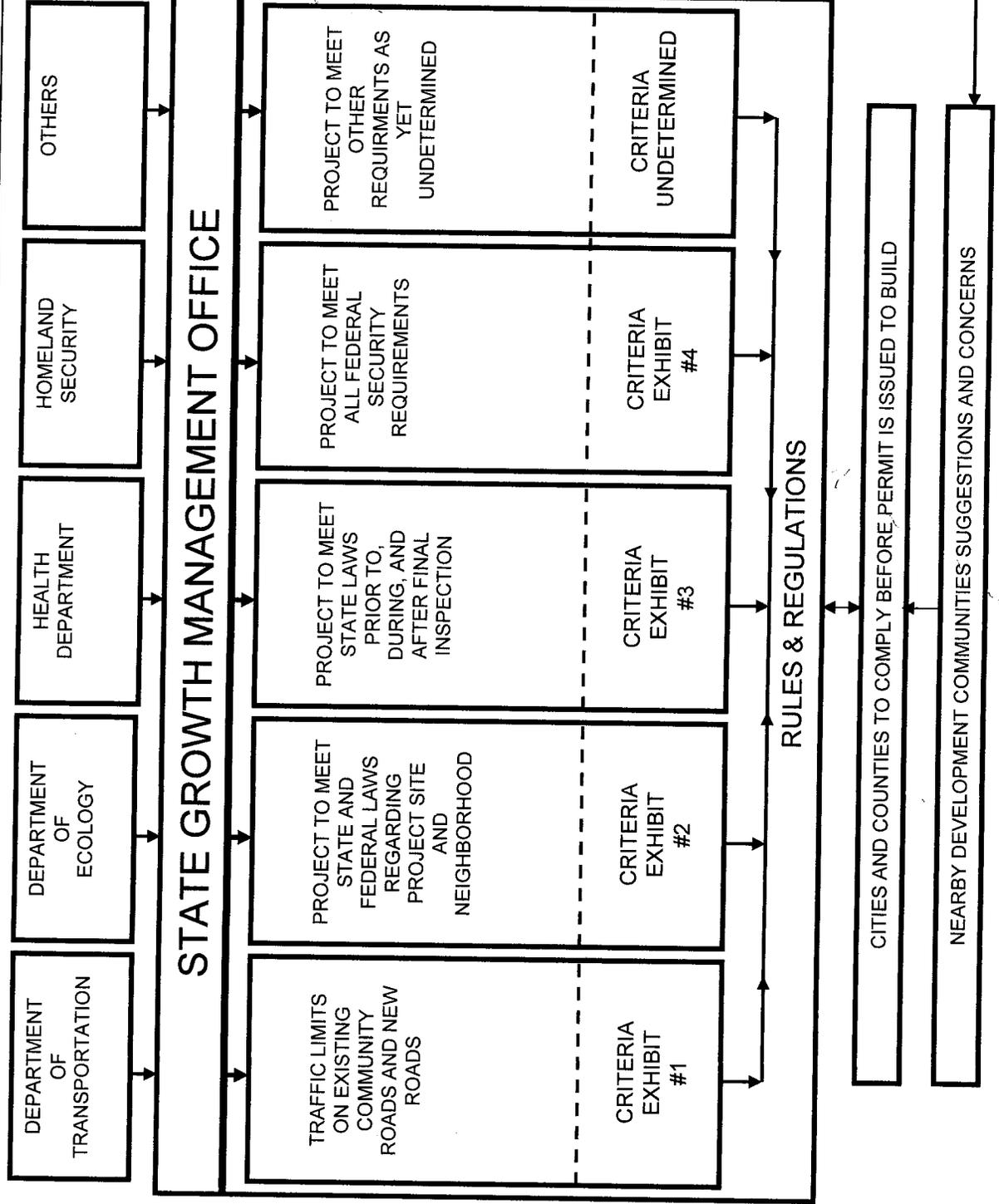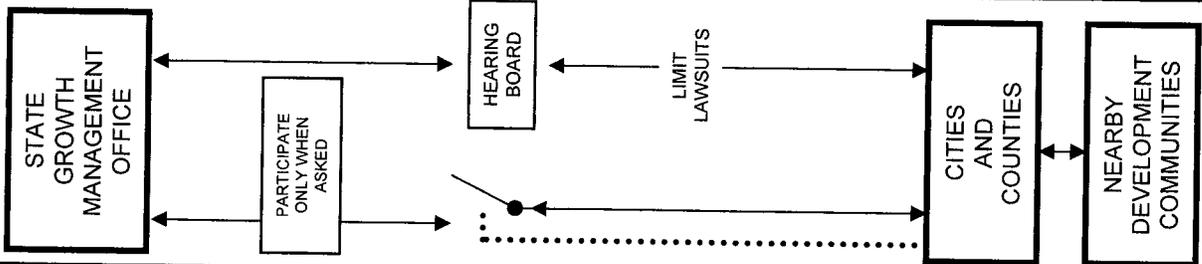| CITIES AND COUNTIES |
|---|

NEARBY DEVELOPMENT COMMUNITIES

Excess Traffic on Residential Roads
and its impact on Quality of Life

Noise Pollution

Safety Issues
- To and from Driveways
- Playgrounds for children

Emergency Delays / 911
- Fire
- Police
- Ambulance

Utility and Structural Breakdown
- Repair of water, sewer
- Electrical components
- Structural

Security issues
- Increased home invasions and crime due to huge influx of people

School busses and mail delivery
- Safety
- Unacceptable delays
- Drivers and residential stress

Economic Issues
- Decreased home values
- Transportation costs

Health Issues
- Increased Health care costs
- Lack of sleep
- Decreased work performance
- Everyday stress / worry / despair

Environmental Issues
- Petroleum derivates into Puget Sound

Breakdown of Communities
- From happy residents to distressed, sad, and angry people
- Sell and get out or live with the mess

Solution:
- State government to pass laws and regulations developed and strictly enforced by growth management with inputs from department of transportation, homeland security and other state and federal agencies as appropriate.

A Draft of a Future Possibility for Point Wells Marine Site

DOCK

NRC	NOAA	Coast Guard	Homeland Security	State & Team Support Offices	Conference Center
Environmental Services	National Oceanic and Atmospheric Administration	13th District			

Research Center

Security Fence and Gate

Cultural and / or Public Related Facilities as allowed by the Research / Marine Teams