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To: Darryl Eastin, Project Manager

Re: Point Wells Development; PFN: 11-101457-000-00-LU

Date: April 6, 2011

Mr. Eastin:

Please consider this letter as an official response to the project application referenced above. With such action, we establish our rights as Party of Record.

For reasons set forth below, we object to the scale, environmental and community impact, and legal procedures undertaken by BSRE Point Wells, LP.

Scale

The Urban Center Development proposes 32,000 SF of commercial, 94,000 SF of retail and 3,081 dwelling units on 61 acres. There is ample evidence that the Urban Center is not located in an urban setting, cannot sufficiently meet the litmus test of requirements to qualify as an urban center, and cannot accommodate the increase in traffic along the two-lane, residential roadway, Richmond Beach Drive.

Environmental and Community Impact

Community safety is at risk by exposing adjacent neighborhoods to the congestion and hazardous conditions created by the Urban Center. The environmental impact will be documented through a SEPA review and numerous violations will be recorded. Concern has already been expressed by community members that the Native American history and artifacts surrounding this land will be negatively affected.

As part of the BSRE Application, the February 14, 2011 application for short plat acknowledges that "the urban design features will be extended onto Richmond Beach Drive....and will include substantial mitigation and improvements." This declaration also acknowledges that the Urban Center will have a direct impact on residents, including possible condemnation of property.

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Legal Impact

Our objections on a legal basis are documented in the formal reply submitted by Save Richmond Beach, of which we are a member.

Closing

The Majority Principal of this project, Mr. Shraga Biran, has stated publicly on several occasions that he will "walk away" from the project if it is not wanted by the residents in Shoreline, Richmond Beach, and Woodway. Mr. Biran also was quoted in the Seattle Times [March 24, 2011], "I do not believe in doing good for one over what's good for the majority..."

The Point Wells Project clearly and unequivocally advocates in doing good [making a profit] for three investors over what's good for the communities of Shoreline, Richmond Beach, and Woodway.

As residents of Richmond Beach Drive, we respectfully make the following personal appeal to Mr. Biran:

"Mr. Biran, there is an entwined dynamic among the human elements of intentions, actions, and consequences. People want to be judged by their intentions, but they are judged by the consequences of their actions. With the best of intentions, Mr. Biran, your actions have manifest in the form of Point Wells. The consequences will be a long, legal struggle that will drain resources and have a long-term negative impact on the community. Is this how you want to be judged?"

Respectfully submitted,

John F. Boucher
Marilyn N. Boucher

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