

From: K L <dskgjl196@yahoo.com>
Sent: Wednesday, February 28, 2018 1:38 PM
To: Countryman, Ryan
Cc: MacCready, Paul
Subject: Fw: Point Wells Design Review Board Meeting 3/15/18
Attachments: Point Wells DRB Notice.pdf

Thank you for the notice of the Design Review Board Meeting. Below are my additional comments.

It continues to be abundantly apparent that Shoreline, and the Richmond Beach community are not now, and will not be in the future, in a position to absorb and accommodate traffic and the large number of residents that would be living in the 3,080 residential units at the proposed Point Wells Development for a long list of good reasons.

The development is in Snohomish County (and Edmonds) and yet Snohomish County and Edmonds are not absorbing and accommodating what needs to be done with regard to the Point Wells Development. If development of any kind should happen at Point Wells at some distant point in the future, All traffic to and from Point Wells should be through Snohomish County and Edmonds, NOT THROUGH RICHMOND BEACH AND SHORELINE.

I have not studied, but have concerns, for the potential landslides that may be caused by the Development.

I believe the Development creates and will cause an adversarial relationship between Edmonds, Woodway, Snohomish County, Richmond Beach, Shoreline, and King County. There are too many problems with the Development without adequate answers.

The King County Metro buses and other forms of public transportation cannot accommodate that many additional people. Buses often are standing room only from Shoreline bus stops.

Roads in Shoreline and Richmond Beach were built to accommodate bedroom community traffic not traffic on the scale of the development proposed for Point Wells. What is that increased traffic going to do to those roads? Who is going to pay for the repairs and inconvenience?

Also, a significant, recent change in Shoreline/Richmond Beach is the proposed redevelopment and changes to Richmond Beach Road, which apparently will change from being a two-lane road in each direction to a ONE-LANE ROAD IN EACH DIRECTION WITH A CENTER TURN LANE. The additional traffic from Point Wells will

create parking lots of the neighborhood roads; the additional exhaust fumes will be unhealthy for the neighborhoods. Kids and dogs will be put at risk with increased traffic and the potential for unlawful speeding through neighborhoods because people are impatient with the traffic flow. Road rage already is a problem in other locations; do you really want the responsibility for bringing that additional problem along with the other problems that the Point Wells Development will create? Where exactly do YOU live? Do you want to move to an area that would be impacted by the Point Wells Development?

Residential views will be destroyed; property values will be affected. Point Wells Development is a bad development plan.

Point Wells will ruin the quiet enjoying of Richmond Beach and the surrounding Shoreline neighborhoods.

Also, the fact that the Developer has not met the required deadlines, with extension after extension being allowed, for the submission of information as required, that fact alone should, without further delay, lead to the denial and rejection of the development. Immediate rejection and denial.

Also, I would urge the Design Review Board and Snohomish County to reject any future proposals for developments of that scale at the Point Wells site. The concept of a development on that scale in that location is absolutely ridiculous and improper and undesirable for a very long list of reasons.

Thank you. Please reject the proposal and put an end to this development. Point Wells should be a park for all to enjoy, not a huge residential development.

I do not give permission, without my prior written consent, for anything contained in this e-mail to be shared with or provided to any party which is not a part of the Design Review Board regarding Point Wells.

Thanks.

Kathy Lamb
Richmond Beach and Shoreline Resident

From: Countryman, Ryan [<mailto:ryan.countryman@snoco.org>]
Sent: Thursday, February 22, 2018 5:43 PM
Cc: MacCready, Paul <Paul.MacCready@co.snohomish.wa.us>
Subject: Point Wells Design Review Board Meeting 3/15/18

Hello,

The Snohomish County Design Review Board (DRB) is holding a public meeting on **March 15** at 6:00 PM regarding the proposed redevelopment at **Point Wells**.

As you may recall, the proposal is to replace the existing industrial uses at Point Wells with 3,080 residential units, public amenities, retail and services. The DRB is an advisory body that takes public input and makes recommendations on design issues of projects proposed under Snohomish County's Urban Center zoning. The DRB does not make final decisions on development proposals.

After the Design Review Board provides its design recommendations to Snohomish County Planning and Development Services (PDS), PDS will make an independent recommendation to the Hearing Examiner regarding the Point Wells project. The PDS recommendation pertains to all aspects of the project and will include responses to the design recommendations provided by the DRB. The Hearing Examiner will then hold an open record hearing that will include an opportunity for additional public input. After closing the hearing, the Hearing Examiner will make a decision on the project. The open record hearing before the Hearing Examiner has not yet been scheduled. Additional notice will be sent once the open record hearing is scheduled.

Snohomish County is sending the attached postcard notice to people in the customary mailing vicinity of the project and to people who requested to be parties-of-record for the development proposal. You are receiving this email because you gave us your email address when you requested to be a party-of-record.

Thank you!

Design Review Board Meeting Location

3000 Rockefeller Ave,
1st Floor Hearing Room,
Administration Building East,
Everett, WA 98201

For more information: <https://snohomishcountywa.gov/1511/Point-Wells> or contact the project manager, **Paul MacCready**, at paul.maccready@snoco.org or 425-262-2943.

Ryan Countryman | *Supervisor, Permitting*
[Snohomish County Planning and Development Services](#)
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