

Countryman, Ryan

From: Tom McCormick <tommccormick@mac.com>
Sent: Tuesday, May 05, 2015 8:44 PM
To: Brown, Mark A.
Cc: Countryman, Ryan; Bloodgood, Jim; McCrary, Mike; White, Clay
Subject: Sound View at Woodway -- Point Wells Upper Bluff

Hi Mark,

I understand that you'll be meeting tomorrow (May 6) with Ben Giddings in a Traffic Pre-submittal Conference for a proposed development called Sound View at Woodway ("Sound View"). Go here <https://www.dropbox.com/s/rhj38gqx49dsvjg/15-06049PS.pdf?dl=0> for a copy of all the documents that have been filed so far. Also see the attached picture where I've added a thick red line that depicts where a second public access road might connect BSRE's proposed Point Wells development to the road running through the proposed Sound View development.

I spoke with Ben Giddings recently about the Sound View application. As you may know, he is doing the engineering work for the proposed Sound View development, and is listed as the applicant representative. He told me that he has concluded that a second access road to Point Wells can be connected to the south end of the road running through the proposed Sound View development. He said that the connecting road can be built through the steep terrain and sensitive area. He has surveyed the area and has done geotechnical work, and said there's nothing that prevents a second road connecting to Point Wells at the location depicted.

I asked Ben what he thought the road would cost. He guessed that the construction cost for the entire road running from the Woodway boundary at 236th, through the proposed Sound View development, and westward to Point Wells, might be around \$5 million or so. That's just a rough guess, but it's a guess by someone who has worked on other major projects like Redmond Ridge. BSRE would only be paying for part of that cost. Probably a bigger cost for BSRE is that it would need to purchase an easement from the the owners of the Sound View property..

A second public access road to BSRE's proposed Point Wells development is an absolute necessity. Snohomish County Code requires it. It's very doable, and not costly. Even if the cost was \$100 million, it would meet the Tigard standard for proportionality.

I trust that you, Ryan and others will ensure that the DEIS will provide that a second public access road is necessary, that it can be constructed with little impact on the environment (especially after any required mitigations), and that the cost is not unreasonable considering the Tigard standard for proportionality.

Thank you.

Tom McCormick

SOUND VIEW AT WOODWAY - SECTION 35, TOWNSHIP 27 NORTH, RANGE 3 EAST, W.M.

PROJECT DESCRIPTION

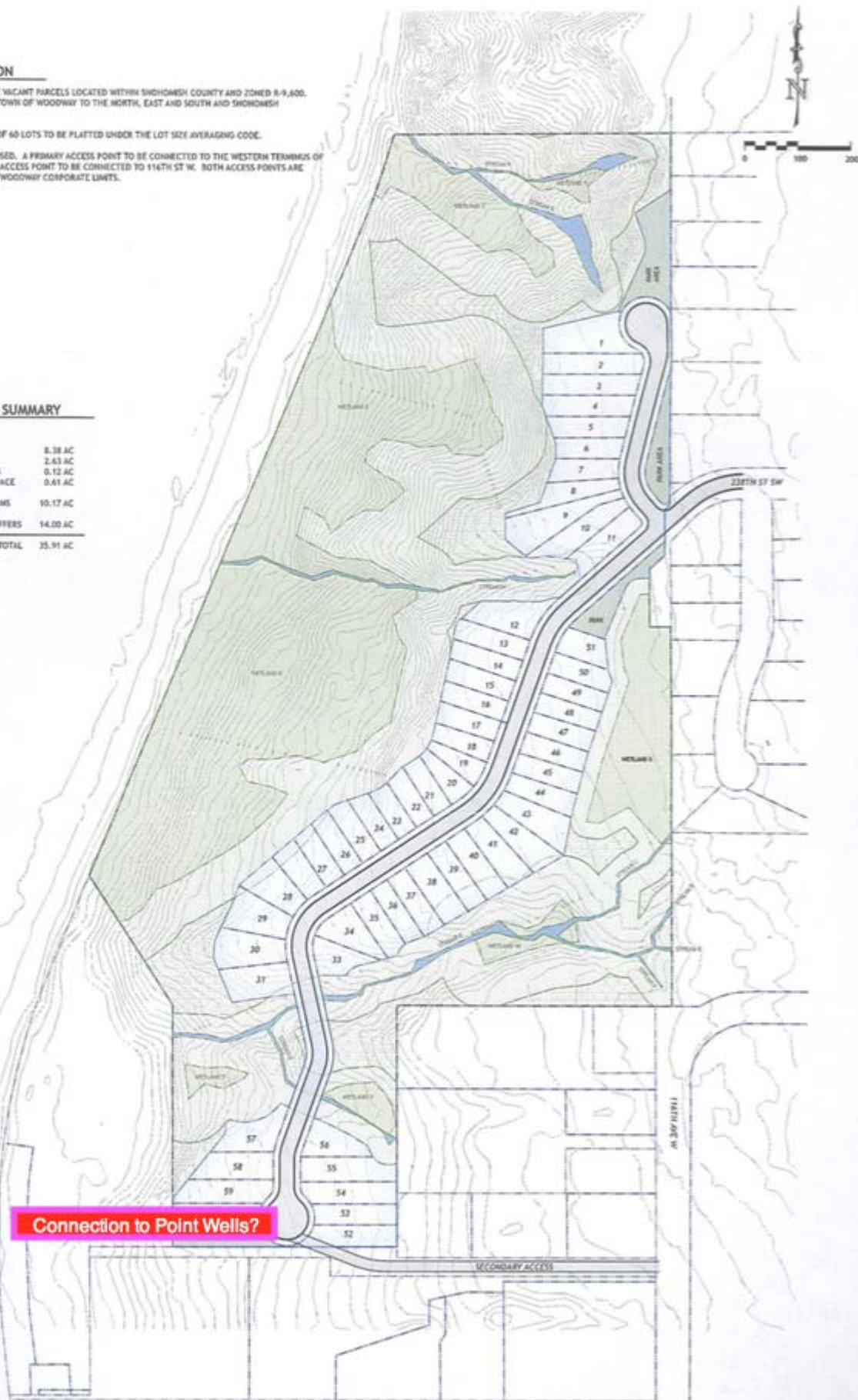
THE PROPERTY INCLUDES THREE VICANT PARCELS LOCATED WITHIN SHOHOWESH COUNTY AND ZONED R-9,600. THE PLAT IS BORDERED BY THE TOWN OF WOODWAY TO THE NORTH, EAST AND SOUTH AND SHOHOWESH COUNTY TO THE WEST.

THE PROPOSED PLAT CONSISTS OF 60 LOTS TO BE PLATTED UNDER THE LOT SIZE AVERAGING CODE.

TWO ACCESS POINTS ARE PROPOSED. A PRIMARY ACCESS POINT TO BE CONNECTED TO THE WESTERN TERMINUS OF 238TH ST SW AND A SECONDARY ACCESS POINT TO BE CONNECTED TO 116TH ST W. BOTH ACCESS POINTS ARE LOCATED WITHIN THE TOWN OF WOODWAY CORPORATE LIMITS.

LAND USE SUMMARY

UPLAND AREA:	
LOTS	8.38 AC
ROW	2.63 AC
UTILITY TRACTS	0.12 AC
ACTIVE OPEN SPACE	0.61 AC
WETLANDS & STREAMS	
	10.17 AC
STEEP SLOPES & BUFFERS	
	14.00 AC
TOTAL	35.91 AC



Connection to Point Wells?