

From: Rick Goetz
To: [Davis, Kris](#)
Cc: "[Rick Goetz](#)"
Subject: BSRE Application for Point Wells
Date: Saturday, May 12, 2018 1:42:30 PM

Snohomish County Hearing Examiner,

I am writing to express my concerns over the BSRE Urban Center Proposal to build thousands of residential units on the Point Wells property located in SW Snohomish County. My concerns are as follows:

- 1.) **Traffic Safety**. It is suggested that the project may generate in the neighborhood of 12,000 additional vehicle "trips" per day to and from the site. If I do some rudimentary calculations and figure most of this traffic would happen between 6:00 AM and 9:00 PM that is 15 hours when most of the traffic would occur. If you divide 12,000 by 15, that equals 800 trips per hour or 13/minute. That is assuming the traffic is evenly spread out during each 15 hour time frame of each day. We know that there will certainly be higher traffic volumes during peak commuting times. In addition, if you look at the website created by BSRE (pointwells.com) it shows and promotes public access and additional vehicle traffic from the general public to visit the beaches and retail facilities that will be on-site. I wonder if all that additional public access traffic has been figured into the 12,000 trip estimate or if it is in addition to it?
- 2.) **Access and Egress**. Since there are no other public roads in or out of Point Wells except by way of Richmond Beach Drive (a narrow two-lane road) that it would mean **years** of heavy vehicle traffic during development and construction for environmental clean-up and remediation, construction workers, concrete, steel and other construction supplies. All this traffic will go over a single bridge "Point Wells Road" over the track into the site. That bridge is privately owned (as I understand) and has been in place for decades. The developer does not appear to have plans to replace it nor do they call for a secondary access to go up and over the railroad tracks. This stretch of the railroad line between Richmond Beach and Edmonds has a long history of landslides as many of us know because of the interruption of service to the Amtrak and Sounder rail service as frequently announced on the television news broadcasts. When those interruptions occur, and reliance on rail service is taken away. If there would happen to be a train derailment that damaged or destroyed that overpass bridge, it would mean no access for emergency service vehicles and no way for residents to get out. If you look what has happened to the City of Edmonds when a train accident closed both

I-352 Goetz, Rick -- May 12, 2018
PFN: 11 101457 LU

access roads to the west side of the tracks, it required fire department EMS personnel to move a patient from the west side through an opening in a boxcar to the east side to get them to the hospital. That has led the City of Edmonds to now propose a third access over the tracks north of the ferry terminal to allow emergency vehicles access in case of another emergency such as the one mentioned above. Realize that there are very few people that actually live on the west side of the tracks in Edmonds unlike the 2,300 – 2,800 residents being proposed for Point Wells when fully developed. To rely on mitigation proposals from BSRE such as bus, vanpool or access to passenger rail service will not help in the scenarios I've mentioned.

I live a half a block from Kayu Kayu Ac Park in Shoreline located on Richmond Beach Drive, less than a mile from the entrance to Point Wells. I frequently walk my two (soon to be three) grandchildren to the park to play. The thought of walking down and crossing the street there with no sidewalks, no crosswalks or traffic signaling while an additional 800 cars/hour buzz past is frightening.

With the lack of response from BSRE to the County's request for additional information on their application going back to 2013, it leaves little hope to think that BSRE will adequately address the dozens of incomplete or unanswered questions posed by Snohomish County to their application. This undoubtedly would be the way they deal with environmental issues and clean up, traffic mitigation and a whole host of other items that they believe can be dealt with by simply dragging their feet.

Please deny the application. Please inform the developer that any reapplication will not be accepted for an Urban Center or an Urban Village unless the issues that have not been addressed over the last seven years are included in detail so Snohomish County won't waste its time and resources and the public will not be held hostage to a billionaire developer's lack of forethought.

Thank you for taking my comments.

Sincerely,

Rick Goetz
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