

From: billk
To: [Davis, Kris](#)
Subject: Public Comment for Point Wells Hearing
Date: Sunday, May 13, 2018 9:22:33 PM
Importance: High

May 13, 2018

Peter Camp
Snohomish County Hearing Examiner
Point Wells Developer Application

Dear Mr. Camp,

I fully support the most recent recommendation by the Snohomish County Planning Staff to reject the BSRE application to develop the 61 acres at Point Wells. I hope you will support their very considered recommendation and will also take into account the many years of delays, non-responsiveness, and blatant disregard for building codes and community concerns that the developer has shown over the past 7 years.

The Point Wells project has been contested by almost 100% of Woodway and Shoreline/Richmond Beach residents dating back to 2010. While the County has granted numerous extensions to the developer to address a myriad of deficiencies, the developer has failed to correct most of the most critical deficiencies.

My concerns align with the County Planning Staff with respect to the scope and scale of the project and its impact on the environment, the safety of residents, and the general well-being of residents. Specifically, the project's deficiencies affect me in the following ways:

1. I bought a house in Woodway 5 years ago and was attracted to the Town because it was a quiet residential area – with none of the high density, urban characteristics of Seattle. The roads are great for walking and biking. There is virtually no traffic. Trees are everywhere and wildlife is abundant. It is a wonderful small community. The same can be said for Richmond Beach, Innis Arden, Edmonds, and all the suburban areas along the Sound. The proposed Point Wells development is adjacent to Woodway and represents an assault on the quality of life for all residents in the King and Snohomish County communities along the Sound.
2. The current streets in Woodway, Shoreline and Richmond Beach cannot safely handle the expected auto traffic from the proposed 3,000+ condominiums at Point Wells. The existing narrow streets will be choked and will be unsafe to bike or walk along. There are few sidewalks in Woodway – and not enough space to build them – so pedestrians will increasingly risk life and limb if they walk or bike along roads that have 4 – 5 times as much traffic as they were designed for.
3. The proposed 2nd access road along 116th St. in Woodway is problematic to say the least. Although a road right-of-way has existed for 40+ years, the road was never built because of concerns over unstable ground and landslides compounded by subterranean water channels. It is a disaster waiting to happen. If built, the resulting traffic will overload Woodway's streets and ruin walking and biking opportunities for

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me and my neighbors.

4. With approximately 5,000-6,000 new condo residents, it is incumbent on the developer and Snohomish County to insure emergency access to Point Wells in the event of fire, earthquake, tsunami, landslides, etc. Even if a 2nd access road is built, there is a high likelihood that Point Wells residents would not be able to evacuate the area in the case of emergency – and hundreds or thousands of lives would be lost. It is unconscionable that the developer would exacerbate this risk by building to such a scale.
5. The height of the proposed condo towers seems to violate county and city setbacks. All adjacent property east of Point Wells is zoned as single family residences and the Point Wells buildings need to follow the height restrictions. At 90 ft. tall, I don't think they comply. I also question whether the height of the buildings blocks the sunsets for Woodway and Richmond Beach residents – and hence violates existing city building codes? In addition, the County Planners point out that no buildings can be built over 90 ft. unless there is mass transit access within walking distance of the buildings. This is certainly not the case for Point Wells – as the developer has put forth no plan for mass transit.
6. Failure to adopt satisfactory ecosystem and shoreline management programs is yet another reason to reject the developer's application. Environmental issues are important for me and my children and grandchildren. Adults are supposed to be stewards of our ecosystem so we can pass along a healthy environment to our children. The Point Wells area is full of wildlife – deer, raccoons, coyotes, birds, fish, etc. A project of the scale proposed by the developer needs to have stringent guidelines to manage the ecosystem. The fact that there will be 3,000+ living units (and probably 5,000+ new residents) is more than a bit overwhelming for 61 acres of pristine waterfront/wetland terrain – and the fact that the developer has not addressed shoreline and wetland management after 7 years is ludicrous to say the least – and an affront to all existing area residents.

Given all of these issues and given the fact that the developer has had over 5 years to address them – and has failed to do so – it seems to me that the proper course of action is to reject the developer's application – and send him back to square one. This is the recommendation of the County Planning Staff – and I hope you will concur with that recommendation and will support myself and ALL Woodway, Shoreline, and Richmond Beach residents who so passionately are opposed to the Point Wells development.

Thanks for your consideration.
Sincerely,

Bill Krepick

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