

From: leslie@lesleparrish.com
To: [Davis, Kris](#)
Subject: Fw: Public Comment for Point Wells Hearing for Point Wells Public Hearing
Date: Monday, May 14, 2018 10:10:16 AM

Mr. Peter Camp, the Snohomish County Hearing Examiner

Dear Mr. Camp:

As a 29-year resident of Woodway, I am in complete agreement with my neighbors whose letters (below) perfectly state the case for Woodway's opposition to the Point Wells Development.

The overwhelming, horrifying Point Wells over-Development would destroy the Woodway community on the alter of *greed and stupidity* if the monstrosity is ever built! It would create an unlivable, unworkable situation for Woodway, *the Point Wells Development and surrounding communities as well!*

HOW CAN YOU CONSIDER APPROVING SUCH ACTION?!

Despite huge opposition, the developers insist on ignoring facts and logic and in favor of huge money interests which already control and destroy too much in this country.

I join my Woodway neighbors in total opposition to the horrible Point Wells Development!!!

Sincerely,

Leslie Parrish

23129 Wachusett Road, Woodway, WA 98020

**COPIES OF LETTER FROM
NEIGHBORS**

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

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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 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,

Dear Mr. Camp,

I am sending you this email to express my considerable concern with regards to the proposed development at Point Wells. I am a long time resident in the Town of Woodway and, while not opposed to reasonable development in the area, see this proposal as a serious breach of what anyone could call reasonable for this area. My concerns center on several important points:

First, the scope and size of the proposed development are way out of proportion to the area in which it would be placed. The number and height of the buildings is not at all in keeping with the area in which they would be located, dominating the skyline and landscape without regard to folks whose homes have been there for years.

Secondly, little to no regard has been given by the developer to providing any reasonable method for accessing or exiting this development. Even a quick glance at a road map will show that this proposal is

completely out of line with existing roads. The required new roads needed to service this proposal would so totally consume existing neighborhoods in Shoreline and Woodway as to alter the reason most of us live here: a quieter haven away from the hassles and traffic of the city.

Additionally, the impact of this development would drastically impact the region's environment in many predictable or unpredictable ways. The development is bisected by a very active rail system which, on its own, will be adding substantially to traffic and noise in the area. Point Wells hunkers below a vast and unpredictable slide area rife with underground streams and springs. This alone makes the area a very poor choice for this proposal. It is also in a large marsh area abundant with a variety of wildlife, all of which would be either seriously threatened or more likely disappear all together.

Unfortunately for the developer, they have seriously underestimated the scope of what is being proposed. This is not an area appropriate for what they wish to build and the cost of mitigating all the complicating factors cannot pencil out in any reasonable way. It's like my wife finding a beautiful pair of shoes at Nordstrom's. Beautifully crafted and gorgeous in every way as well as inordinately expensive. However, they only come in sizes 8-10 and she has very petite size 5 feet. There is no way these shoes will ever fit her no matter what she is willing to pay. Similarly, there is no way the proposed development at Point Wells will work with this area or the Shoreline Woodway communities. Simply put, it does not fit. I and ALL of my neighbors strongly oppose this development and support Snohomish County in turning down the proposal.

Sincerely,

Dear Mr. Camp,

I have lived in Woodway for 5 years and have a house on 1/ 3 acre with a peekaboo view of Puget Sound and the Olympics. I love Woodway because it is such a small community and is very quiet and rural. There are only 465 homes in Woodway and about 1,300 residents. I can walk the streets at any time of day and encounter very little traffic.

I am so happy that the County Planning Staff is recommending to deny the Point Wells application for a variety of deficiencies. I am 100% in support of the County Planning Staff's recommendations to reject the Point Wells' application. All my neighbors agree with me.

In my mind the proposed Point Wells project is out-of-scale, out-of-touch, and out-of-control. If it goes forward it will destroy the ambience and quality of life in Woodway, Richmond Beach and Edmonds. If it goes forward it will stress our ecosystems, our infrastructure, and our safety. If it goes forward we will have 5 times as many residents within 1/ 2 mile of our house and we will no longer be living in an idyllic rural environment. Point Wells, simply put, is an affront to my life and lifestyle - and should never have been allowed to proceed without voter approval 6 -7 years ago!

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.

The 2nd access road hasn't been well conceived. It will dump unwanted traffic into Woodway. Woodway has no sidewalks - just marked walking lanes on one side of the roads. With increased traffic it will be very unsafe to walk my normal routes. I understand that the 2nd access road will traverse very unstable and

steep terrain - and may not even be feasible to build. If the developer hasn't responded to the County's concerns by now - why should we give him more extensions? This should be a deal killer by itself!

The proposed 90 ft. and 180 ft. skysrise buildings are an affront to all Snohomish (and Shoreline/Richmond Beach) residents. Where else north of Seattle on the waterfront are there any developments of this scale? There are none! If I wanted to live in a desnsely populated urban area I would have bought a downtown condominium in one of Seattle's highrise buildings. I chose not to, and I chose Woodway. Why does the developer have the right to ruin my quiet, rural lifestyle and living space? Why were Woodway and Richmond Beach and Shoreline residents never given the opportunity to vote on Point Wells? Why has the developer not even solved the problem of mass transit for buildings over 90 ft.? Why are there no buildings near Puget Sound north of Seattle that are more than 5 stories tall? Why should Woodway and Richmond Beach/Shoreline residents have their quiet communities ruined overnight with Point Wells skyscrapers, urban density, and harmful quality of life impacts?

Why has the developer not proposed a valid shoreline management program? How can a project of such scale not disturb the sensitive watershed, the Puget Sound, and the wildlife supported by it? Why has the developer not addressed environmental and ecosystem management? Again, this is an affront to me and my children - and after all these years of application extensions it seems clear to me that the developer has no solution, and furthermore, no respect for any current homeowners, any future generations, and our environment in general.

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 - I hope you will agree with the County Staff recommendation and will reject the Point Wells development application and will support myself and ALL Woodway, Shoreline, and Richmond Beach residents who are opposed to this ill-conceived, undesirable, and deficiency laden project.

Sincerely,