

**From:** Paige Lewis  
**To:** [Davis, Kris](#)  
**Subject:** Public Comment for Point Wells Hearing  
**Date:** Monday, May 14, 2018 2:19:17 PM  
**Importance:** High

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Dear Mr. Camp,

I hope you will join me and the communities of Woodway, Richmond Beach, Innis Arden and Edmonds, in supporting the Snohomish County Planning Staff recommendation to reject the BSRE application to develop the 61 acres at Point Wells. In addition to this very considered recommendation, I hope you will also take into account the lack of response and blatant disregard for building codes and community concerns the developer has demonstrated over the past 7 years.

The Point Wells project has been contested by the majority of Woodway, Shoreline and Richmond Beach residents dating back to 2010. While the County has granted numerous extensions to allow the developer time to address a myriad of deficiencies, the developer has failed to sufficiently address a number of critical issues in its proposed plan. I vehemently agree with the County Planning Staff concerns regarding the scope and scale of the project, and its detrimental impact on the environment and the safety of its residents. In this letter, I will detail how the project's deficiencies will negatively impact me, my family and the quality of life for all residents in the King and Snohomish County communities along the Sound.

Like many of our neighbors, we left the high density, urban characteristics of Seattle for a safer, quieter residential community in which to raise our families. And we chose this community because, unlike other Seattle suburbs, its residents and governing bodies share a passion and commitment to protect the natural forested beauty and abundant wildlife of this unique place. The scale of the proposed Point Wells project - 3,000+ condo units with roughly 5,000 residents - warrant stringent guidelines to manage the delicate ecosystem of the 61 acres of waterfront/wetland terrain, and to protect the deer, raccoons, coyotes, birds, fish, and other wildlife that inhabit it. However, even after seven years, the Point Wells developer has failed to address ecosystem, shoreline and wetland management.

Minimal traffic in our community allows children to play safely outdoors, and residents to enjoy walking, cycling and gardening without the noise, danger and pollution of over-crowded roadways. The streets in Woodway, Shoreline and Richmond Beach cannot safely handle the expected auto traffic from the projected 5,000+ new residents at Point Wells. With existing narrow streets carrying four to five times the traffic they were designed for, pedestrian risk increases exponentially, and biking or walking will not be possible.

It is incumbent on the developer and Snohomish County to ensure emergency access to Point Wells in the event of fire, earthquake, tsunami, landslide or other disaster. The proposed second access road along 116th Street in Woodway is a landslide prone location with unstable ground and subterranean water channels. Without a stable and reliable access road, Point Wells residents would not be able to evacuate the area in the case of emergency. It is unconscionable that the developer would accept this risk and exacerbate it by building to such a scale.

The proposed 90 feet height of the Point Wells condo towers does not align with existing county and city setback requirements. All adjacent property east of Point Wells is zoned as single family residences and the Point Wells buildings should abide by the same height restrictions. The height of these buildings could block the sunset views for Woodway and Richmond Beach residents, arguably violating existing city building codes. County Planners have also noted that buildings over 90 feet require walking distance access to mass transit, yet the Point Wells developer has put forth no plan for mass transit.

The above reasons, coupled with the fact that the developer has had over 5 years to address the deficiencies in its proposal and have failed to do so, is why I advocate the County Planning Staff

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recommendation to deny the developer's proposal. I hope you will concur with that recommendation and support me and all Woodway, Shoreline and Richmond Beach residents who passionately oppose the Point Wells development.

Thank you for your consideration.

Sincerely,

Paige A. Lewis  
23815 115th Place West  
Woodway, WA 98020