

From: Michael Strand
To: [Davis, Kris](#)
Subject: Comments for the Point Wells Hearing -- See Attachment
Date: Tuesday, May 15, 2018 10:25:09 PM
Attachments: [HearingExaminerSnoCo20180515v001.doc](#)

To Whom It May Concern:

Please print the attachment to this email and give that printed attachment to the hearing examiner for the Point Wells hearing.

Thank you for your prompt attention to this matter.

Sincerely,

Michael J. Strand

Michael J. Strand
20111 Richmond Beach Drive NW
Shoreline, WA 98177-2456

15 May 2018

Subject: Comments for the Point Wells Hearing

Submitted via: Attachment to an e-mail sent to: hearing.examiner@snoco.org

Dear Hearing Examiner:

I am writing to request that you return a finding to deny the BSRE application.

After years of work, analysis and review related to the BSRE's proposed development at Point Wells, Snohomish County has recommended denial of the application. Snohomish County has previously granted multiple extensions that extended the original due date for the Draft Environmental Impact Statement (DEIS) and BSRE has had ample time in the intervening years to respond to the issues identified by the County that needed to be addressed. To date, BSRE has not even responded to half of the issues identified by the County. **Please respect the Snohomish County's recommendation to deny the application. Please do not allow any more extensions for BSRE.**

I believe the developer chose the scale of this project for the Point Wells site in part because it is on the boundary of two counties. The project is way out of proportion for a single family neighborhood. BSRE originally proposed only one access road with all the traffic being routed along a two-lane, 25 mph road through my residential neighborhood in King County. The proposed traffic generated from the project would totally destroy the character of the Richmond Beach neighborhood.

The proper scale for a project at Point Wells is one where all of the traffic generated by the project is routed through Snohomish County. If the citizens of Snohomish County write off on the scale of a project where only they have to deal with the traffic created by the built-out project, then that is the proper scale of the project. Unfortunately, the scale of the project BSRE has proposed at Point Wells is absurdly out of proportion for the residential neighborhood; I believe BSRE planned to capitalize on the fact that the project would be built in Snohomish County (with the benefits accruing to Snohomish County) and the negative traffic impacts affecting only King County residents (until traffic merges onto I5).

Thankfully, Snohomish County requires a second access road, and construction of that road will have to deal with crossing the railroad tracks that run along Puget Sound shoreline near a landslide hazard area. Construction of that second road will also have to deal with a creek and wetlands as well, and details of how the road will be engineered are not well documented. These are all critical issues. If BSRE is given another extension, there is no reason to believe BSRE will be any more responsive in addressing these issues in the future than they have been in the past five years. **BSRE does not deserve yet another extension. These problems are critical enough for you to reject BSRE's application for the proposed project that is absurdly out of proportion for the residential neighborhoods surrounding it.**

I have lived in this Richmond Beach neighborhood for the past 44 years and have seen a lot of growth and change. I have good neighbors on either side of me, on lots that were just vacant land when I moved here. The cumulative effect of all the growth and changes occurring throughout all those 44 years has not had even a tiny fraction of the destructive negative impact BSRE's proposed project will have on the character of this area and on the quality of life for the residents of Richmond Beach. It is unconscionable that a project of this size and scope could even be considered for Point Wells.

For the past seven years, BSRE has had their chance. Now you have a chance to restore some of the faith that many of us have lost in our government officials. Please do the right thing here – NO MORE EXTENSIONS! REJECT THE APPLICATION!

Thank you for your thoughtful consideration in this matter.

Sincerely,

Michael J. Strand

Michael J. Strand, Ph.D., P.E.