

From: Karen - comcast
To: [Davis, Kris](#)
Subject: Deny Pt. Wells application from BSRE. And absolutely NO more extensions.
Date: Friday, May 18, 2018 3:50:29 PM

TO: Hearing Examiner
FROM: K. Briggs – Snohomish county resident who lives 300 feet from Pt. Wells gate
DATE: 5/18/18

RE: I REQUEST THAT YOU DENY BSRE's application for the development at Pt. Wells

As one of 5 Snohomish County residents who live within 300 feet of the Pt. Wells gate to the asphalt plant on Richmond Beach Drive NW, I will be VERY much impacted by the decision regarding BSRE's proposed development and I am very concerned for many reasons.

PLEASE REJECT THE APPLICATION from BSRD for the following reasons and NO MORE extensions

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1. **BSRE has already had too many extensions and has missed too many deadlines. And that is a PATTERN of theirs. I experienced the same thing from them for many, many years.**

BSRE actually has a long term pattern of not honoring their word. I experienced the very same behavior in my dealings with BSRE, via their representative, Gary, their attorney. Many years ago, at the initial public meetings rolling out this project to the public, Gary and I had a conversation and he promised to email me some information I requested. It was some simple information, he could easily get it, and he agreed to do so. I asked him when he would email me and we agreed he would do it by xx date.

So I waited. But I received nothing by XX date. I saw Gary again a few months later at another public event regarding Point Wells. So I asked him when he would be emailing the promised information, and he re-promised to email it by XX date. But it never arrived.

And this went on over. And over. And over. For probably 3-4 years. Again, and again, and again I approached him at the next BSRD public event and each time he gave me some lame song and dance excuse and made a new promise to email me by XX date — and then he did absolutely NOTHING. It actually got to be embarrassing. He and I must have discussed this and he must have re-promised at least 10 times. Over and over and over. But never once did BSRE follow through on their promise, nor contact me in any way to say they were delayed, or anything. I received ZERO communication, other than when I sought them out at public events.

Then at the next meeting I attended they had hired a new public relations consultant. So I explained to that team of people what the situation was and they ALSO promised to send the requested information. And I asked that someone let BSRE be told how Gary was mis-handling this issue. I never received anything from them either. No one ever contacted me.

In my last conversation with Gary, BSRE's representative and attorney, I finally told him that it didn't

**I-435 Briggs, Karen -- May 18, 2018
PFN: 11 101457 LU**

seem like he was going to honor his word after all of those years and his false promises, so shouldn't we just acknowledge that was the case. And I requested that he simply "un-promise" to email me anything. Which he did.

So I am not at all surprised to hear that BSRE has promised Snohomish County, over and over and over — but has not fulfilled on their commitments. Nor am I the least bit shocked that they have missed deadline after deadline after deadline. Nor am I surprised that they have not been in communication.

These are clearly not isolated situations. Instead it seems to be BSRE's modus operandi, their standard operating pattern. But BSRE failing to send me the requested email with some information is clearly FAR less significant than BSRE failing to follow the Snohomish County's planning department rules or failing to respond to Snohomish County's deadlines - as required by the regulations - especially given it is a HUGE project. Quite honestly, I don't get it. And it's a terrible, terrible business practice that the BSRE employs. BSRE is just a bad egg. And their present behavior, just like their behavior with me years ago, displays lack of integrity on their part, they certainly do not honor their word, and they don't really seem to give a darn. They submit things to Snohomish County half ass, with many deficiencies. They don't communicate. They don't give a hoot.

And a rule of thumb is that how anyone behaves now, is how they will behave in the future. It's very likely this is what Snohomish County can expect from BSRE for years into the future. What a headache. What wasted time and money that my County would have to continue spending, trying to track down some "naughty child" who won't do what it's supposed to.

I feel it's much better to have a different developer at Pt. Wells who is easy to work with, honest, trustworthy. I don't want my significant amounts of my County's money paying for planning department staff and attorneys to chase some developer who can't honor their word. And it's not like you gave BSRE only one chance. They have been given extension, after extension (EXACTLY like I did).

It feels like BSRE thinks they can just manipulate and push people around: Snohomish County ... me... others. BSRE is a bad "partner" for my County to get involved with. Plus, they don't follow the law. I find that people usually put their BEST foot forward EARLY in relationships. So if this is their best foot, it is very concerning what they will do on later on, when Snohomish County has less leverage.

Therefore, it is FAR past the time Snohomish County does what I had to do: acknowledge what is so about BSRE. And tell BSRE it's over, they've had their chance. Please REJECT THE APPLICATION. Ok. Enough about that. BSRE's Point Wells application is also deficient in so many areas.

2. **This project is SO far out-of-scale with my neighborhood.**

Good God! What are they thinking anyway????? It seems incredibly ridiculous for a developer to even suggest 3,000+ condos and skyscraper towers in my quiet, peaceful, sleepy little family

neighborhood.

Tranquility, safety, peace is the quality of life I want. And REMEMBER: I live ON Richmond Beach Drive NW, about 300 feet from the gate. How horrible will it be at rush-hour when (according to my rough calculations) there will be nearly AS MANY CARS on Richmond Beach Drive NW (which is approximately 40 feet from my waterfront porch) as there are at intersection of Aurora Avenue and 205th. That's the intersection near Home Depot & Costco. And THAT is **BEYOND** RIDICULOUS. A handful of cars now. A Costco busy intersection in the future.

It actually feels a lot like the Emperors Clothing. No one is saying the obvious: that this development is SO far out of scale. SO bizarre. SO ridiculous.

High rise buildings have NO PLACE in my neighborhood of family homes. We have TWO story homes. And by no means is the number of proposed towers anywhere near "reasonable", at 20+ buildings. Nor are their heights anywhere near reasonable, at possibly 90 feet tall. These proposed structures are so completely OUT OF CHARACTER, are the exact opposite, of my home, my neighbors homes, and the surrounding neighborhood. How would you feel 20+ buildings were going to be YOUR new neighbor?

And with 12,000 new residents the crime will increase. Right now we have a sleepy neighborhood. I don't lock my outdoor shed. I leave my John Deere riding lawn mower in the carport with the key in it. There is NO way I will feel comfortable doing that when my SUBURBAN neighborhood basically turns into a very busy small city. Bringing crime. Traffic. Lights. Noise. It will be horrific.

And the # of residents will be GREATER then the combined residents in my town, Woodway. Again, it's ridiculous. And someone has to step up and call a spade a spade.

3. **And what happens in an emergency.**

The 2-lane road that will take me (and my neighbors) to safety will be clogged at a standstill. There is absolutely NO WAY in an emergency that the road can handle 12,000 residents exiting a dead-end street.

Personally, I would be better off to gather what I can carry just hike up the hill on foot. Which again, is so very irrational.

What am I expected to do for my safety if there is a fire? A landslide? A earthquake. A tsunami? An anything?

4. **Transportation is a joke**

And what a joke about putting in a 2nd road (which is the law - but BSRE seems to feel they are above the law). BSRE hasn't provided Snohomish County with specifics on how that would be

handled. They seem to “hope” it will work. And there’s a cliff, a landslide hazard. A creek, a wetland.

And I can promise you that I’m not selling MY land to BSRE for a road. Regardless of the dollar amount, I can’t be bought. This is my home. I have lived here since I was 12 years old, since 1968 when my family moved in. I don’t know how close to my property the proposed road (I should say “PIPE DREAM” road) would be, but MY land is not being used for a road. BSRE is completely disrupting the lives of my Woodway neighbors as well as Shoreline residents.

And what a crock of baloney that tenants will take the train. At the time BSRE was holding public meetings about the new development, I met someone at one meeting who is a bus rider. He gets on the bus at the end of the line, at Richmond Beach Drive and 196th. He rides the bus EVERY morning. So I took the opportunity to ask him how many people actually ride the bus each morning. He said he alternates the time he goes, so he has ridden the early bus, the mid bus, the later bus, the later then that bus. He has ridden the bus at all of the start times in the early AM. And the AVERAGE IS 6 PEOPLE ON THE BUS.

So I walked over to the “transportation” desk at the public event and asked them to explain how walking $\frac{3}{4}$ of a mile to a bus stop that averages currently 6 riders now will be able to mitigate the traffic issue. They could not answer me. And I did not feel that they had any idea of the current number of bus riders. I estimate with maybe 6 bus runs each morning, and 6 people from Richmond Beach per bus, that is 36 people total.

5. Other deficiencies they seem to want to close their eyes about. They seem to want to “hope” they can fix them later.

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BSRE provides no documentation on how critical areas will be handled. They ask for favors that result in unsafe conditions for me, such an exception from the landslide setback requirement. And they don’t even say why they can’t meet that requirement. Again, half-assed work on their part. It does not seem to be in my favor to have any exception to landslide rules. Maybe the landslide is not on MY land, but it would be within a short distance of my land, would certainly impact me negatively.

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There is no a critical areas’ site plan.

SUMMARY: this is a ridiculous, oversided, development that BSRE is trying to cram down Snohomish County’s throat without providing all of the necessary documentation, without complying with the deadlines, and it feels they are trying to pull the wool over our eyes.

The developer seems to have no real concern about following the rules. And like a naughty child, has been granted extension after extension.

Just like I had to do with BSRE, it is time for Snohomish county to
REJECT THE APPLICATION.
Tell them NO MORE extensions.

Deny the application

Very truly yours,

K. Briggs
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