

Countryman, Ryan

From: John Brock <jbrock11401@gmail.com>
Sent: Friday, February 7, 2020 2:41 PM
To: MacCready, Paul
Subject: BSRE variance request for Point Wells

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Dear Sir:

I am strongly opposed to approval of BSRE's variance request for development of the Point Wells property. Yes, that land should be developed into a high quality residential development, but not the scope and scale they have proposed.

The proposed 180' build height is far too high. The variance requires a "high capacity transit route or station". There not only isn't one, there are no plans for one. The surrounding neighborhoods do not support a high capacity transit station.

I suspect one of the reasons BSRE is requesting the variance is the estimated \$50 million in environmental clean up the site will require. To be viable, they would need to spread that cost over many more units. As a result the scope and scale of this proposed development makes it unfeasible as designed. Allowing buildings to soar 180 feet into the air makes as much sense as a taller smoke stack to spread pollutants over a wider area. It's just a bad idea.

Another is the small viable development footprint because of the unstable bluffs on the site. Slides are common this time of year and packing more people into a smaller space just makes this that much more dangerous.

I'm not aware of any development in Snohomish County that as been granted this sort of height variance. The development as proposed does not fit the Snohimish County Comprehensive Plan, does not fit the character of the surrounding Woodway and Richmond Beach neighborhoods, and imposes huge burdens on access capacity and related emergency services. Quite simply, it's just out of place. It seems like poorly considered land development, just for the sake of corporate profit, without consideration for the neighborhoods it will be imposed upon.

A development model that might fit the Point Wells site, it something along the lines of the Point Edwards condominium development. Perhaps some retail space could be designed in, but with the required environmental clean up required to fit residential zoning, this is just not a viable project. Allowing buildings to shoot up nearly 200 feet in the air is not reasonable mitigation in any circumstance. My guess is a low profile development, with a far more limited number of units, will not support the cost of required environmental cleanup. Granting height variances so they can be profitable is not a good long term solution to additional housing in Snohomish County.

I urge you to deny this variance request from BSRE. The request doe not meet any of the requirements for approving a variance as I read them.
It's just a bad idea.

Sincerely,

Exhibit W-1 Brock, John Feburary 7 2020
PFN: 11-101457 LU

John L Brock
Woodway homeowner