

From: Rachael Markle <rmarkle@shorelinewa.gov>
Sent: Monday, March 12, 2018 2:28 PM
To: MacCready, Paul
Cc: Debbie Tarry
Subject: City of Shoreline Comment for 3/15/18 Design Review Board Meeting on Point Wells Project
Attachments: 031218 DRB letter scanned.pdf

Hi Paul,

Attached are a few comments from the City of Shoreline for the Design Review Board to consider in its review of the Point Wells Project on March 15, 2018. Thank you in advance for forwarding these comments to the Design Review Board.

Sincerely,

Rachael Markle
City of Shoreline
Director, Planning & Community Development
(206)801-2531



March 12, 2018

Snohomish County Design Review Board
c/o Paul MacCready, Principal Planner
3000 Rockefeller Avenue
Everett, WA 98201

Re: 3/15/18 Design Review Board Meeting – BSRE application for Point Wells

Dear Members of the Snohomish County Design Review Board:

Please consider these comments as you formulate design recommendations to the Snohomish County staff regarding the Urban Center at Point Wells. The Point Wells site is adjacent to and visible from the City of Shoreline. The Point Wells site is currently accessed by Richmond Beach Drive through the Richmond Beach neighborhood. Therefore the City of Shoreline is concerned about the bulk, scale, height and aesthetics of the structures and the overall design of landscaping and the site. The City of Shoreline has documented a myriad of concerns related to transportation and environmental impacts associated with this project, but understands that the Design Review Board is not a venue to discuss these issues.

In 2010 the City of Shoreline adopted the Point Wells Subarea Plan. This document conveys the City's vision for Point Wells as a world class environmentally sustainable community, both in site development and architecture. The City believes that site design and improvement should incorporate low impact and climate friendly practices such as alternative energy sources, vegetated roofs, rainwater harvesting, rain gardens, bioswales, solar and wind technologies. Development at Point Wells should exhibit the highest quality of sustainable architecture, striving for gold or platinum LEED certification. The Point Wells proposed development submittal item entitled "LEED 2009 for New Construction and Major Renovation" Project Checklist indicates that the project is capable of achieving LEED Platinum. The City of Shoreline suggests that the DRB consider a recommendation to require BSRE to update this checklist and possibly components of the project to meet the standards for Platinum using the current LEED Checklist for New Construction. There have been advances in green construction, building systems and site design since 2009 that could benefit the project.

There are at least three distinct sub-areas within the City's identified Future Service and Annexation Area (FSAA) of the Point Wells lowland area (See Figure 3 from the City of Shoreline Point Wells Subarea Plan - Attachment 1) with the notations NW, SW, and SE. Because of their proximity to the single family neighborhoods to the east and south, maximum building heights in the SW and SE areas should be lower than the NW subarea.

Because of the large difference in elevation between the NW subarea and lands east of the railroad tracks, much taller buildings could be placed in this area without significantly impairing public



views. Building placement in this area should avoid obstruction of the public view corridor shown on Figure 2 of the City of Shoreline Point Wells Subarea Plan (See Attachment 2).

The portion of the Puget Sound shoreline in the SW subarea is the most environmentally sensitive area and a candidate for habitat restoration. This area should be a priority for open space and restoration. New bulkheads or over-water structures should not be permitted and the detrimental effects of existing bulkheads should be reduced through removal of bulkheads or alternative, more natural stabilization techniques. Page RP-1 of the Architectural Plans submitted on April 18, 2017, indicate that the existing seawall and riprap will be removed. This component of the project design is consistent with the City of Shoreline Point Wells Subarea Plan.

Shoreline's Subarea Plan for Point Wells, states that any improvements in the westernmost 200 feet (within the jurisdiction of the Shoreline Management Act) of the NW and SW subareas should be limited to walkways and public use or park areas. Outside that shoreline area, buildings should be located and configured to maintain as much openness and public views across the site as possible, with taller structures limited to the central and easterly portions. For the most part, structures are proposed to be located outside of the 200 feet setback. However, portions of structures in the North, Central and South Villages are proposed to encroach in this area. The City of Shoreline requests that the Design Review Board recommend to the Snohomish County staff that the project designs be amended to locate all portions of all buildings outside of the 200 feet setback for the regulated Shoreline.

Shoreline's Subarea Plan for Point Wells, states that new structures in the NW subarea should rise no higher than elevation 200. New buildings east of the railroad tracks would be much closer to existing single family homes in Woodway and Richmond Beach. To reflect this proximity, building of a smaller scale are appropriate. New structures in the SE Subarea should rise no higher than six stories. The public view from Richmond Beach Drive in Shoreline to Admiralty Inlet should be protected by a public view corridor across the southwest portion of the NW and SW subareas. New structures in the NW subarea should be developed in a series of slender towers separated by public view corridors.

The Point Wells Development Architectural Plans dated April 18, 2017, denote the areas of the project that are within the public view corridor designated in the City of Shoreline's Point Wells Subarea Plan as the South Village and the Central Village. The Overall Section – South Village and Central Village found on page A-311 of the Architectural Plans submitted on April 18, 2017 indicates that there will be thirteen residential towers that will be 100+ feet in height. Nine of these residential towers are proposed to be located within the public view corridor designated by the City of Shoreline. Development at this height in the South and Central Villages will obstruct views to the northwest from the Richmond Beach neighborhood to Admiralty Inlet. There are also mid-rise residential and retail buildings that will range in height from 28' to 55' proposed in the South and Central Villages. Development under 55' is more consistent with the City of Shoreline Subarea Plan for Point Wells within the public view corridor. The City of Shoreline requests that the Design Review Board recommend to the Snohomish County staff that the structures in the South Village and the Central Village be reduced in height or relocated to preserve views of Puget Sound from the Richmond Beach neighborhood to the northwest.



The North Village which correlates to the City of Shoreline's "NW" designation on Figure 3 of the Shoreline Subarea Plan for Point Wells (Attachment 1), does not include buildings that exceed elevation 200 as denoted on page A-311 of the Architectural Plans submitted on April 18, 2017. However, it is unclear if the site layout for the buildings preserves views without further study. Therefore, the City of Shoreline requests the Design Review Board recommend to the Snohomish County staff that the applicant be required to perform a public view corridor study on the North Village, South Village and Central Village and design the buildings in these areas to preserve views from the Richmond Beach neighborhood to the northwest.

Finally, all phases of the project must be capable of meeting the Snohomish County Codes at any given phase. No phase should be allowed to defer meeting Code requirements with improvements planned in a future phase. In closing, we appreciate your consideration of the City of Shoreline's comments regarding the scale, design and building massing of the Point Wells project.

Sincerely,

Rachael Markle
City of Shoreline
Director, Planning & Community Development
206-801-2531

Attachment 1 – Figure 3 illustrating NW, SW, and SE Areas

Attachment 2 – Figure 2 illustrating City of Shoreline Public View Corridor

Policy PW-1 The Lowland Portion of the Point Wells Island, as shown on Figure designated as the City of Shoreline's proposed future service and annexation area (FSAA)

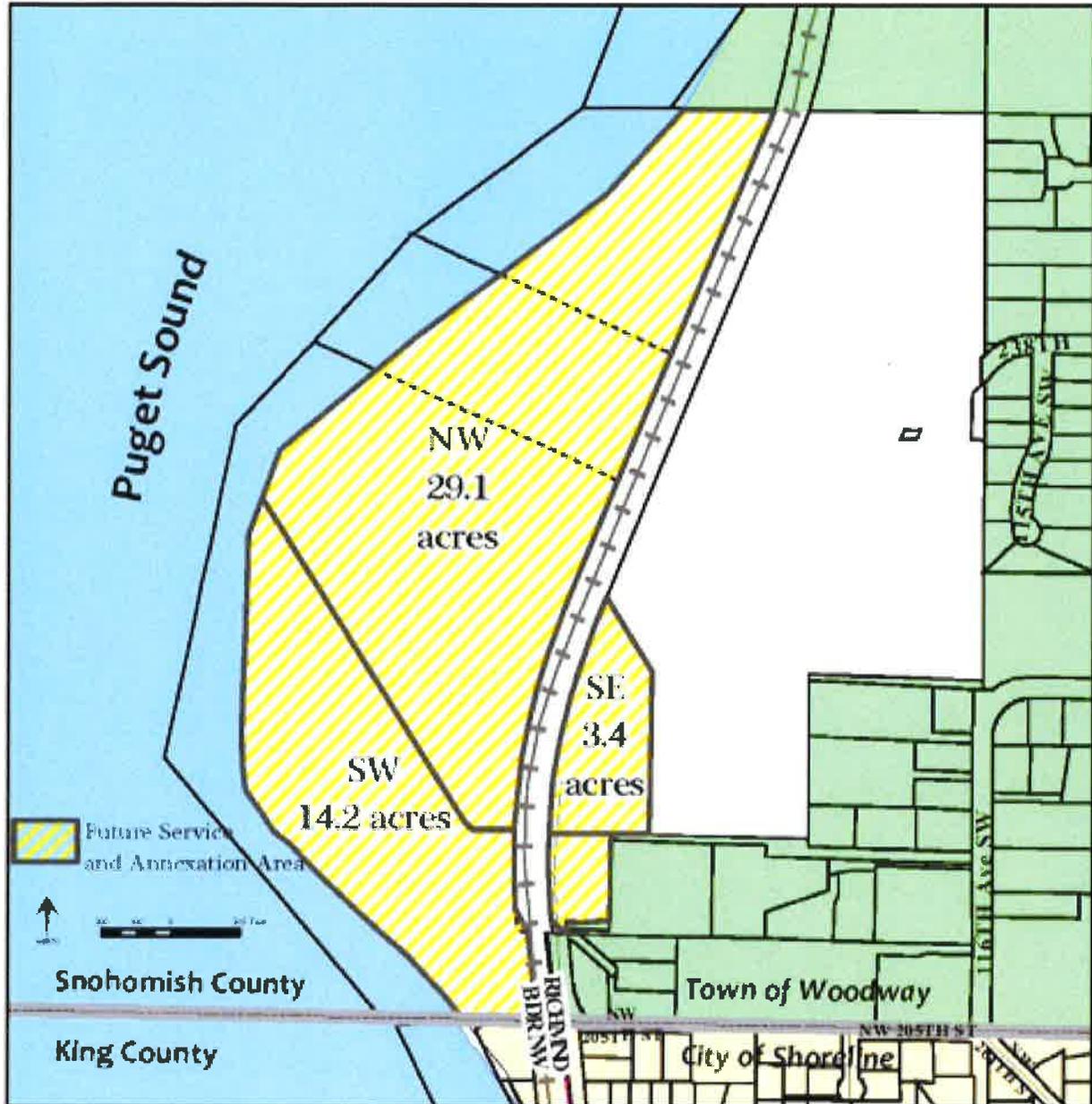


Fig. 3 – City of Shoreline Future Service and Annexation Area

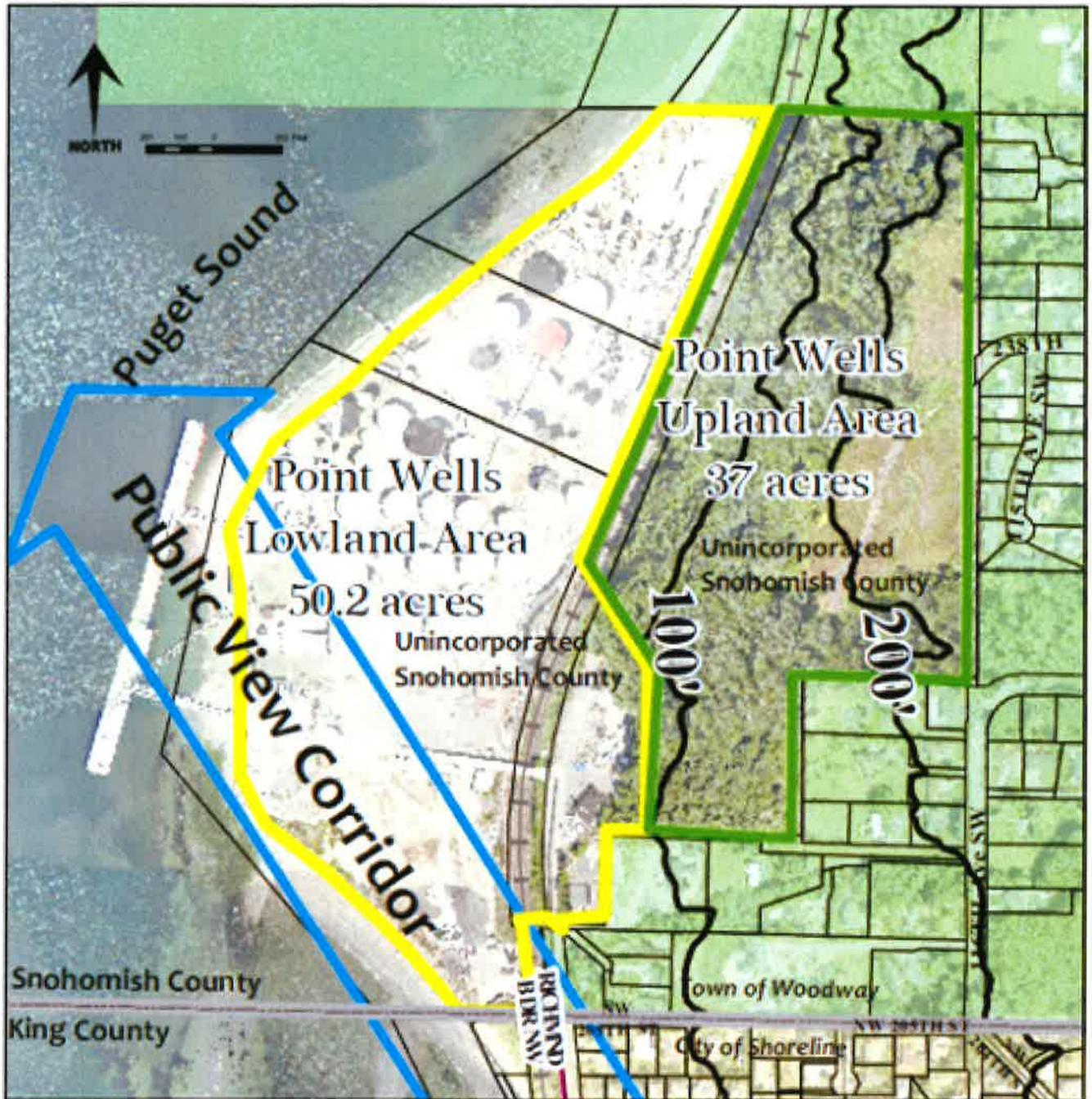


Figure 2 – Upland and Lowland Areas at Point Wells

