

Countryman, Ryan

From: Tom McCormick <tommccormick@mac.com>
Sent: Friday, July 24, 2015 12:18 PM
To: Countryman, Ryan
Cc: Brown, Mark A.; Tom Mailhot
Subject: Point Wells: Private road and access issues

Ryan,

Ryan,

When it submitted its application on March 4, 2011, BSRE requested approval for the exclusive use of private roads within the Point Wells development, arguing that “Ownership and maintenance of the roads and bridge within the proposed development by Snohomish County, would require that County vehicles travel approximately three miles over City of Shoreline roads to access the site.” (See attached letter from Jack Molver to Mark Brown and Darryl Eastin.)

Snohomish County’s rules require a second public access road through the Town of Woodway to Point Wells. Accordingly, County vehicles will not need to travel three miles to get to the site. For this reason and others, BSRE's requested approval for the exclusive use of private roads within the Point Wells development should be denied.

Thank you.

Tom McCormick



DAVID EVANS
AND ASSOCIATES INC.

March 4, 2011

Mr. Mark Brown and Mr. Darryl Eastin
Snohomish County Planning and Development Services
3000 Rockefeller M/S 604
Everett, WA 98201

SUBJECT: Point Wells Redevelopment Road Standards

Dear Mr. Brown and Mr. Eastin:

This letter is to request approval for the exclusive use of private roads within the subject project.

The subject project contains unique elements that make the use of private roads mutually beneficial to the County and to the project developer. SCC 30.24.060 2 makes provisions for the use of private roads and 30.24.060 2(f) specifies the circumstances to be considered by the County Engineer when making a determination if private roads are appropriate. Such circumstances exist for this project.

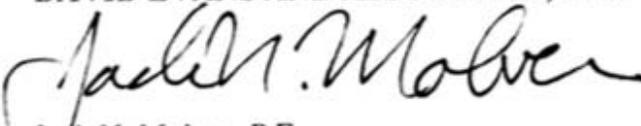
The Point Wells Redevelopment project is accessed from Richmond Beach Drive NW, within the Town of Woodway, immediately adjoining the site, and the City of Shoreline. Ownership and maintenance of roads and bridge within the proposed development by Snohomish County, would require that County vehicles travel approximately three miles over City of Shoreline roads to access the site.

In addition to the above, as a planned state of the art Urban Center Development, the intent of the subject project is to utilize various innovative pavement design and road sections, to achieve the objective of creating a walkable community. Current County road design standards and specifications, do not allow the use of innovative design and selection of materials, sought by the applicant for this unique project.

Upon consideration of this request, please inform us of the County Engineer's decision on the use of private roads for this project.

Sincerely,

DAVID EVANS AND ASSOCIATES, INC.


Jack N. Molver, P.E.
Vice President

PFN: 11 101457 000 00 LU Point Wells Devt

Received - 03/04/2011

