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AND ASSOCIATES INC.

December 11, 2019

Snohomish County PDS
3000 Rockefeller Ave M/S 604
Everett, WA 98201

SUBJECT: Shoreline Narrative for Point Wells Urban Center – Revised December 11, 2019

Dear PDS Reviewer,

The following narrative is to accompany the Shoreline Substantial Use and Land Use applications for the Point Wells Urban Center Development. Responses to each policy are *italicized*.

Snohomish County Shoreline Management Master Program (SMMP)
Master Program Elements

Agricultural Element

Goal. Promote the development and growth of Snohomish County's agricultural industry and preserve the County's existing and potential agricultural land.

Consistency: *This goal is not relevant as there are no agricultural lands on the site.*

Circulation Element

Goal. Permit safe and convenient circulation systems appropriate to the shoreline environment which cause minimum disruption to shoreline access, shoreline environment, and minimum conflict between the different users.

Policies:

1. Locate and design circulation systems so as to preserve a high number of options and to allow for rapid technological advances. *The site plan makes appropriate provisions to comply with current requirements for public health, safety and welfare. These provisions will be owned in common, which allows for adaptation of technological advances.*
2. Locate and design circulation systems so as to insure the overall integrity of other social and economic activities and natural systems. *The circulation systems proposed interlink elements of the project to adhere to this policy.*
3. Design circulation systems which provide safe and efficient movement of people and products while providing for alternative modes of transportation. *The site plan makes appropriate provisions to comply with current requirements for public health, safety and welfare. Provisions for alternative modes of transportation are included. The project is to include a possible passenger only ferry for use*



by residents and guests, bus transit hub and Sound Transit station.

4. Allow only those circulation activities which do not produce undue pollution of the physical environment and which do not reduce the benefit which people derive from their property without due compensation. *Circulation activities are limited to those necessary to support the urban center, which is intentionally designed to adhere to the intent of this policy. The programmatic EIS for comp plan change quantified the net reduction in GHG emissions.*
5. Locate and design major circulation systems well away from the land-water interface except for necessary crossings so that natural shorelines and floodplains remain substantially unmodified. *Major circulation systems are located outside of the Shoreline Management Zone. One exception is the potential use of a water taxi from the pier. If implemented, it would serve until such time as a permanent Sounder station is in place.*
6. Encourage the use of waterborne transportation and commuter ferry service. *The location of the proposal has the potential to link to the existing Edmonds multi-modal transportation facility.*
7. Encourage corridors for transportation and utilities when they must cross shorelines. *The access to the pier constitutes such a corridor.*

Conservation Element

Goal. Assure preservation, protection and restoration of Snohomish County's unique and nonrenewable resources while encouraging the best management practices for the continued sustained yield of renewable resources of the shorelines.

Policies:

1. Protect the scenic and aesthetic qualities of shorelines and vistas to the fullest extent practicable. *The proposal will not only protect, but will enhance these qualities through the transformation of an industrial site into an urban center with new public access to beach, along esplanade and to repurposed pier.*
2. Provide for a beneficial utilization of shoreline resources in a way which will not have an unreasonable adverse impact on other natural systems or the quality of the environment. *The proposal will enlarge and restore significant shoreline area. In addition, contamination from historic industrial use of the site will be cleaned up.*
3. Identify those areas which have a potential for restoration of damaged features or ecosystems to a higher quality than may currently exist, develop standard for improvement of the conditions in those areas, and provide incentives for achieving such standards. *The waterfront area has been identified as such an area. It will be enlarged and restored and contamination cleaned up.*
4. Provide incentives to preserve unique, rare and fragile natural features and resources as well as scenic vistas, parkways and habitats of wildlife. *Industrial development of the site dating back to the early 1900's altered such features. The development will restore many of them. Proposed building mass and locations are intended to preserve scenic vistas.*
5. Give priority to maintaining the function of natural systems in appropriate environments. *The project will restore the functions of existing degraded systems.*
6. Encourage the best management practices for the sustained yield of replenishable resources. *The beach will be enlarged and restored.*



7. Identify those areas which are necessary for the support of wild and aquatic life and those having unique geological/biological or historical significance and establish regulations to minimize adverse impact on those areas. *The beach will be enlarged and restored.*
8. Encourage public and private shoreline owners to promote the proliferation of wildlife, fish and plants without unduly interfering with existing activities. *The beach and tideland areas will be placed into a separate tract owned in common by the residents of the development. The tract will be designated as a Critical Area Protection Area (CAPA).*

Economic Development Element

Goal. Allow only those industrial, commercial and recreational developments particularly dependent on their location on and use of Snohomish County's shorelines, as well as other developments that will provide substantial number of the public an opportunity to enjoy the shorelines. Minimal disruption of the natural environment is envisioned in the implementation of this goal.

Policies:

1. Give priority to commercial, industrial and recreational development that is water - surface or shoreline dependent and those developments that will provide substantial number of the public an opportunity to enjoy the shorelines *The proposal will provide significant opportunities for the public to enjoy and have access to and along the shoreline and repurposed pier. Only noncommercial uses will be allowed on the pier.*
2. Limit the adverse effects of new commercial, industrial and recreational development upon the physical environment and natural processes. *The site plan serves to limit adverse effects by largely staying out of the shoreline management area.*
3. Prevent commercial and industrial development from scattering randomly or from locating in undeveloped areas prematurely. *The urban center includes an official site plan and phasing plan that serve to prevent this from happening.*
4. Locate commercial and industrial development in areas already developed so long as such areas have not reached their carrying capacity. *Commercial elements of the development are located in areas presently used for industrial purposes.*
5. Encourage the development of commercial, industrial and recreational activities which can make use of existing public services. *Public services are presently available to the site.*
6. Encourage development toward a multi-use concept to provide public access to the shoreline while maintaining the economic viability of the principal use. *The urban center is intentionally a multi-purpose use. The planned esplanade will provide public access. As an amenity to the development, the shoreline and esplanade will serve to maintain the economic vitality of the principal use.*

Historical, Cultural, Scientific Element

Goal. Protect, preserve and encourage restoration of those sites and area on the shorelines of Snohomish County which have significant historical, cultural, education or scientific values.



Consistency: *The site was filled and has been utilized solely for petroleum-related purposes for over 100 years. The cultural resources report prepared for the project indicates that there are no specific areas that have historical, cultural, educational, or scientific value. The project will be subject to standard protocols for actions to be taken if such areas are encountered during cleanup and construction.*

Implementation Element

Goal. Further the intent and policy of the Shoreline Management Act of 1971 through a fair, balanced and impartial administration of the substantial development permit process and other legal requirements of the act.

Consistency: *The project is subject to review by Snohomish County. The required shoreline substantial development permit application will be considered by the Snohomish County Hearing Examiner and Washington State Department of Ecology.*

Public Access Element

Goal: *Assure and regulate safe, convenient and diversified access for the public to the publicly owned shorelines of Snohomish County and assure that the instructions created by public access will recognize the rights of private property owners, will not endanger life, and will not adversely affect fragile natural areas.*

Policies:

1. Respect and protect the enjoyment of private rights in shoreline property when considering public access development. *The shoreline area will be placed in a tract of land to be owned in common by the residents of the development.*
2. Locate, design and maintain public access development so as to protect the natural environment and natural processes. *An esplanade is to be constructed abutting the shoreline boundary to allow for public access. In addition, parking will be provided for access to non-residents.*
3. Provide for the public health and safety when developing public access. *All improvements will be ADA compliant.*
4. Purchase or otherwise make available to the public shoreline properties, including tideland tracts if their value for public use merits such action. *Such areas will be a part of the development and owned in common by the residents.*
5. Provide for and design various types of access which are appropriate to the shoreline environment and its specific, uses. *Access is provided by both the esplanade and public parking area. In addition, a personal watercraft/kayak launch area off the pier is proposed.*
6. Control and regulate public access on the publicly-owned shorelines to insure that the ecology shall not be unduly damaged by public use. *There are no publicly owned shorelines within the Project.*

Recreational Element



Goal. Provide additional opportunities and space for diverse forms of recreation for the public.

Policies:

1. Identify, preserve, protect and purchase, if feasible, areas with unique recreational characteristics before other development makes such action impossible. *Such areas will be owned in common by the residents.*
2. Encourage recreational use consistent with the ability of the site to support such use. *The site plan includes many opportunities for access to and along the shoreline and pier.*
3. Encourage location, design and operation of recreational development for maximum, compatibility with other uses and activities. *The site plan provides for this.*
4. Provide a balanced choice of recreational opportunities. *The site plan provides for a balance of passive and active recreation opportunities.*
5. Encourage innovation and cooperative techniques among public agencies and private persons which increase and diversify recreational opportunities. *The intent is to maintain private ownership of the shoreline area, yet make provisions for public access. Opportunities will be regulated by a homeowners association in keeping with the bylaws and design guidelines.*
6. Encourage private investment in recreational facilities open to the public. *Recreational opportunities will be privately funded.*
7. Do not substantially impair original natural or recreational values when developing recreational uses. *The objective of the Project is to expand and restore the beach area to improve, rather than impair, natural and recreational values.*
8. Give recognition to the recreational values of shorelines in their natural state. *The site plan provides this.*
9. Encourage compatible recreational uses in transportation and utility corridors. *This is not applicable to the Project.*

Shoreline Use Element

Goal. Assure appropriate conservation and development of Snohomish County's shorelines by allowing those uses which are particularly dependent upon their location on and use of shorelines, as well as other development which provides an opportunity for substantial numbers of people to enjoy the shorelines. This must be done in a manner which will achieve an orderly balance of shoreline uses that do not unduly diminish the quality of the environment.

Consistency: *The Project will allow substantial numbers of people to enjoy the shoreline, which is not currently accessible at the site.*

Snohomish County Shoreline Management Master Program (SMMP) - Urban Environment Designation Criteria

The site of the proposal is designated as an Urban Environment in the SMMP, a designation that includes areas of high-intensity land use. This environment is particularly suitable for those areas presently subjected to extremely intensive use pressure and to areas planned to accommodate urban expansion.



Shoreline areas to be designated as an Urban Environment should possess one or more of the following criteria:

- Areas of high-intensity land use including recreation, residential, public facility, commercial, industrial development and intensive port activities;
- Areas designated in the adopted plans of public agencies for expansion of urban uses; areas possessing few biophysical limitations for urban development; and
- Areas that can provide the necessary infrastructure of public services and utilities and access to accommodate urban development.

Urban Environment Management Policies:

1. Because shorelines suitable for urban uses are a limited resource, emphasis should be given to directing new development into already developed, but underutilized areas. *The Project will bring new development into an underdeveloped area that is consistent both with this policy and the vested designation of the site as an Urban Center.*
2. Give priority in Urban Environments to water dependent, industrial and commercial uses requiring frontage on navigable waters. *The Project is not a priority urban Environment land use as Urban Centers are not water-dependent and do not require frontage on navigable waters. However, the Project would result in the development of permanent public access to the shoreline, which is not currently available. The Project would also result in the redevelopment and renewal of an urban shoreline area that could accommodate future water-dependent activities and make maximum use of the available shoreline resource. Therefore, the proposal is partially consistent with this policy.*
3. Give priority to planning for and developing public visual and physical access to the shoreline in the Urban Environment. *Since public access to the shoreline is to be provided, the Project is consistent with this policy.*
4. Identify needs and plan for the acquisition of urban land for permanent public access to the water in the Urban Environment. *Since permanent public access is required and provided, the Project is consistent with this policy.*
5. Design industrial and commercial facilities to permit pedestrian waterfront activities where appropriate. *See policy 3 above.*
6. Link, where practical, public access points with non-motorized transportation routes such as bicycle and hiking paths. *Since pedestrian and bicycle connectivity is to be provided, the Project is consistent with this policy.*
7. Encourage maximum multiple use of urban shoreline areas. *The Project is a mixed-use development consistent with this policy.*
8. Promote redevelopment and renewal of substandard or obsolete urban shoreline areas in order to accommodate future water-dependent users and make maximum use of the available shoreline resource. *The Project redevelops the site, but will not target water-dependent uses. So the Project is consistent with portions of this policy.*
9. Actively promote aesthetics when considering urban shoreline development by means of sign control regulations, architectural design standards, planned unit development standards, landscaping requirements and other such means. *Design controls are in place for Urban Centers, and specific design guidelines have been prepared, so the Project is consistent with this policy.*
10. Regulate all urban shoreline development in order to minimize adverse impact upon adjacent land



areas and shoreline environments. *Regulations are in place to monitor impacts on adjacent land and shorelines, so the Project is consistent with this policy.*

The site is designated as an urban shoreline environment in the SMMP. It is now, and has been for many decades, used for industrial purposes as a petroleum products storage facility and processing and distribution operation. The proposed development would allow redevelopment of the site as an Urban Center comprising a mix of high density residential and commercial uses with significant required public circulation facilities, and open space.

The Urban Center (UC) designation that the project is vested to is consistent with one or more of the urban shoreline environment designation criteria. The proposal would allow for a continuation of intensified use of the site. However, this mixed-use development would provide the necessary public services, utilities, and access would be available to accommodate the proposed opportunities for public physical access to the adjacent shoreline previously not available. Necessary public services, utilities, and access would be available to accommodate the proposed development. Since the site is currently a fully developed industrial facility, the proposal is consistent with the urban shoreline environment as there are few biophysical limitations for future urban development. However, redevelopment of the site under the UC designation would result in potential restoration in the shoreline setback area.

General Policy Plan (GPP)

Objective TR 1.A. Prepare, in cooperation with the cities, the Washington State Department of Transportation (WSDOT), regional agencies, Sound Transit, Community Transit, and Everett Transit, standards for public transportation services and facilities consistent with adopted road standards, the land use element, and the natural environment element of the county's comprehensive plan.

TR Policy 1.A.1. Public transportation planning shall be integrated with land development review and the design and maintenance of public roads.

TR Policy 1.A.2. Public transportation shall be extended throughout the urban area at a level of service appropriate to the planned form and intensity of development.

Objective TR 1.C. Establish access and on-site circulation standards to maintain the safety and integrity of the arterial roadway system.

TR Policy 1.C.1A. A countywide network of primary corridors shall be identified that provide for multi-modal transportation services between centers designated on the comprehensive plan.

Objective TR 2.A. In cooperation with the cities, make the designated centers the focus of residential and employment growth and transportation investment in unincorporated county areas.

TR Policy 2.A.1. Roadways serving designated centers shall be redesigned, improved and maintained as primary corridor for multi-modal travel.

TR Policy 2.A.2. A transit-supportive transportation system shall be provided linking designated centers.



TR Policy 2.A.4. An interconnected system of high-occupancy vehicle (HOV) lanes and treatments shall be provided to serve the designated centers and transportation centers within the urban area.

TR Policy 2.A.5.A. A regionally coordinated system of bikeways and walkways shall be planned to serve the designated centers and transportation centers.

Objective TR 2.B. In cooperation with the cities, promote a variety of convenient transportation services to compact and attractively designed centers.

TR Policy 2.B.2. High-occupancy vehicle use and alternatives to single-occupancy vehicle shall be promoted in centers through higher density single family and multi-family developments.

Objective TR 5.D. Participate with the cities, transit agencies, Sound Transit and WSDOT in a cooperative planning process for public transportation and high-capacity transit.

TR Policy S.D.3. Development review shall be performed with transit agency participation to ensure site plan compatibility with public transportation and other high-occupancy vehicles.

***Consistency :** The County has adopted a Transportation Element as part of the Comprehensive Plan and a concurrency and road impact mitigation regulation (SCC 30.66B) which requires land use to be compatible with road capacity . The objectives and policies enumerated above emphasize the desire to focus growth in the County toward attractively designed, designated centers that contain high-density housing, good transportation accessibility and efficiency including transit, HOV lanes, bike paths, and walkways. The development provides opportunities for residential and employment growth as the UC designation allows and encourages high density residential and mixed use development. Transportation planning is integrated with the development review of this land use application.*

Affected Plans and Policies – Woodway

Point Wells Land Use Objective and Guiding Principles

Woodway's 1994 planning process included work on a Point Wells Subarea Plan. The report gives an overview of the community values and sets forth Land Use Objectives and Guiding Principles and Land Use Alternatives. The report is adopted in the Appendices of the 2004 Comprehensive Plan (Town of Woodway 2004).

***Consistency:** Although the Land Use Objectives and Guiding Principles contain language indicating that the waterfront area (most of the site) could be redeveloped into an economically viable, pedestrian-oriented, land use mix, with pedestrian access to the shore, the Community Values section indicates a preference for a restored natural area with water-dependent uses rather than a highly urban development. However, the preferred alternative for the waterfront area "reflects the property owner's desire to maintain the existing industrial use as the planned future use.*

Because of inconsistencies within the Point Wells Subarea Plan the Proposal would not be consistent with the parts of the plan and not consistent with other parts.



In 2013, Woodway adopted a Woodway Municipal Urban Growth Area Subarea Plan which addresses Point Wells. The Woodway Comprehensive Plan was updated in 2015 to expressly incorporate this subarea plan into the overall comprehensive plan. The comprehensive plan designates Point Wells for development as a mixed use Urban Village—one of the alternatives to be addressed in the BSRE/Point Wells environmental impact statement. The Urban Center EIS alternative is consistent with much of the subarea plan—the main exception being project density.

Sincerely,

DAVID EVANS AND ASSOCIATES, INC.

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Vice President

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Attachments/Enclosures: None
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