

## Countryman, Ryan

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**From:** Hank Landau <hglandau@aol.com>  
**Sent:** Tuesday, January 28, 2020 4:37 PM  
**To:** Mumma, Kristine; MacCready, Paul  
**Cc:** Otten, Matthew; Countryman, Ryan; steven.thomsen@co.snohomish.wa.us; Kisielius, Laura; Jesse.Salomon@leg.wa.gov; John.Elder@leg.wa.gov; Klein, Ken; Wright, Stephanie; cnichols@townofwoodway.com; eric@townofwoodway.com; Heidi@townofwoodway.com  
**Subject:** Opposition to BSRE Variance Applicaton for Pt. Wells

**CAUTION** : This email originated from outside of this organization. Please exercise caution with links and attachments.

To: Mr. Paul MacCready  
cc: Snohomish County Executives, Senator Jesse Salomon, Woodway officials

From: Hank and Joyce Landau, Woodway WA

Subj: Our opposition to BSRE's most recently requested variances from building height restrictions for the proposed Point Wells development project

Dear Mr. MacCready,

My wife and I are opposed to the County approving BSRE's code variance applications dealing with building height restrictions for its out-of-scale Point Wells development. BSRE has consistently failed to process County permit applications diligently and failed to address the issues raised by the Snohomish County Planning and Development Department. In May 2018, the Hearing Examiner denied further application extensions to BSRE and terminated the project. We finally felt that our concerns were being addressed.

BSRE was somehow able to get yet another extension for their application. Instead of modifying their application to scale down the project and address the issues that have been raised by neighbors and SnoCo Planning, BSRE has come back and asked for variances to allow them to build 180 ft and 90 ft towers that would house 3,000 residents. This marks very little change from what they have proposed for the last 10 years.

BSRE seems to believe they have the right construct skyscrapers right next to two residential communities without complying with restrictions applicable to everyone else. BSRE has ignored all land and water setback codes. BSRE's development would provide no benefits to neighboring residents. It would infringe on public safety, destroy the environment, and overload existing streets. It would require a new access road to be built on landslide prone terrain. It would harm the fragile Puget Sound ecosystem and would destroy the ambience and character of both Woodway and Richmond Beach.

**Exhibit W-19 Landau, Hank January 28 2020**  
**PFN: 11-101457 LU**

BSRE argues that the buildings would be served by mass transit. There is no mass transit at Point Wells. The BNR railroad is not capable of supporting mass transit, and even if capable, it would not relieve traffic on roads heading east. The only true mass transit in the region are the buses on Route 99 (Aurora Ave) and the future light rail that will connect Lynnwood and Northgate and Seattle. It may be appropriate to construct high rise buildings on those corridors. The shoreline of Puget Sound is not the right place. A variance for 90 ft or 180 ft buildings is not justified.

With all the downsides surrounding this project, we hope that you and the SnoCo Planning executives will deny any and all variances that are requested by BSRE unless and until they submit a new application and scale back the project in size and height. Why not get creative and find a way to convert the land into a public park / wildlife habitat.

Thank you for looking out for the interests of more than just BSRE

Sincerely,

Hank and Joyce Landau

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**From:** Mumma, Kristine <[Kristine.Mumma@co.snohomish.wa.us](mailto:Kristine.Mumma@co.snohomish.wa.us)>

**Sent:** Friday, January 10, 2020 2:21 PM

**To:**

**Subject:** Point Wells 11101457LU, 11101457002VAR, 11101457003VAR, 11101457SHOR

Good afternoon,

You have been listed as a party of record for the above project. Please see attached Postcard mailing.

**Kris Mumma CPT** | *Sr. Permit Technician*

[Snohomish County Planning and Development Services](#)

3000 Rockefeller Avenue M/S 604 | Everett, WA 98201

425-262-2407 | [kristine.mumma@snoco.org](mailto:kristine.mumma@snoco.org)

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**File Number:**

11101457LU

11101457002VAR

11101457003VAR

11101457SHOR

**File Name:**

Point Wells Development

**Date of Publication: Jan 12, 2020**

**Comments:**

Written comments may be submitted to the Project Manager via email or to the address below on or before **Feb 12, 2020**

**Project Manager: Paul MacCready, 425.262.2943**

**Email: [Paul.Maccready@co.snohomish.wa.us](mailto:Paul.Maccready@co.snohomish.wa.us)**

**Dear Property Owner:**

This is to inform you of an application for a Variance from a building height restriction under Former SCC.30.34A.040(1) requiring proximity to a high capacity transit route or station for buildings above 90 feet throughout the subject site; Variance from a building height restriction under Former SCC 30.34A.040(2)(a) requiring setbacks from a low density urban residential zone in the southeast corner of the subject site; Shoreline Substantial Development Permit for possible use of a water taxi from a reconstructed pier; For an Urban Center Development proposed to be constructed in three phases. (11101457LU)

**Site Location:** Approximately 20500 Richmond Beach Dr NW in unincorporated Snohomish County

For more information on this project contact the project manager, or logon to our website at: [snohomishcountywa.gov/PDSPostcard](http://snohomishcountywa.gov/PDSPostcard)

**Approvals Required:** Two variances; Shoreline Substantial Development Permit.

**The case file may be viewed at Snohomish County PDS, 3000 Rockefeller, Admin Bldg East, 2nd Floor, Everett, WA 98201**