Hello. I am Bill Krepick, Woodway resident for 7 years, living at 11402 239th Pl SW.

I am a concerned taxpayer and I have been long opposed to the massively out-of-scale BSRE/Point Wells development project that was first applied for by BSRE circa 2011. I am appalled at how BSRE has for 9 years disrespected the County Planning department and Snohomish County taxpayers by failing to adhere to County building standards for its unsightly and unwanted colossal skyrise condo project. The project scale is an affront to Puget Sound, the forested land, and the quiet single-family residential surroundings. Both my wife and I have filed separate written public statements for this hearing, but I wanted to have the opportunity to summarize our concerns in this Zoom speaking format.

The Snohomish County Planning department has done its best to help the developer during the application review process to ensure that the developer has addressed all appropriate building codes, setbacks, building heights, landslide risks, public transportation alternatives, environmental impacts, traffic constraints on local roads, housing density, view rights, emergency access, etc. The County has bent over backwards for 9 years to advise BSRE and help them with their plans for the project. BSRE has continuously failed to deliver or delayed beyond a reasonable time, the specifications and responses to County Planners’ requests for information and details on the project design that would meet all the County standards. BSRE has consistently engaged in legal maneuvers to extend their application deadlines and to argue for waivers and deviations from County standards and codes.

BSRE’s pattern of errors and omissions, delays, non-compliance, and litigation have caused the County to spend extraordinary amounts of money over the 9 year period in terms of manpower, time, consultants, and legal fees. Taxpayers have footed the bill for BSRE’s negligence and non-compliance.

I and the super majority of Woodway, Edmonds, and Richmond Beach residents are 100% supportive of the County Planners’ decision to terminate the BSRE/Point Wells project application and to deny BSRE’s most recent waiver and deviation requests. I know of no taxpayer who is in favor of the proposed Point Wells mega-scale development. The County Planners have admirably done their job and it is now time to terminate the application and allow the Planning staff to move on with higher priority development projects.

My wife and I believe that BSRE’s requests for waivers and deviations should be disallowed - as recommended by the County because they would violate County standards and guidelines, as well as taxpayer trust. I request that the Hearing Examiner concur with the Planning Department’s decision to terminate the BSRE project once and for all due to BSRE’s failure to address a large number issues that exhibit inadequate, inaccurate, and unprofessional responses. When there are so many open issues and non-compliant/unresolved solutions after 9 years – it is ludicrous to allow this development charade to continue. Please remember that no satisfactory solutions have been put forth in 9 years by BSRE that would satisfy building codes, setbacks, building heights, landslide risks, public transportation alternatives, environmental impacts, traffic constraints on local roads, housing density, view rights, native American land and water rights, and safety and emergency access.

And finally, please also take note that after 9 years, BSRE won’t even commit to cleaning up the toxic petroleum wastes at Point Wells. They recently initiated a legal battle with a sister division in their corporation with neither side willing to take responsibility for an environmental clean-up effort that would likely cost $30 to $50 million dollars and upwards of 10 years to detoxify the land and waters to meet State Department of Ecology standards.

It is not time to terminate this development application, it is past time.