



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. SCC 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 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.

In addition to the above, as a planned state of the art Urban Center Development, the intent of the ultimate 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 level 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

Copies: Mark Wells – Paramount Petroleum, Gary Huff, Karr-Tuttle-Campbell

Project Number: PARA00000003\0600\com