



SHORELINE
CITY COUNCIL

Keith A. McGlashan
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Chris Eggen
Deputy Mayor

Will Hall

Doris McConnell

Chris Roberts

Jesse Salomon

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July 22, 2013

Dear Richmond Beach Community:

For the past several years, the issues surrounding Point Wells have been of great concern to you and the Shoreline community as a whole. We share your concerns and want to assure you that the issue is extremely important to us as well. As we have heard your concerns we have taken those to heart and considered how best to address them.

We recognize that some of you are frustrated and even disappointed with the strategy the City has taken. While we successfully challenged Snohomish County's designation of Point Wells as an Urban Center with the Growth Management Hearings Board (GMHB), Snohomish County was able to satisfy the findings of the GMHB through their adoption of the Urban Village zoning. Based on the advice we have received, including third-party legal analysis, we did not join with Save Richmond Beach (SRB) or the Town of Woodway in their most recent lawsuit challenging the developer's permit application.

Washington's vesting laws grant developers strong protections once a permit application is complete. BSRE has a vested permit application under the Urban Center designation. As a result, we believe the best option for addressing the impacts from the proposed development is to enter into an agreement with BSRE. The purpose of the agreement is to have more control over the level of traffic on Shoreline's road network and to provide guaranteed funding for mitigation rather than relying solely on Snohomish County to look out for Shoreline's interests. We have a responsibility to every resident of Shoreline to address the impacts of any development at Point Wells.

Even though the Supreme Court recently agreed to hear the appeal brought by SRB, the permit application is still valid until the Supreme Court rules otherwise. Following the Court's decision, BSRE communicated to the City that it plans to move forward with its permit, and Snohomish County is legally required to process it. The environmental review may be completed before the Supreme Court has made a final decision (we estimate a year or longer before there is a ruling). If SRB's appeal is successful, the most likely outcome is that the development would need to comply with Snohomish County's Urban Village zoning. Regardless of the Supreme Court ruling or which zoning the property develops under, there will be significant traffic impacts. Having an agreement with BSRE and completing a transportation corridor study (TCS) serves as an insurance policy regardless of the outcome.

The City has been successful in securing an agreement with BSRE to complete a comprehensive TCS using Shoreline's level of service criteria, our methodology and our assumptions to study the impacts that would be created by the development over the next 20 to 30 years. Absent the agreement, Snohomish County would use its own level of service standards, methodologies and assumptions for evaluating traffic, which would result in a much less comprehensive study and would involve far less community input.

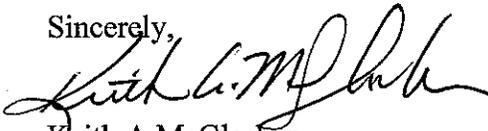
We received many emails encouraging us to support Woodway in annexing Point Wells; however, we could not support this because we continue to believe that Shoreline suffers the majority of the impacts and is the most logical provider of services to the area. As you know, the only way to reach Point Wells is via Shoreline. Future residents and businesses at Point Wells will use City facilities (especially our roads) and place unfunded demands on City services. Due to their proximity, future Point Wells' residents will in essence become a part of our community and daily life regardless of whether or not they are annexed into the City. Since all City facilities and services are paid for by Shoreline taxpayers, it is only fair that the future Point Wells residents share in that tax burden.

We strongly encourage all Shoreline residents, and especially Richmond Beach residents, to participate in the Snohomish County Environmental Impact Statement (EIS) meetings and the forthcoming TCS meetings. Dates have yet to be set for both processes, but as soon as they are we will use every means possible to communicate those dates to you.

The City Council and the 32nd District Legislative Delegation are committed to keeping lines of communication open and are available to listen to your concerns. If you have questions or would like to discuss Point Wells, please do not hesitate to contact us at council@shorelinewa.gov.

It is our hope that this letter conveys that we care deeply about your concerns regarding the Point Wells development. We understand that even now you may disagree with our strategy, but please know that we follow this strategy because we believe it is the best way to protect the quality of life of those living in Richmond Beach and the greater Shoreline community. It is our desire to regain the trust of Richmond Beach residents and we remain hopeful that this is possible.

Sincerely,

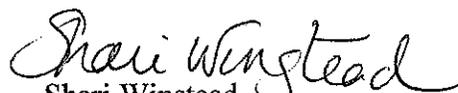

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