

City of Shoreline Strategy Regarding Point Wells Project

Project Brief:

Points Wells is a 61-acre property in the very SW tip of Snohomish County, with the only vehicular access through Shoreline's Richmond Beach neighborhood. The owners of the Point Wells property, BSRE Point Wells, have a vested permit under the County's 'Urban Center' designation to build up to 3,500 housing units as well as commercial and retail space.

City's Concerns:

As the only ingress/egress is through Shoreline, Shoreline takes all the impacts. In particular, the City is concerned about the impacts to the Richmond Beach neighborhood, particularly traffic impacts. The City is working with BSRE to mitigate and limit the traffic trips generated by the project to mitigate the impact to the community.

We signed an agreement with BSRE to jointly study traffic and work out mitigation through a public process involving our citizens, the Transportation Corridor Study (TCS). We expect the outcome of this project to be included as part of the EIS.

City's Desired Outcome:

Annexation – Future Point Wells residents will be members of the Shoreline community regardless of their address. The only way to ensure that future citizens of Point Wells will pay their fair share of the impacts to Shoreline services, including road maintenance, parks, libraries, city services and programs, etc. is through annexation to Shoreline.

The TCS will help inform a future Development Agreement with BSRE that includes the City's option to annex the property. We plan on working with Snohomish County staff on an annexation agreement that includes revenue sharing for permit revenues.

Why Not Woodway:

The Town of Woodway has expressed its desire to annex the property as well. However, as there is no direct vehicular access from Woodway to the project site, any impacts to Woodway will be almost negligible. Woodway has also publically stated that they will not allow a new road from the site through to the rest of Woodway.

Therefore, as Shoreline receives all the project impacts, we will be the city providing services and will need the funding to provide that service.

Shoreline Transportation Corridor Study Area Map

