



March 1, 2010

Mr. Gary D. Huff
Karr Tuttle Campbell
1201 Third Avenue, Ste 2900
Seattle, WA 98101

Dear Mr. Huff,

The City of Shoreline, the Town of Woodway and the non-profit community group Save Richmond Beach.org are unified in our concerns about the potential development of Point Wells as an urban center. In particular, we are concerned that the County's Urban Center Comprehensive Plan designation adopted last August, and the current draft development regulations to implement the Urban Center Plan designation, fail to recognize the unique characteristics of Point Wells. To address these concerns, we invite Paramount to meet with us to negotiate an agreement that will provide all sides with a heightened degree of certainty.

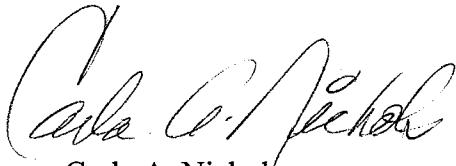
From our perspective, the content of such an agreement will include enforceable assurances that the scale of any potential development at Point Wells will not have unduly burdensome impacts on our communities. The agreement would be presented to Snohomish County for incorporation into development regulations specific to Point Wells. The agreement must specifically address four general areas:

1. Traffic volume: establishing a clear and enforceable limitation on the total number of vehicle trips generated by future development at Point Wells;
2. Impact mitigation: identifying and guaranteeing the implementation of specific mitigation measures to address various anticipated impacts (transportation, park & open space, service delivery, etc.);
3. View corridors: outlining measures that will be taken to preserve existing view corridors; and
4. Scale and bulk: ensuring that the overall design will enhance and not detract from the character of the surrounding communities

Our communities recognize that successful resolution of this issue will require compromise on both sides. We expect that these discussions can proceed promptly and in good faith, and conclude quickly. To expedite the discussion, we believe that this process also should include an

early engagement between our representatives and Paramount's architects. We look forward to your response.

Respectfully,



Carla A. Nichols
Mayor, Town of Woodway



Keith McGlashan
Mayor, City of Shoreline



Caycee Holt
Save Richmond Beach.org

CC: Woodway Town Council
City of Shoreline City Council
Snohomish County Council
Snohomish County Executive