I. Property Location

Primary property address, general location, and all associated property tax account numbers (attach separate pages if necessary):

220555 Richmond Beach Drive NW
27033500302700, 27033500301200, 27033500302800, 27033500304000, 27033500301100, 27033500303900, 270533500303000, 27033500304300, 27033500303800

II. General Project Information

Permits and/or approvals requested from Snohomish County (check all that apply):

<table>
<thead>
<tr>
<th>Number</th>
<th>Description</th>
<th>Subdivision 9</th>
<th>Preliminary</th>
<th>Final</th>
<th>Alteration 10</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Administrative Conditional Use</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Conditional Use</td>
<td>Urban Center Development Plan</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Variance</td>
<td></td>
<td></td>
<td>Subdivision 9</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Rezone</td>
<td></td>
<td></td>
<td>Preliminary</td>
<td>Alteration 10</td>
</tr>
<tr>
<td>5</td>
<td>Binding Site Plan</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Administrative Site Plan</td>
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<td></td>
<td></td>
<td></td>
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<tr>
<td>7</td>
<td>Official Site Plan</td>
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<td></td>
<td></td>
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<tr>
<td>8</td>
<td>Preliminary Plan Approval</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Final Plan Approval</td>
<td></td>
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</tbody>
</table>

Footnotes: (1) Title 30 SCC variances, except under the Shoreline Management Program (Chapter 30.44 SCC); (2) Owner(s) must sign application; (3) Urban Residential Development Standards (Chapter 30.23A SCC), Single Family Detached Units (Chapter 30.41F SCC), and Cottage Housing (Chapter 30.41G SCC); (4) Planned Residential Development (Chapter 30.42B SCC), Mobile Home Parks (Chapter 30.42E SCC), development in existing FS and GC zones, and FS, RFS, and GC rezones; (5) BP, PCB, and NB rezones, IP zone rezones for five acres or more, and development of five acres or more in existing PCB, BP, and IP zones; (6) Development in existing PCB, BP, and IP zones; (7) Type 1 and 2 residential and nonresidential applications only; (8) Type 1 and 2 residential development applications only; (9) Inclusive of Rural Cluster Subdivision or Short Subdivisions (Chapter 30.41C SCC); A majority of owners must sign application; and (11) Community Facilities for Juveniles.

Project name:

Point Wells Development

Explain your request and all proposed uses included in this development proposal:

Urban Center Submittal for mixed use development.
### III. Applicant Information

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Contact person (if different)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong></td>
<td>BSRE Point Wells, LP</td>
</tr>
<tr>
<td><strong>Mailing Address:</strong></td>
<td>c/o Karr, Tuttle, Campbell -</td>
</tr>
<tr>
<td><strong>City, State, Zipcode:</strong></td>
<td>701 5th Ave., Suite 3300 Seattle WA 98104</td>
</tr>
<tr>
<td><strong>Phone:</strong></td>
<td>206-224-8061</td>
</tr>
<tr>
<td><strong>Email:</strong></td>
<td><a href="mailto:dluetjen@karrtuttle.com">dluetjen@karrtuttle.com</a></td>
</tr>
</tbody>
</table>

**Applicant’s interest to property (check one):**

- [x] Owner
- [ ] Consultant
- [ ] Contract Purchaser
- [ ] Lessee
- [ ] Other (specify): ________________

**All persons and/or entities having an ownership interest in the property:**

<table>
<thead>
<tr>
<th>Name:</th>
<th>BSRE Point Wells, LP</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Address:</strong></td>
<td>same as above</td>
</tr>
<tr>
<td><strong>Phone:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Email:</strong></td>
<td></td>
</tr>
</tbody>
</table>

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### IV. Site Information

**General site information:**

- Site Acreage: **60.9**
- Site Square Footage: **2,652,804**
- Present Zoning: **CITY-PCB**
- Present Comprehensive Plan Designation: **URBAN VLG**

**Source of water supply (check one):**

- [ ] Private Well
- [ ] Group Well
- [x] Public Water (specify purveyor): **Olympic View Water & Sewer District**

**Method of sewage disposal (check one):**

- [ ] On-Site Septic
- [ ] Off-Site Septic
- [x] Public Sewer (specify purveyor): **Ronald Wastewater District**

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### V. Civil Construction Information

**Proposed land disturbing activities:**

- [x] Clearing
- [x] Grading
- [ ] Other (specify): ________________

Is the proposal “new development” under SCC 30.91N.044?  
- [ ] Yes  
- [x] No

Is the proposal “redevelopment” (35% existing hard surfaces) under SCC 30.91R.070?  
- [x] Yes  
- [ ] No

**Proposed hard surfaces (square feet):**

- New: **46,200 SF**  
- Replaced: **1,085,900 SF**  
- New plus replaced: **1,132,100 SF**

**Proposed clearing (square feet):** **1,954,500 SF**

**Conversion of native vegetation to lawn and/or landscaped areas (square feet):** **34,400 SF**
Conversion of native vegetation to pasture (square feet): 0
Proposed grading quantities (cubic yards):
Cut: 125,000 CY  Fill: 625,000 CY  (Environmental Remediation: Cut: 460,000 CY)

VI. Project-Specific Information

For rezones:
Zoning requested: ________________________________
Has anyone applied for a rezone on this property within the last year?  □ Yes  □ No
If yes, when? ________________________________

For subdivisions and short subdivisions:
Plat name: ________________________________ Proposed number of lots: ________________________________
Proposed number of tracts: ________________________________ Public road dedication?  □ Yes  □ No

For variances:
Code requirements from which relief is sought:  SCC 30.34A.040 (2010) Building height and setback  

For Shoreline Substantial Development or Conditional Use Permits:
Total cost or fair market value, whichever is higher, of project including all construction finishing work plus
permanent equipment to be installed for which the permit will be issued: $ ~$1 billion, of which $10 million is within the shoreline zone
Construction dates for which permit is requested (month and year): Begin: 01/2021  End: 01/2041
Does this project require a Shoreline/Floodplain location?  □ Yes  □ No
If yes, please explain why: Proposed project includes enhancement of shoreline (by removal of portions
or all rock revetment and seawall) and construction of a esplanade to provide
enhanced public access to the shoreline
Waterbody: Puget Sound  Shoreline Environment Designation: Urban

VII. Authorization

For all applications1,2:
I am the property owner or am authorized by the property owner to sign and submit this application. I grant
permission for County staff and/or its agents to enter onto the subject property for the sole purpose of making
any inspections of the property which are necessary to process this application in accordance with Chapter
30.81 SCC. I certify under penalty of perjury of the laws of the State of Washington that the information on this
application and all information submitted herewith is true, complete, and correct.

Signature: ________________________________ Date: April 27, 2018
Printed name: Douglas A. Luetjen  Relationship to project: Authorized Signatory

Signature: ________________________________ Date: __________________
Printed name: ________________________________ Relationship to project: __________________

Footnotes: (1) For rezones, the property owner(s) must sign. If more than one owner, add authorization pages. (2) For subdivision
and short subdivision plat alterations, a majority of all owners must sign the application.

Revised February 16, 2018