**Master Permit Application for Land Use Permits and Approvals**

**Snohomish County Planning and Development Services**

### Property Location

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

<table>
<thead>
<tr>
<th>Address</th>
<th>Account Numbers</th>
</tr>
</thead>
<tbody>
<tr>
<td>22055 Richmond Beach Drive NW</td>
<td>27033500302700, 27033500301200, 27033500302800,</td>
</tr>
<tr>
<td></td>
<td>27033500304000, 27033500301100,</td>
</tr>
<tr>
<td></td>
<td>27033500303900, 270533500303000, 27033500304300,</td>
</tr>
<tr>
<td></td>
<td>27033500303800</td>
</tr>
</tbody>
</table>

### General Project Information

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

- Administrative Conditional Use
- Conditional Use
- Variance
- Rezone
- Binding Site Plan
- Administrative Site Plan
- Official Site Plan
- Preliminary Site Plan
- Final Plan Approval
- Subdivision
- Development Agreement
- Minor Revision
- Major Revision
- Landscape Modification
- Shoreline
- Substantial Development
- Conditional Use
- Variance
- Preliminary
- Final
- Alteration
- Short Subdivision
- Preliminary
- Final
- Alteration
- Special Use

**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 in 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); (10) 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> BSRE Point Wells, LP</td>
<td><strong>Attn:</strong> Doug Luetjen</td>
</tr>
<tr>
<td><strong>Mailing Address:</strong> c/o Karr Tuttle Campbell</td>
<td><strong>Karr Tuttle Campbell</strong></td>
</tr>
<tr>
<td><strong>City, State, Zipcode:</strong> 701 Fifth Ave., Ste. 3300, Seattle, WA 98104</td>
<td><strong>701 Fifth Ave., Ste. 3300, Seattle, WA 98104</strong></td>
</tr>
<tr>
<td><strong>Phone:</strong> 206-224-8061</td>
<td><strong>Phone:</strong> 206-224-8061</td>
</tr>
<tr>
<td><strong>Email:</strong> <a href="mailto:dluetjen@karrtuttle.com">dluetjen@karrtuttle.com</a></td>
<td><strong>Email:</strong> <a href="mailto:dluetjen@karrtuttle.com">dluetjen@karrtuttle.com</a></td>
</tr>
</tbody>
</table>

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

- [✓] Owner
- [ ] Consultant
- [ ] Contract Purchaser
- [ ] Lessee
- [ ] Other (specify):__

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

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

<table>
<thead>
<tr>
<th>Name:</th>
<th>Phone:</th>
</tr>
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</table>

### IV. Site Information

**General site information:**

<table>
<thead>
<tr>
<th>Site Acreage: 60.9</th>
<th>Site Square Footage: 2,652,804</th>
</tr>
</thead>
<tbody>
<tr>
<td>Present Zoning: CITY-PCB</td>
<td>Present Comprehensive Plan Designation: URBAN VLG</td>
</tr>
</tbody>
</table>

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

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

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

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

### V. Civil Construction Information

**Proposed land disturbing activities:**

- [✓] Clearing
- [✓] Grading
- [ ] Other (specify):__

Is the proposal "new development" under SCC 30.91N.044? [ ] Yes [✓] No

Is the proposal "redevelopment" (35% existing hard surfaces) under SCC 30.91R.070? [✓] 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

Revised February 16, 2018
Conversion of native vegetation to pasture (square feet): __

Proposed grading quantities (cubic yards):
Cut: [25,000 CY] Fill: [25,000 CY] (Environmental Remediation cut: 410,000 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: $____ 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 an esplanade to provide enhanced public access to the shoreline

Waterbody: Puget Sound  Shoreline Environment Designation: Urban

VII. Authorization

For all applications:

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: 12/12/2019

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.