



# NOTICE

## NOTICE OF DETERMINATION OF SIGNIFICANCE AND REQUEST FOR COMMENTS ON SCOPE OF EIS

File Name: Point Wells Development

File Number: 11-101457-LU

Description: Snohomish County is reviewing an application for the proposed Point Wells mixed use redevelopment project consisting of residential, commercial, mixed use and public services. The project site is approximately 61 acres with approximately 16 acres of tidelands and 45 acres of upland areas. Currently, the site serves as a marine fuel terminal, petroleum storage facility, and asphalt batching plant. The project is likely to be constructed in four phases. At build out, the project will consist of 47 buildings containing 3,081 dwelling units and approximately 32,000 square feet (SF) of commercial space (with floor area for on-site police and fire service); and approximately 94,000 SF of retail space. The tallest proposed building would be approximately 175 to 180 feet tall. The project would include recreational activity areas, passive open space, public dock and associated infrastructure..

Cleanup of the project site will be required for the Point Wells project. Site cleanup will be reviewed and conducted by the Washington State Department of Ecology (Ecology). Ecology will be SEPA lead agency for the site cleanup project.

Location: Property is located at the extreme southwest part of Snohomish County adjacent to the Town of Woodway and the City of Shoreline; at the northwest terminus of Richmond Beach Drive.

Tax Account Number: 270335-003-011-00, 270335-003-030-00, 270335-003-027-00, 270335-003-028-00, 270335-003012-00, 270335-003-040-00, 270335-003-039-00, 270335-003043-00, 270335-003038-00

Public Meetings: Two public EIS scoping meetings will be held on Tuesday February 18, 2014

12:30-2:30 PM at the Snohomish County Administration Building Court Complex at 3000 Rockefeller Ave, Everett.

6:30-8:30 PM in the Shoreline Conference Center at 18560 1<sup>st</sup> Avenue NE, Shoreline.

This meeting will provide an opportunity to learn more about the project and proposed actions, and to provide input on the environmental review process.

Applicant: BSRE Point Wells, LP, a Delaware limited partnership; contact is Gary Huff, Attorney - Karr, Tuttle, Campbell.

Date of application/Completeness date: March 4, 2011

Approvals required: Urban Center Development Application and Site Plan Approval, and Shoreline Substantial Development Permit, Land Disturbing Activity (Grading) permit and Short Subdivision Approvals.

EIS required/SEPA Decision: On February 2, 2014, PDS determined that this proposal is likely to have a significant adverse impact on the environment. An EIS is required under RCW 43.21C.030(2)(c) and will be prepared. An environmental checklist or other materials indicating likely significant environmental impacts, and the full length version of this notice, can be reviewed at Snohomish County Planning and Development Services, located at 3000 Rockefeller Ave. in Everett or on-line at:

[http://www1.co.snohomish.wa.us/Departments/PDS/Divisions/Permitting/Point\\_Wells.htm](http://www1.co.snohomish.wa.us/Departments/PDS/Divisions/Permitting/Point_Wells.htm).

Scope of EIS Comment Period: Comments must be received by 5:00 PM **March 3, 2014**

SEPA Appeal Period: The DS may be appealed pursuant to the requirements of Section 30.61.300 SCC and must be received no later than **February 18, 2014**

Project Manager: Darryl Eastin, 425-388-3311, ext. 1068

Project Manager e-mail: darryl.eastin@co.snohomish.wa.us

**Date of Notice: February 2, 2014**

### HOW TO USE THIS BULLETIN

#### To learn more about a project:

- Call the planner assigned to the project.
- Review project file at Snohomish County Planning and Development Services (PDS) 2<sup>nd</sup> Floor Customer Service Center, Administration Building East.
  - Permit Center and Record Center Hours are
    - 8:00 a.m. to Noon & 1:00 p.m. to 3:00 p.m. Monday, Tuesday, Wednesday and Friday
    - CLOSED on Thursdays
    - Please call ahead to be certain the project file is available.
    - Please Note: submittals of projects are now taken by appointment only

#### To comment on a project:

- Submit written comments to PDS at the address below. All comments received prior to issuance of a department decision or recommendation will be reviewed. To ensure that comments are addressed in the decision or recommendation, they should be received by PDS before the end of the published comment period.
- Comments on a project scheduled for a hearing before the hearing examiner, may be made by submitting them to PDS prior to the open record hearing.
- PDS only publishes the decisions that are required by Snohomish County Code. Persons will receive notice of all decisions that they have submitted written comment on, regardless of whether or not they are published.
- You may become a party of record for a project by: 1. submitting original written comments to the county prior to the hearing, 2. testifying at the hearing or 3. entering your name on a sign-up register at the hearing. NOTE: only parties of record may subsequently appeal the hearing examiner's decision or provide written or oral arguments to the county council if such an appeal is filed.

#### To appeal a decision:

- Department decisions (including SEPA threshold determinations): submit a written appeal and the \$500 filing fee to PDS prior to the close of the appeal period. Refer to SCC 30.71.050(5) for details on what must be included in a written appeal.
- A SEPA appeal also requires that an affidavit or declaration be filed with the hearing examiner within seven days of filing the appeal, pursuant to SCC 30.61.305(1).
- Hearing examiner decisions issued after a public hearing are appealable as described in the examiner's decision. Notice of those decisions is not published. You must have submitted written comments to PDS or written or oral comments at the public hearing in order to appeal a hearing examiner's decision.

#### HOW TO REACH US:

The Customer Service Center for the Snohomish County Planning and Development Services is located on the 2<sup>nd</sup> floor of the County Administration Building East, 3000 Rockefeller Avenue, M/S 604, Everett WA 98201 425-388-3311 TTY. PDS Web Site address listed below:

[www.snoco.org](http://www.snoco.org) for more information type in keyword **PDSNotice**

**ADA NOTICE:** Accommodations for persons with disabilities will be provided upon request. Please make arrangements as soon as possible but no later than 48 hours before the hearing by contacting the Hearing Examiner's office at 425-388-3538, or Department of Planning and Development Services at 425-388-7119.