

**DETERMINATION OF SIGNIFICANCE (DS) AND REQUEST FOR COMMENTS ON THE SCOPE OF
THE ENVIRONMENTAL IMPACT STATEMENT FOR
SNOQUALMIE MILL PLANNED COMMERCIAL/INDUSTRIAL MASTER PLAN**

Proponent:

Snoqualmie Mill Ventures, LLC.

Location:

The project site is located in the City of Snoqualmie, WA, between the Snoqualmie River and along 396th Avenue SE, within Sections 29, 30 and 32 of Township 24, Range 8 East, W.M.

Proposal:

The Snoqualmie Mill site is a portion of a larger property that was operated as a lumber mill for almost 100 years. The applicant is seeking approval of a Planned Commercial Industrial (PCI) plan and a development agreement for the Snoqualmie Mill site. The proposed PCI plan and development agreement will guide subsequent planning and future development of the overall site. The site has been divided into three distinct areas for purposes of planning and permitting. The PCI plan is shown in Exhibit 1. The PCI plan application provides detailed information for Planning Area I/Phase I, an approximate 102-acre area in the northwestern portion of the site. More conceptual information is provided for Planning Areas 2 and 3. Building permits and other required development permits would be applied for following approval of the PCI Plan.

The EIS will address potential development of the approximately 261-acre Snoqualmie Mill site in several phases over an approximate 10-20 year period. Build-out could include a total of approximately 1.85 million gross square feet of light industrial/manufacturing, warehouse, office, retail and residential uses. See Table 1. When fully developed, the site could generate close to 3,500 jobs. Development of buildings, roads and other infrastructure would cover approximately 92 acres. The majority of the overall site (169 acres, 65 percent) would remain undeveloped and maintained for open space, landscaping, wetlands and streams, wildlife habitat and flood storage. The site lies within the floodplain of the Snoqualmie River; any fill resulting from development would be offset by additional flood storage created on-site.

The PCI plan for Planning Area 1 represents the first phase of development of the Snoqualmie Mill site and includes approximately 636,000 square feet of the following land uses: warehouse/manufacturing, light industrial, retail/tourism and 120 housing units. Proposed uses would be arranged in a mixed-use pattern organized around a pedestrian-oriented main street. The applicant's objective is to attract a variety of complimentary uses related to the production of wine. Supporting uses could include tasting rooms, restaurants, and indoor and outdoor event space (e.g., for parties, concerts, etc.).

**Table 1. Snoqualmie Mill Development Plan
(Gross Square Feet ¹)**

Land Uses Area	Planning Area 1 (102 acres ²)	Planning Area 2 (56 acres)	Planning Area 3 (103 acres)	Site Totals (261 acres ¹)
Warehouse/Manufacturing	304,700	390,000		694,700
Light Industrial	128,000			128,000
Retail	99,800		55,000	154,800
Residential (Mixed Use)	104,200 ³			104,200
Office/Campus			770,000	770,000
Open Space⁴	70 acres	29 acres	70 acres	169 acres
Total	636,500	390,000	825,000	1,851,500

1. Numbers rounded.
2. The PCI Plan area includes approximately 56 acres of wetlands/open space (proposed Lot 5) that are subject to a conservation easement.
3. Assumes 120 residential units.
4. Numbers rounded. Total open space includes wetlands, streams and their associated buffers; constructed wetlands; landscaped areas; undeveloped land used for compensatory flood storage, habitat and passive open space; and the area subject to a conservation easement (proposed Lot 5).

Background Information:

The project site comprises a portion of a larger property that was operated as a lumber mill by the Weyerhaeuser Company for almost a century. A Pre-Annexation Agreement, executed in 2011, set the stage for annexation of the property into the City, including a number of conditions that would need to be met prior to or concurrent with development. The property was annexed in 2012. The City's annexation plan zoned approximately 350 acres of the site as open space and 200 acres as a Planned Commercial-Industrial (PCI) district; the PCI-zoned property is the subject of a development application that will be evaluated in an EIS. The Pre-Annexation Agreement and City Comprehensive Plan policies required that the applicant prepare an Annexation Implementation Plan (AIP) before any application for redevelopment of the site could be submitted. The AIP was based on technical studies that identified the site's natural and historic resources, and it identified general concepts for future development of land uses, utilities and other infrastructure. The AIP was approved by the City Council in November, 2016.

Alternatives:

The EIS will consider one or more alternative plans for the amount, type and/or mix of land uses that would be developed on the site as a whole, and for the Phase I PCI plan. For example, an alternative could include reduced office use and increased industrial use. A No Action alternative will also be included.

Lead Agency:

City of Snoqualmie Community Development Department

Permits and Approvals:

The following permits and approvals may be required to implement various phases of the overall redevelopment plan:

City of Snoqualmie:

Planned Commercial-Industrial (PCI) plan
Development Agreement
Conditional use permit
Flood Improvement Permit
Grading permit
Building permits
Boundary Line Adjustment
Shoreline Substantial Development permit

State of Washington

Hydraulic project approval (HPA)
Construction Stormwater General permit
Section 401 Water Quality Certification

Federal (potential)

Clean Water Act §404 permit
Letter of Map Amendment

Additional required permits and approvals may be identified in comments received on the DS.

Areas for discussion in the EIS:

The lead agency has determined that the proposal could result in significant impacts to the environment and an EIS should be prepared. The applicant had previously committed to prepare an EIS. The lead agency has preliminarily identified the following issues and elements of the environment for detailed discussion in the EIS: earth (geology, seismic hazards); air quality (emissions, including greenhouse gases); water (quantity and quality, floodplain management); plants & animals (wetlands, streams, wildlife habitat and fisheries); environmental health (noise, site contamination); land and shoreline use (land use patterns, and consistency with plans and policies); historic and cultural resources (impacts to known and potential archaeological and historic resources); aesthetics (impacts to views); transportation (vehicular circulation, parking); public services (police, fire, schools, parks and recreation/trails); utilities (sewer, water, stormwater); and economics. Additional elements of the environment may be included based on the City's review of scoping comments

Scoping Process/Comment Period:

Agencies, tribes and individuals are invited to submit written comments on the scope of the EIS, including areas of the environment that should be discussed in the EIS and alternatives that should be considered. Comments may be submitted by letter or email to the Responsible Official at the address given below. Comments must be submitted by **4:30 pm on Wednesday, May 24, 2017**. Project and application information can be found on the City's website- www.ci.snoqualmie.wa.us by accessing the "Development in Snoqualmie" tab.

A combined informational open house/scoping meeting will be held on **Tuesday, May 23, 2017 from 4 to 7 PM** at Snoqualmie City Hall. The open house portion of the meeting will illustrate various components of the site's natural and man-made features and the proposed PCI plan. A brief presentation and an opportunity to provide written and oral comments on the EIS scope will follow the open house starting at approximately **6 pm**.

Responsible Official/Contact Person:

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Date:

May 2, 2017

Signature:

Mark Hofman

