



COMMUNITY DEVELOPMENT DEPARTMENT

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April 27, 2020

RE: Snoqualmie Mill Planned Commercial/Industrial Plan Draft EIS

Dear Agencies, Tribes, Organizations and Interested Parties:

Enclosed is the Draft Environmental Impact Statement (DEIS) for the proposed Snoqualmie Mill Planned Commercial/Industrial (PCI) Plan. The 261-acre PCI Plan site, located in the City of Snoqualmie and now owned by Snoqualmie Mill Ventures LLC (SMV), was operated as a lumber mill by the Weyerhaeuser Company for almost 100 years. (The adjacent Mill Pond/Borst Lake is not owned by the applicant and is not part of the PCI Plan site, is not included in the PCI Plan, and is not addressed in the DEIS.)

Following a Pre-Annexation Agreement between the City and SMV, the property was annexed to the City in 2012 and designated for commercial and industrial uses. An Annexation Implementation Plan, required by the Comprehensive Plan, was approved by the City in 2016. SMV submitted an application for PCI Plan review in April 2017. The DEIS has been in preparation and review since that time, and will accompany the PCI Plan application through the land use review process. PCI Plan approval, if granted, would not by itself authorize any physical construction on the PCI Plan site; it is a type of plan/land use approval required by the Pre-Annexation Agreement and the Snoqualmie Municipal Code, and would enable the applicant to submit an application to physically develop the property.

The DEIS analyzes three alternatives: (1) the Snoqualmie Mill proposal or PCI Plan Alternative; (2) the "Redevelopment Alternative"; and (3) the "No Action" Alternative.

The Snoqualmie Mill proposal / PCI Plan Alternative would redevelop the site in three phases (Planning Areas), over an approximate 10- to 15-year period. Development at buildout would include 1.83 million square feet of commercial, light industrial, warehouse and office uses; an estimated 3,400 jobs could locate on the site. Planning Area 1, which is in the western portion of the site, would be developed in the near term; it is the focus of detailed discussion in the Draft EIS. Planning Area 1 would develop with a mix of light industrial, commercial/retail, warehouse and residential uses, developed along a pedestrian-oriented main street, and generally focused on the production and storage of wine with supporting retail services such as tasting rooms and restaurants. In addition, 160 units of multi-family housing would be developed in upper floors of a mixed-use building in Planning Area 1. Plans for Planning Areas 2 and 3 are still conceptual at this time, but based on current planning, Planning Area 2 would be developed for warehouse and manufacturing uses, and Planning Area 3 for office use. Almost three-quarters of the PCI Plan site would be maintained as open space devoted to natural areas, habitat, trails and flood storage. The DEIS indicates the Snoqualmie Mill proposal would have net positive economic benefits, with an estimated \$7.4 million net benefit for Planning Area 1 and a \$32.3 million benefit in total for the Preferred Alternative.

Another alternative analyzed in the DEIS, the Redevelopment Alternative, focuses on a different mix of proposed uses. It emphasizes manufacturing and light industrial uses throughout the site, reduces residential units, and eliminates office uses in Planning Area 3 but adds an outdoor performance venue. The DEIS "No Action" Alternative addresses potential impacts if the PCI Plan site is not further developed and current uses continue unchanged.

The overall PCI Plan site is considered to be a "brownfield" site, with some legacy contamination remaining after a century of industrial use and a more than a decade of clean-up activities. The applicant plans to complete remediation of the PCI Plan site in conjunction with development. Planning Area 1 was historically used for log storage, not for industrial processes, and no contamination has been identified on that portion of the PCI plan site.

The DEIS evaluates the direct, indirect and cumulative impacts associated with the three alternatives. The DEIS also identifies mitigation measures and significant impacts that are unavoidable. Broad areas of analysis contained in the DEIS include the following:

Earth	Noise	Aesthetics/Light & Glare
Air Quality/Greenhouse Gases	Land & Shoreline Use	Parks & Recreation
Water Resources	Plans, Policies & Regulations	Transportation
Plants & Animals	Population, Housing, Employment	Public Services
Environmental Health	Historic & Cultural Resources	Utilities
		Fiscal/Economic Impacts

Pursuant to SMC 19.04.150 and WAC 197-11-455(6-7), any person or agency has up to thirty (30) days in which to review and comment on a DEIS, unless the City extends the comment period by fifteen (15) days upon the request of any person. The proponent, SMV, has already requested, and the City has granted, a 15-day extension of the comment period. Comments may be submitted through 11:59 PM on June 11, 2020. Comments should be in writing and addressed to:

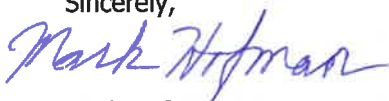
Mark Hofman, SEPA Responsible Official
City of Snoqualmie
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Comments may also be emailed to MillSiteEIS@snoqualmiewa.gov or mhofman@snoqualmiewa.gov.

Due to the ongoing COVID-19 emergency, Governor Inslee's "Stay Home, Stay Healthy" Proclamation (No. 20-25) and Mayor Larson's direction in response, City Hall and other public facilities such as the Snoqualmie Library are closed. Although City Hall is closed, City staff are maintaining Snoqualmie's ongoing functions, as are most other agencies including the State of Washington and many businesses. In the interest of continuing normal business to the degree possible, including required review of this project, the City is inviting written and oral comment on the Draft EIS. Due to COVID-19, however, an in-person public meeting on the DEIS will not be scheduled. An online meeting to accept oral comment is scheduled for May 20, 2020, at 4:00pm. Additional details including call-in information will be provided at a later date and posted on the City's website at <https://www.ci.snoqualmie.wa.us/393/Mill-Site-Property>. Pursuant to Governor's Proclamation No. 20-28, paper copies of the Draft EIS are not available for public inspection at this time. Electronic copies can be downloaded from the project page on the City website, along with associated documents and materials. A paper copy may be ordered directly from the printer for the cost of reproduction (approximately \$150 for the DEIS itself, not including appendices). Please contact the City for additional information about printed copies.

For further information or additional assistance, please contact me at the City of Snoqualmie via either email address above, or Jason Rogers, Senior Planner for this project, by email at JRogers@snoqualmiewa.gov or by phone at 425-888-5337. Thank you for your interest.

Sincerely,



Mark Hofman
Community Development Director/SEPA Responsible Official
P.O. Box 987
Snoqualmie, WA 98065