



COMMUNITY DEVELOPMENT DEPARTMENT

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December 9, 2021

RE: Snoqualmie Mill Planned Commercial/Industrial Plan Final EIS

Dear Agencies, Tribes, Organizations, and Interested Parties:

The Final Environmental Impact Statement (Final EIS) for the proposed Snoqualmie Mill Planned Commercial/Industrial (PCI) Plan (the Proposal) is issued as of the date of this letter. The Final EIS was prepared in compliance with State Environmental Policy Act (SEPA) requirements, and provides a reasonably thorough discussion of the significant aspects of the probable, significant adverse environmental consequences associated with the Proposal. The Final EIS responds to comments received on the Draft EIS, makes minor editorial changes to existing Draft EIS text, provides some updated information and analysis, and includes additional mitigation measures. The Final EIS's purpose is to facilitate the decision-making process for the PCI Plan. Accordingly, the Final EIS is not required to and does not list every remote, speculative, or possible effect or alternative, evaluate every scenario or conduct a worst case analysis.

The 261-acre Snoqualmie Mill site, located in the City of Snoqualmie and now owned by Snoqualmie Mill Ventures LLC (SMV, the applicant), 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, is not part of the Snoqualmie Mill site, is not included in the PCI Plan, and is not addressed in the EIS.)

The City and SMV entered into a Pre-Annexation Agreement in 2011, and the property was annexed to the City in 2012 and designated for commercial and industrial uses. A Post Annexation Implementation Plan, required by the City's Comprehensive Plan, was approved by the City in 2016. SMV submitted an application for PCI Plan review in April 2017. The EIS, composed of both the Draft EIS published in April 2020 and this Final EIS, 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 Snoqualmie Mill site; it is a type of plan/land use approval required by the Pre-Annexation Agreement, the Snoqualmie Comprehensive Plan and the Snoqualmie Municipal Code; it would enable the applicant to submit an application to physically develop the property.

The EIS analyzes three alternatives: (1) the Snoqualmie Mill Proposal; (2) the "Redevelopment Alternative"; and (3) the "No Action" Alternative.

The Snoqualmie Mill Proposal 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 the detailed analysis in the EIS. Planning Area 1 would develop with a mix of light industrial, commercial/retail, warehouse, and residential uses 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. Approximately two-thirds of the Snoqualmie Mill site would be maintained

as open space devoted to natural areas, habitat, trails, and flood storage. The EIS indicates that buildout of Planning Area 1 the Snoqualmie Mill PCI Plan would have net positive economic benefits, with an estimated \$7.4 million net benefit for the City, and a full buildout of all three planning areas would have an estimated \$32.3 million net benefit.

Another alternative analyzed in the EIS, 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 EIS No Action Alternative addresses potential impacts if the Snoqualmie Mill site is not further developed and current uses continue unchanged. The Final EIS also describes several additional alternatives that were considered but not analyzed in detail.

The overall Snoqualmie Mill site is considered to be a "brownfield" site, with some legacy contamination remaining after a century of industrial use and more than a decade of cleanup activities. The applicant plans to complete remediation of the Snoqualmie Mill 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 EIS evaluates the direct, indirect, and cumulative impacts associated with the three alternatives. The EIS also identifies mitigation measures and significant impacts that are unavoidable. Broad areas of analysis contained in the EIS 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

The Final EIS, as well as the Draft EIS, is available for review or download on the City's website <https://www.snoqualmiewa.gov/393/Mill-Property>. A thumb drive containing the Final may be purchased for a cost of \$7.48. A paper copy may be ordered directly from the printer for the cost of reproduction (approximately \$150 for the Final EIS itself, not including appendices). Please contact the City for additional information about printed copies.

Pursuant to Snoqualmie Municipal Code Section 19.04.235 and Ordinance No. 1235, the Final EIS is subject to administrative appeal by an agency or person with standing. The timing, procedures and other requirements governing SEPA administrative appeals and related hearing procedures can be found in Ordinance No. 1235 and SMC Sections 14.30.080, 19.04.235 and Ch. 2.14 SMC.

For further information or additional assistance, please contact either of us at the contact information below. Thank you for your interest.

Sincerely,



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