

Exhibit A: Application Submittal Requirements

This table lists the requirements specified in SMC Title 17 for an application for a PCI Plan. The table identifies which documents contain the information, and the page numbers. Note that the City has discretion in accepting application materials as complete. Given the scale of the project, for example, some plans are shown at 1"=200' rather than 1"=100' as specified. Because the project site is quite large, a 1"=100' plan would be unwieldy if printed at full scale, and use of electronic documents allows the viewer to zoom in on specific areas to achieve the same scale anyway, with no compromise in quality, so these were accepted. Also, because the project will involve further detailed plans at the building permit stage, and because before building permits will be approved, the applicant will be providing a set of design guidelines for approval, the City has waived the requirements for details about lighting and landscape design, as well as specific information about proposed building sizes and locations in Planning Areas 2 and 3.

Application submittal requirement	Document	Page numbers (Numbers in parentheses indicate the PDF page number)
1. Vicinity map showing the location of the site and its relationship to surrounding areas, including the land use, natural features and zoning of both the site and the surrounding areas	17500 UPDATED Snoqualmie Mill PCI Plan Application_2022-03-18 Narrative Description Overall Project Location and Background Information Vicinity Maps	III-1 (10) to III-3 (12) Appendix E Cover Page (140)
2. A map of the site drawn to a scale of not less than one inch equaling 100 feet showing the following:	17500 UPDATED Snoqualmie Mill PCI Plan Application_2022-03-18	See below for specific elements of these plans
a. The existing site conditions, including contours at five-foot intervals, water bodies, unique natural features, and forest cover	Appendix E: UPDATED Snoqualmie Mill PCI Plan Application Plans – March 2022 Plan Sheet EX-1: Existing Conditions for Snoqualmie Mill Scale of 1" = 200' 2-foot contours Plan Sheet EX-2: Existing Conditions for Snoqualmie Mill Scale of 1" = 200' 2-foot contours	Appendix E (142) (143)
b. The location and floor area size of all existing and proposed buildings, structures, and other improvements, including maximum heights, types of dwelling units, density per type, and nonresidential structures. Such drawings should be sufficient to convey the basic exterior architectural intent of the proposed improvements	Appendix E: UPDATED Snoqualmie Mill PCI Plan Application Plans – March 2022 Plan Sheet EX-1: Existing Conditions Scale of 1" = 200' Plan Sheet EX-2: Existing Conditions Scale of 1" = 200' Plan Sheet SP-1: Overall PCI Site Scale of 1" = 200' Add existing floor area size to Plan Set <u>Narrative Description:</u> 17500 UPDATED Snoqualmie Mill PCI Plan Application_2022-03-18 I. Executive Summary	Appendix E (142) (143) (144)

Application submittal requirement	Document	Page numbers (Numbers in parentheses indicate the PDF page number)
	III. Overall Project Location and Background Information states “the Snoqualmie Mill PCIP, containing approximately 260.9 acres, is the last large undeveloped commercially and industrially zoned site available for development in King County”	I-1 (4) to I-2 (5) III-1 (10)
c. The location and size in acres or square feet of all areas to be conveyed, dedicated or reserved as common open spaces, public parks, recreational areas, and similar public or semi-public uses	<p>17500 UPDATED Snoqualmie Mill PCI Plan Application_2022-03-18</p> <p>SP-1: Overall PCI Site Plan Scale of 1" = 200'</p> <p>SP-2: Site Plan PCI Planning Area 1 Scale of 1" = 100'</p> <p>CA-1: Critical Area Impact and Mitigation Plan Planning Area 1 Scale of 1" = 200'</p> <p>LS-1: Landscape Plan Planning Area 1 Scale of 1" = 100'</p>	<p>Appendix E (144) (145) (153) (154 & 155)</p>
d. The existing and proposed circulation system of arterial, collector, and local streets, including off-street parking, service, loading areas, and major points of access to public rights-of-way. Notations of proposed ownership, private or public, should be included where appropriate	<p>17500 UPDATED Snoqualmie Mill PCI Plan Application_2022-03-18</p> <p>SP-1: Overall PCI Site Plan Scale of 1" = 200'</p> <p>SP-2: Site Plan PCI Planning Area 1 Scale of 1" = 100'</p> <p>SP-3: Planning Area 1 Site Plan and Road Sections for Snoqualmie Mill Scale of 1" = 100'</p> <p><u>Narrative Descriptions:</u> Draft Environmental Impact Statement Section 3.11 Transportation Final Environmental Impact Statement Section 1.7.11 Transportation</p>	<p>Appendix E (144) (145) (146) 3-253 (362) to 3-322 (431) 1-31 (39) to 1-37 (45)</p>
e. The existing and proposed pedestrian circulation system, including trails	<p>17500 UPDATED Snoqualmie Mill PCI Plan Application_2022-03-18</p> <p>SP-1: Overall PCI Site Plan Scale of 1" = 200'</p> <p>SP-3: Planning Area 1 Site Plan and Road Sections Scale of 1" = 100'</p> <p>SP-4: Overall Open Space and Pedestrian Circulation Plan Scale of 1" = 200'</p> <p>LS-1: Landscape Plan Planning Area 1 Scale of 1" = 100'</p>	<p>Appendix E (144) (146) (147)</p>

Application submittal requirement	Document	Page numbers (Numbers in parentheses indicate the PDF page number)
		(154)
f. The existing and proposed utility systems, including sanitary sewers, storm sewers, water, electric, gas and telephone	<p>17500 UPDATED Snoqualmie Mill PCI Plan Application_2022-01-12</p> <p>SD- 1: Overall Stormwater Plan Scale of 1" = 100'</p> <p>WS-1: Overall Water and Sanitary Sewer Plan Scale of 1" = 200'</p> <p>WS-2: Planning Area 1 Conceptual Sanitary Sewer Plan Scale of 1" = 100'</p> <p>Narrative Description: 17500 City PCI App Response Letter _2022_01-14 "Other utility systems (electric, gas and telephone) will be evaluated and shown on future infrastructure site development Plan (SDP) plans."</p>	<p>Appendix E (150)</p> <p>(151)</p> <p>(152)</p> <p>(4)</p>
g. A landscape plan in general schematic form indicating treatment of open space and yards	<p>17500 UPDATED Snoqualmie Mill PCI Plan Application_2022-01-12</p> <p>SP-1: Overall PCI Site Plan Scale of 1" = 200'</p> <p>SP-2: Site Plan PCI Planning Area I Scale of 1" = 100'</p> <p>SP-3: Planning Area 1 Site Plan and Road Sections Scale of 1" = 100'</p> <p>SP-4: Overall Open Space and Pedestrian Circulation Plan Scale of 1" = 200'</p> <p>CA-1: Critical Area Impact and Mitigation Plan Scale of 1" = 200'</p> <p>LS-1: Landscape Plan Planning Area 1 Scale of 1" = 100' (Schematic)</p> <p>Narrative Description: 17500 City PCI App Response Letter _2022_03-18 "There is no specific planting plan provided at this planning level for the PCIP application."</p>	<p>Appendix E (144)</p> <p>(145)</p> <p>(146)</p> <p>(147)</p> <p>(153)</p> <p>(154/155)</p> <p>(4)</p>
h. The proposed treatment of the perimeter of the development, including materials and techniques used, such as screens, fences and walls	<p>Narrative Description: 17500 City PCI App Response Letter _2022_01-14</p> <p>"Landscape concepts developed as part of the EIS have been included in the UPDATE of the PCIP Plans. There is no fencing proposed as part of the PCIP at this time. No treatment of the perimeter is proposed unless it is enhancement for wetland mitigation / replacement"</p>	<p>(4)</p>

Application submittal requirement	Document	Page numbers (Numbers in parentheses indicate the PDF page number)
i. The proposed method of street lighting and signing	<p><u>Narrative Description:</u> 17500 City PCI App Response Letter _2022_01-14 “Definitive proposals for street lighting and signage have not been developed at the PCIP application stage. It is anticipated that a site wide street lighting and signage program will be prepared concurrent with site development and engineering.”</p>	(4)
j. The noise and lighting characteristics of the proposed development	<p><u>Narrative Description:</u> Draft Environmental Impact Statement (DEIS) Chapter 3.9: Aesthetics, Light, and Glare Chapter 3.12: Noise</p>	3-203 (312) to 3-225 (334) 3-323 (432) to 3-343 (452)
3. In addition to the graphic illustrations listed above, the applicant shall submit a written statement providing the following information:		
a. Program for development including staging or timing of development, if any,	17500 City PCI App Response Letter _2022_01-14 (The EIS also describes the phasing of the project.)	(4) to (5)
b. Proposed ownership pattern upon completion of the project,	17500 City PCI App Response Letter _2022_01-14 The applicant agrees with the City Reviewer's response: <i>Upon completion of the project, the parcels/lots will be owned by individual purchasers. A non-profit association of owners will be created to hold and maintain common open space, roads, utilities and other infrastructure.</i>	(5)
c. Basic content of any restrictive covenants	17500 City PCI App Response Letter _2022_01-14 The applicant agrees with the City Reviewer's response: <i>Pursuant to RCW 36.70B.170, a covenants, conditions and restrictions (CC&Rs) will be developed by the applicant and will apply to all the development parcels within the site. Additionally, the applicant will create a non-profit property owners' association which will be responsible for maintenance of dedicated open space, roads, utilities and other site infrastructure.</i>	(5)