

Snoqualmie Mill PCI Plan

Applicant Presentation, Public Hearing March 30, 2022



Former Weyerhaeuser Mill Site



Snoqualmie Mill was the employment center of the upper Snoqualmie Valley for nearly 100 years

The Applicant's goal is to repurpose the site to become the place where people go to work for the next 100 years

PCI District Purpose

The purpose of the planned commercial/industrial district is to provide for imaginative, well-designed, master-planned commercial/industrial development containing compatible and complementary uses, including mixed or single retail, wholesale, service and professional businesses, second-story residential uses above such businesses, office and light industrial uses . . .

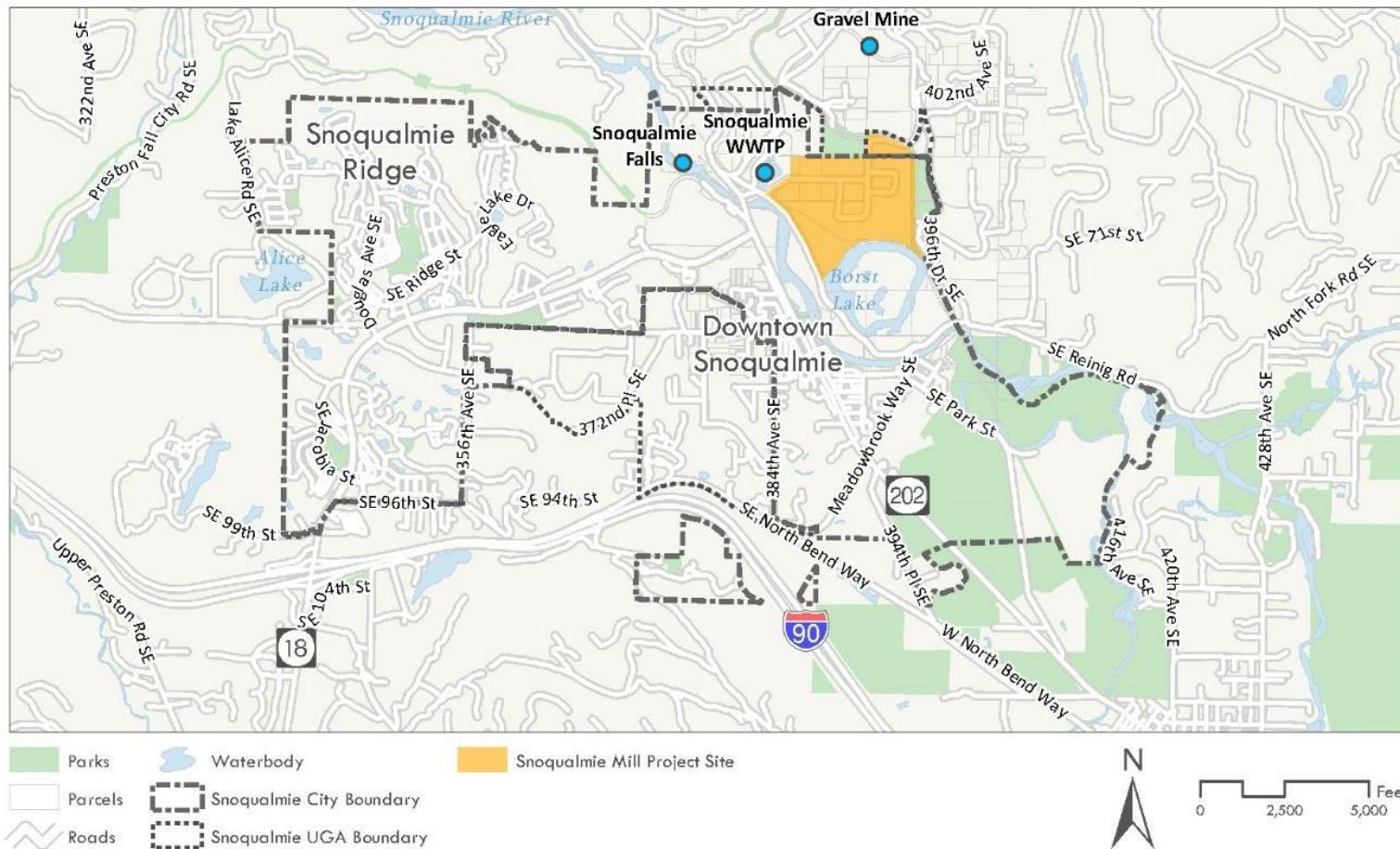
SMC 17.20.050

The proposed PCI Plan accomplishes this purpose and complies with the standards set out at SMC 17.20.050. The Applicant Snoqualmie Mill Ventures LLC (Applicant) requests approval subject to the conditions identified in the Staff Report.

Vicinity Map

SNOQUALMIE MILL PCI PLAN

Project Location



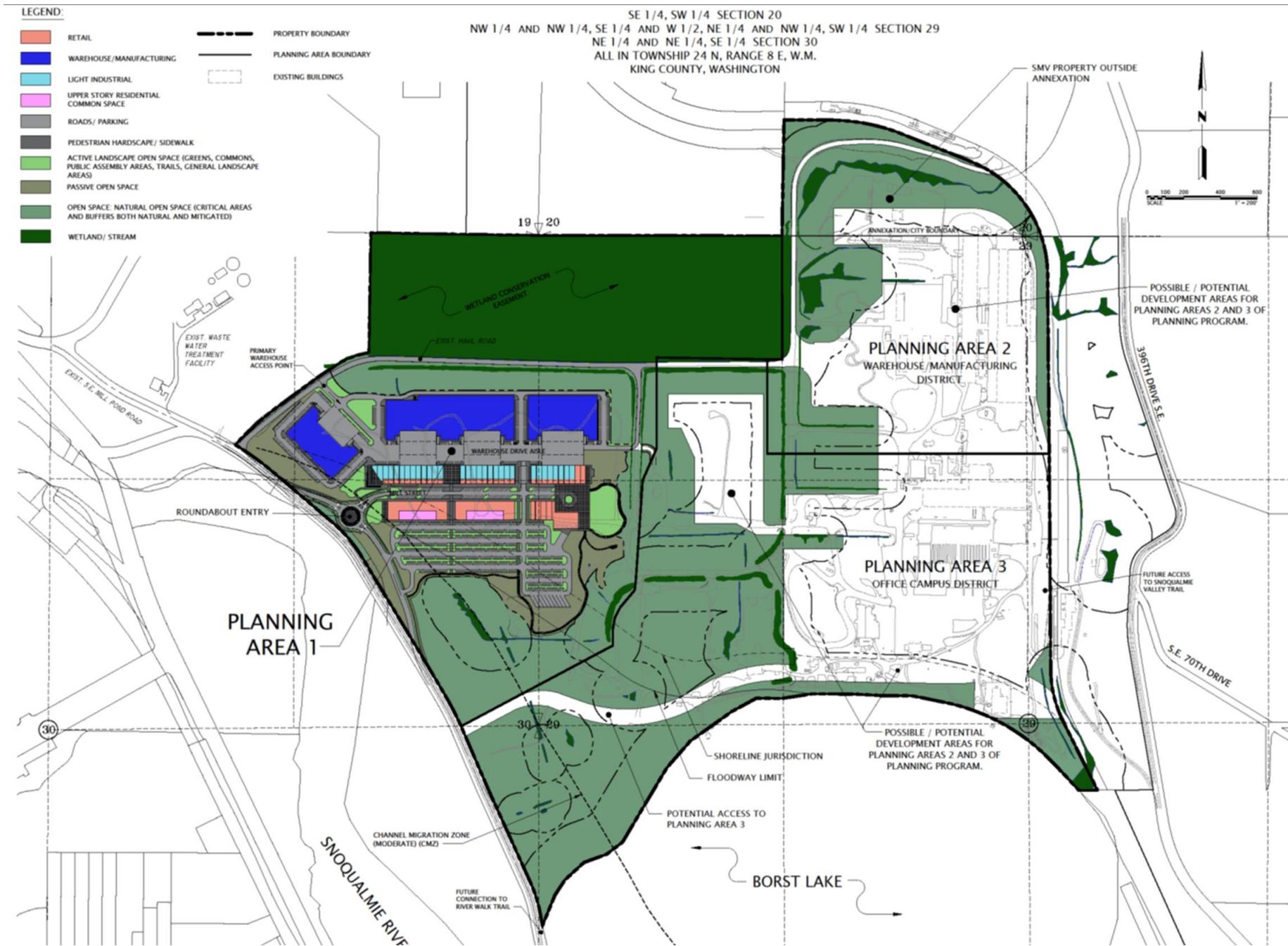
Source: King County Assessor, BERK 2018

Aerial View



Source: King County Assessor, BERK 2019

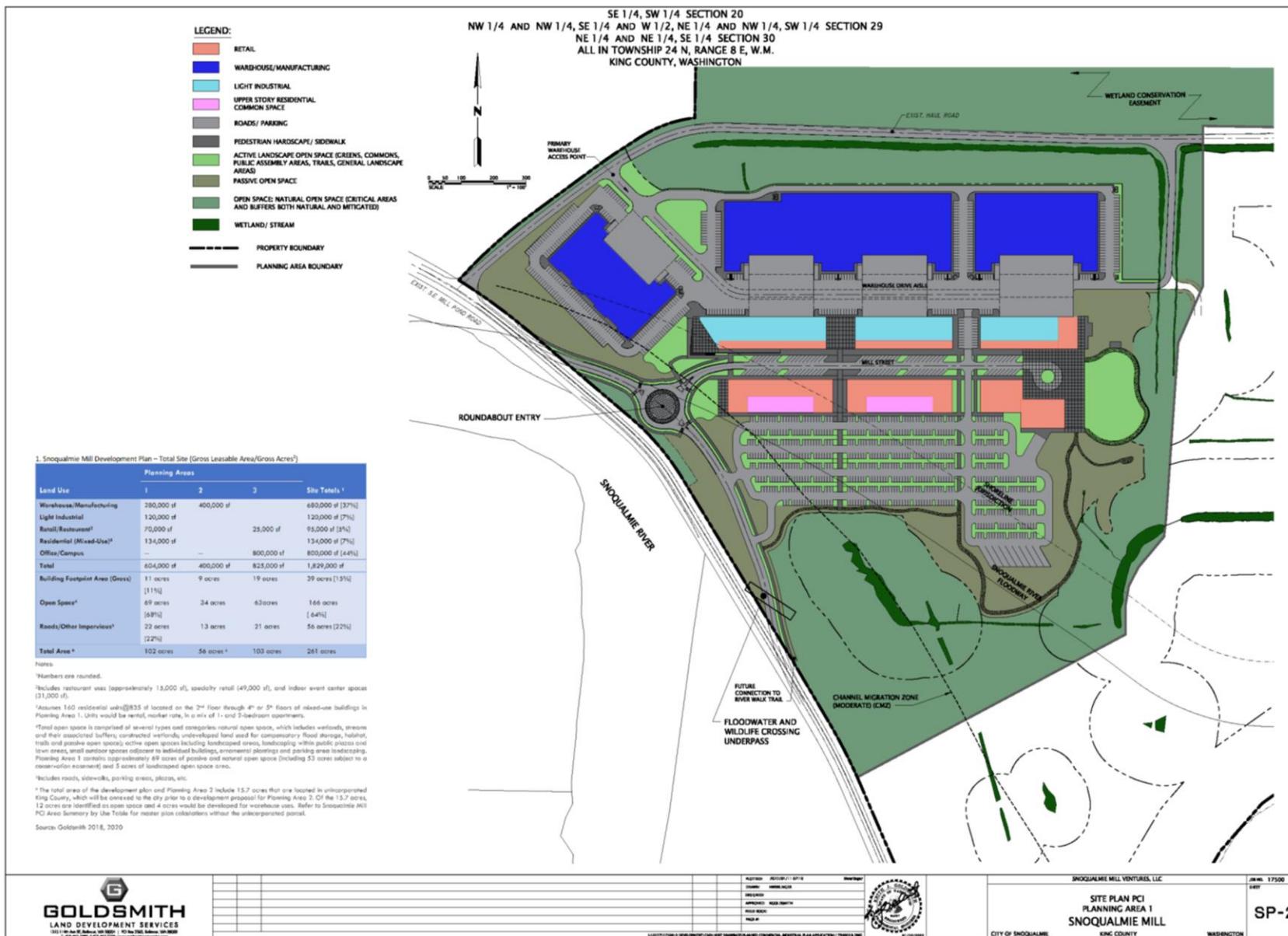
PCI Site Plan



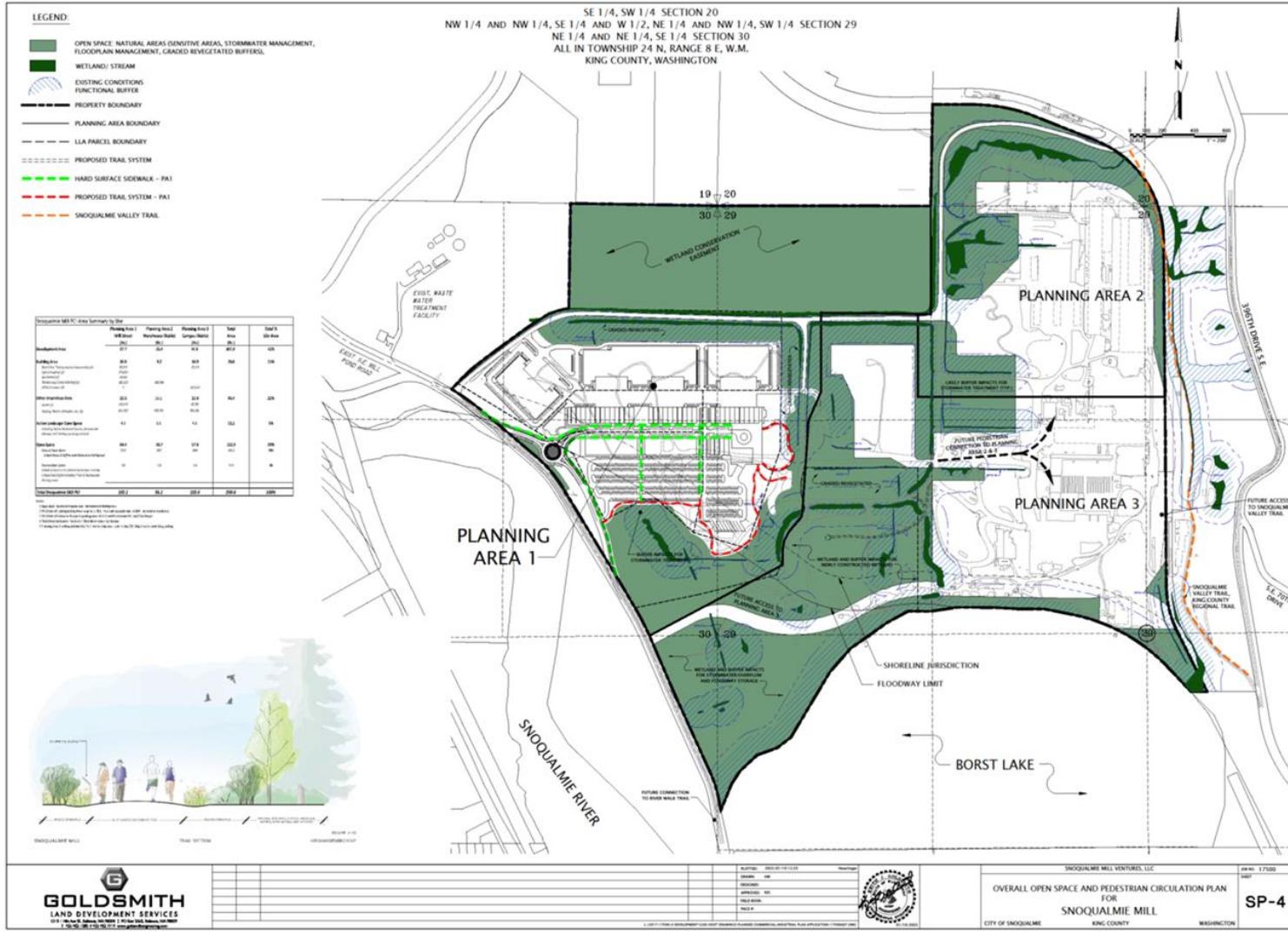
Land Use Program

Land Use	Planning Areas			Site Totals ¹
	1	2	3	
Warehouse/Manufacturing	280,000 sf	400,000 sf		680,000 sf [37%]
Light Industrial	120,000 sf			120,000 sf [7%]
Retail/Restaurant ²	70,000 sf		25,000 sf	95,000 sf [5%]
Residential (Mixed-Use) ³	134,000 sf			134,000 sf [7%]
Office/Campus	--	--	800,000 sf	800,000 sf [44%]
Total	604,000 sf	400,000 sf	825,000 sf	1,829,000 sf
Building Footprint Area (Gross)	11 acres [11%]	9 acres	19 acres	39 acres [15%]
Open Space ⁴	69 acres [68%]	34 acres	63 acres	166 acres [64%]
Roads/Other Impervious ⁵	22 acres [22%]	13 acres	21 acres	56 acres [22%]
Total Area ⁶	102 acres	56 acres ⁶	103 acres	261 acres

Planning Area 1 Site Plan

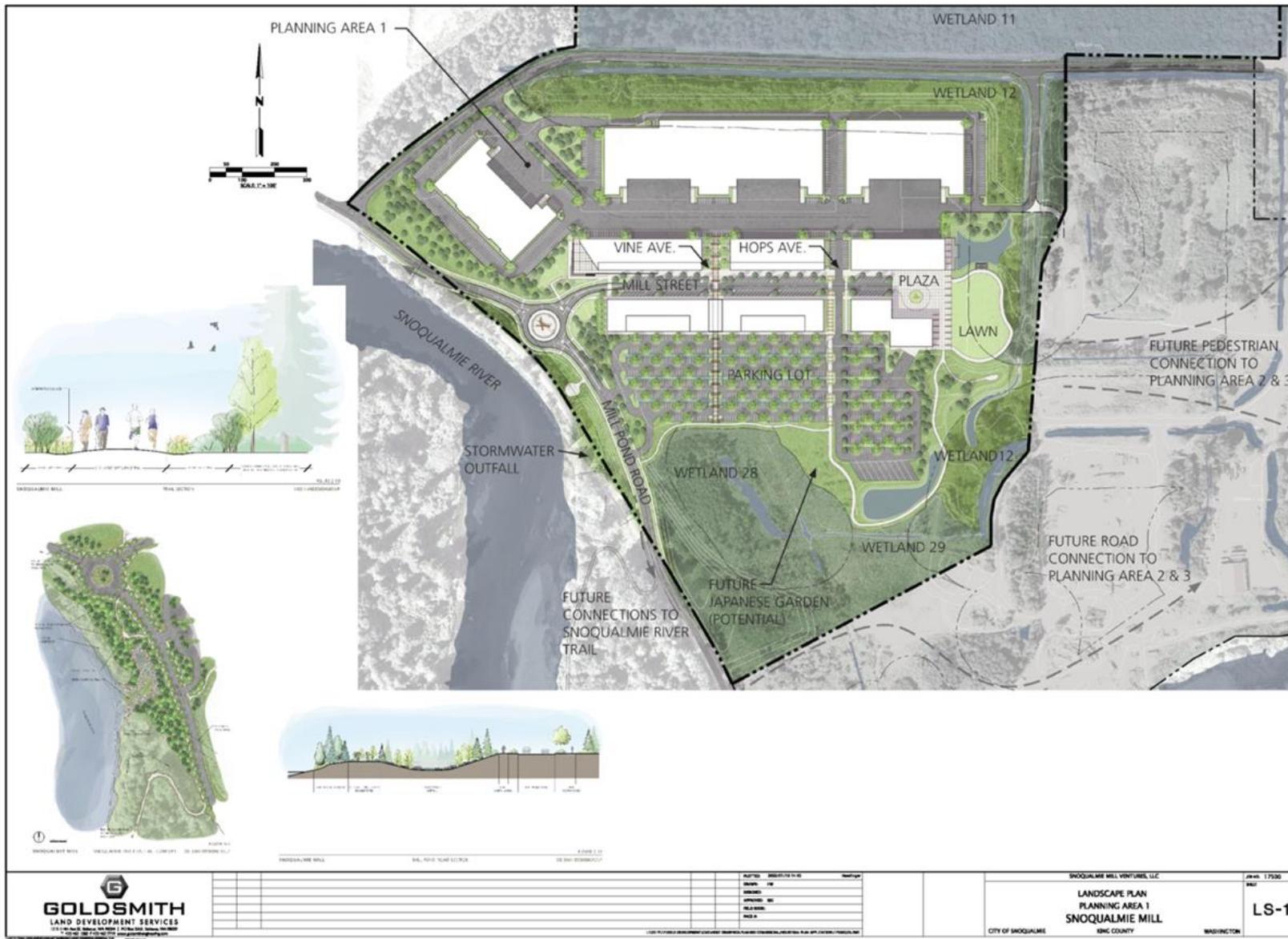


Landscape and Open Space Plan

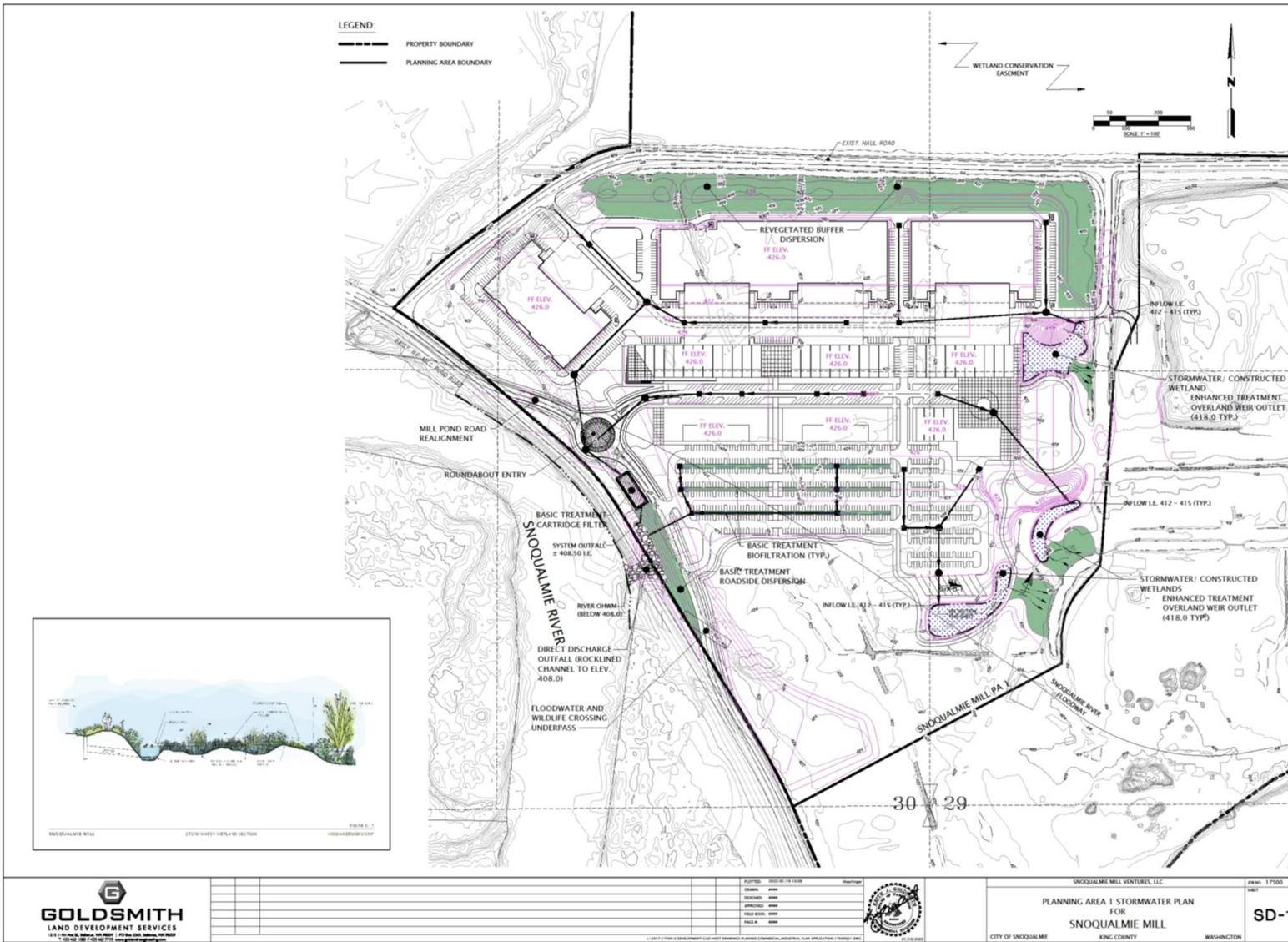


- Create central and connecting open spaces separating the three Planning Areas
- Open space corridors connect adjacent open spaces and provide opportunity for trail connections
- Open space corridors will be enhanced over existing degraded conditions

Open Space and Pedestrian Circulation

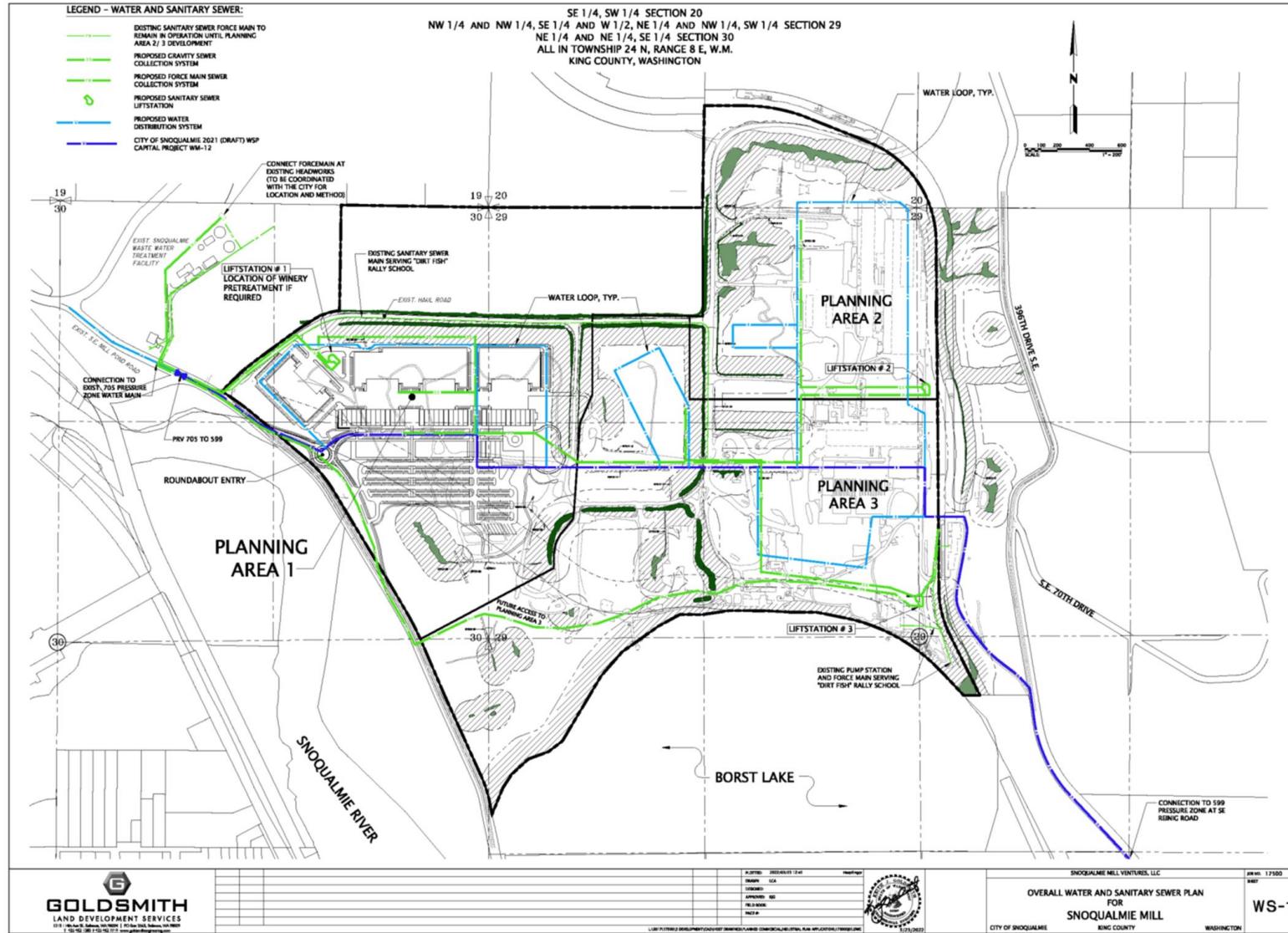


Stormwater Plan



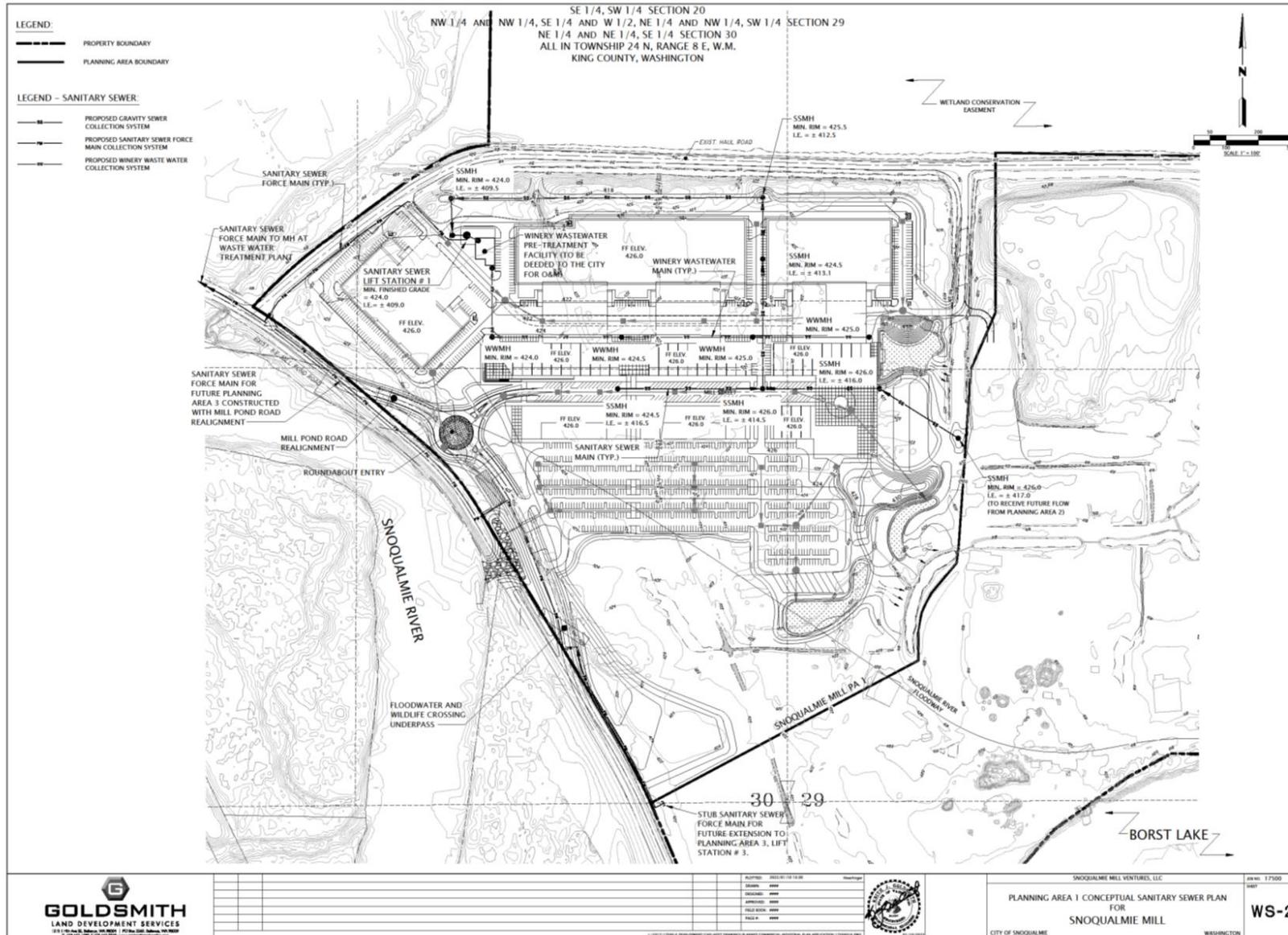
- Treatment of pollutant generating surfaces
- Direct discharge to Snoqualmie River
- Maintenance of hydrology to wetlands
- Compensatory flood storage and flood hazard regulation compliance

Water and Sewer Plan



- Sufficient water and sewer capacity for Planning Area 1
- Future planning for Planning Areas 2, 3

Water and Sewer Plan, con't



- Sufficient sewer capacity
- Treatment for winery waste

Overview of EIS Process

- Applicant volunteered to prepare an EIS
- EIS Team - 12 qualified, experienced consultants/firms and an equal number of city peer-reviewers
- Scoping (May 2017) – identified the areas of substantive analysis
- Draft EIS published 2020; 85-day public review and comment period
- Final EIS (2021) responds to comments; provides updated evaluation of some key issue areas

Phased Review

- Commonly used to evaluate master plans developed in phases
- Involves a series of environmental documents prepared over time that become more detailed as planning progresses
- PCI Plan EIS is at the project level for Planning Area 1 and at the programmatic level for Planning Area 2 and 3
- EIS acknowledges there will be additional environmental review in future

Key Topics

EIS evaluated almost all SEPA elements of the environment, including:

- Contamination – Review of numerous documents and additional analysis
- Wetlands/buffers – Avoidance of impacts to wetlands, enhancements to buffer quantity and quality
- Flooding – Modeling of grading and compensatory storage, showing surplus
- Cultural resources – Discussion of historic and cultural resources, and preservation or documentation to occur with the project
- Aesthetics/views – Simulations document absence of significant visual impact

Detailed discussion of some elements will occur during the EIS appeal hearing

Planning Area 1 Vision



Community Benefits

- Repurpose underutilized former employment center consistent with City Code
- Deliver significant fiscal benefit to City
- Preserve approximately two-thirds of the property as open space, twice what is required by Code
- Expand public access to trails and open space
- Enable the cleanup of this brownfield site (Planning Areas 2 & 3)
- Improve stormwater discharge quality from site
- Increase flood storage
- Mitigate environmental impacts of development