Snohomish County
Planning and Development Services

John Lovick
County Executive

Clay White, Director
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NOTICE

DETERMINATION OF SIGNIFICANCE AND REQUEST FOR COMMENTS ON SCOPE OF EIS

Project Name: Point Wells Mixed-Use Redevelopment Project

Local File Number: 11-101457 LU

Applications to Snohomish County: Urban Center Development Application and Site Plan Approval; and Shoreline Substantial Development Permit, Land Disturbing Activity (Grading) Permit and Short Subdivision Approvals.

Description of Proposal: Snohomish County is reviewing an application for the proposed Point Wells Urban Center development consisting of residential, commercial, retail and public service uses (on-site police and fire). The project site is approximately 61 acres with approximately 16 acres of tidelands and 45 acres of upland areas. Currently, the site serves as a marine fuel terminal, petroleum storage facility, and asphalt batching plant. The urban center project is likely to be constructed in four phases. As proposed at build out, the project would consist of 47 buildings containing 3,081 dwelling units, approximately 32,000 square feet (SF) of commercial space (with floor area for on-site police and fire service), and approximately 94,000 SF of retail space. The tallest proposed building would be approximately 175 to 180 feet tall. The project would include recreational activity areas, passive open space, public dock and associated infrastructure.

Cleanup of the project site will be required for the Point Wells project. Site cleanup will be reviewed and conducted by the Washington State Department of Ecology (Ecology). Ecology will be SEPA lead agency for the site cleanup project.

Project Location: The property is located in the extreme southwest part of Snohomish County adjacent to the Town of Woodway and the City of Shoreline, at the northwest terminus of Richmond Beach Drive.

Proponent: BSRE Point Wells, LP, a Delaware limited partnership; Gary Huff - Attorney, Karr Tuttle Campbell (contact person).

Lead Agency: Snohomish County Planning and Development Services (PDS). Contact person: Darryl Eastin, Principal Planner.

EIS required: The lead agency has determined that this proposal is likely to have a significant adverse impact on the environment. An EIS is required under RCW 43.21C.030(2)(c) and will be prepared. An environmental checklist or other materials indicating likely significant environmental impacts can be reviewed at Snohomish County PDS, located at 3000 Rockefeller Ave. in Everett or on-line at: http://www1.co.snohomish.wa.us/Departments/PDS/Divisions/Permitting/Point_Wells.htm.

Elements of the Environment: The lead agency has preliminarily identified the following elements for analysis in the EIS: Earth, Water Resources, Air Quality, Noise, Energy/
Greenhouse Gases (GHG), Plants and Animals, Environmental Health, Aesthetics, Land Use/Plans and Policies, Historic and Cultural Resources, Transportation, Public Services, and Utilities.

Alternatives: The lead agency has preliminarily identified three alternatives that will be analyzed in the EIS:
Alternative 1 – Urban Center Alternative: The site would be redeveloped as a mixed-use urban center, consistent with the Urban Center land use designation/zoning classification of the site at the time complete applications were submitted to the County in 2011. Development would include 3,081 residential units, approximately 32,000 SF of commercial/office uses, approximately 94,000 SF of retail uses, and parks and open space.
Alternative 2 – Urban Village Alternative: The site would be redeveloped as a mixed-use urban village, consistent with the current Urban Village land use designation/zoning classification of the site. An urban

village development could include approximately 2,700 residential units. The Urban Village alternative is assumed to include the same amount of commercial/office and retail uses as the Urban Center alternative, but less parks and open space.
Alternative 3 - No Action Alternative: The site would remain in industrial use, with current operations likely expanding into currently underutilized existing facilities.

Scoping: Agencies, affected Tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on elements of the environment, alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required.

Commenting: The following options are available to provide comments on the scope of the EIS **on or before 5:00 PM, March 3, 2014**: **1)** via email to Darryl.Eastin@co.snohomish.wa.us; **2)** in writing to Darryl Eastin, Snohomish County Planning and Development Services, 3000 Rockefeller Ave. M/S 604, 2nd Floor, Robert Drewel Building, Everett, WA 98201; and **3)** in person at the public scoping meetings (details below).

Public Meetings: Two public EIS scoping meetings will be held on **Tuesday, February 18th:**

1) From 12:30 PM to approximately 2:30 PM at the Snohomish County Administration Building Court Complex at 3000 Rockefeller Ave., Everett; and,
2) From 6:30 PM to approximately 8:30 PM in the Shoreline Conference Center at 18560 1st Ave. NE, Shoreline.

These meetings will provide an opportunity to learn more about the project and proposed actions, and to provide input on the environmental review process.

Responsible Official: Clay White, Director
Snohomish County Planning and Development Services
3000 Rockefeller Ave. M/S 604
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Appeals: This DS may be appealed pursuant to the requirements of Section 30.61.300 SCC and Chapter 2.02 SCC. The 14-day appeal period commences on the date of publication of the DS. Any appeal must be addressed to the County Hearing Examiner, accompanied by a filing fee of $500.00, and be filed in writing at the Public Assistance Counter on the 2nd Floor, County Administration Building East, Everett, WA The appeal must be received by February 18th. The appeal must contain the items set forth in 30.71.050(5) SCC as follows:

(a) Facts demonstrating that the person is aggrieved by the decision;
(b) A concise statement identifying each alleged inadequacy in the threshold determination;
(c) The specific relief requested; and
(d) Any other information reasonably necessary to make a decision on appeal.

Failure to file a timely and complete appeal shall constitute waiver of all rights to an administrative appeal under county code. In addition to the above requirements, SCC 30.61.305(1) also requires that any person filing an appeal of a threshold determination made pursuant to this chapter shall file with the hearing examiner, within seven days of filing the appeal, a sworn affidavit or declaration demonstrating facts and evidence, that, if proven, would demonstrate that the issuance of the threshold determination was clearly erroneous.

Date: February 2, 2014 Signature: Tom Rowe
Tom Rowe for Responsible Official