



City of Sedro-Woolley

## Notice of Availability of the Northern State Campus Draft Environmental Impact Statement and Subarea Plan

**Project Name:** The Center for Technology and Innovation in the Pacific Northwest (**Center**) Subarea Plan and Planned Action Draft Environmental Impact Statement, formerly known as the Northern State Campus.

### **Description of the Proposal:**

The Center consists of a 225 acre property owned by the State of Washington and managed by its Department of Enterprise Services. The property has been recently annexed into the City of Sedro-Woolley.

The proposal is to promote development of a destination mixed-use campus accommodating education, research and development, hospitality, light manufacturing and commercial venues, all within the historic character and great public spaces of the Center. It is envisioned that redevelopment within the subject property might include the renovation and adaptive reuse of some of the existing historically significant buildings (and appropriate new construction) within the main, historically significant core area of the Center. Adjacent to the historic core area, additional uses would be allowed including manufacturing and fabrication.

### **Location of Proposal:**

The Center is located at 7682 Northern State Road within the northeast corner of the City of Sedro-Woolley. The approximately 225 acre property includes four large tax parcels identified by the Skagit County Assessor as P380607, P39356, P100646, and P100632. The property is bordered on the north, east and south by the Skagit County Northern State Recreation Area. Fruitdale Road and residential uses of varying densities border the west side of the Center.

### **Draft EIS and Subarea Plan:**

A draft subarea plan has been prepared for the subject property which will establish development policies; determine permitted uses (as well as their general location and intensity); establish design criteria for construction and protection of critical areas; establish transportation patterns and levels of improvements necessary to facilitate traffic, and other areas deemed appropriate and necessary to assure compatible development. The City's Comprehensive Plan will be amended with the approval of a subarea plan. Action is expected to be taken on the Subarea Plan by the Sedro-Woolley City Council during the month of December 2015.

As part of the subarea planning process, the City has prepared a Draft Planned Action Environmental Impact Statement (DEIS) to assess potential impacts of development within the Center. Three alternatives are reviewed as part of the DEIS to evaluate the implications of the

Subarea Plan and redevelopment of the Center. **The intent of a Planned Action EIS is to provide a more streamlined environmental review process at the project stage by conducting a more detailed environmental analysis during the planning stage. The completion of this EIS and approval of a Planned Action Ordinance will enable projects to be processed without further environmental analysis if consistent with the Planned Action EIS.**

**Project Proponent:** Port of Skagit

**Lead Agency:** City of Sedro-Woolley

**Date of Issuance of Draft EIS and Subarea Plan:** September 18, 2015

**Availability of Materials:**

The DEIS, Technical Appendices and the Draft Subarea Plan can be reviewed online at:

City of Sedro-Woolley Website: [http: www.ci.sedro-woolley.wa.us](http://www.ci.sedro-woolley.wa.us)

and at the Port of Skagit Website: [http: www.portofskagit.com](http://www.portofskagit.com)

Printed copies of the Draft EIS, and the Draft Subarea Plan can be reviewed at:

- Sedro-Woolley City Hall, 325 Metcalf Street, Sedro-Woolley, Washington
- Sedro-Woolley Library, 802 Ball Street, Sedro-Woolley, Washington

**Draft EIS Comments:** Agencies, affected tribes and members of the public are invited to comment on the adequacy of the DEIS. Written comments (mail or e-mail) must be sent to the attention of the Responsible Official not later than 4:30 PM November 2, 2015.

**Responsible Official and Contact Person:**

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**Public Hearing**

A public hearing will be held **4:00 – 6:00 pm on Tuesday, September 29, 2015** at the Sedro-Woolley City Hall, Council Chambers, 325 Metcalf Street, Sedro-Woolley. The purpose of this hearing is to provide an opportunity for interested parties and agencies to make formal oral comments as to the adequacy of the DEIS. Written comments may also be submitted at the public hearing.

**Date of Publication of Notification:** September 18, 2015