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**November 16, 2015**

## **AVAILABILITY OF FINAL PLANNED ACTION ENVIRONMENTAL IMPACT STATEMENT CENTER FOR INNOVATION AND TECHNOLOGY – SEDRO-WOOLLEY, WASHINGTON**

A Final Planned Action Environmental Impact Statement (FEIS) for the proposed Center for Innovation and Technology (Center) located in Sedro-Woolley, WA has been prepared and is available for public review.

Since 2013, the City of Sedro-Woolley, working together with the Port of Skagit County and Skagit County, have been analyzing long term development options for the Center; formerly known as the Northern State Hospital Campus. The proposed actions associated with this project are subject to review under the State Environmental Policy Act (SEPA) and are set forth in the FEIS and accompanying documents. This letter provides your agency and other agencies within the distribution list of the availability of the FEIS.

The City and the Port are working together to implement a Subarea Plan and Planned Action Ordinance that upon approval is intended to gradually transform the grounds and facilities of this historic institutional facility into a new destination mixed-use campus accommodating education, research and development, hospitality, 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 existing historically significant buildings (and appropriate new construction) within the core area of the Center. Adjacent to the historic core area, additional uses would be allowed including manufacturing and fabrication.

The project and environmental analysis has received considerable public interest. The Draft EIS with a range of alternatives was published on September 18, 2015 and was made available for public review and commenting which ended November 2, 2015.

This FEIS incorporates the DEIS and is organized as follows:

- Chapter 1: FEIS FACT SHEET
- Chapter 2: PREFERRED CONCEPT PLAN
- Chapter 3: SUMMARY OF ENVIRONMENTAL IMPACTS
- Chapter 4: RESPONSE TO COMMENTS
- Chapter 5: DEIS FACTUAL CORRECTIONS AND EDITS
- Chapter 6: DISTRIBUTION LIST
- Appendix A - PUBLIC HEARING TRANSCRIPT
- Appendix B - WRITTEN COMMENTS RECEIVED

The City and Port will use the Subarea Plan and Planned Action Ordinance as a basis for future development. Both parties together with Skagit County intend to enter into an interlocal agreement to identify infrastructure requirements and phasing.

The FEIS has been prepared pursuant to SEPA (Chapter 43.21c RCW) and SEPA rules (WAC 197-11 including WAC 197-11-164, WAC 197-11-172 and WAC 197-11-442).

Copies of the FEIS are available on compact disc (CD) and on the City website at <http://www.ci.sedro-woolley.wa.us>. Parties interested in receiving a CD should contact me by phone (360-855-0771) or by email at [jcoleman@ci.sedro-woolley.wa.us](mailto:jcoleman@ci.sedro-woolley.wa.us)

Hard copies are also available for review at:

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

Thank you for your interest and participation in this environmental review.

Sincerely,



John Coleman, AICP  
Planning Director, City of Sedro-Woolley