



**Snohomish County
Planning and Development Services**

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**POINT WELLS MIXED-USE REDEVELOPMENT PROJECT
SUMMARY OF THE PUBLIC EIS SCOPING PROCESS**

EIS Scoping Process

The intent of Environmental Impact Statement (EIS) Scoping is to narrow the focus of the EIS to only address "probable significant adverse impacts and reasonable alternatives." As defined in SEPA, "significant" means a reasonable likelihood of more than a moderate impact on the environment. Based on this definition, the County *preliminarily* identified **Earth, Water Resources, Air Quality, Noise, Energy/Greenhouse Gases, Plants and Animals, Environmental Health, Land Use/Relationship to Plans and Policies, Aesthetics, Historic and Cultural Resources, Transportation, Public Services, and Utilities** as the elements to be evaluated in this EIS. The County also *preliminarily* determined that the Draft EIS would analyze three alternatives: Alternative 1 – Urban Center Alternative; Alternative 2 – Urban Village Alternative; and Alternative 3 - No Action Alternative.

On February 2, 2014, Snohomish County initiated the EIS Scoping process for the Point Wells project by issuing a Determination of Significance (DS) and Request for Comments on the Scope of the EIS. Two public meetings were held on February 18, 2014 (one meeting held at the Snohomish County Administration Building and the second meeting held at the Shoreline Conference Center) to provide opportunities for the public to learn more about the proposal and to provide input on the scope and range of alternatives that should be considered in the EIS. A 30-day extended EIS scoping comment period was provided that ended on March 3, 2014. Snohomish County distributed notice of the DS and Request for Comments on the EIS scope to the agencies, surrounding jurisdictions, interested organizations and parties of record to inform them of the EIS process. Notice of the DS and Request for Comments was also mailed via postcard to property owners within a 500-foot radius of the subject property; all property owners in the Town of Woodway; and additional property owners beyond the 500-foot notification area in the City of Shoreline.

Due to the fact that the original scoping notice was not posted on the project site, a second DS and EIS scoping notice was provided on March 12, 2014. A new 21-day scoping comment period was provided as part of the second scoping.

During the EIS Scoping meetings, the public was encouraged to provide both written and/or oral comments on the scope of the EIS. A total of six people signed in at the first meeting, which was held at the Snohomish County Administration Building, and a total of 63 people signed in at the second meeting which was held at the Shoreline Center.

During the EIS Scoping comment period, a total of 168 comment letters/emails were received. All of the comment letters/emails are available for review at the Snohomish County Planning and Development Services (PDS) Department.

Summary of EIS Scoping Comments

The following summary highlights the major issues that were raised during the scoping process and is organized by major topic areas/elements of the environment headings. This summary does not reflect every comment received and recorded, but rather is intended to address the general subjects of concern.

Earth Comments

- The existing characteristics of soil, sediment and soil contamination on the site, and the potential affects from remediation/cleanup of the site.
- The amount of grading and fill that would be required, how the proposed fill would be utilized onsite, and where excess soils would be taken.
- Existing and proposed slopes on and adjacent to the project site, including steep slope areas.
- Existing geologic hazard areas in the site vicinity, including landslide hazards, liquefaction, erosion hazards, and potential associated impacts.
- Potential impacts of excavation and grading, specifically as it relates to adjacent land uses.
- Potential impacts resulting from regional earthquakes.
- Potential impacts resulting from possible landslides from the adjacent slope to the east.
- Soil remediation process, phasing and timing.

Water Resources Comments

- The proposed stormwater management plan and potential stormwater runoff impacts on surrounding water resources, including Puget Sound.
- The amount of impervious surface area and the potential impacts on stormwater runoff volume and water quality.
- Potential impacts of increased stormwater runoff on existing storm water quality and management facilities in the City of Shoreline.
- Potential impacts to existing streams onsite and in the site vicinity, including the rerouting of an existing stream through the site.
- Existing identified floodplains and the relationship to identified floodplain areas adjacent to the site.
- Potential impacts to shoreline areas on the site, including impacts associated with sea-level rise and tsunamis.
- Potential impacts of additional project traffic and resulting increase in pollutants from vehicles on the storm water facilities of local roadways.

Air Quality

- Potential impacts associated with construction and operation of the redevelopment on air quality, including transportation-related emissions.
- Potential for air quality emissions related to the existing contamination on the site, and air quality impacts resulting from soil remediation and construction activities.

Noise

- Noise impacts associated with the proposed redevelopment, including construction noise (equipment, truck traffic, etc.) and traffic noise.
- Potential impacts associated with the proposed sound barrier wall adjacent to the railroad tracks and its potential to create noise impacts on surrounding areas, especially to the east.

Energy and Greenhouse Gas (GHG) Emissions

- Description of potential energy use by the redevelopment, including measures to reduce/conserv energy usage.
- Potential GHG emissions and climate change impacts associated with redevelopment.
- Potential impacts of proposed on-site cogeneration facilities on adjacent areas and how potential impacts will be avoided or mitigated.
- Proposed new residents and businesses and associated potential impacts on energy due to increased demand.

Plants and Animals Comments

- Existing terrestrial and aquatic wildlife and wildlife habitat onsite and in the site vicinity and associated impacts with redevelopment.
- Existing fisheries and fisheries habitat onsite and in the site vicinity, and associated impacts with redevelopment.
- Existing on-site wetlands and wetlands in the site vicinity, and potential impacts associated with redevelopment.

Environmental Health Comments

- Existing on-site contamination and the relationship of proposed remediation/cleanup to the redevelopment project.
- Redevelopment on the site should include measures to mitigate impacts associated with the existing contamination and associated remediation/cleanup.

Aesthetics Comments

- Proposed building heights and building character and their visual impacts on and consistency with the existing aesthetic character of surrounding areas.
- Potential impacts of redevelopment on existing views in the site vicinity, primarily toward Puget Sound.
- Potential light and glare impacts associated with redevelopment on adjacent areas.
- Proposed site design, building materials, glazing and landscaping that would mitigate visual impacts of redevelopment.

Land Use/Plans and Policies Comments

- The proposed density and character (building height/bulk/scale) of the redevelopment and the consistency with surrounding neighborhoods.
- The proposed land uses and their consistency with the surrounding, primarily single family residential neighborhood.
- The proposed redevelopment and potential impacts on the quality of life for residents in the site vicinity.
- The consistency of the proposal with existing plans and policies, including plans and policies for Snohomish County, the Town of Woodway, and the City of Shoreline.
- Relationship of the proposal to any designated Shoreline Master Program Areas for Snohomish County, City of Shoreline and Town of Woodway.

Historic and Cultural Resources

- The potential for archaeological resources on the site that could be unearthed during redevelopment of the site.
- The potential for historic resources on the site and potential impacts associated with redevelopment.

Transportation Comments

- Access to the Point Wells site and the lack of a secondary access point, including potential emergency access for the site.
- Increased trip generation and traffic associated with redevelopment (including construction-related traffic) on local roadways in the City of Shoreline and the Town of Woodway.
- Increased cut-through traffic through local neighborhoods in the vicinity of the site and potential driveway access issues for local residents.
- Internalized trip assumptions on the site subsequent to redevelopment.
- The provision of adequate on-site parking associated with the redevelopment of the site.
- The extent of the transportation analysis study area (inclusion of northbound and southbound I-5 ramps).
- The inclusion of both AM and PM peak hour periods in the transportation analysis.
- Limited transit options for the site and surrounding site vicinity.
- Pedestrian and bicycle safety in the vicinity of the site, particularly regarding children travelling to nearby schools and parks.
- Bicycle/pedestrian circulation and access should be considered as part of the redevelopment of the site.
- The adequacy of surrounding roadways to handle construction traffic.
- Potential for impacts from roadway widening on existing facilities within the Richmond Beach Drive and Richmond Beach Road right-of-ways.
- The provision of adequate mitigation to minimize transportation impacts to the City of Shoreline and Town of Woodway.
- Potential impacts of hauling contaminated soil from the redevelopment site.
- Potential for providing a new commuter rail station/stop at the development site.
- Access to planned light rail station at/near 185th St SW and Interstate-5 in the City of Shoreline.
- Existing and planned transit service in the vicinity of the redevelopment site and impacts if transit service is reduced in the near future.
- Feasibility of implementing potential off-site traffic mitigation measures.

Public Services Comments

- Proposed new residents and their impacts on public services (i.e., police, fire/emergency services, schools, parks, and libraries), in particular what entities would provide services for the site and potential impacts to public services provided by the City of Shoreline.
- Potential for emergency access issues due to the proposed single point of access for the site.
- Proposed recreational features that would be included as part of the redevelopment and the potential for public access to those features.

- Potential for freight train accidents and resulting emergency response issues.

Utilities Comments

- Proposed new residents and their impacts on the provision of utilities to the Point Wells site, including water, sewer, gas and electricity, including what utility purveyors would serve the site and the associated potential impacts on utility purveyors due to increased demand.

Fiscal Impact Comments

- Potential fiscal impacts on public service providers and public infrastructure in surrounding jurisdictions.
- Potential impacts on property values for property owners in the vicinity of the site.

EIS Alternatives Comments

- There is little difference between the density provided under Alternative 1 – Urban Center Alternative and Alternative 2 – Urban Village Alternative.
- The EIS Alternatives should include a lower density alternative when compared to Alternatives 1 and 2.
- The EIS Alternatives should include a public open space/park alternative.

Conclusions/Final Scope of the EIS

The majority of the comments that were received during the public scoping period for the Point Wells EIS related to **Transportation, Land and Shoreline Use/Relationship to Plans and Policies, Aesthetics, Public Services, Noise, Earth, Water, Environmental Health, and Fiscal Impacts on Surrounding Jurisdictions**. Snohomish County PDS considered all comments received on the scope of the EIS. Based on the comments received during the EIS Scoping period, and the elements of the environment initially identified by Snohomish County PDS, the elements of the environment below will be analyzed in the EIS. The two general elements of the environment not identified to be analyzed in the EIS are **Housing and Recreation**. The EIS will also analyze the potential impacts associated with each of the specific environmental subjects identified in the SEPA checklist under each of the following environmental elements:

- **Earth**
- **Water Resources**
- **Air Quality**
- **Energy/Greenhouse Gases**
- **Plants and Animals**
- **Environmental Health**
- **Noise**
- **Aesthetics**
- **Light and Glare**
- **Land and Shoreline Use/Relationship to Plans, Policies and Regulations**
- **Historic and Cultural Resources**
- **Transportation**
- **Public Services**
- **Utilities**
- **Fiscal/Economic Impacts on Surrounding Jurisdictions**

Based on comments received during the EIS Scoping period, along with initial alternatives identified by Snohomish County PDS, three EIS alternatives will be analyzed in the EIS: Alternative 1 – Urban Center Alternative, Alternative 2 – Urban Village Alternative, and Alternative 3 – No Action Alternative.

Additionally, the EIS will evaluate the potential environmental impacts of providing a secondary access road from the Point Wells site to an existing Town of Woodway right-of way for Alternatives 1 and 2.

Alternative 1 – Urban Center Alternative

Under Alternative 1, the Point Wells site would be redeveloped as a mixed-use urban center. Redevelopment would include 3,081 residential units, approximately 32,000 square feet of commercial/office uses, approximately 94,000 square feet of retail uses, and public open space areas.

Alternative 2 – Urban Village Alternative

Under Alternative 2, the site would be redeveloped as a mixed-use urban village. Redevelopment on the site would include approximately 2,600 residential units and the same mix of commercial/office uses and retail uses and floor area in Alternative 1. Public open space areas would be the same as those in Alternative 1.

Alternative 3 – No Action Alternative

The No Action Alternative assumes that the site would remain in industrial use. Two scenarios would be analyzed under the No Action Alternative, including: 1) continuation of existing industrial uses on site and 2) continuation of existing industrial uses and expansion of existing operations into currently underutilized existing facilities.

Distribution List for Scoping Summary

(Note: Scoping summary will be distributed to agencies, jurisdictions and organizations sent the DS/EIS Scoping Notice and people and organizations that submitted scoping comments.)

- Snohomish County
- Other Municipal Entities
- Utilities and Service Providers
- Tribes and Organizations
- State Agencies
- Federal Agencies
- Applicant/Owner
- Parties of Record