



DETERMINATION OF NONSIGNIFICANCE City of Woodinville

Development Services Department

425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072

Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

PROJECT NAME: Woodinville Civic Campus Development Agreement

DESCRIPTION OF PROPOSAL: The proposal is a development agreement between the City of Woodinville and Woodinville Civic Campus Partners (WCCP) for the redevelopment of the Woodinville Civic Campus. The redevelopment includes the transfer of property from the City of Woodinville to WCCP, redevelopment of a ~3.3-acre project site, leases following redevelopment, and the use of the project site for residential, commercial, recreational, and civic activities. The proposal contains several elements, which are described in the non-binding Memorandum of Understanding between the City and WCCP and a draft Development Agreement of which both are available and on file with the City of Woodinville. For the purposes of thorough SEPA review, the applicant's checklist identifies the following development proposal pursuant to WAC 197-11-080(3)(b) (adopted by reference in WMC 21.52.020).

- Retention and renovation of the Old Woodinville School House. The renovated structure will include a commercial use and will be approximately 15,000-20,000 SF
- Development of Festival Street
- At least 260-300 residential units and approximately 10,000-15,000 SF of new retail space in two new residential mixed-use buildings.
- New underground parking and shared use of existing parking that abuts City Hall during specified hours.
- Retention and renovation of 8,000 SF of the existing YMCA/Carol Edwards Center, which will continue to be used as a YMCA. Approximately 6,000 SF of the Carol Edwards Center will be demolished.
- Creation of approximately 30,000 SF of public plazas and gathering spaces.

PROPONENT: City of Woodinville

Phone: 425-877-2271

Email: brandonb@ci.woodinville.wa.us

LEAD AGENCY: City of Woodinville

PROJECT NUMBER: DEC 18006/SEP18012

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.



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- This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 15 days from the date below. Comments must be submitted within 14 days of issuance, by 4:00 P.M. on May 16, 2018.

CHANGES TO PROPOSAL:

If there is new information or changes to the proposal after issuance of the DNS and prior to issuance of any required permit or approval indicating that the proposal will have probable significant adverse impacts, a new threshold determination will be required.

This DNS is issued on the basis of compliance of this proposal with all applicable Woodinville Municipal Code (WMC) regulations and standards, and environmental policies, as adopted by WMC 21.52.230, Subsection (4).

VOLUNTARY OFFERS AND APPLICABLE DOCUMENTS

This threshold determination was reached on the basis of the plans, supporting documents, calculations and agreements contained in the voluntary submittals associated with the project and SEPA review, specifically:

1. SEPA Checklist
2. Draft Development Agreement
3. Phase I Environmental
4. Downstream Report
5. Transportation Impact Analysis
6. Water/Sewer Availability Certificates
7. Conceptual Site Plan

The voluntary offers and applicable documents listed above were considered and evaluated as part of this threshold determination.

The City has considered whether other local, State, or Federal mitigation measures applied to the proposal are sufficient to mitigate the identified impacts.

DISCLAIMER

The determination that an environmental impact statement does not have to be filed does not mean there will be no adverse environmental impacts. City of Woodinville codes governing traffic control, land-use performance standards, construction and improvement of streets and roads, drainage control, environmental protection, fire protection and building practices will provide substantial mitigation of the aforementioned impacts.

The issuance of this DNS should not be interpreted as acceptance or approval of this proposal as presented. The City of Woodinville reserves the right to deny or approve said proposal subject to conditions if it is determined to be in the best interests of the City and/or necessary for the general health, safety and welfare of the public to do so.



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APPEAL

You may appeal this determination to the City of Woodinville Hearing Examiner at 17301 133rd Avenue NE, Woodinville, WA 98072 no later than 14 days from the date the DNS becomes final. Based on the issuance date of this determination, the appeal period ends at 4:00 P.M. on May 30, 2018. If you choose to appeal or comment, you should be prepared to make specific factual objections. To receive additional information on appeals for this application, please contact the Project Manager listed below.

Responsible Official: Brandon Buchanan, City Manager

Contact Person: Brandon Buchanan, City Manager

Address: 17301 133rd Avenue NE, Woodinville, WA 98072

Phone Number: (425) 877-2271

Email Address: brandonb@ci.woodinville.wa.us

Signature: _____

Date: April 30, 2018

Brandon Buchanan, City Manager

Published: Woodinville Weekly April 30 & May 7, 2018

Posted: 1) In-house, 2) City Hall Display Case, 3) Post Office, 4) Website & 5) On-site

Faxed: N/A

Emailed: SEPA Review Agencies

Mailed: 1) Applicant, 2) Property Owners within 500' & 3) Parties of Record