

Next Ord: 1834-15
Next Res: 931-15

VISION STATEMENT

SEDRO-WOOLLEY IS A FRIENDLY CITY THAT IS CHARACTERIZED BY CITY GOVERNMENT AND CITIZENS WORKING TOGETHER TO ACHIEVE A PROSPEROUS, VIBRANT AND SAFE COMMUNITY

MISSION STATEMENT

TO PROVIDE SERVICES AND OPPORTUNITIES WHICH CREATE A COMMUNITY WHERE PEOPLE CHOOSE TO LIVE, WORK AND PLAY

CITY COUNCIL WORKSESSION

AGENDA

December 2, 2015

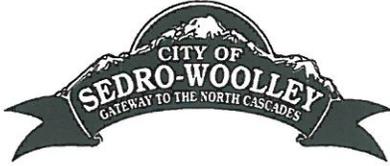
7:00 PM

Sedro-Woolley Municipal Building

Council Chambers

325 Metcalf Street

- A. Comprehensive Plan Amendment and adoption of the Center for Innovation and Technology Subarea Plan (*1st reading*).....2-82
(*Staff Contact – John Coleman & Jana Hansen*)
- B. Planned Action Ordinance and Mitigation Decision Document, Attachment A for the Center for Innovation and Technology (*1st reading*).....83-179
(*Staff Contact – John Coleman & Jana Hansen*)
- C. Amendments to Chapter 17.32 SWMC, Public Zone – Incorporating references to the Planned Action Ordinance for the Center for Innovation and Technology (*1st reading*).....180-196
(*Staff Contact – John Coleman & Jana Hansen*)



MEMO:

To: City Council
Mayor Anderson

From: Jana Hanson
Planning Consultant

Date: December 2, 2015

Subject: Proposed Comprehensive Plan Amendment and Subarea Plan for the Center for Innovation and Technology - *First Read*

CITY COUNCIL
WORKSESSION

DEC 02 2015

AGENDA ITEM A

ISSUE

The City of Sedro-Woolley, Skagit County and the Port of Skagit have worked in cooperation to develop a subarea plan for the revitalization of the Northern State Campus, now named the Center for Innovation and Technology (the Center). A Planned Action Environmental Impact Statement (EIS) was completed to study the impacts of future development at the Centre and set the stage for planned action activities.

PROJECT DESCRIPTION / HISTORY

The City, the Port of Skagit and Skagit County have successfully completed a robust planning process for the Center for Innovation and Technology (the Center), which will result in the adoption of a Subarea Plan and Planned Action Ordinance. The plans and uses envisioned for the site include research & development facilities, manufacturing, hospitality and general commercial uses.

In order to support future redevelopment activities, a Planned Action Environmental Impact Statement (EIS) was utilized in accordance with RCW 43.21C.440 and WAC 197-11-164 the purpose of which is to emphasize quality environmental review of early planning efforts and early public input to shape decisions. The EIS studied elements of the human and physical environment and identified impacts associated with future development as envisioned within the Subarea Plan. The mitigation measures for impacts associated with future development were incorporated into conditions along with elements from the adopted Subarea Plan. These conditions are outlined in the Planned Action Ordinance which will be considered by the City Council for final action.

Before the City Council for consideration and action is the Center for Innovation and Technology Subarea Plan. The Subarea Plan is a policy document which will guide future development at the Center through the adopted policies, goals and objectives contained within. The Subarea Plan, once adopted, will reside within the Sedro-Woolley Comprehensive Plan under the Land Use Element. Also for Council consideration, is Attachment 3, a memo prepared by Maul Foster Alongi which lists the public comments and responses to those comments which were received during the public comment period on the Draft Subarea Plan.

Staff recommends amending the Comprehensive Plan and adopting the Center Subarea Plan as proposed.

ATTACHMENTS

Attachment 1 – Proposed Ordinance No. _____ amending the Sedro-Woolley Comprehensive Plan and adopting the Subarea Plan for the Center for Innovation and Technology

Attachment 2 – The Center for Innovation and Technology – Subarea Plan

Attachment 3 – Memo addressing comments received on the Center Subarea Plan during the public comment period. These comments and responses should be considered together with the Subarea Plan

Attachment 4 – Planning Commission Findings and Recommendation; Procedural Items

REQUESTED ACTION

Council is requested to make the following motion:

Motion to approve Ordinance No. _____ adopting the Center for Innovation and Technology Subarea Plan and amending the Sedro-Woolley Comprehensive Plan

Attachment 1

**Proposed Ordinance Amending the Sedro-Woolley Comprehensive Plan
and Adopting the Center for Innovation and Technology Subarea Plan**

Ordinance No.

**AN ORDINANCE OF THE CITY OF SEDRO-WOOLLEY, WASHINGTON AMENDING
THE CITY OF SEDRO-WOOLLEY COMPREHENSIVE PLAN
ADOPTING A SUBAREA PLAN FOR THE CENTER FOR INNOVATION AND
TECHNOLOGY**

WHEREAS, the City of Sedro-Woolley (City) in 1994 adopted the Sedro-Woolley Growth Management Comprehensive Plan, and subsequently has reviewed, amended and updated the plan in compliance with the State Growth Management Act; and

WHEREAS, the City, in partnership with the Port of Skagit and Skagit County initiated the preparation of a sub-area plan for the redevelopment of The Center for Innovation and Technology (The Center) consistent with the comprehensive plan; and

WHEREAS, this plan articulates a framework for development of the property over the next 20 years. It is based on the goals of the local governments and public and provides direction for potential investors seeking to develop and or locate within The Center; and

WHEREAS, the City of Sedro-Woolley established an on-going public participation process in accordance with RCW 36.70A.130(2) including the regular Planning Commission meetings and Public Meetings and Hearings to discuss the proposed subarea plan; and

WHEREAS, staff utilized RCW 36.70A.130 (2) (a) (i) and (v) which recognizes exceptions to the consideration of amendments more frequently than once a year. The cited RCW sections recognize subarea plans and comprehensive plan amendments necessary to enact a planned action under RCW 43.21C.440 as exceptions, allowing a jurisdiction to amend its comprehensive plan more frequently than once a year.

WHEREAS, to ensure a robust and transparent public process, a Public Participation Plan outlining opportunities for public involvement at the various stages of the Subarea Plan and the Planned Action EIS processes was prepared and attached to approved Resolution 913-15; and

WHEREAS, concurrent with the subarea planning process, the City initiated a Planned Action Environmental Impact Statement in accordance with RCW 43.21C.440 and WAC 197-11-164 the purpose of which is to emphasize quality environmental review of early planning efforts and early public input to shape decisions. The basic steps in designating planned action projects are to prepare an environmental impact statement (EIS), designate the planned action projects by ordinance, and review permit applications for consistency with the designated planned action. The intent is to provide more detailed environmental analysis during formulation of planning proposals, rather than at the project permit review stage; and

WHEREAS, the Final EIS was issued on November 16, 2015; and

WHEREAS, the draft subarea plan and amendment to the Comprehensive Plan was submitted to the Washington State Department of Commerce for a required 60-day review on September 21, 2015 without receiving comment; and

WHEREAS, a Public Hearing was conducted before the Sedro-Woolley Planning Commission on November 17, 2015; and

WHEREAS, the Planning Commission has reviewed the proposed Subarea Plan as contained in this ordinance and has made a recommendation to the City Council to adopt The Center for Innovation and Technology Subarea Plan without further amendments; and

WHEREAS, the City Council finds that it is in the interest of the public health, safety and welfare to adopt the revisions to the Comprehensive Plan as set forth below;

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF SEDRO-WOOLLEY DOES ORDAIN AS FOLLOWS:

Section 1. The City Council hereby adopts the forgoing as its findings of fact justifying its adoption of this Ordinance.

Section 2. The Sedro-Woolley Comprehensive Plan, Land Use Element will be amended to include The Center of Innovation and Technology Subarea Plan (Exhibit A).

Section 3. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. This ordinance shall take effect five (5) days after the approval by the City Council and publication as provided by law.

PASSED by majority vote of the members of the Sedro-Woolley City Council this _____ day of _____, 2015, and signed in authentication of its passage this _____ day of _____, 2015.

Mike Anderson, Mayor

Attest:

Patsy Nelson, Finance Director

Approved as to form:

Eron Berg, City Attorney

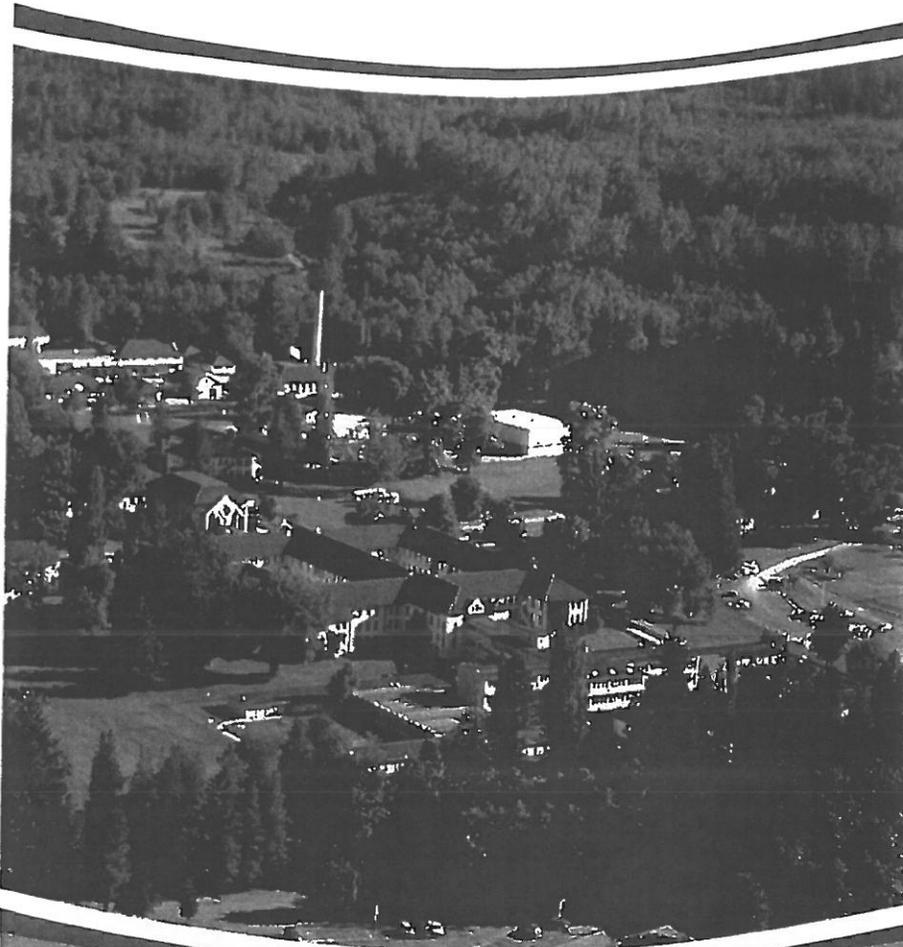
Published _____

Attachment 2

The Center for Innovation and Technology Subarea Plan

SUBAREA PLAN

THE CENTER FOR INNOVATION AND TECHNOLOGY



Prepared for
CITY OF SEDRO-WOOLLEY
November 17, 2015

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ACKNOWLEDGMENTS

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Hugh Galbraith

Rick Lemley

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Keith Wagoner

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John Coleman, Planning Director

Jana Hanson, Contract Planner

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Commissioners

Ron Wesen

Ken Dahlstedt

Lisa Janicki (recused)

Skagit County Staff

Tim Holloran, County
Administrator**Port of Skagit**

Port Commission

Kevin Ware

Steven Omdal

William Shuler

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RMC Architects

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Widener, LLC

Heartland, LLC

Drayton Archaeology

Materials Testing Consultants, Inc.

The Port, City, and County would like to thank all of the community members who participated in this planning process by attending the community open house meetings and providing comments.

The Subarea Plan has been funded in part by an Advanced Environmental Permitting Grant from the Washington State Department of Commerce (AP-15-68610-003).

1 INTRODUCTION

The City of Sedro-Woolley (City), Skagit County (County), and Port of Skagit (Port) entered into an Interlocal Agreement to promote revitalization of The Center for Innovation and Technology (Center). The Center today represents much of the central buildings and surrounding grounds of the former Northern State Hospital and the property was commonly known as Northern State.

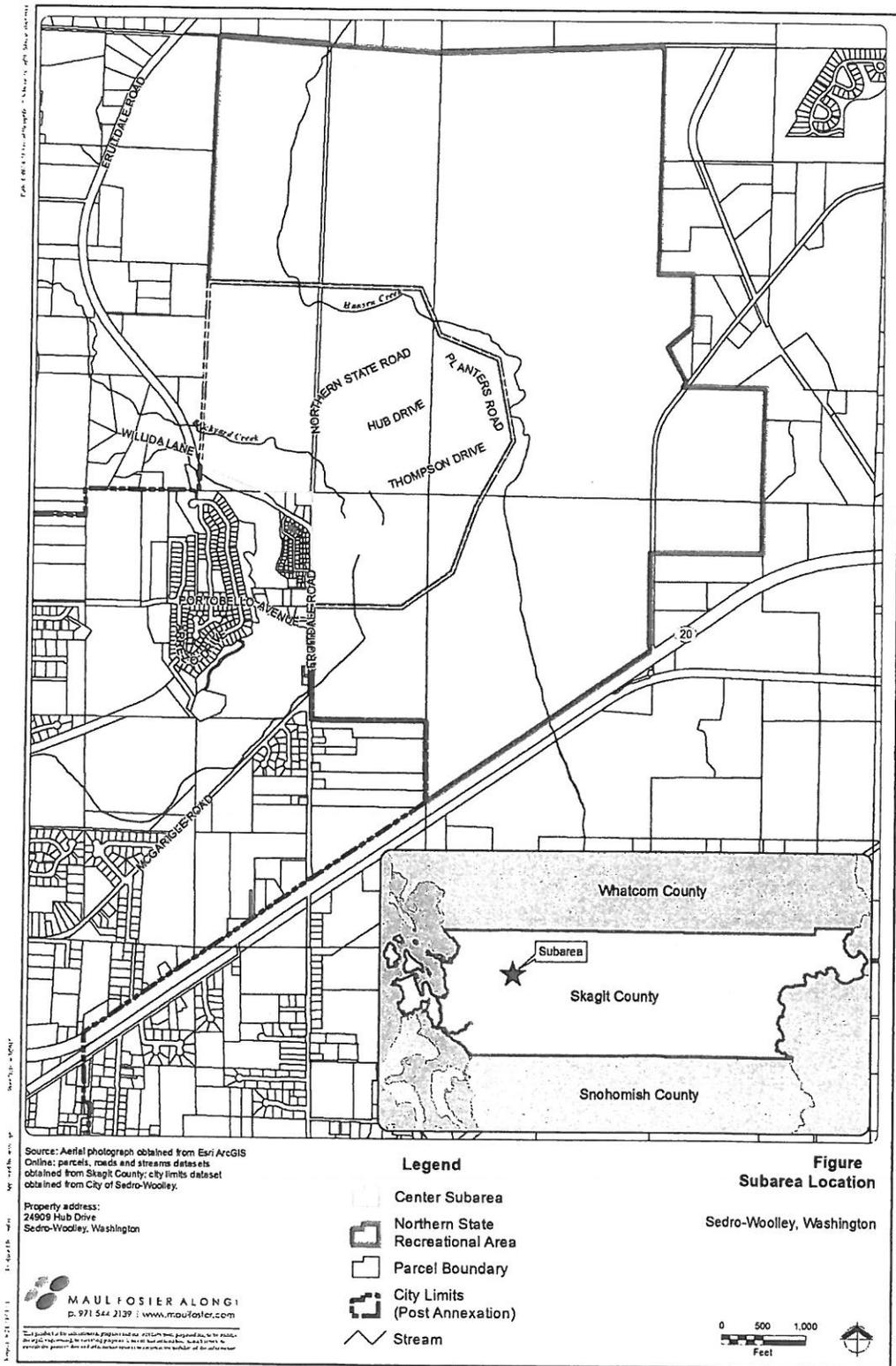
This Subarea Plan is intended to provide planning and policy guidance to position the Center to achieve its potential for economic development. This Subarea Plan serves as a statement of the City's commitment and direction for the Center and as a resource for potential investors, property owners, the community, and public agencies. This Subarea Plan supports the City's Comprehensive Plan, while focusing on issues and opportunities at a scale that is responsive to the Subarea's specific needs. This Subarea Plan builds on the public planning process that resulted in the Northern State Adaptive Re-use Study (2015).

This Subarea Plan is supported by a Planned Action Environmental Impact Statement (EIS) and Planned Action Ordinance. The intent of coordinating the Subarea Plan and Planned Action EIS is to develop a long-range plan for redevelopment of the Center and to complete a predevelopment environmental review that will identify how to address environmental and community concerns while reducing development uncertainty and risk. The Planned Action Ordinance establishes criteria and procedures for administrative review of future building permit applications within the Center Subarea. The ordinance references the approved Subarea Plan, final EIS, and mitigating conditions.

1.1 LOCATION

The Center is located in the northeast corner of the City of Sedro-Woolley (see Figure 1). The approximately 225-acre Center includes four tax parcels identified by the County Assessor as (P380607, P39356, P100646, and P100632). The Center was within the city's Urban Growth Boundary since 1997. The property was annexed into the city which became effective on September 19, 2015. To avoid creating an island of unincorporated land, five adjacent residential parcels on the western border were annexed along with the Center. However, the Subarea Plan does not include these five residential parcels. The Center is bordered on the north, east, and south by the Northern State Recreation Area, a public open space owned and managed by Skagit County that was historically associated with the Northern State Hospital. The area west of the Center is characterized by residential uses.

Figure 1
Location Map



1.2 HISTORY OF NORTHERN STATE HOSPITAL

The Northern State Hospital was opened in 1912 to provide services for people with mental illnesses and disabilities.¹ The hospital was designed to be a self-sustaining facility and included patient and staff housing, a dedicated reservoir, a lumber mill, a quarry, a steam plant, and gardens. Adjacent to the developed campus, the hospital also included more than 700 acres of farmland and livestock operation. Designed by renowned landscape architects John Charles Olmsted and Frederick Dawson of the Olmsted Brothers firm, the campus layout complemented the scenic topography and natural landscapes of the Skagit Valley.

The original landscape plan divided the campus into terraced sections framed by a series of parallel roads that run generally east-west with the overall topography, creating a stepped layout. (See Figure 2). The central section of the site contained the major buildings that served the complex, including the buildings historically used for the hospital, administration, auditorium, residential patient wards and nurses' buildings. The buildings were oriented along a main axis toward the distant views of the mountains. The northern section contains the support buildings, including the steam plant, maintenance shops, and (originally) the laundry facilities. The agricultural complex, canning operations, orchards, and farmlands were located to the east of the central campus. Many of these historic agricultural structures remain today, although they are unused. In addition, the site retains a series of rock walls, ponds, altered stream courses, open expanses of lawn, and now-mature trees and shrubs that were planted in accordance with the Olmsted Brothers planting design and specifications.

The historic buildings are characterized by Spanish Colonial/Mediterranean Revival elements, including red clay tile roofs; cast ornamentation; exterior stucco; copper cupolas, gutters and downspouts; and steel sash multi-pane windows. The major buildings on the campus were originally linked with covered walkway structures. The architects responsible for the majority of the extant contributing buildings (1912 through the 1940s) were the firms of Saunders & Lawton; Heath, Gove & Bell; James Taylor, Jr.; Blackwell & Taylor; and James W. Carey & Associates.

The Northern State Hospital closed in 1973, but the property continues to serve as a landmark for the local community. In 1975, following the hospital's closure, the developed campus was transferred from the Washington State Department of Social and Health Services to the General Services Administration (known today as Department of Enterprise Services). The farm operations and adjacent woodlots were transferred to the Washington State Department of Natural Resources. In 1990, the Department of Natural Resources conveyed the farm and woodlands to the County to create the Northern State Recreation Area.

The Department of Enterprise Services currently leases buildings and grounds to eight different organizations (see Figure 3). Public access to the facility is restricted because of the security and privacy needs of some of the current tenants. Despite state and local efforts to recruit users to the facility, it has been underutilized since the Northern State Hospital closed. Approximately 60 percent of the buildings on the Center are currently occupied. A number of historic structures have been demolished because they fell into poor condition during vacancy. In December 2010, the Center was identified as surplus to the needs of the state and was considered for sale but no further action was taken related to disposition until the Department of Enterprise Services initiated the collaborative planning process in 2013.

¹ For a detailed history of Northern State Hospital, see "North Cascades Gateway Center Cultural Resources Assessment," prepared by Artifacts Consulting, Inc. in 2008, and "Under the Red Roof: 100 years at Northern State Hospital" by Mary McGoffin, 2011.

In 2010, portions of the former Northern State Hospital were listed on the National Register of Historic Places. The listing is classified as a district; it includes 276.5 acres of the original 1,086 acres of the original facility, including the core hospital buildings, farm-related buildings near Helmick Road, and the Olmsted-designed landscape (see Figure 3). The listing identifies a total of 83 contributing features, including 56 contributing buildings.

Implications of Listing on National Register of Historic Places

The National Register of Historic Places is the nation's official list of properties recognized for their significance in American history, architecture, archaeology, engineering and culture. The National Register Program was established by the National Historic Preservation Act of 1966 to coordinate and support public and private efforts to identify, evaluate, and protect historic and archaeological resources. National Register properties include districts, sites, buildings, structures, and objects. They can be significant to a local community, a state, a Native American tribe, or the nation as a whole.

National Register properties are distinguished by having been documented and evaluated according to uniform standards. These criteria recognize the accomplishments of all peoples who have contributed to the history and heritage of the United States and are designed to help state and local governments, federal agencies, and others identify important historic and archeological properties worthy of preservation and of consideration in planning and development decisions. Listing in the National Register, however, does not preclude a private property owner's right to alter, manage, or dispose of property.

Listing in the National Register contributes to preserving historic properties in a number of ways:

- Recognition that a property is of significance to the nation, the state, or local community
- Eligibility for federal historic tax credits for income-producing buildings
- Eligibility for state and federal preservation grants for planning and rehabilitation of buildings owned by not-for-profit organizations and local governments

Listing in the National Register does **not**

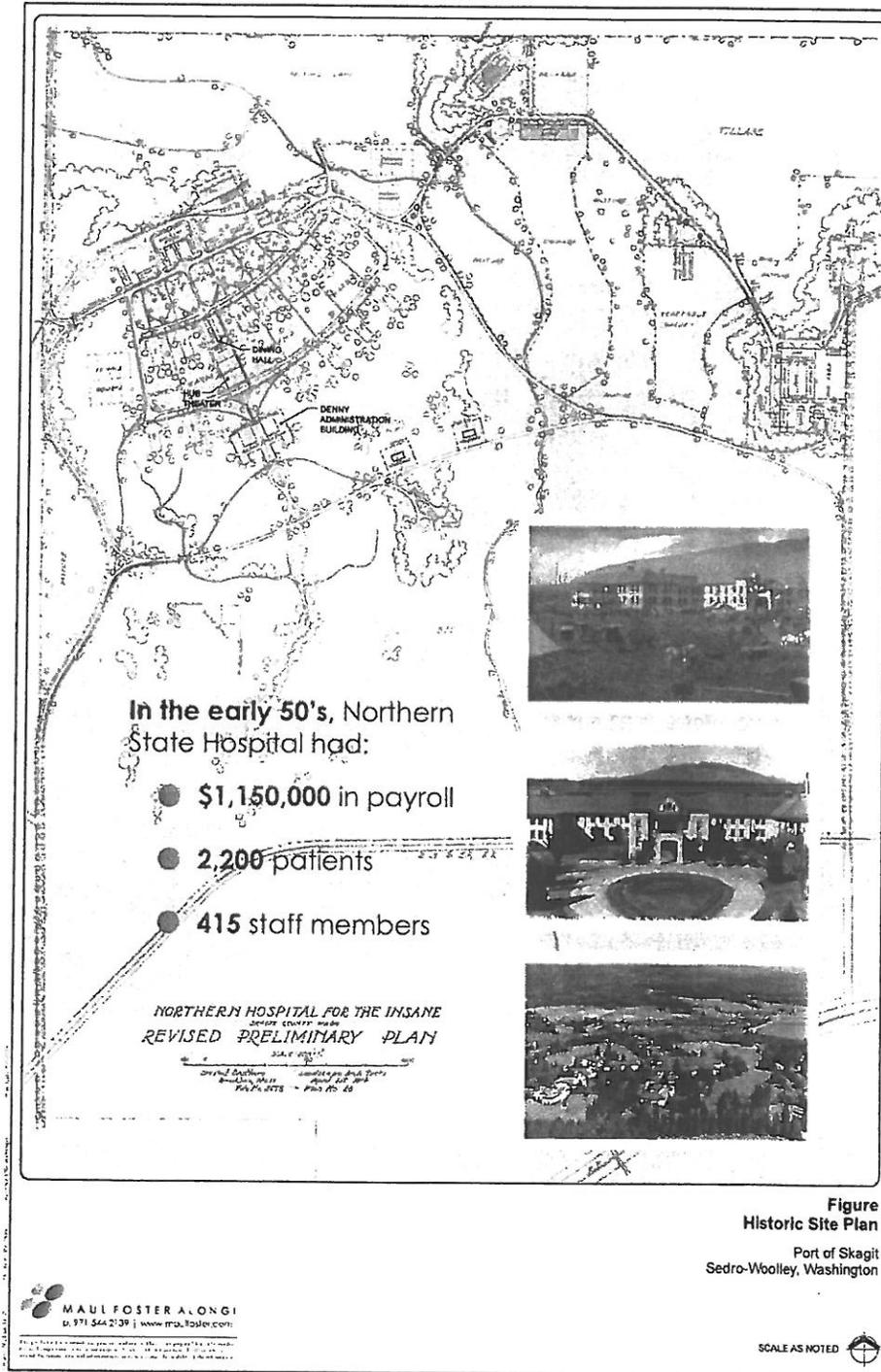
- Require that properties be maintained, repaired, or restored
- Require property owners to follow federal preservation standards on their properties unless they wish to qualify for tax benefits

Federal and State Historic Preservation Laws

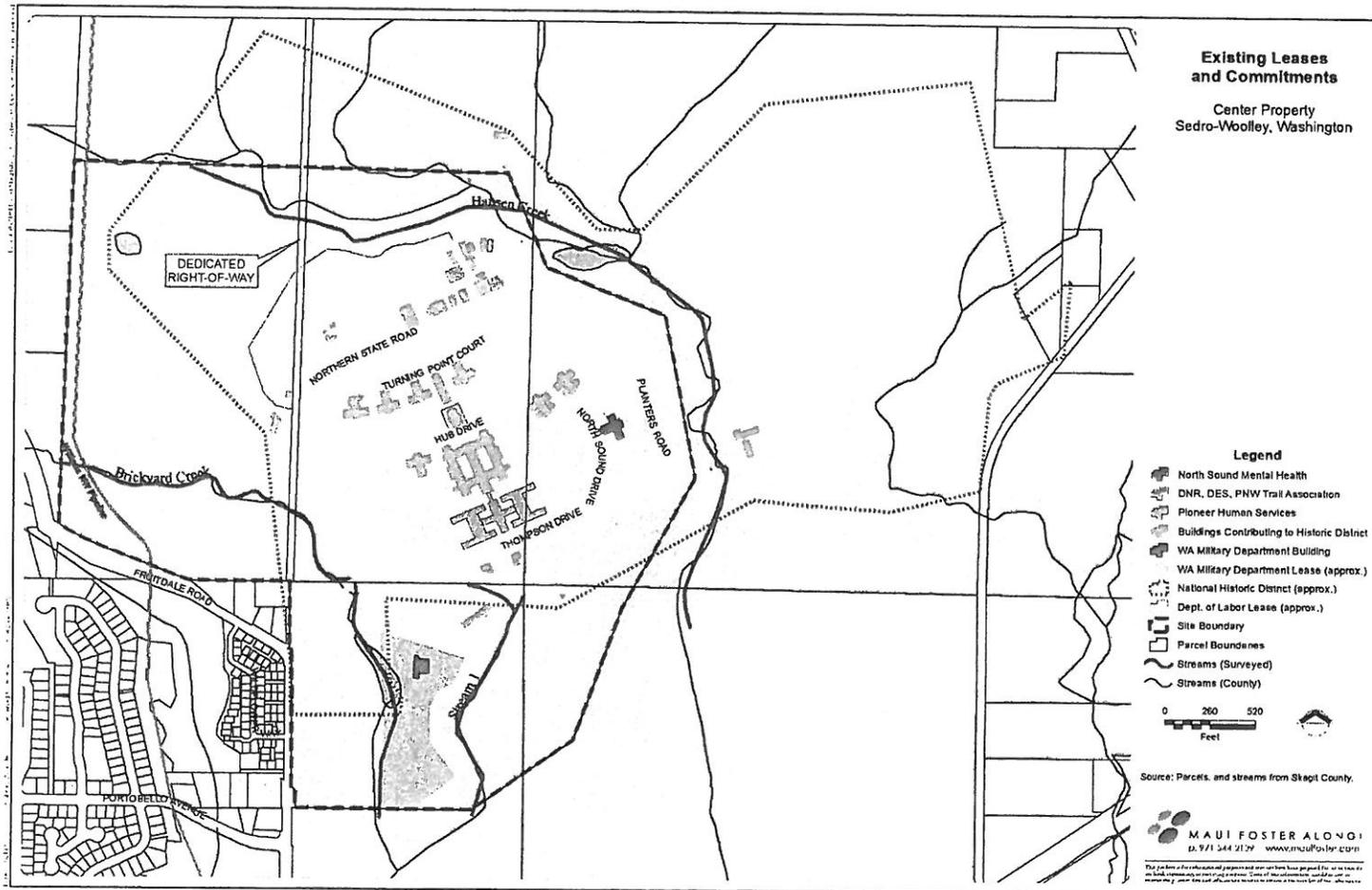
A suite of federal and state laws have been established to protect historic and cultural resources. Section 106 of the National Historic Preservation Act requires that any federal agency having direct or indirect jurisdiction over a proposed federal or federally assisted undertaking, or issuing licenses or permits, must consider the effect of a proposed undertaking on historic properties.

Executive Order 05-05 requires that all Washington State agencies with capital improvement projects integrate the Department of Archaeology & Historic Preservation, the Governor's Office of Indian Affairs, and concerned tribes into their capital project planning process in order to protect the public interest in historic and cultural sites.

**Figure 2
Historic Site Plan**



**Figure 3
Existing Leases and Commitments**



1.3 LOCAL GOVERNMENT INVOLVEMENT

In response to a long-held perception in the local community that the public asset of the Center has been underutilized and to recent concerns about specific redevelopment proposals; the City, County, and Port decided to work together to proactively explore a new future for the property. The Department of Enterprise Services, manager of the site for Washington State, convened a collaborative stakeholder planning process in response to requests from local governments to examine the potential for redevelopment of the Northern State campus. The initial meeting of state, local, and tribal government agencies was held on November 6, 2013.

The Department of Enterprise Services established a set of criteria for consideration of a proposal for transition and redevelopment of the Center.

- Address existing site commitments, including existing tenants, current public employees, and current uses and conditions such as wetlands, streams, and landscaped areas.
- Address stewardship and preservation of historic resources, including seeking to appropriately protect and maintain the National Register of Historic Places listing.
- Balance risk and reasonable compensation to the State of Washington.
- Unify and accommodate community interests and goals.
- Support or approval from the authorizing environment(s).

The City, County, and Port entered into an Interlocal Agreement on January 13, 2014, to work together to explore their long-range vision for the Center and to assess potential transfer of ownership or control of the facility to local government. The Interlocal Agreement was amended in February 27, 2015, to allow the continued pursuit of redevelopment of the Center, including annexation of the property into the city, preparing a Subarea Plan and Planned Action EIS under the State Environmental Policy Act (SEPA), and supporting development of the proposed Janicki Bioenergy research and technology center on the Center. Janicki Bioenergy has proposed to utilize the Center as a technology innovation center focused on public health and sanitation issues in developing and industrialized countries.

1.4 PLANNING PROCESS

1.4.1 Adaptive Reuse Study

This Subarea Plan builds on the Northern State Adaptive Re-use Study prepared by the City, County, and Port. The purpose of the Adaptive Re-Use Study was to evaluate options for redevelopment of the Center and the potential for transfer of ownership or control from the State of Washington to local governments. This study was a component of the broader planning process convened by the Washington State Department of Enterprise Services to bring all the key stakeholders around a common table to openly discuss opportunities and concerns. The Adaptive Re-Use Study was initiated in the spring of 2014 and completed in the spring of 2015.

The Adaptive Re-use Study involved the following key elements:

- Community Involvement
 - Department of Enterprise Stakeholder Group Meeting (April 23, 2014)—Discuss project scope and schedule.
 - Community Meeting No. 1 (June 5, 2014)—Review findings of existing conditions assessment and solicit ideas and preferences for future uses.
 - Department of Enterprise Stakeholder Group Meeting (September 16, 2014)—Review feedback from community, discuss outcomes/definition of success, assess benefits and feasibility of future use concepts.
 - Community Meeting No. 2 (September 25, 2014)—Reviewed evaluation of feasibility and benefits of future use options and conceptual site plan options.
 - Department of Enterprise Services Stakeholder Group Meeting (December 2, 2014)—Review feedback from community, discuss implementation strategies.
 - Joint Meeting of City of Sedro-Woolley Council, Skagit County Commission, and Port of Skagit Commission (December 19, 2014)
 - Joint Meeting of City of Sedro-Woolley Council, Skagit County Commission, and Port of Skagit Commission (February 27, 2015)
 - Department of Enterprise Services Stakeholder Group Meeting (March 26, 2015).
- Existing Conditions Assessment
 - Assessment of Existing Buildings
 - Assessment of Critical Areas
 - Assessment of Existing Infrastructure
- Market Assessment
- Evaluation of Future Use Options
- Implementation Strategy

1.4.2 Subarea Plan

The City passed Resolution 913-15 on April 8, 2015 stating the intent to collaborate with the Port and the County in preparing a Subarea Plan and Planned Action EIS. These two efforts have been coordinated to ensure a robust and transparent public planning process and evaluation of the human and physical environment in order to help the City identify impacts of development and specific mitigation measures in advance of development proposals.

This Subarea Plan involved more detailed analysis of the natural and built environment and refinement of conceptual plan options. The planning process also included further public engagement opportunities:

- Planning Commission Briefing (March 17, 2015)—Discuss planning process.
- Planning Commission Briefing (April 21, 2015)—Review existing conditions and conceptual plan options.

- Presentation to current Center tenants (May 5, 2015).
- Community Meeting (May 6, 2015)—Review conceptual plan options, intensity of development scenarios.
- Planning Commission Briefing (May 19, 2015)—Review findings of community meeting.
- Planning Commission Briefing (June 16, 2015)—Review draft Subarea Plan and draft EIS.
- City Council Briefing (June 24, 2015)—Review draft Subarea Plan and draft EIS.
- Public Hearing (September 29, 2015)—Formal Review of Draft EIS.
- Planning Commission Public Hearing (November 17, 2015)—Review draft Subarea Plan
- City Council Public Hearing—Adopt Subarea Plan (*Scheduled for December 9, 2015*)

2 VISION FOR FUTURE USE

2.1 REVITALIZE OLMSTED CAMPUS WITH TWENTY-FIRST CENTURY USES

The City, County, and Port will promote development of a destination mixed use campus accommodating education, research and development, manufacturing, hospitality, and commercial venues, all within the historic character and great public spaces of the Center. Successful redevelopment will revitalize the historic campus and incorporate new buildings and structures that respect and complement the original Olmsted master plan. Public access opportunities will be introduced in appropriate areas of the Center with connections to the surrounding county parklands.

This vision incorporates the opportunity of the proposed Janicki Bioenergy research and technology center, but is not dependent on it. The vision has the flexibility and durability to incorporate this opportunity and others that may follow.

2.2 GOALS

The following goals of the City, County, and Port Interlocal Agreement are incorporated in this Subarea Plan:

- A. Encourage the private sector to create and sustain jobs at the Center that will benefit all of Skagit County and its citizens and that are compatible with all of the other goals
- B. Continue and promote public access and recreational use of the Center
- C. Protect the environmentally sensitive areas of the Center, in particular Hansen Creek
- D. Acknowledge and protect the historic significance of the Center to the local community, the wider region, and the State of Washington
- E. Acknowledge and respect the neighboring Upper Skagit Indian Tribal Nation's interests in the Center.



*Trevennen Building—
former nurses' quarters*

3 EXISTING CONDITIONS ASSESSMENT

The current conditions of the Center were assessed to provide a foundation of information to support future use planning. The assessment included review of current land uses, condition of existing buildings, extent of infrastructure, and characteristics of natural resources.

3.1 PROPERTY PROFILE

The basic identifying information for the Center is summarized below:

Ownership	State of Washington, Department of Enterprise Services
Parcel Numbers	Four parcels: P380607 (Segments 1 and 2), P39356, P100632, P100646
Size	Approximately 225 acres
Address	7682 Northern State Road, Sedro-Woolley, Washington
Location	Northeastern Sedro-Woolley, bordered by Fruitdale Road (west) and the Northern State Recreation Area (north, south, and east)
Jurisdiction	City of Sedro-Woolley
Zoning	Public (P)

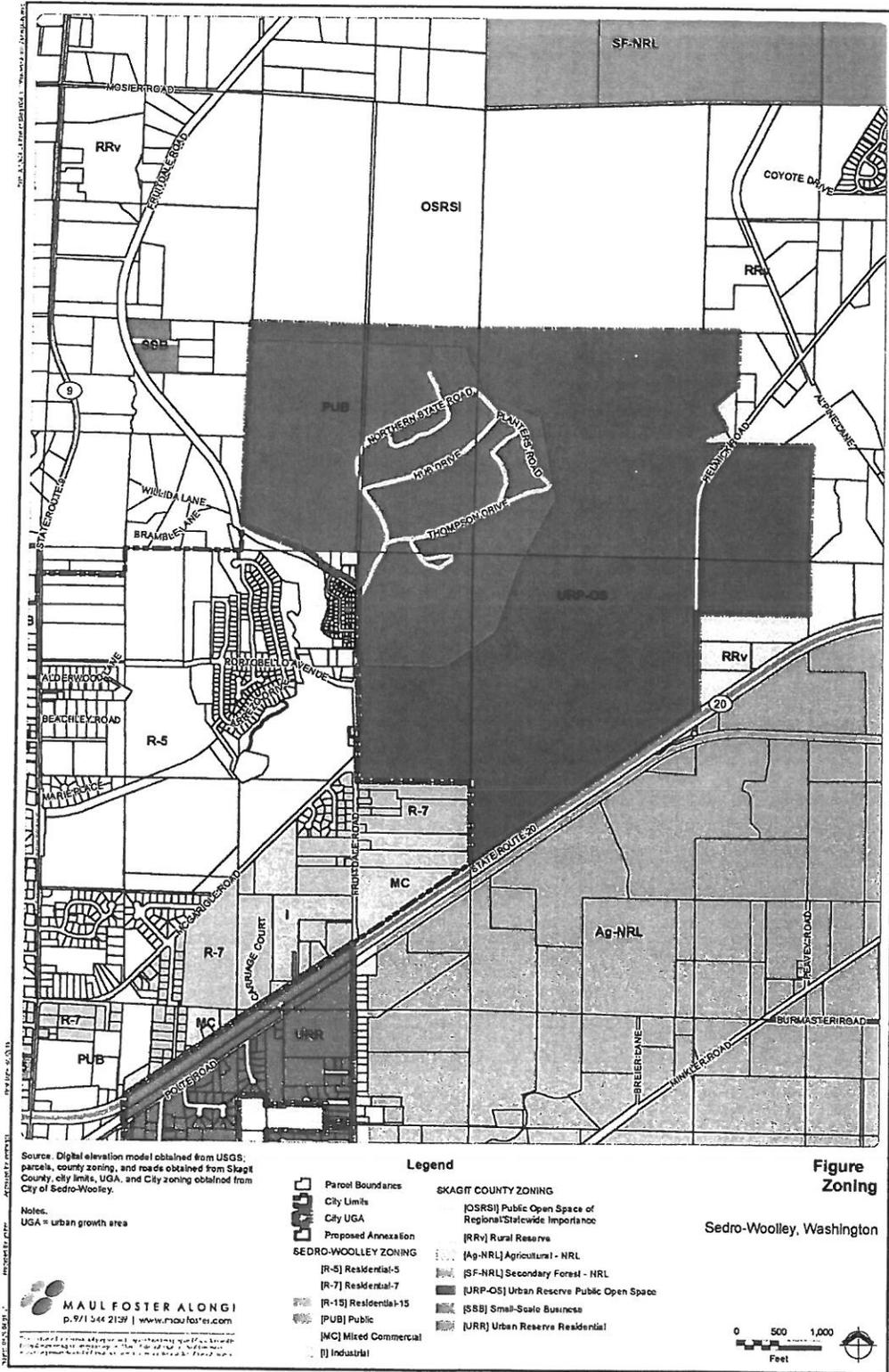
3.2 ADJACENT LAND USES

The Center is located in the northeast corner of the city limits. Land to the immediate north, east, and west of the Center is in the Urban Growth Area (UGA) of the city and remains in County jurisdiction (see Figure 4). The land is owned by Skagit County and is managed as the Northern State Recreation Area. A master plan was prepared for the Northern State Recreation Area in 2010. The Northern State Recreation Area is designated under County zoning as Urban Reserve Public Open Space and under the City zoning as Public.

Southwest of the Center, property within the city boundary is zoned as residential (R-5). A cottage housing development has been constructed in this area. West of the Center, property outside the city limit is zoned Rural Reserve (RRv) by the County. This area is characterized by large lots and residential homes.

Property along Fruitdale Road between the Center and State Route (SR) 20 is zoned for residential (R-5 and R-7), industrial (I) and mixed commercial (MC) uses.

Figure 4
Zoning



3.3 CURRENT LEASES

The Department of Enterprise Services manages the Center on behalf of Washington State and leases buildings and land to a number of tenants (see Table 1). The Department of Enterprise Services operates the central power plant facility and is responsible for maintenance of the facility. The largest tenants within the Center are Cascade Job Corps (under contract to the US Department of Labor), Pioneer Human Services, and the Washington Military Department. Cumulatively, these organizations currently occupy approximately 60 percent of the roughly 560,000 square feet of building space on the Center.

**Table 1
Tenant Summary**

Tenant	Area Occupied	Uses
U.S. Department of Labor— Cascade Job Corps	37.5 acres of land 220,960 sq. ft. of leased building 24,639 sq. ft. of buildings owned by Department of Labor	Job training and education. Includes classrooms, workshops, dormitory for students, cafeteria, and gymnasium.
Pioneer Human Services	90,000 sq. ft.	In-patient chemical dependency services.
Frontier Communications	Approx. 800 sq. ft.	Telecommunications switch station.
Pacific Northwest Trail Association	1,476 sq. ft.	Office, administrative.
Department of Natural Resources	1,790 sq. ft.	Office, administrative.
North Sound Mental Health Administration	8,900 sq. ft.	Short-term evaluation and treatment services for mental health and chemical dependency.
Washington State Military Department	Approx. 4 acres	Maintenance facility.

3.4 EXISTING BUILDINGS

The former Northern State Hospital site has been recognized by the U.S. Department of the Interior as a historic resource of national significance. The landscape of the facility and most of its built features are listed individually on the National Register of Historic Places and are collectively listed as a historic district. The primary features listed on the National Register include the collection of Spanish Colonial Revival-style buildings and the Olmsted Brothers-designed site plan. The Northern State site plan is one of the largest landscape designs ever realized by the Olmsted Brothers firm. This plan, with its roads, paths, terracing, and plantings, provides an important asset in the adaptive reuse of the site.

The existing “contributing” historic buildings at the Center were constructed from 1912 through the 1940s, with most of the buildings dating from before World War II. The buildings include variations on the Spanish Colonial Revival or Mediterranean Revival

**National Historic Register
Designations**

- Eighty-three features are historic and contributing to the character of the National Register Historic District
- Ten existing features are historic, but non-contributing

styles. Typical elements include red tile roofs, with cupolas, wood eaves, copper gutters, downspouts, and traditional exterior stucco walls. The structural elements include a mix of reinforced concrete and timber, with plastered hollow clay block walls in many of the buildings.

Additionally, ten buildings are considered historic, but noncontributing. This means that while the structures are older than the required 50 years, their design, appearance, and function are not considered to be necessary and critical to the historic significance of the facility.

The historic structures range in size from 200 square feet to over 112,000 square feet, with a wide variety of plan types and spaces. The original site plan, including the adjacent historic farm complex and support spaces, was designed to be a self-supporting and autonomous complex. This diversity of plan types, from multistory residential buildings, to large assembly spaces, to large-scale institutional spaces designed around courtyards, all provide for a broad range of possible activities, uses, and users in a network of interconnected historic structures and landscape features.

There were several buildings constructed after the Northern State Hospital closed to meet contemporary needs. These structures do not match the architecture or the historic character of the district and include the recreation facility, the Douglas Building, the RSN Building, and the Washington Military Department facility.

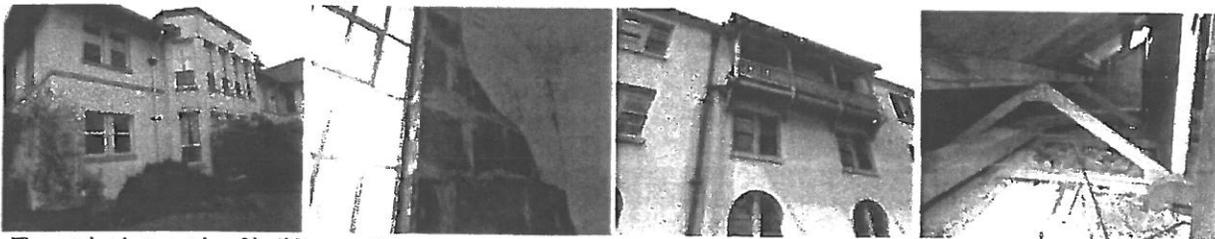
3.4.1 Condition of Buildings

A preliminary building survey was conducted to examine the overall condition of the buildings and to evaluate their functional and historic integrity. The project team architects conducted walk-through visual surveys of 28 key historic buildings located on the Center in May and June of 2014. The 28 buildings surveyed have a combined floor area of approximately 371,654 square feet. A generalized rating system was developed to assess the relative overall conditions of these 28 key buildings.

The building conditions survey concentrated on the general condition of each building's structure, roof, walls, and interior partition framing. Three of the buildings were selected for further analysis as representative building types and conditions that are repeated on the Center. These buildings are:

- Administration Building (Denny), the largest building in the district, with a complex mix of spaces, constructed in 1912
- Nurses Hall No. 2 (Trevennen), a special-purpose residential building with distinctive features, constructed in 1938
- Ward M, L, Attic (Whitewater), representative of several residential buildings in the district, constructed in 1933

The results of the building condition survey are presented in Figure 5 and Table 2.



Example photographs of building conditions.

Figure 5
Building Condition Assessment

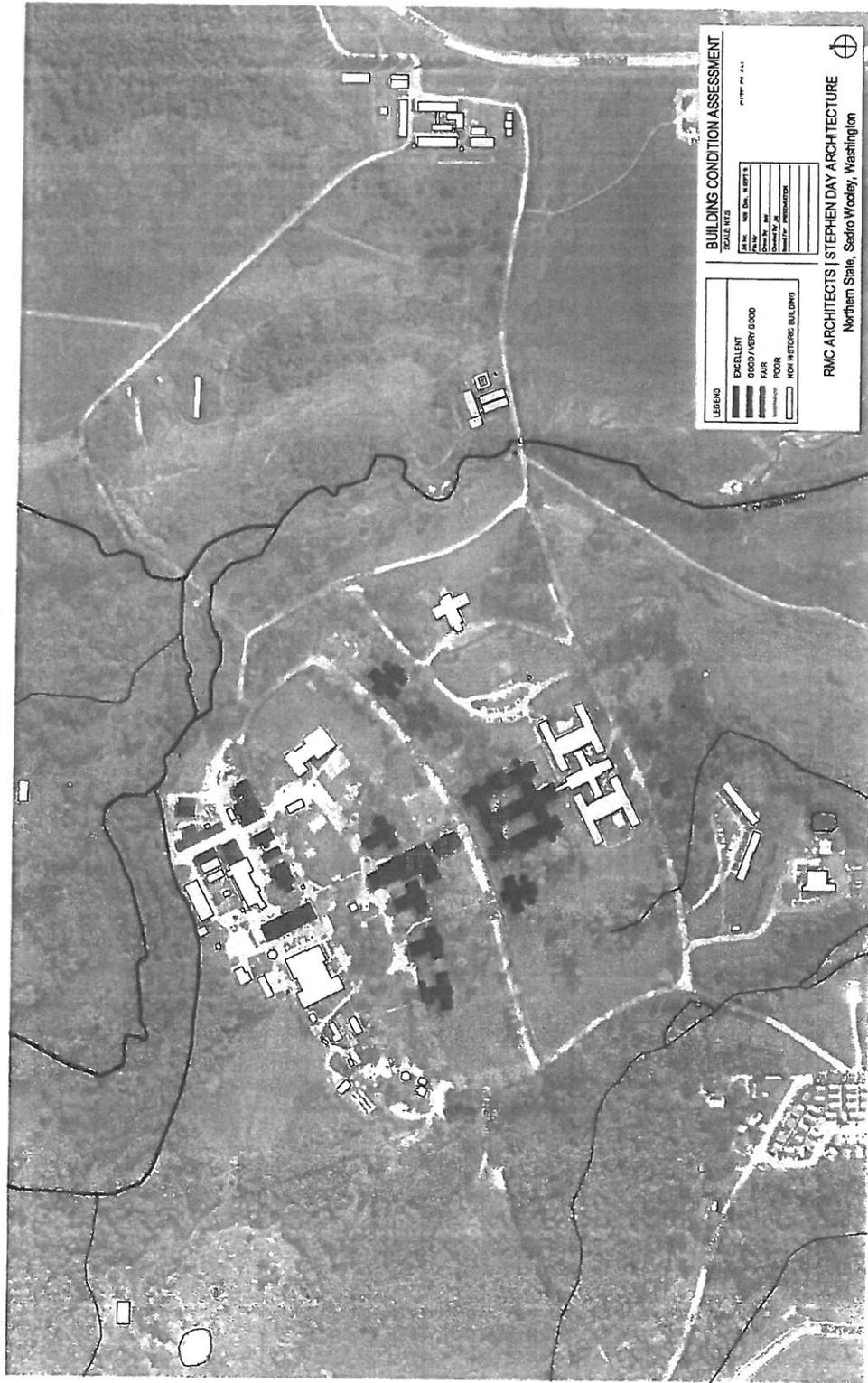


Table 2
Survey of Condition of Contributing Buildings

Rating	Number of Buildings	Floor Area (Square Feet)	% of Total Area
Poor	1	600	1%
Fair	10	48,965	13%
Good/Very Good	17	322,359	86%
Excellent	0	0	0%

Preliminary cost forecasts for renovation of historic, contributing buildings indicate that adaptive re-use of the buildings presents a significant financial challenge to redevelopment. It is estimated that renovation costs for historic buildings are likely to be roughly twice the cost of construction of new buildings that would serve similar functions. The National Historic District designation creates the opportunity to obtain federal historic tax credits to partially offset that incremental cost. However, the magnitude of the cost of the “preservation margin” (the difference between cost of rehabilitation and new construction) makes private financing of renovation under current market lease rates in Sedro-Woolley infeasible. Successful renovation of the historic buildings will likely require public financial support as well as investment from a private owner-user that sees a unique value in the campus, rather than a typical private developer. Without creation of a “preservation margin fund” it is unlikely that all historic buildings will be rehabilitated and some may ultimately be demolished.

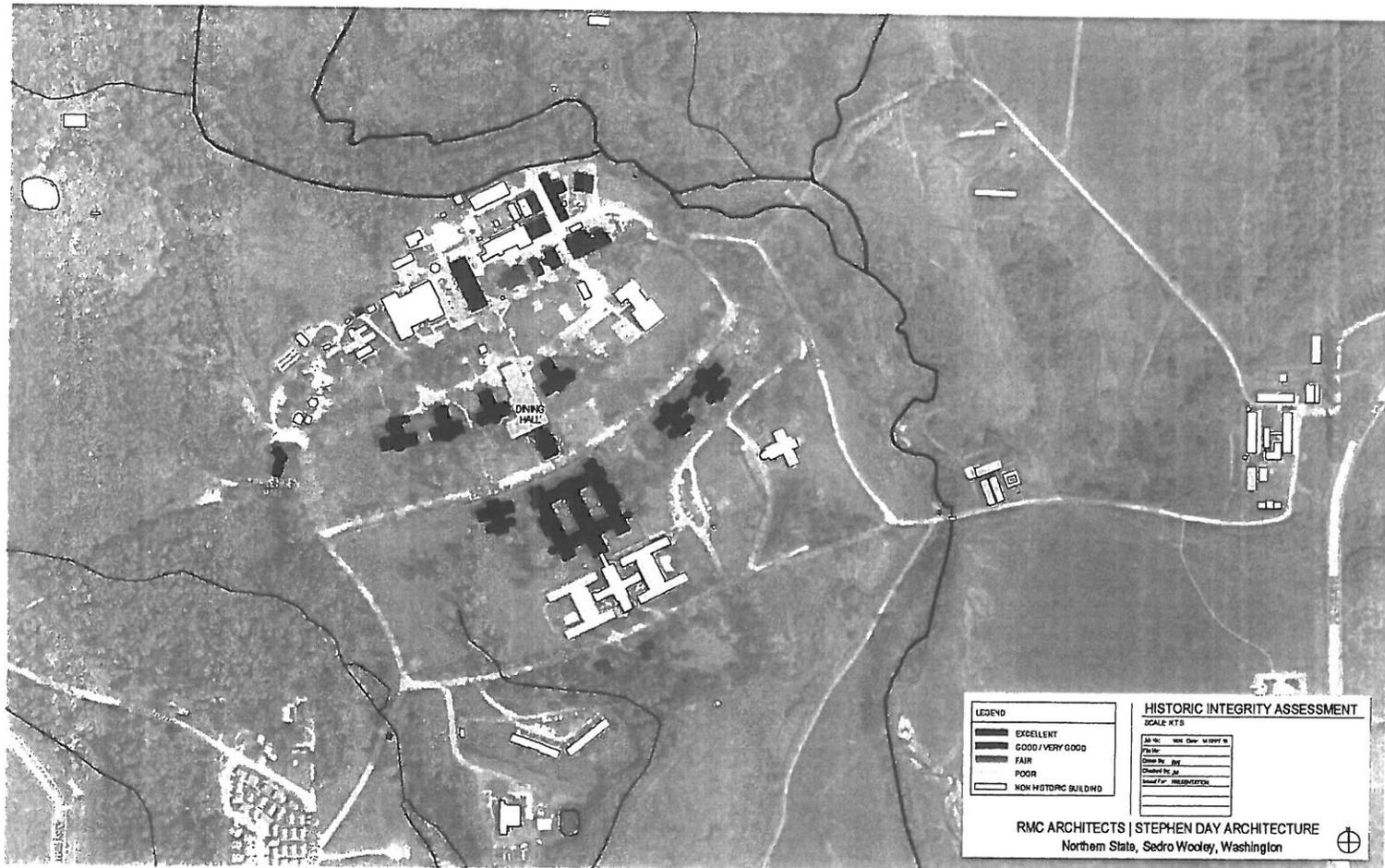
3.4.2 Historic Integrity and Character

The walk-through visual survey regarding historic integrity and character focused on the degree to which each building had retained its character-defining historic elements, its historic plan elements, its original form, and any character-defining historic spaces. The degree to which historic structures have retained their integrity and character is a key element in determining whether they are “contributing” to the historic character of the overall historic district and are therefore eligible for the federal historic tax credit program. The results of the historic integrity and character survey are summarized in Figure 6 and Table 3.

Table 3
Survey of Historic Integrity and Character of Contributing Buildings

Rating	Number of Buildings	Floor Area (Square Feet)	% of Total Area
Poor	1	1,320	3%
Fair	7	41,084	11%
Good/Very Good	14	296,425	78%
Excellent	6	33,005	8%

Figure 6
Historic Integrity



3.5 ARCHAEOLOGICAL RESOURCES

The Center area is situated in the lower Skagit River Valley, an area populated by two different bands of Skagit peoples: the Kikiallus and Nookachamps. An archaeological assessment of the Center was conducted as part of the companion EIS. The findings of the archaeological study are summarized in this section and the full report included in the EIS. The archaeological assessment consisted of background research, field investigation, and preparation of a report. Background review determined the project area to be located in an area of moderate probability for buried archaeology. In addition to the Cultural Resource Assessment conducted in 2008, 14 cultural resource studies were previously conducted within 1 mile of the Center. No other archaeological site has been previously recorded on, or within a 1-mile radius of the Center. Field investigation consisted of a pedestrian survey, monitoring of geotechnical borings, and excavating shovel probes. No evidence of archaeological deposits and/or materials was encountered in the assessment.

3.6 INFRASTRUCTURE

The Center is served by water, sewer, power, and transportation infrastructure. Utilization of these existing systems may represent a potential cost savings for adaptive reuse of the Center relative to construction on an undeveloped site. However, the age of facilities and the centralized structure of utilities, including steam heating from the power plant, also presents unique and potentially significant challenges to site ownership and operation. The characteristics of these infrastructure systems are described briefly in this section. A more detailed analysis of the condition and capacity of these systems will be needed when a specific development project is proposed in order to understand whether improvements would be needed.

3.6.1 Access and Circulation

The west side of the Center is accessed from Fruitdale Road north of SR 20. A traffic signal was recently installed at the intersection of Fruitdale Road and SR 20. Fruitdale Road currently is the primary (and only) vehicle entrance to the Center. Fruitdale Road is classified as a minor collector at SR 20, transitioning to a local access road at Thompson Drive. Fruitdale Road has been temporarily closed north of the Center entrance because of excessive settlement in the southbound lane. According to the Skagit County 2003 Transportation System Plan; this segment of road typically receives around 220 cars per day. Internal circulation within the Center is provided by internal privately owned and maintained roads consisting of the Northern State Road, Thompson Drive, and Hub Road. These internal loops are part of the original Olmsted landscape/site design. Historically, Northern State Hospital was accessed by vehicular traffic from Helmick Road. Present day Fruitdale Road was a railroad line at the time with a rail spur serving the hospital at the northwest corner of the site to a depot located behind the power plant building.

Public transportation to the Center today is provided by Skagit Transit via bus route 300. Service runs every 60 minutes on weekdays between 8 a.m. and 9 p.m. and weekends between 9 a.m. and 6 p.m.

Pedestrian access to the facility is available both through trails in the adjacent Skagit County Northern State Recreation Area and through sidewalks adjacent to public rights of way to the west. However public access within the Center is currently restricted because of the security and privacy needs of existing tenants.

3.6.2 Potable Water

Potable water is provided to the Center by the Skagit Public Utility District (PUD). The PUD has over 31 million gallons of storage volume and provides 9 million gallons of water to approximately 65,000 people every day. The source of potable water is the Judy Reservoir Water Treatment Plant. Based on information provided by the PUD, current water sources are sufficient to provide adequate supply and pressure year-round. With annexation, the Center will no longer be charged an additional premium for potable water. The water main enters the site near the intersection of Fruitdale Road and Northern State Road as a 12-inch-diameter ductile iron class 50 pipe (see Figure 7). The main is reduced to an 8-inch diameter ductile iron main pipe that loops through the site and provides potable water to the Center. The main lines within the Center are owned by the PUD. Although the water main is predominantly ductile iron pipe, there are isolated sections of polyvinyl chloride C-900, cast iron, and steel pipe. Water is provided to individual buildings through services in a variety of materials, such as polyethylene, galvanized, and copper pipe, and ranging in size from 5/8-inch to 2-inches in diameter. According to PUD records, there are 22 fire hydrants within the Center. Hydraulic modeling of systems will be required by the City for all new development to determine if required fire protection can be supplied, or if pipe upgrades are required.

3.6.3 Sewer System

Sanitary sewer service is provided by the City of Sedro-Woolley Wastewater Treatment Facility. The wastewater treatment facility is currently at approximately 49 percent of its capacity, with an annual average discharge of 1.24 million gallons per day. A City sewer main serves the Center with a pipe that runs through an easement across the county-owned Northern State Recreation Area (see Figure 7). The sewer line enters the recreation area from a location east of Fruitdale Road, just north of McGarigle Road. From there the line travels northeasterly. The line has a side sewer which extends northerly into the Center. In 2008, this side sewer line was updated with a new cured-in-place 15-inch diameter concrete sewer pipe.

Internally, gravity sewers make up much of the on-site system, although some buildings may have pumps. Much of the original sewer system consisted of brick and mortar manholes, concrete pipe sewer main, and clay tile pipe sewer service lines. Improvements to the sewer system, including replacement of infrastructure and lining of existing pipes, have been completed sometime within the last 15 years to address issues with groundwater infiltration, however as-built drawings have not been available to confirm these changes. Sewer service to many of the unoccupied buildings has been decommissioned, and abandoned sewer infrastructure remains in place. The main pipe flows to the southern end of the Center where total sewer usage was determined by a sewer flow meter station. This flow meter station may no longer be operating.

3.6.4 Stormwater

Assessment of the existing stormwater system is based largely on the Northern State Multi-Service Center Utilities Master Plan². Based on the limited documentation available, it appears that the storm system has been pieced together with repairs, replacements, and improvements through the years. While it seems fairly certain that upgrades and improvements have taken place in the two decades since the utility master plan report was written, lack of documentation has made it difficult to determine the extent of the improvements actually constructed.

² Skagit Surveyors. 1998. Northern State multi-service center utilities master plan report. Skagit Surveyors & Engineers. December 21

Stormwater is captured by catch basins distributed across the site and conveyed through a network of high-density polyethylene pipes (10-, 12-, 18-, 21-, and 24-inch-diameter), polyvinyl chloride pipes (8- and 32-inch-diameter), 4- to 15-inch-diameter reinforced concrete pipe, 6- to 12-inch-diameter clay pipe, and swales (see Figure 8). Roof drains collect stormwater from the buildings and are piped directly underground to the storm-conveyance pipes. Stormwater collected from the developed area north of Northern State Road is conveyed through pipes to drainage pond I, located on the northeastern corner of the Center. An oil/water separator, along with an emergency overflow, is located at the facility which discharges to Hansen Creek. Stormwater collected across the western half of the Center between Northern State Road and Thompson Drive is drained into a quality-control pond. An outflow from this pond is provided through a gravelly sand berm into the unnamed stream east of the Department of Enterprise Services administrative buildings. Stormwater from the eastern half of the central area, which includes recreation building, Gray, Fraser, and RSN buildings, is conveyed to a stormwater pipe that discharges to Hansen Creek, without a detention facility. Stormwater runoff from the developed area around the National Guard Armory is collected by catch basins and conveyed via 6- to 12-inch-diameter polyvinyl chloride and corrugated metal pipes to a pond east of the armory. The Utilities Master Plan Report states that the pond “is pumped into an irrigation field to the south,” but the current status of this system is unknown. Improvements to the storm system have been made over the past 15 years; however, they have not been well documented and a video inspection is needed to determine the condition and functionality of the storm pipes.

3.6.5 Power

Electrical power is supplied to the Center by Puget Sound Energy via a 12,470-volt underground feeder line, which is reduced to 2,400 volts for distribution. There appears to be sufficient electrical capacity to support more intensive development on the Center.

A regional natural gas distribution line, owned by Williams NW, traverses the northwest corner of the Center property within a 75 foot wide easement. Local service to the Center is supplied however by Cascade Natural Gas via a 2 inch diameter line.

The power plant building on the Center provides steam heating to a number of buildings on the Center. There are four gas-fired boilers at the plant. The central steam plant and distribution system are in good condition and have been well maintained. The condition of heating systems in the buildings varies.

3.6.6 Telecommunications

Frontier Communications currently has fiber-optic and copper lines available to the site for telecommunications service. A 24-fiber cable and a 300-pair copper line enter the site at the intersection of Fruitdale Road and Thompson Drive. It is assumed that most of the buildings that are currently occupied have a connection to some form of telecommunications for Internet and telephone service. While the copper line is best suited for residential use and digital subscriber line with internet service up to 20 megabytes per second, the existing fiber line has capacity to serve new commercial and industrial buildings.

Figure 7
Utilities

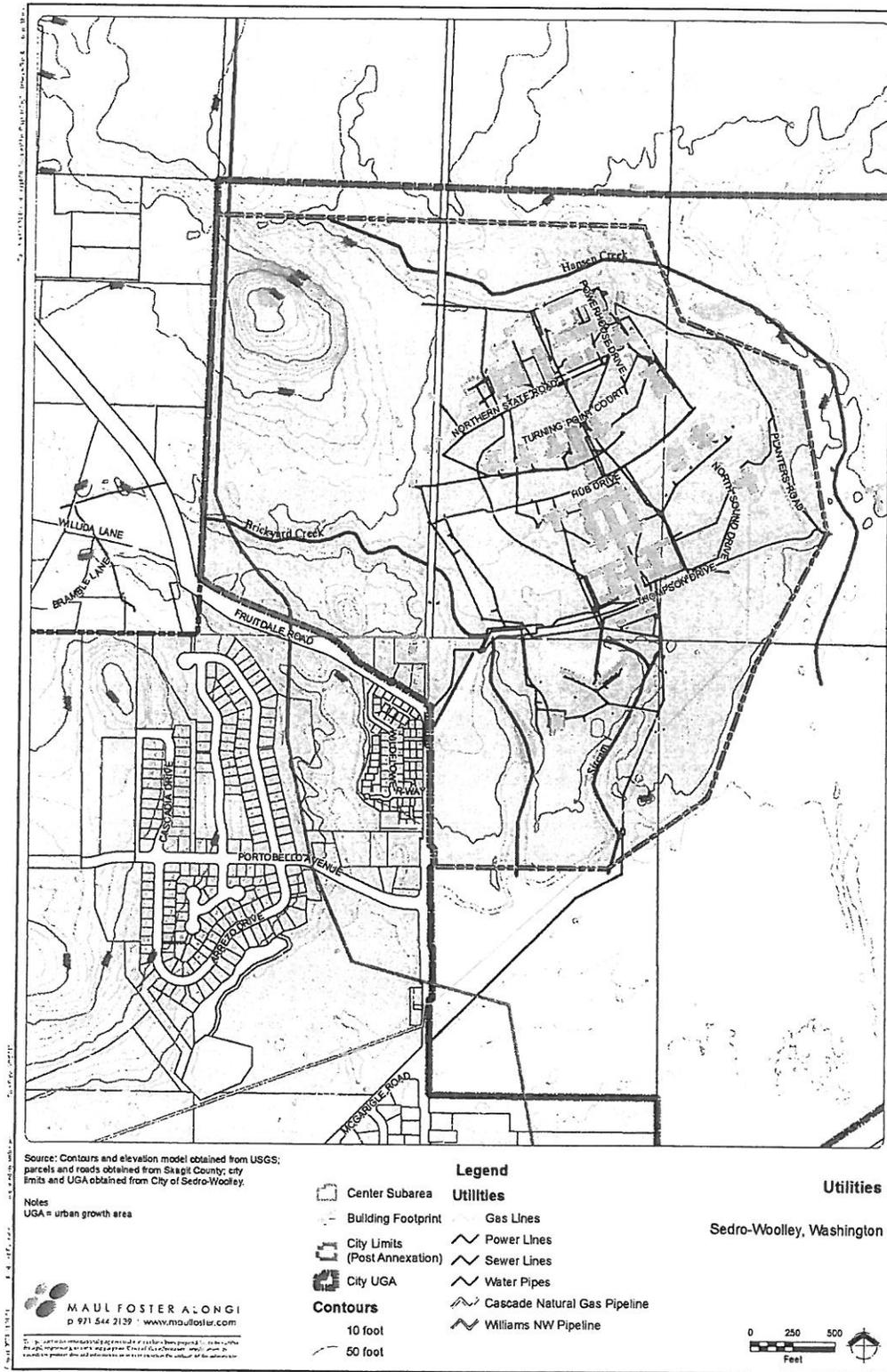
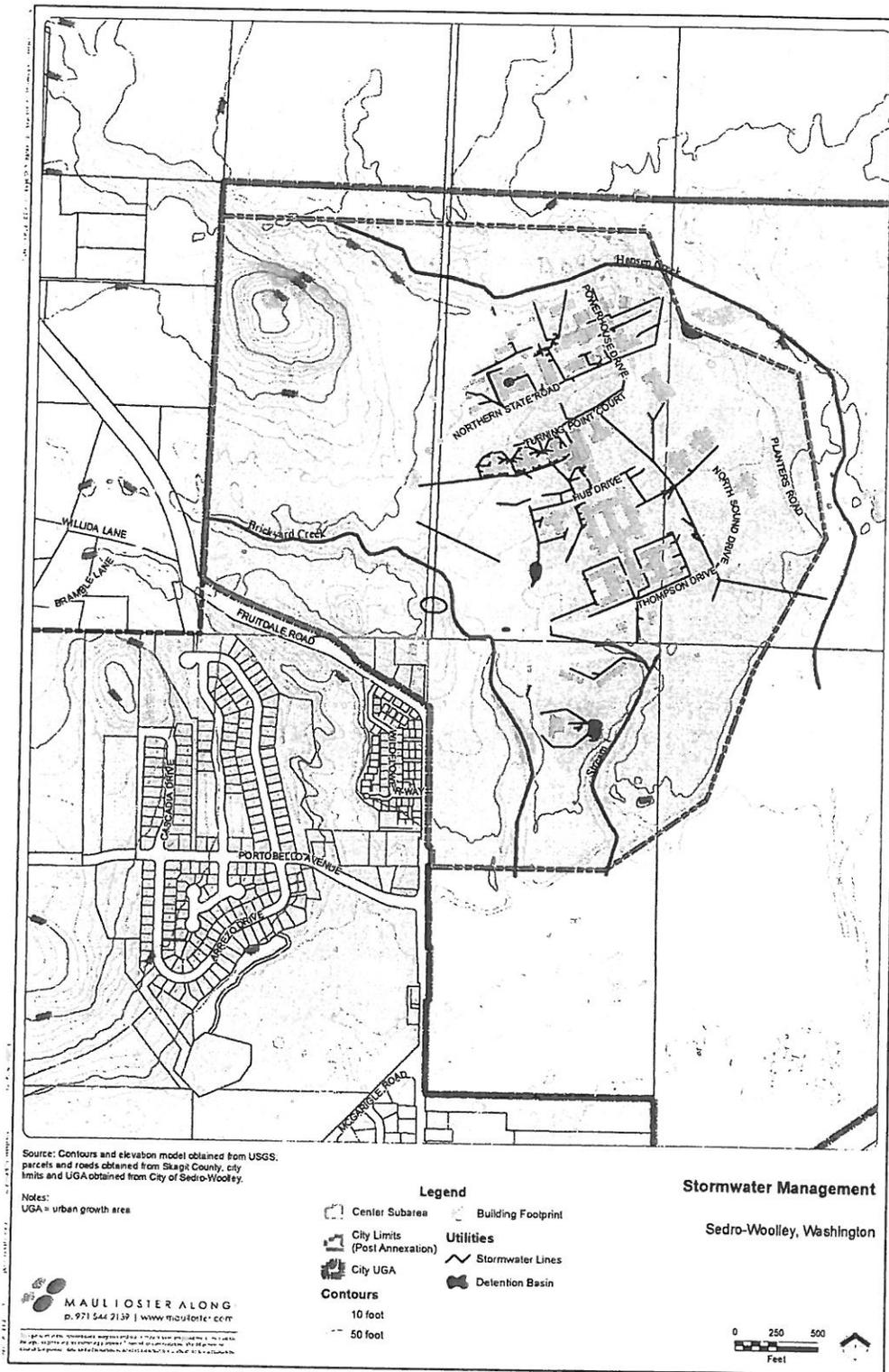


Figure 8
Stormwater Management



3.7 NATURAL RESOURCES

A reconnaissance study of the Center was conducted to identify the presence and approximate locations of regulated critical areas, including wetlands, streams, floodplains, and geologic hazards. The reconnaissance study included review of available maps and data from the Washington State Department of Natural Resources, Washington Department of Fish and Wildlife's Salmonscape Web site, National Wetland Inventory (NWI), Skagit County Critical Areas maps, and Natural Resource Conservation Service soil maps. This research was augmented by field investigation to confirm findings, approximate the boundaries of wetlands and prepare preliminary wetland ratings.

3.7.1 Streams

Three streams flow through the Center, all of which are classified as Type F, fish-bearing streams (see Figure 9). Hansen Creek flows along the northern and eastern Center boundaries. Brickyard Creek flows through the western and southwestern portion of the Center. A third stream (designated for the study as Stream 1) was observed in the field to flow under Thompson Drive. County Critical Area maps and Salmonscape depict this stream as farther to the south. Salmonscape shows documented salmonid use in all three streams. Hansen Creek provides documented salmonid spawning and rearing habitat. Hansen Creek supports two Endangered Species Act listed salmonids, Chinook and steelhead, in addition to coho, chum, and pink salmon.³ Hansen Creek has been identified as a 303d list impaired waterbody for fish habitat, temperature, fecal coliform, and dissolved oxygen. Salmonscape shows fish barriers classified as unknown (unknown if they are a complete blockage) on Brickyard Creek below the ornamental pond and at the culvert beneath Northern State Road. Despite these blockages, Brickyard Creek is documented as artificial rearing habitat for pink, fall chum, and fall Chinook salmon. Coho presence is assumed in Brickyard Creek. Salmonscape shows Stream 1 as having documented coho presence.

3.7.2 Wetlands

The NWI maps include four wetlands on the Center. With the exception of the rock outcrop in the northwestern corner of the Center, the Natural Resource Conservation Service maps classify most of the Center soil as hydric soil types. Field reconnaissance confirmed the presence of the mapped wetlands and a full wetland delineation and rating was conducted in the southwest corner of the Center⁴ (see Figure 9). The wetland delineation was conducted in an area anticipated for the first phase of redevelopment at the Center. As future phases of development are implemented, wetland delineations will be needed in other areas of the property.

- Brickyard Creek Wetlands—Two areas along Brickyard Creek are mapped as NWI wetlands. Wetland delineation was conducted south of Thompson Drive along Brickyard Creek and the ornamental pond (identified as Wetland H in the delineation report). Historical documents indicate that a series of three dams were constructed on Brickyard Creek in the 1920s to create ornamental ponds and store water for irrigation of the adjacent farmland. The pond is lined with large amounts of non-native, invasive yellow flag iris (*Iris pseudacorus*) and appears to have silted in and become shallow.

³ Hansen Creek Watershed Management Plan. Prepared by Miller Consulting for Skagit County Public Works Department. 2002.

⁴ Wetland Investigation and Delineation Report: Northern State Campus. Prepared by Widener & Associates. September 2015

- Stream 1 Wetlands—Stream 1 lies in a steep ravine and receives water from two culverts under Thompson Drive. Historically, a surface stream ran north of Thompson Drive, but it was buried underground sometime between 1937 and 1966 (based on aerial photographs). English ivy (*Hedera helix*) has overtaken the northern portions of Stream 1 which has a canopy of large trees. Reed canarygrass (*Phalaris arundinaceae*) is found in the entire channel to the south until it reaches an existing culvert. With no identifiable ordinary high water mark, the northern portion of this drainage is considered a wetland rather than a stream (identified as Wetland E in the delineation report). Downstream of the existing culvert a defined channel forms and is bordered by freshwater wetlands (identified as Wetland G in the delineation report).
- Nonriparian Wetlands—The NWI maps also identify wetlands on flat terraces on the southern portion of the Center that are currently maintained as mowed fields and were likely used for agriculture in the past. The NWI maps also identify a unique water feature on the Center, a reservoir that was excavated on Goat Hill in the northwest corner of the property. Historical records indicate the reservoir was excavated in 1925 to provide an additional water source for the Northern State Hospital and adjacent farmland. Based on interviews with the Department of Enterprise Services maintenance staff, the reservoir is not currently used.

Figure 9
Wetlands and Streams



3.7.3 Frequently Flooded Areas

Frequently flooded areas are lands in the floodplain subject to a 1 percent greater chance of flooding in any given year. Those lands provide important flood storage, conveyance, and attenuation functions. At a minimum, frequently flooded areas include the 100-year floodplain designations of the Federal Emergency Management Agency (FEMA) and the National Flood Insurance Program. Based on FEMA Flood Maps, the Center's eastern and northern edges are located within the 100-year floodplain, running along both sides of Hansen Creek.

3.7.4 Geological Hazards

Geologically hazardous areas are designated to protect areas that are susceptible to erosion, sliding, earthquakes, or other geologic events that may pose a threat to health and safety. A hazard site assessment is required for all development activity proposed within 200 feet of an area of known or suspected risk.

A geological hazard area is designated along the banks of Hansen Creek between Thompson Drive and North Cascades Highway. This area is outside, but immediately south of, parcel P100632. No geological hazard area is located on the Center itself.

3.7.5 Aquifer Recharge Areas

Aquifer recharge areas are designated to protect and maintain both groundwater quantity and quality. The (Sedro-Woolley Municipal Code (SWMC) classifies areas as Category I and Category II aquifer recharge areas (Ch. 17.65.300).

The eastern half of the property is within the Hansen Creek flow-sensitive basin, which is a designated Category I aquifer recharge area. Category I areas are so designated because of the need to provide special protection due to a specific preexisting land use, or because they are identified by the local, state or federal government as areas in need of special aquifer protection where a proposed land use may pose a potential risk which increases aquifer vulnerability. Development in these areas requires an aquifer recharge site assessment as part of the development permit review process.

Limitations on groundwater withdrawal are placed on flow-sensitive basins. The Hansen Creek flow-sensitive basin has a groundwater withdrawal limit of 38,130 gallons per day. Prohibited land uses include:

- Landfills
- Class V underground injection wells
- Facilities that dispose of radioactive substances

3.7.6 Wildlife Habitat

The large areas of natural, undeveloped land around the Center have the potential to provide important wildlife habitat. Species that are likely to occur on the campus include birds, elk, and small mammals. One feature of particular note on the historic campus itself is the decommissioned smokestack of the power plant that has become a roost for Vaux's swifts. The Vaux's swift is listed as a candidate species under the Washington State Endangered Species Act. For several years, Skagit Audubon Society members have counted the swifts entering the smokestack during spring and fall migration. Skagit Audubon Society reports that they have counted 10,000 to 20,000 birds per night, representing approximately 3 to 7 percent of the

total population of the species. Based on these observations, the national Audubon Society and Birdlife International have listed the smokestack as an Important Bird Area.

4 REAL ESTATE MARKET CONDITIONS

A Market Assessment was conducted as part of the Northern State Adaptive Re-use Study. The key findings of the Market Assessment are summarized in this section. A unique opportunity has developed since this Market Assessment was completed, the potential for Janicki Bioenergy to establish a research and development facility at the Center. This section also describes the Janicki Bioenergy opportunity as a potential anchor tenant to support revitalization of the Center.

This section describes the current countywide population and employment trends and projections, and summarizes the current market fundamentals by asset type.

4.1 MARKET CONDITIONS AND TRENDS

Adaptive reuse of the Center will be strongly influenced by the demographic and economic trends of the county and the city. In general, the county has a relatively small population that has experienced modest but steady growth. The county's economy is driven in large part by manufacturing, with 36 percent of the county's gross domestic product (GDP)⁵ coming from this sector. The manufacturing sector is primarily driven by nondurable goods such as food and petroleum. While the county's economy did not fare as well as others during the Great Recession, it has recovered, with the 2012 GDP only 2 percent less than it was when it was at its peak in 2005. This economic activity, along with moderate population growth and improving employment figures, indicates that the local economy is stabilizing.

4.2 POPULATION AND EMPLOYMENT

POPULATION

Among the nine counties in Washington located along the I-5 Corridor between the Oregon State border (Clark County) and the Canadian border (Whatcom County), Skagit County has the third-lowest population, ahead of only Lewis County and Cowlitz County. The population of Skagit County in 2010 was 116,901, which represented 2.5 percent of the total population of these nine counties. By comparison, Whatcom County to the north had a population of 201,140, while Snohomish County to the south had a population of 713,335. The county's total population underscores the rural nature of Skagit County relative to its neighbors. Looking ahead, the county's population growth patterns are not projected to change significantly between 2010 and 2030 (see Table 4). While population during this 20-year period is projected to increase by 28,000 people, the compound annual growth rate is projected to slow from 1.3 percent observed between 2000 and 2010 to 1.1 percent between 2010 and 2030.

Table 4
Skagit County Population
Trends and Forecast

	Value	Rank in WA
Looking Back*		
2010 Total Population	116,901	11
2000-2010 Growth	13,922	13
% Change	13.5%	13
Annual Growth Rate	1.3%	13
Looking Ahead**		
2030 Total Population	144,953	11
2010-2030 Growth	28,052	13
% Change	24.0%	11
Annual Growth Rate	1.1%	11

* US Census

** OFM/Medium Series Forecasting | May 2012

⁵ U.S. Bureau of Economic Analysis, 2012 GDP by Region.

In 2013 the population estimate for the county was 118,600 and the population of the Sedro-Woolley UGA was estimated to total 12,386 or 10.4 percent of the county total (See Table 5). The Sedro-Woolley UGA comprises the city limits as well as some unincorporated land, including the Center. Looking ahead, the Sedro-Woolley UGA is estimated to grow by 3,000 people between 2014 and 2030 at a compound annual growth rate of 1.4 percent. This growth would represent 12.3 percent of the county population growth during the same period.

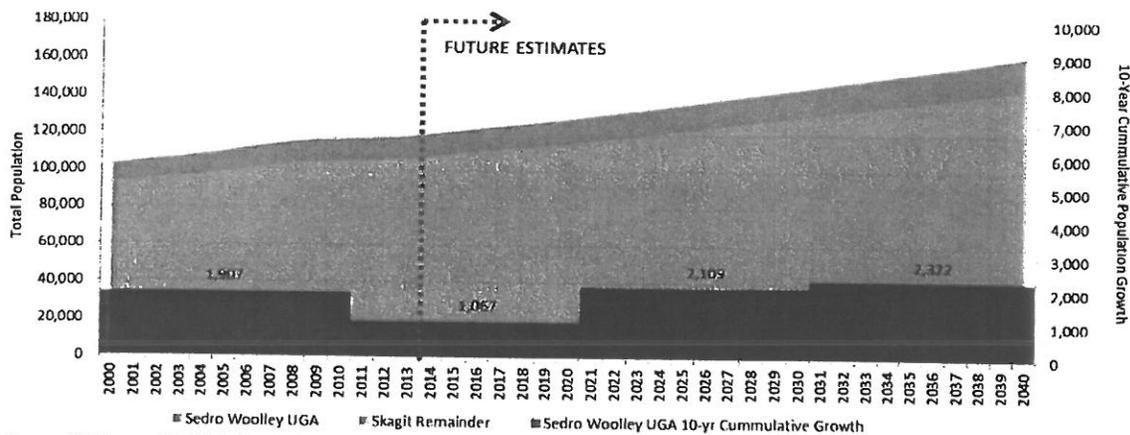
**Table 5
Sedro-Woolley UGA Population Forecast**

Area	2014	2030	Change	CAGR
Skagit County	120,112	144,953	24,841	1.2%
Sedro Woolley UGA	12,448	15,511	3,063	1.4%
Sedro Woolley Share	10.4%	10.7%	12.3%	

Source: OFM/Medium Series Forecasting | May 2012, Heartland

Figure 10 summarizes the growth trends and forecast for Skagit County and the Sedro-Woolley UGA. This illustrates the measured population growth that is anticipated for the county. The moderate growth rate is positive for the future of the county and the city; however, barring any major shift in the local economy or migration patterns, there is not expected to be a population boom in either the county or the UGA.

**Figure 10
Skagit County and Sedro-Woolley Population Growth Trends and Forecast**



Source: US Census, OFM/Medium Series Forecasting | May 2012, Heartland

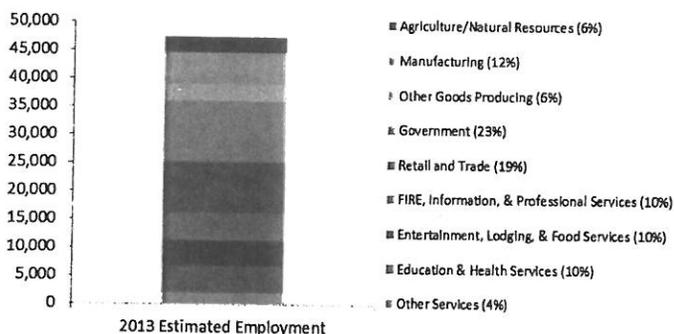
EMPLOYMENT

Two broad industry sectors, manufacturing and the public sector, anchor the Skagit County employment base. Together, these two sectors comprise 47 percent of the county’s total estimate of 47,273 jobs in 2013. Manufacturing accounts for 12 percent of the total jobs, but it accounts for roughly 35 percent of the county’s GDP, underscoring the importance of these jobs to the county’s economic health. The other major employment sector in the county is government, which accounts for 23 percent of the jobs and 15 percent of the county GDP. Figure 11 shows a chart of employment distribution by sector as well as a table noting the major private employers in the county.

Skagit County’s employment base peaked in 2008 at 55,210 jobs. From peak to trough, Skagit County shed 4,570 jobs, or over 8.3 percent. Relative to Washington State, Skagit County entered the recession early and experienced a greater decline, and its labor market took longer to recover. Washington State and the U.S.

both began to recover in 2010; Skagit County’s recovery has lagged by a year.⁶ As of mid-year 2014, Skagit County was still lagging the state and the nation in its recovery. Based on recent employment projections, the county will not approach peak employment until after 2018, which would equal a ten-year period to recover the jobs lost during the Great Recession (See Figure 12).

Figure 11
Skagit County Employment Distribution and Major Private Employers



Source: Employment Security Department, Quarterly Census of Employment & Wages

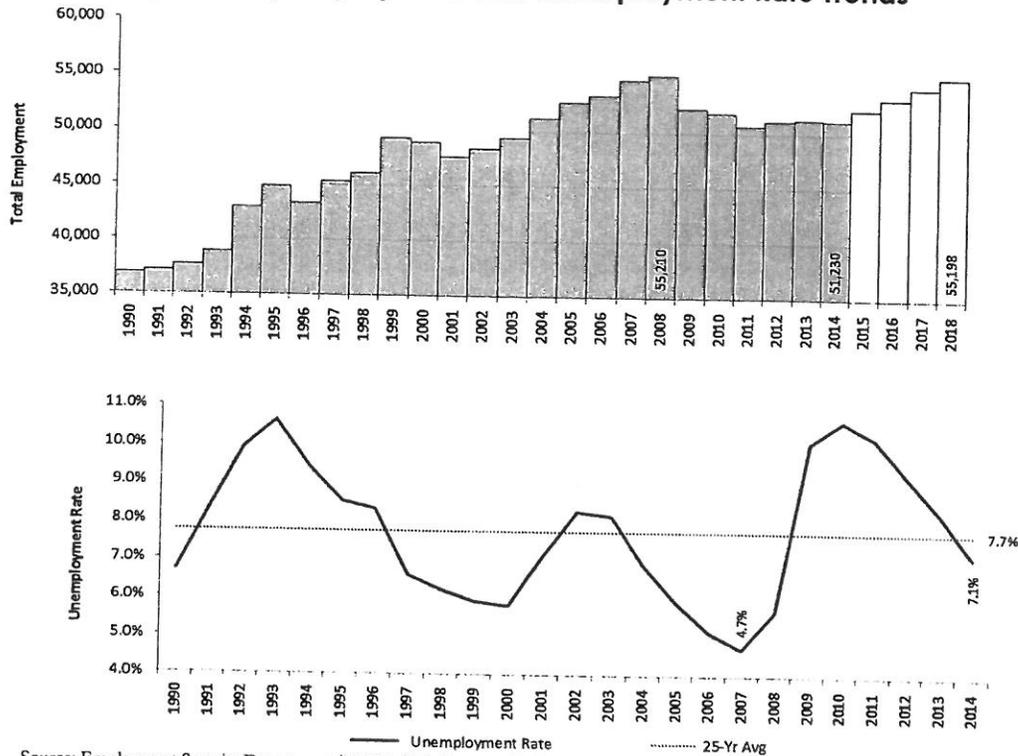
Company Name	Industry	City
Janicki Industries	Manufacturing	Sedro Woolley
Regence BlueShield	Education & Health Services	Burlington
Skagit Valley Casino Resort	Entertainment, Lodging, & Food Services	Bow
Shell Puget Sound Refinery	Manufacturing	Anacortes
Tesoro Anacortes Refinery	Manufacturing	Anacortes
Dakota Creek Industries	Manufacturing	Anacortes
Trident Seafoods Corporation	Manufacturing	Anacortes
Draper Valley Farms	Manufacturing	Mount Vernon
PACCAR	Manufacturing	Burlington
Dunlap Towing Co.	Retail and Trade	La Conner

Source: Economic Development Association of Skagit County, 2011

⁶ Anneliese Vance-Sherman, PhD, regional labor economist, Employment Security Department. Skagit County Profile. August 2013.

As the labor market has slowly improved, the unemployment rate has declined steadily since the peak of 10.7 percent in 2010 (See Figure 12). The current rate is 7.1 percent and is now below the 25-year average of 7.7 percent.

Figure 12
Skagit County Employment and Unemployment Rate Trends



Source: Employment Security Department/LMEA; U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics

4.2.1 Use Type

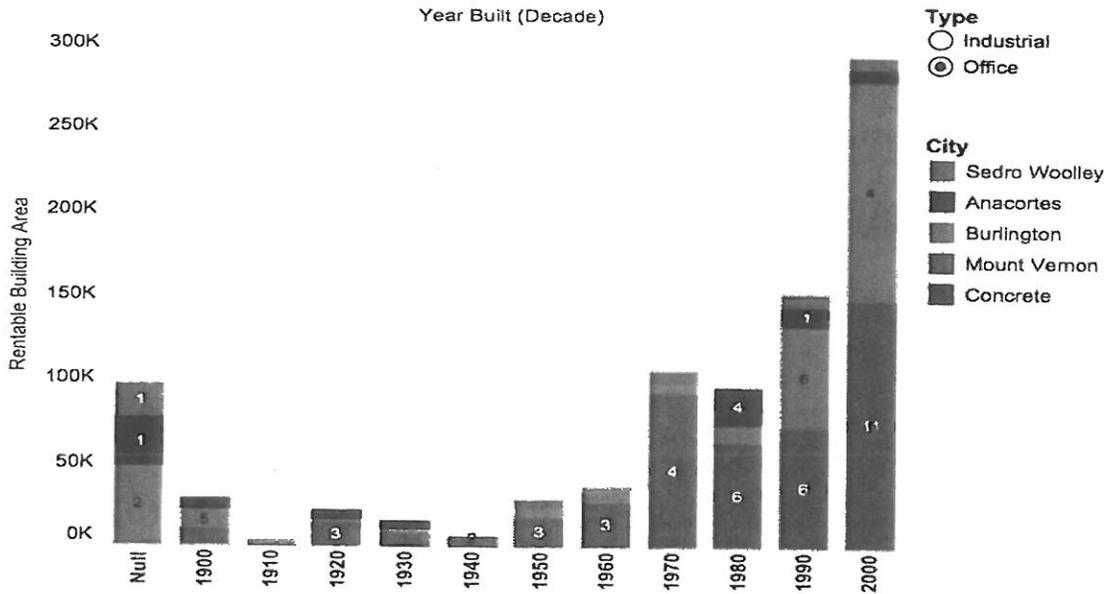
This section assesses current market conditions of potential uses that could potentially be accommodated on the Center.

OFFICE

The market for office space in Skagit County has seen significant growth since 2000, with over 290,000 square feet delivered during that period representing roughly one-third of the entire county’s 883,614 square feet of total office building space. Nearly 95 percent of this relatively new supply has been concentrated around the I-5 corridor in the cities of Burlington and Mount Vernon. The city has just over 50,000 square feet of office square footage, representing 5.7 percent of the county’s total supply. Of the 90 buildings surveyed in Skagit County, the average office building size is less than 10,000 square feet, while Sedro-Woolley’s eight buildings average 6,300 square feet. There are no office buildings in the county with more than 100,000 square feet. To contextualize the scale of the Skagit County office market, Whatcom County’s office market comprises 2.8 million square feet in 220 buildings and Snohomish County totals 16.0 million

square feet in 1,137 buildings. Skagit County’s office supply is one-third and one-twentieth of the Whatcom and Snohomish county markets, respectively.⁷ Figure 13 illustrates countywide office delivery trends by decade, while Figure 14 depicts the concentration of the county’s office buildings.

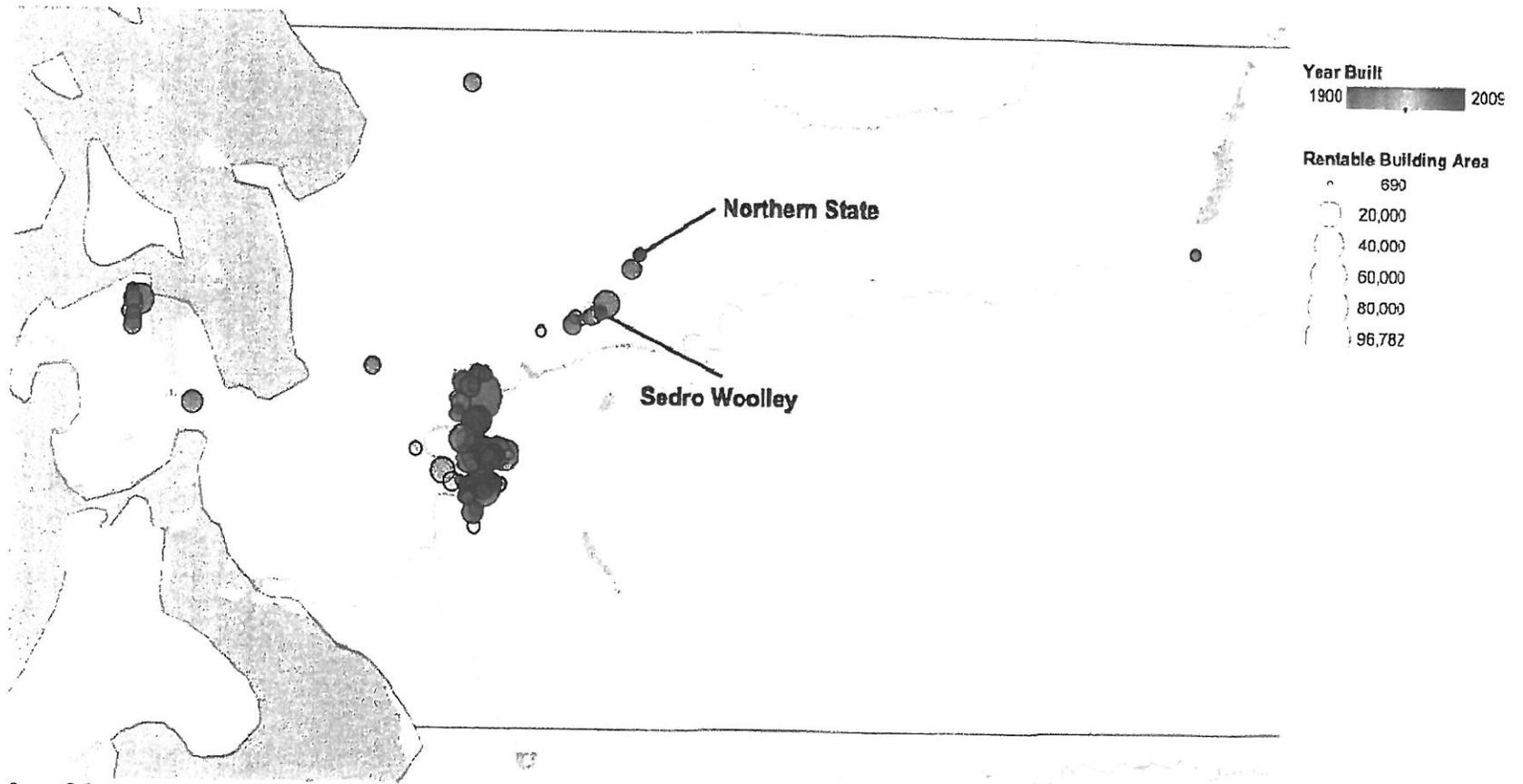
Figure 13
Skagit County Office Delivery Trend



Source: CoStar.

⁷ Data referenced from CoStar.

Figure 14
Skagit County Office Product Distribution Map



Source: CoStar.

The county's current average gross asking rental rate for office space is \$14.15 per square foot per year. This asking rate is 6.2 percent below the five-year average rate of \$15.03. At \$12.00 per square foot, the limited office supply found in Sedro-Woolley has an average asking rate that is \$2.15, or 15 percent, less than the countywide average rate. The current office vacancy rates for the county and the city are 13.8 percent and 13.3 percent, respectively. The current rates are approximately 5 percent higher than the five-year average. Figure 15 summarizes the Skagit County/Sedro-Woolley office market.

Figure 15
Skagit County/Sedro-Woolley Office Market Fundamentals

	County			Sedro Woolley			Comparison	
	Current	5-Year Avg		Current	5-Year Avg		Value	Note
Buildings	90			8			8.9%	SW % of County
Rentable Area	883,614			50,060			5.7%	SW % of County
Average Age	48.8			43.5				
Gross Rent Per SF	\$14.15	\$15.03	↓	\$12.00	\$11.68	↑	(\$2.15)	SW < County
Vacancy Rate	13.8%	9.2%	↓	13.3%	7.6%	↓	-0.5%	SW < County
Vacant SF	121,869	78,009	↓	6,639	3,781	↓	5.4%	SW % of County
Months on Market	17.3	17.5	↑	45.6	18.6	↓	28.3	SW > County

Source: CoStar.

As of 2015, there is only one office building in the development pipeline: the Kulshan Creek Professional Office, located in Mount Vernon, east of I-5. This lack of proposed development is not unexpected, given the current office market fundamentals and slow job growth. Any new office development in the county and the city in the coming years likely will be necessitated by an owner/user rather than speculatively built.

INDUSTRIAL

The industrial market in the county experienced significant growth in the 1990s and 2000s, with over 1.3 million square feet delivered during that period, representing roughly 40 percent of the entire county's 3.3 million square feet of total industrial inventory. Approximately 90 percent of this 1990s/2000s supply has been concentrated around the I-5 corridor in the cities of Burlington and Mount Vernon. The area surrounding the Skagit Regional Airport, known as Bayview Ridge, has also been one of the County's focus areas for industrial land uses. During the 1990s and 2000s this area captured nearly 40 percent of the development. Going forward, the Bayview Ridge area is primed to accommodate more industrial facilities as demand warrants because of its location outside the floodplain. The city has just over 77,000 square feet of industrial square footage, representing 2.7 percent of the county's total supply. To contextualize how small the Skagit County industrial market is, Whatcom County's industrial market comprises 5.1 million square feet in 246 buildings and Snohomish County totals 34.6 million square feet in 1,050 buildings. Skagit County's industrial supply is 66 percent of the Whatcom County market and only 9 percent of Snohomish County's market.⁸ Figure 16 illustrates Skagit County-wide industrial delivery trends by decade, while Figure 17 depicts the concentration of the county's industrial supply.

⁸ Data referenced from CoStar.

Figure 16
Skagit County Industrial Delivery Trend

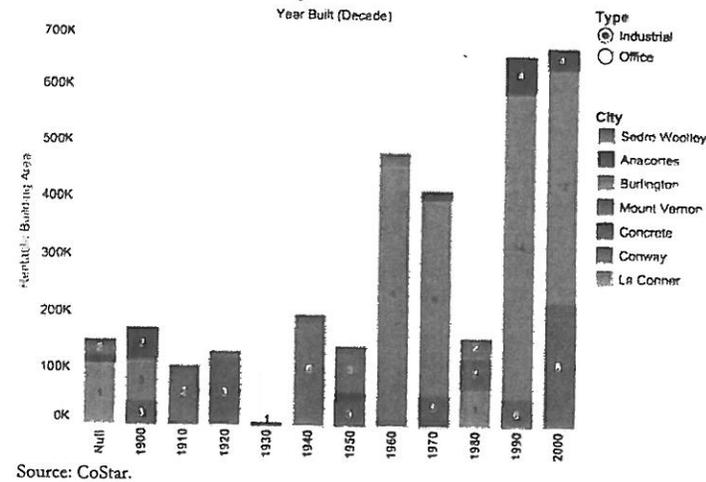
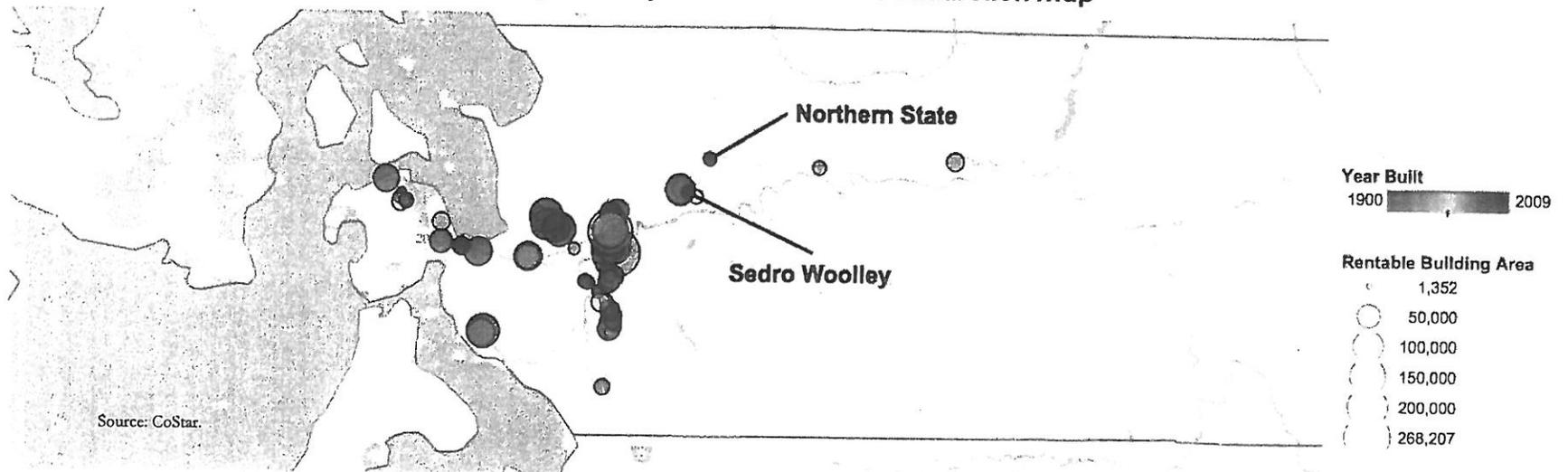


Figure 17
Skagit County Industrial Product Distribution Map



The county's current average gross asking rental rate for industrial space is \$6.25 per square foot per year (see Figure 18). This asking rate is 3.0 percent below the five-year average rate of \$6.44. There are currently no listed asking rents in Sedro-Woolley. The current industrial vacancy rates for the county and the city are 16.0 percent and 1.6 percent, respectively. The county's current vacancy rate is approximately 10 percent higher than the five-year average, while Sedro-Woolley's industrial space is well utilized. The countywide vacancy rate is more indicative of the scale of market demand, while the low city vacancy rate illustrates both the strength of local businesses and the limited supply of real estate in the relatively small community.

Figure 18
Skagit County/Sedro-Woolley Industrial Market Fundamentals

	County			Sedro Woolley			Comparison	
	Current	5-Year Avg		Current	5-Year Avg		Value	Note
Buildings	104			7			6.7%	SW % of County
Rentable Area	3,275,567			457,374			14.0%	SW % of County
Average Age	38.6			63.3				
Gross Rent Per SF	\$6.25	\$6.44	↓	-	-	-	N/A	SW < County
Vacancy Rate	16.0%	6.2%	↓	1.6%	0.9%	↓	-14.4%	SW < County
Vacant SF	523,244	179,082	↓	7,100	710	↓	1.4%	SW % of County
Months on Market	44.4	22.7	↓	-	-	-	N/A	SW > County

While there is ample land for industrial development in Skagit County, there is only one industrial project noted in the development pipeline: a 13,000-square-foot warehouse development opportunity located in Mount Vernon, west of I-5. Much like the office market, this lack of proposed development is not unexpected, given the current market fundamentals and slow job growth.

HOSPITALITY

Hospitality owners and/or managers may be attracted to the Center because of its picturesque setting and the rare concentration of historic buildings. The on-site amenities that currently exist as well as those that could be developed over time present an opportunity to create a destination resort that can occupy multiple buildings and provide a place to stay as well as explore. A hospitality program could include guest rooms, a restaurant(s) that may source some of its food from area farms, a conference center, and recreation opportunities on the Center as well as on the adjoining County-owned parkland that surrounds

Figure 19
Aerial Image of McMenemy's Edgefield Resort



Source: <http://www.mcmenamins.com/>

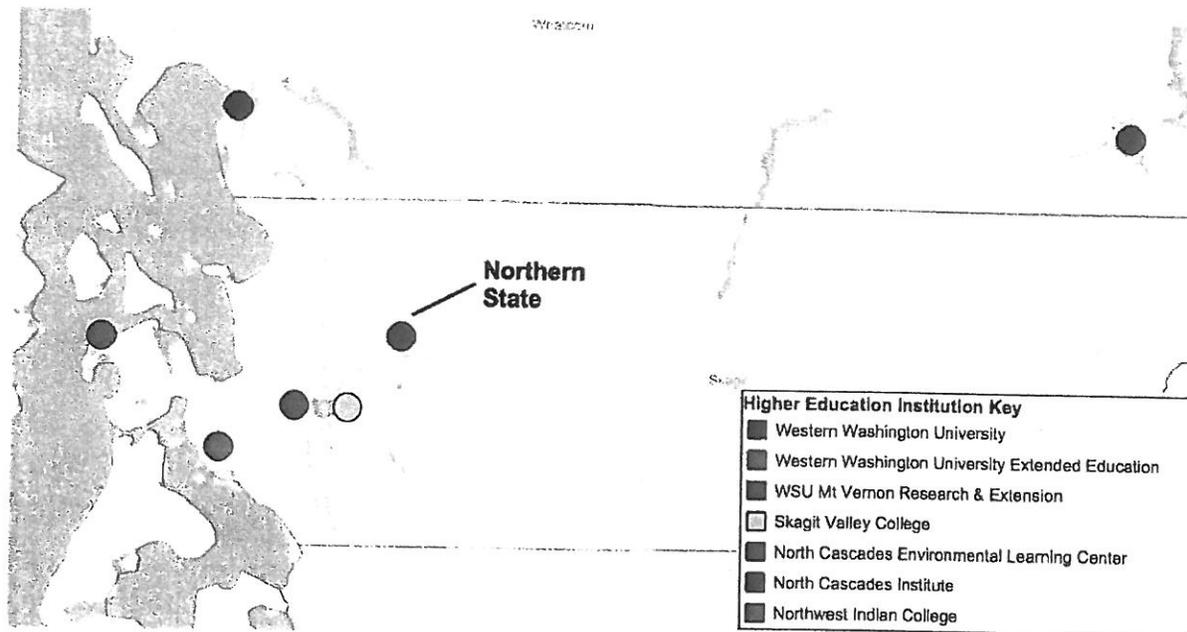
the Center. The Trevennen Building was originally designed as nurses' quarters and has the character and floor plan to make an attractive boutique hotel. Any of the existing seven ward buildings could support guest rooms or other supporting functions, while the remaining stock could house any of the elements that support the resort's regional draw. A destination hospitality program at the Center could draw inspiration from regionally renowned resorts such as McMenemy's Edgefield Resort (see Figure 19). This roughly 100-acre property, which is located approximately 20 miles east of Portland, Oregon, features 114 hotel rooms, ten restaurants and bars, a brewery and winery, a working farm that supports the restaurants, a ballroom, a movie theater, a spa, a golf course, a concert stage, and many other on-site attractions that help drive demand.

EDUCATION/RESEARCH

Another user group that may be a good fit for the Center is educational and research organizations. These educational organizations could be either extensions of the five four-year universities in the state, a community college campus location, or a private school. Educational institutions would be a natural fit for the campus layout at the Center; the existing buildings could support classrooms, boarding, and other support functions such as administrative, recreation, and dining. The concept for a research campus is one where a technology, biotechnology, other laboratory-based or even outdoor recreation equipment development entity utilizes the Center to establish a creative environment that offers researchers a place to focus on their pursuits while promoting innovation for their organization.

The locations of higher education facilities in Skagit County and Whatcom County are illustrated in Figure 20. The seven institutions with a presence in this area include Western Washington University's main campus in Bellingham and extension programs for Western Washington University and Washington State, with a focus in marine sciences and agriculture/food science, respectively. There is also the Skagit Valley College, which offers two-year degrees and limited four-year degrees; the Northwest Indian College branch campus in La Conner; and the private North Cascades Institute that offers a master's in education.

Figure 20
Higher Education Locator Map



4.3 JANICKI BIOENERGY

A unique proposal has been put forward by Janicki Bioenergy to potentially utilize the Center as a technology innovation center focused on public health and sanitation issues in developing countries. The Janicki Bioenergy proposal is a research and development facility rather than solely a manufacturing center. While the facility is expected to include some manufacturing operations, these will be limited to developing, testing, and smaller-scale production. The facility is expected to employ a larger number of engineers, designers, and managers than a typical manufacturing facility. This may create opportunities for renovation of some historic buildings to support office space.

The proposed Janicki Bioenergy research and development center could also support complementary hospitality facilities for foreign dignitaries, visiting project partners, and technicians who would come to the Center to be trained to operate and maintain the innovative equipment.

The Janicki Bioenergy proposal for a research and development center includes education and training components that fit into the “education/research” market sector. Janicki Bioenergy envisions bringing people in from around the world to train and learn to operate innovative sanitation technologies, which complements the potential for hospitality uses. There are also potential opportunities for synergistic academic research to be conducted alongside the commercial operation.

5 LAND USE REGULATORY FRAMEWORK

The Center was annexed into Sedro-Woolley on September 19th, 2015; transferring the regulatory authority to the City. The key elements of the pre-annexation land use regulatory framework for the city are summarized in this section.

5.1 COMPREHENSIVE PLAN

Under the Washington State Growth Management Act, local Comprehensive Plans establish the policies and framework for the physical development of a community. The Comprehensive Plan designates general types of land uses. Zoning ordinance and development regulations providing finer-detail requirements must comply with the Comprehensive Plan policies and land use designations.

CITY OF SEDRO-WOOLLEY

The Center was included in the UGA as part of the City's Comprehensive Plan amendments in 1998. As this is an area outside the city's boundary but in its UGA, the City has established a land use designation for the Center in anticipation of potential future annexation. The City Comprehensive Plan Land Use Map designates the Center as Public. This designation allows for a range of potential uses in the public interest, and is not restricted to only open-space use (see Section 5.2).

The City's Comprehensive Plan includes a number of goals and policies that support redevelopment of the Center, including the following:

Economic Development Element Goal E1: To develop a sound fiscal base.

Policy E1.1: Create employment opportunities within the Sedro-Woolley economy, particularly for residents who now commute to distant employment areas.

Policy E1.2: Participate with other public agencies and private interests in labor force training programs that take advantage of traditional resources.

Policy E1.3: Identify and promote sites that can be developed for a variety of local employment projects. Promote development of business and industrial parks, office and professional centers, and specialized commercial and entertainment centers.

Policy E1.4: Work with property owners to determine the effective development capacity of sites having employment center possibilities.

Economic Development Goal E2: To increase economic opportunities.

Policy E2.1: Encourage local business development opportunities and utilization by the private and public sector, particularly for small start-up businesses owned by or employing Sedro-Woolley residents. Promote local use of special small business financing and management assistance programs.

Policy E2.2: Identify facilities that may be used for small businesses. Assist efforts to reuse older buildings, redevelop vacant property, and revitalize the existing central business district.

Policy E2.4: Participate in special public/private ventures that provide public benefits and that are appropriate to Sedro-Woolley's long-range goals.

Policy E2.5: Reserve certain capable lands and sites for employment-related developments. Provide a suitable supply of commercial, retail, business, office, and industrial lands in Sedro-Woolley to reduce commuting requirements to outside areas for employment opportunities.

5.2 ZONING

With annexation the default zoning designation of the property will continue to be Public (P). Currently the “P” zone permits outright public uses, institutional uses, agriculture, and recreational uses and following conditional use permit approval, any other use, including commercial and industrial uses (SWMC) 17.32). The “P” zone has limited development restrictions. Building height is restricted to 60 feet but there are no minimum setback requirements.

These limited-use and regulatory restrictions currently in the “P” zone may not be sufficient for either this unique property or protection of the surrounding neighborhood from potentially adverse construction impacts. Therefore, the City intends to augment the “P” zone by requiring that all future development on the Center be consistent with the goals, policies, and development guidelines contained in an approved Subarea Plan and additional mitigating conditions within the Planned Action Ordinance.

6 SUBAREA LAND USE MAP AND POLICIES

The subarea land use map and policies provide a long-term coordinated framework for achieving the vision for the Center and are intended to reinforce design concepts and encourage redevelopment activities consistent with the vision. They comprise a companion document to the Center Planned Action EIS and Planned Action Ordinance. The Subarea Plan will provide certainty to potential investors, tenants, and occupants, as well as area residents.

During the process of revitalizing the Center, local impacts both expected and unexpected may occur. The governmental partnership should continue to work together not only to ensure success of the project but also to take steps through planned capital improvements to ensure compatibility with the immediate neighborhoods.

The Center is intended to promote area economic development and community benefit by transformation of the existing uses to a new synergistic mix of education, training, and research and development, manufacturing, hospitality, and commercial uses. Successful redevelopment will integrate public sector activities, including education and job training, with private sector enterprises. In the transformation, the design concepts of the original Olmsted Plan would be respected through thoughtful redevelopment and adaptive reuse of the viable architecturally significant buildings. New buildings would be incorporated as the market demand dictates in locations that respect, complement, and ultimately restore elements of the original master plan concepts. Public access opportunities will be reintroduced in appropriate areas of the Center and connect to surrounding County parklands.

Key Design Features of the Original Campus

The subarea land use map and policies are designed to protect and restore the key elements of the Olmsted master plan including:

- An orderly and predictable orientation of buildings and streets
- Building orientation to central campus and outward views
- Buildings set among expansive lawns
- Utilization of the terraced topography of the site
- Consistent architectural character, especially among the primary building in the central campus area
- Appropriately scaled street widths that respect pedestrian movements while invoking a slower lifestyle, quiet, and tranquility
- Welcoming public access features and pedestrian pathways

6.1 SUBAREA LAND USE MAP

The Subarea land use map organizes the 225 acre Center into three defined development areas, referred to as the “Core,” “Influence,” and “Open Space” Areas (See Figure 21 and Table 6). Development activities, with the exception of infrastructure, recreational and public activities, should be restricted to locations within the designated Core or Influence Areas (See Table 7).

Table 6
Land Use Areas

Land Use Areas	Size (acres)
Core	48.6
Influence	83
Open Space	93.4

1. Core Area.

This is the primary and architecturally most significant area of the Center. Synergistic and complementary uses would be clustered within the boundaries of the Core Area. Appropriate uses in the Core Area include education, office, research and development, hospitality, specialty residential uses, tourism, commercial and public uses.

In the Core, when economically viable, rehabilitation of existing historically contributing buildings for adaptive reuse should be encouraged. New construction should be situated in general proximity to former building locations that are consistent with the original design concepts. As existing leases expire, noncontributing buildings should be removed. Pedestrian movement between uses is encouraged in this area, with parking areas limited in number and scale.

2. Influence Area.

In the designated Influence Area, most of the same uses as in the Core would be appropriate, along with industrial operations, including assembly and manufacturing. The uses in the Influence Area align with the original Olmsted master plan, which included industrial types of support uses such as the power plant and maintenance shops to the north of the Core Area. Siting these uses south of Thompson Drive capitalizes on sloping topography and vegetation screening to minimize visual and operational impacts to the Core Area. Industrial buildings could be built into the slope so that the northern end facing the Core has reduced apparent height and mass. Construction of an additional loop road through the southern Influence Area would minimize and partially separate truck traffic from the Core.

Other appropriate uses in the Influence Area include training facilities and campus support facilities such as the power plant, utilities, security, commissary needs, general storage, and potentially a helipad.

3. Open Space Area.

The Open Space Area is intended for protection of natural resources and systems; infrastructure (such as roads, parking, and utilities needed for development in the Core and Influence Areas); and public access activities (such as trails, public parking, and exhibits) and other compatible uses.

Figure 21
Subarea Land Use Map

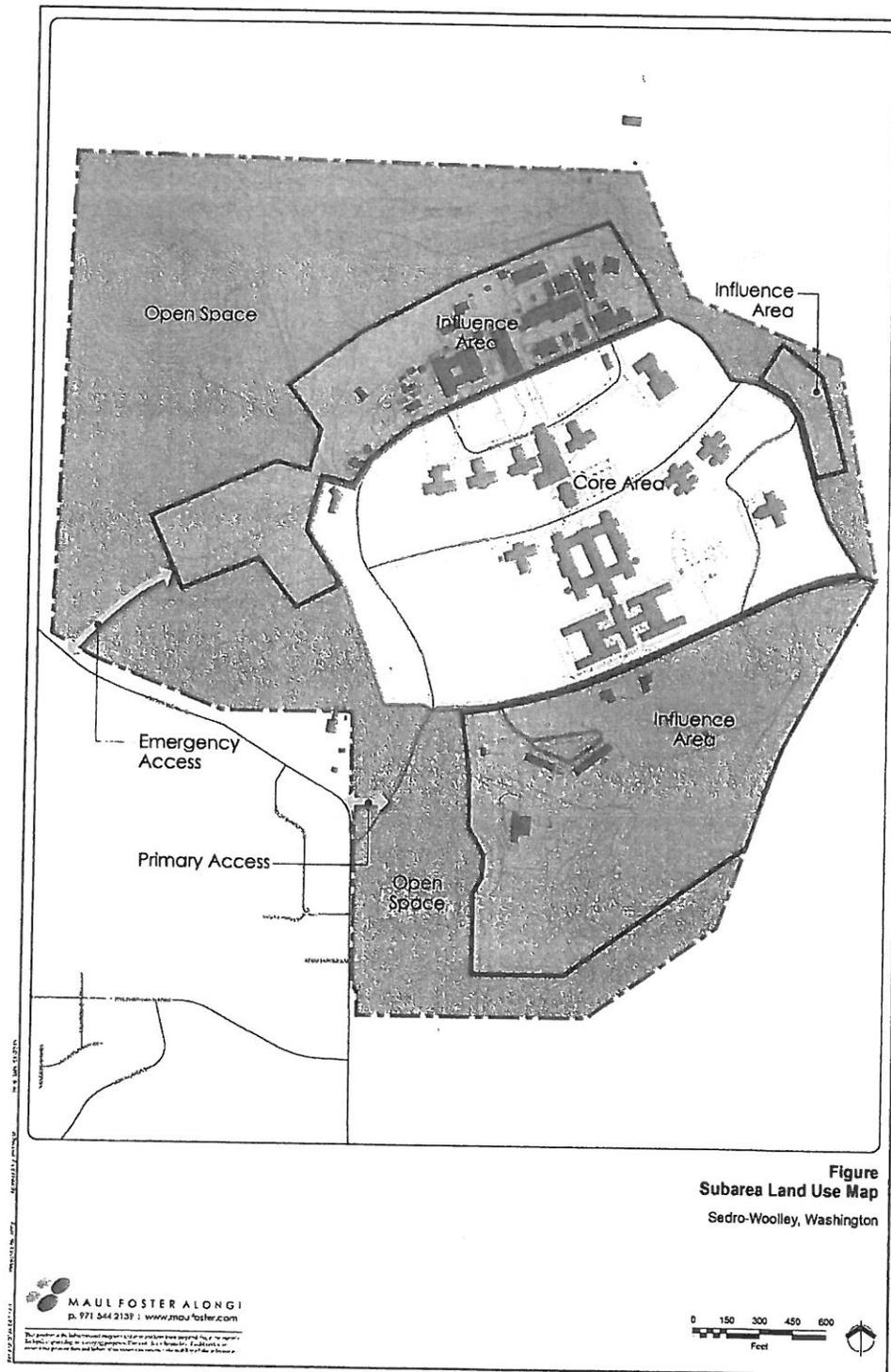


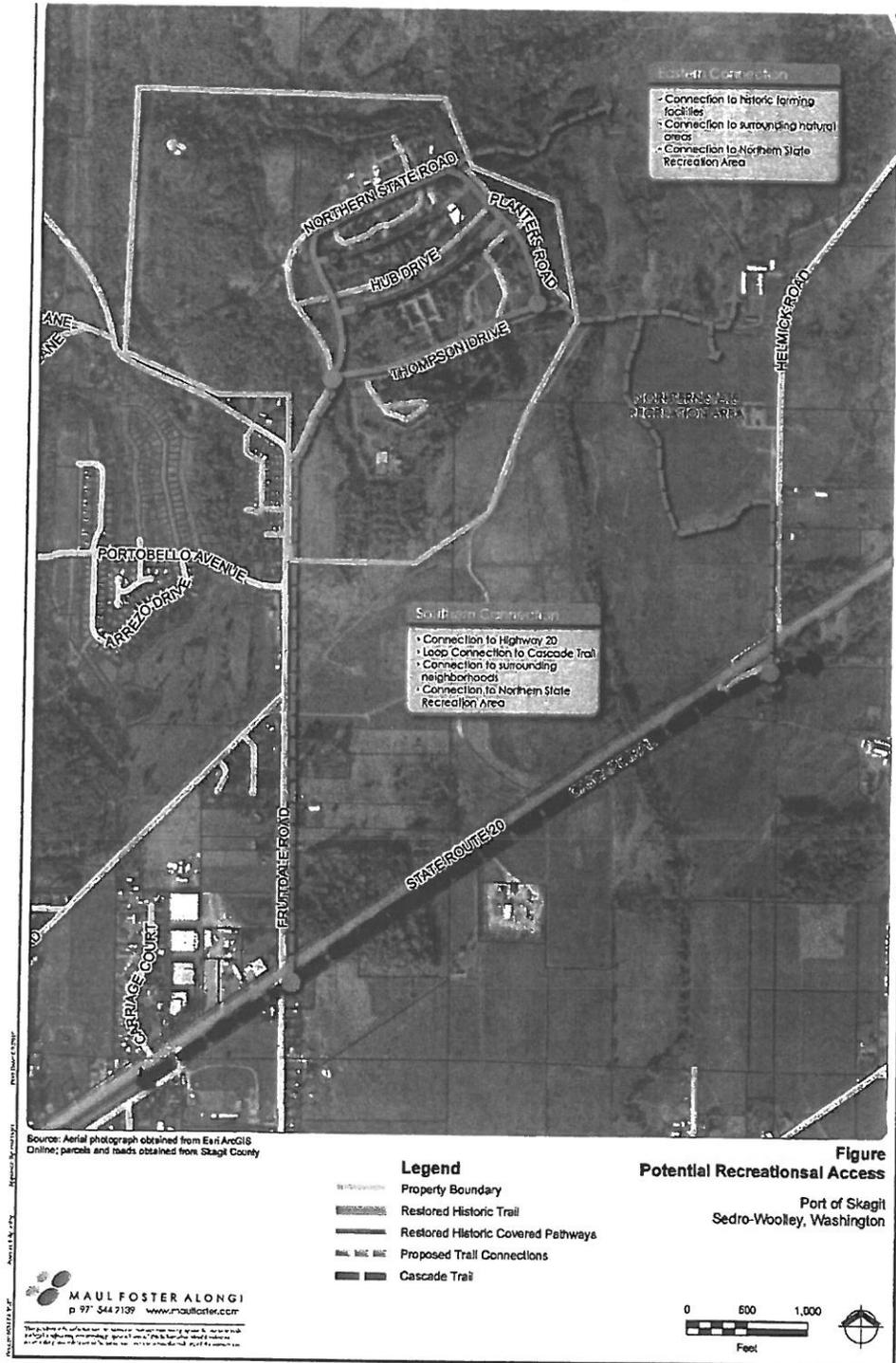
Table 7
Siting of Uses

Uses	Core Area	Influence Area	Open Space
Public Uses (such as a museum, library, interpretive center or other governmental uses)	Allowed	Allowed	Limited recreational uses and public parking allowed
Education & Workforce Training	Allowed	Allowed	Prohibited
Research & Development	Allowed	Allowed	Prohibited
Assembly & Fabrication	Prohibited	Allowed	Prohibited
Office	Allowed	Allowed	Prohibited
Restaurant & Retail	Allowed	Allowed	Prohibited
Hospitality	Allowed	Allowed	Prohibited
Specialty Residential	Allowed	Allowed	Prohibited
Trails	Allowed	Allowed	Allowed
Surface Parking	Allowed	Allowed	Allowed
Structured Parking	Prohibited	Allowed	Prohibited

Recreation Connections

In alignment with the goal of increasing public access to the Center, a conceptual plan of pedestrian and bicycle connections to the Northern State Recreation Area and regional trail systems has been prepared (see Figure 22). The trail connections map is based on existing pathways that historically connected the Northern State Hospital to the adjacent farm areas. Connections could also be developed to the Cascade Trail that runs approximately 22.5 miles parallel to State Route 20 between Sedro-Woolley and Concrete. A trails plan should be developed in coordination with Skagit County to refine this conceptual plan and support implementation of pedestrian and bicycle improvements.

Figure 22
Potential Recreation Access Map



6.2 POLICIES

Economic

- E-1: Encourage private investment and capital for redevelopment activities and uses consistent with the overall intent of campus redevelopment.
- E-2: Encourage private investment financing by supporting use of federal tax programs and property tax relief for rehabilitation of historic structures; recognize that tax benefits may accrue only with private ownership or long-term lease of buildings.
- E-3: Promote revitalization of the Center that provides opportunities for research and development, manufacturing, education and job training, office, commercial, hospitality, and complementary retail uses such as museums, gift shops, and restaurants/cafes.
- E-4: Provide opportunities and space for startup incubator space.
- E-5: Promote tourism activities that capitalize on the intrinsic values of the Olmsted historic campus, Sedro-Woolley's character, regional agriculture, natural resources, and the proximity to the North Cascades Highway and national forest and park systems.

Land Use

- LU-1: Allow for an appropriate mix of uses in a framework that reinforces and promotes synergy and interaction between uses while supporting compatibility with the historic character of the Center. Uses that do not support the vision should not be permitted.
- LU-2: Within the Core Area, construction of new buildings should be sited in generally the same location as historic buildings from the National Historic Districts "Period of Significance" (1909-1959).
- LU-3: Buildings in the Core Area that do not contribute to the architectural significance of the National Register Historic District should be renovated or removed over time.
- LU-4: Recognize that historically contributing buildings may be demolished if found to be economically infeasible to renovate.
- LU-5: Provide for clearly defined areas that limit new construction outside the Core Area. This "Influence Area" should be restricted to locations that respect the design concepts of the historic district, the natural environment, and nearby residential neighborhoods.
- LU-6: An appropriate level of building and site design guidelines should be established to ensure that new construction and renovation are compatible with the historic character of the Center.
- LU-7: Adopt a Planned Action Ordinance and amend the municipal zoning and subdivision code as needed to support the vision, goals, and policies of this Subarea Plan.

Open Space and Recreation

- OS-1: Allow public access within the Center except in areas with safety or security concerns.
- OS-2: Explore possible connections between the Center and the adjacent Northern State Recreation Area, adjacent neighborhoods, and regional trail systems.

OS-3: The ornamental pond on Brickyard Creek should be maintained to allow continued recreational fishing use.

Natural Resources

NR-1: Development should conform to the City of Sedro-Woolley Critical Areas Ordinance (SWMC 17.65).

NR-2: Protect and enhance, to the extent feasible, the streams, wetlands, and forests within the Center.

NR-3: Protect, to the extent feasible, the unique and regionally significant Vaux's swift use of the former smokestack at the power plant building.

Public Facilities and Services

PFS-1: Ensure that public facilities and services necessary for supporting development are provided commensurate with the level of development intensity.

PFS-2: Provide capital improvements to correct existing deficiencies, to replace worn-out or obsolete facilities, and to accommodate desired future growth.

Parking, Transportation, and Utilities

PTU-1: Parking should be located to serve the Center as whole rather than individual buildings and uses.

PTU-2: Shared parking areas should be managed by a single authority and should be located primarily in the Influence Area.

PTU-3: Recognizing the campus concept, flexible (shared) parking standards should be considered, rather than by individual building or use.

PTU-4: To maintain the original design concept, internal streets should remain in similar layout and cross section. Improvements should be made to internal streets where necessary to improve accessibility for emergency vehicles and for stormwater management. An emergency access route to the Center should be provided.

PTU-5: Since the internal street design may conflict with current City code; streets should remain in private ownership and be privately maintained. City development standards (including subdivision and binding site plan requirements) should recognize that street widths may be less than required by code and should not be automatically required to be placed within publicly dedicated rights of way.

PTU-6: Previously dedicated but unimproved rights of way deemed unnecessary for development or area circulation should be vacated.

PTU-7: In anticipation of forecasted growth and increased activity at the Center, Fruitdale Road should be re-classified as a designated arterial street. The City should coordinate with the County to extend the arterial designation from State Route 20 to Kalloch Road.

PTU-8: Fruitdale Road currently serves as the primary entrance to the Center and this is expected to continue in the future. Over time, additional access points should be considered to facilitate emergency response, to separate truck traffic, and to distribute vehicle trips.

PTU-8: The Fruitdale Road entrance should be reconfigured to improve safety and enhance the experience of arrival at the Center.

6.3 DESIGN STANDARDS

The Center is part of a designated National Register Historic District, whereby alterations and additions to contributing historic buildings would be reviewed by the Washington State Department of Archaeology and Historic Preservation (DAHP) and the National Park Service if the project proponent seeks to utilize federal Historic Preservation Tax Credits. The state and federal agency review would be based on design principles set forth in the Secretary of the Interior's Standards for Treatment of Historic Properties and supporting Preservation Briefs produced by the National Park Service.

Design review guidelines and an administrative review process should be established by a local government entity as part of the building permit review process for proposed new construction within the Center. The local governmental entity should evaluate permit applications for renovation and new construction of buildings based on the following general design guidelines. Building permits that affect exterior design features should not be issued by the City without confirmation that the design guidelines have been followed.

The intent of the guidelines is to protect the historic character of the historic district designation. Major design principles are:

1. Construction of new buildings and rehabilitation of existing buildings in the Core Area should be limited to the general area of former footprints or now-demolished historic structures from the Historic District's "Period of Significance" (1909-1959); together with allowance for some building expansion.
2. New buildings (and their front entries) located in the Core Area and Influence Area should be positioned along the existing narrow east-west roads that define the site. Lawns and plantings should surround each distinctly-defined building in the landscape.
3. The roadway system remaining from the Period of Significance should guide the placement, size, and design feeling of any new or replacement roadways. The roads system on the Center dating from the Period of Significance should remain in place. The character of the roads, pathways and related improvements, for both new and existing, shall retain a rural campus character defined by lawns and plantings growing to the edge of the road surfaces without curbs.

In addition to the design standards listed above, more detailed design guidelines for the siting and design of new buildings, rehabilitation of existing architecturally significant existing buildings, or the installation of street furniture and other important external features should be developed. The design guidelines should differentiate between the Core and Influence Areas, with more stringent standards in the Core.

7 IMPLEMENTATION ACTIONS

A meaningful public presence is an important ingredient in the ultimate success of the plan. A continuing partnership should be formed between local government entities and appropriate regional and state agencies to support redevelopment and capital improvements, and to explore the educational and training aspects of the vision. Synergies between private uses locating on the property and training and education should be explored and cultivated.

7.1 LAND USE POLICY AND REGULATION

The City should implement a set of interrelated land use policy and development regulation changes to support the vision of the Subarea Plan, including the following:

1. Adoption of Planned Action Ordinance—the purpose of the Planned Action Ordinance is to authorize the City to use the Planned Action EIS to comply with SEPA review requirements for development projects within the Center consistent with the purpose and intent of the EIS.
2. Amend Public (P) zone (SWMC Chapter 17.32)—Expand possible permitted uses within the Center to include those identified in the Subarea Plan.
3. Amend development regulations to align with the Subarea Plan, including the following:
 - a. Consolidated Planning Procedures (SWMC Chapter 2.90)—Include procedures for review of a project under the Planned Action Ordinance.
 - b. Binding Site Plan (SWMC Chapter 16.28)—Change review process from Type III to Type II to allow for administrative review.
 - c. Off-Street Parking and Loading (SWMC Chapter 17.3)—Allow for shared parking between complementary uses and for minimum parking requirements to be met across the Center rather than adjacent to each building. Parking standards could refer to the Planned Action Ordinance for requirements specific to the Center.
 - d. Signs (SWMC Chapter 17.40)—Signage visible from Fruitdale Road and /or surrounding properties should be regulated by the City. Standards or guidelines for other (internally oriented) signage should be addressed in the Center Design Guidelines.
 - e. Landscaping (SWMC Chapter 17.50) — Standards for landscaping along Fruitdale Road and the main entry should be regulated by the City. Standards or guidelines for internal landscaping should be addressed in the Center Design Guidelines.

7.2 CAPITAL IMPROVEMENTS

Detailed assessment of the condition of the existing utility services, including sewer, water, stormwater management, and power is encouraged. The need for specific improvements to those utility systems will be determined as applications for building renovation or construction are processed and will be the responsibility of the property owner.

To ensure that roads and infrastructure systems are in place to support the redevelopment of the Center, the following capital improvements have been identified.

Short Term Capital Improvements (1–5 Years)

1. Design and construct improvement of the existing entrance to the Center within the Fruitdale Road right of way to enhance traffic safety and create a prominent entry feature.
2. Reclassify Fruitdale Road as a secondary arterial street from SR 20 to Kalloch Road.
3. Improve Fruitdale Road between the existing campus entrance and Kalloch Road, including repair of the current sunken section of roadway.
4. Maintain and/or improve existing gravel road connection between Fruitdale Road and northwest corner of the Center as secondary access for emergency response.

Mid-Term (6–10 Years)

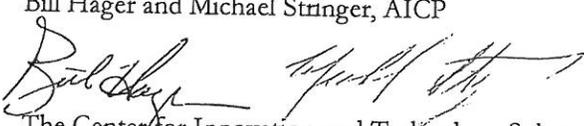
1. Improve Fruitdale Road between SR 20 and the existing the Center entrance.
2. Implement the design and construction of the Portobello Avenue connection (identified in the Transportation element of the City's Comprehensive Plan) between Fruitdale Road and SR 9.
3. In coordination with the County, develop a Trails Plan for the Northern State Recreation Area, including planning for potential trail connections between the Center and the park.

Attachment 3

Memo addressing comments on the Center Subarea Plan



MEMORANDUM

To: John Coleman Date: November 11, 2015
From: Bill Hager and Michael Stringer, AICP Project: 0624.04.08
RE: 
The Center for Innovation and Technology Subarea Plan (Revisions and Suggestions)

Attached please find a final Draft Subarea Plan for the Center for Innovation and Technology. This is scheduled for a public hearing and Planning Commission review on November 17, 2015.

Following is a list of changes made to the previous draft plan.

- 1 The name of the project area was revised by eliminating “in the Pacific Northwest.”
- 2 Table 6 on page 42 was revised based on the new land use area computations consistent with latest land use map.
- 3 Table 7 “Siting of Uses” (page 46) was revised by adding under Public Uses ...or other governmental uses; as a permitted use.
This action will make any use by a governmental entity a permitted use within the Core and Influence Land Use Areas.
- 4 Same Table 7; “with Special Conditions” was eliminated after *Assembly and Fabrication, Specialty Residential* and *Structured Parking* within the Influence Area.
(Originally this clause was intended to require a financial commitment to the Core Area prior to a use being permitted in the Influence Area. This language was later modified in the text but not in the matrix.)
5. Same Table 7: Added new language clarifying that public uses in the Open Space Area is limited to low impact recreational uses and public parking.

In addition, during the Draft Environmental Impact Statement review process, two respondents suggested new language and new policies to the Subarea Plan for consideration by the City. These suggestions are more appropriately addressed by the City rather than within the FEIS and are contained within the attached matrix. The first suggestion was made by the Audubon Society; the other were made by Washington State Department of Archeology and Historic Preservation. While well-meaning our recommendation is that most of these suggestions are reflected in current language.

1329 North State Street, Suite 301 | Bellingham, Washington 98225 | p. 360 594 6262 | www.maulfooster.com

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Section/Page	Current Language	Requested Change or Comment	Comment
2.2 / Page 10	C. Protect the environmentally sensitive areas of the Center, in particular Hansen Creek.	Protect the environmentally sensitive areas of the Center, in particular Hansen Creek <u>and the Vaux Swift roosting site/.</u> (Audubon Society)	The goal as stated presently was part of the original interlocal agreement.
Page 4	See Informational Insert: Implications of Listing on National Register of Historic Places	Comment: We recommend that a note be added to these paragraphs to note that other federal and state laws and regulations pertaining to cultural resource management and protection exist and may pertain to the proposals on the campus in certain circumstances. (DAHP)	Without any specifics this seems excessive and beyond the general intent of the insert. No need for revision.
3.4 / Page 13	The former Northern State Hospital site has been recognized by the U.S. Department of the Interior as a historic resource of national significance. The landscape of the facility and most of its built features are listed individually on the National Register of Historic Places and are collectively listed as a historic district. The primary features listed on the National Register include the collection of Spanish Colonial Revival-style buildings and the Olmsted Brothers - designed site plan.	The former Northern State Hospital site has been recognized by the U.S. Department of the Interior as a historic resource of national significance. The landscape of the facility and most of its built <u>resources</u> are listed in the National Register of Historic Places <u>as contributing elements</u> to a historic district. The primary resources listed in the National Register include a collection of Spanish Colonial Revival-style <u>buildings designed by a number of notable architects and an intact landscape designed by the nationally prominent landscape architecture firm of the Olmsted Brothers.</u> (DAHP)	Ok to incorporate the underlined changes in Draft
3.4 / page 14	Additionally, ten buildings are considered historic, but noncontributing. This means that while the structures are older than the required 50 years, their design, appearance, and function are not considered to be necessary and critical to the historic significance of the facility.	<u>Additionally, ten buildings within the historic district boundaries are considered to be "non-contributing" resources. The "non-contributing" status means that while these resources are within the district boundary, for various reasons (usually more recent in age or alterations) do not contribute to the historic character of the Historic District.</u> (DAHP)	Existing language sufficiently describes this situation. No need for revision.

Section/Page	Current Language	Requested Change or Comment	Comment
3.4.1 / page 16	Preliminary cost forecasts for renovation of historic, contributing buildings indicate that adaptive re-use of the buildings presents a significant financial challenge to redevelopment. It is estimated that renovation costs for historic buildings are likely to be roughly twice the cost of construction of new buildings that would serve similar functions. The National Historic District designation creates the opportunity to obtain federal historic tax credits to partially offset that incremental cost. However, the magnitude of the cost of the "preservation margin" (the difference between cost of rehabilitation and new construction) makes private financing of renovation under current market lease rates in Sedro-Woolley infeasible. Successful renovation of the historic buildings will likely require public financial support as well as investment from a private owner-user that sees a unique value in the campus, rather than a typical private developer. Without creation of a "preservation margin fund" it is unlikely that all historic buildings will be rehabilitated and some may ultimately be demolished.	Add: <u>The "preservation margin" consists of the difference between rehabilitating a historic building and replacing the building completely. From a strict construction cost standpoint, rehabilitation oftentimes needs to be offset by financial incentives for preservation such as the historic tax credit. Also, the quality that a replacement structure has is a key factor in determining economic feasibility. Looking at the life cycle cost of replacement buildings is key in determining whether or not a replacement structure would be able to stand for decades or even centuries. Environmentally, the embodied energy contained within existing buildings is often overlooked when considering replacement buildings. Thus the true environmental impact of recycling existing buildings versus complete replacement needs to be further explored.</u> (DAHP)	Current language is sufficient. No need for revision.
6.2 / page 46	E-5: Promote tourism activities that capitalize on the intrinsic values of the Olmsted historic campus, Sedro-Woolley's character, regional agriculture, natural resources, and the proximity to the North Cascades Highway and national forest and park systems.	Add: Promote appropriate tourism activities that capitalize on the historic and aesthetic character of the Northern State Hospital Historic District; local and regional character; Native American heritage and culture; regional agriculture; natural resources; and the proximity to recreational opportunities in national forest and park systems, and along the North Cascades Scenic Highway. (DAHP)	The goal as stated captures these ideas, but with broader applicability. No need for revision.

Section/Page	Current Language	Requested Change or Comment	Comment
6.2 / page 46	LU- 6: An appropriate level of building and site design guidelines should be established to ensure that new construction and renovation are compatible with the historic character of the Center.	Add new goal: CHR-1: The U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties are adopted as foundational guidance for the ongoing management, preservation, and rehabilitation of cultural and historic resources at the Center. (DAHP)	Port is adopting Design Guidelines, City is not. No need for revision.
6.2 / page 46	LU- 6: An appropriate level of building and site design guidelines should be established to ensure that new construction and renovation are compatible with the historic character of the Center.	Add new goal: CHR-2: An appropriate level of building and site design guidelines should be adopted and followed to ensure that new construction and historic property rehabilitation work are compatible and the National Register designation status of the Historic District is protected. (DAHP)	Port is adopting Design Guidelines, City is not. No need for revision.
6.2 / page 46	LU-3: Buildings in the Core Area that do not contribute to the architectural significance of the National Register Historic District should be renovated or removed over time.	Add new goal: CHR-3: Buildings in the Core Area that are considered to be "non-contributing" to the historic character of the district may be re-purposed or removed over the course of the Center's development. In the decision-making process or on a periodic basis, "non-contributing" status should be reviewed and updated. (DAHP)	First part aligns well with LU-3. Second statement is part of review process as DES or State consult with DAHP and National Park Service on rehabilitation projects. No need for revision.
6.2 / page 46	LU-3: Buildings in the Core Area that do not contribute to the architectural significance of the National Register Historic District should be renovated or removed over time.	Add new goal: CHR-4: "Contributing" resources to the Historic District may be demolished if preservation/rehabilitation is not feasible. Before the decision to demolish is made, all preservation alternatives shall be explored. If demolition proceeds, a commensurate level of mitigation should be provided. (DAHP)	First part aligns with LU-3. Second statement is covered in Mitigation Measures. No need for revision.
6.2 / page 46	LU-5: Provide for clearly defined areas that limit new construction outside the Core Area. This "Influence Area" should be restricted to locations that respect the design concepts of the historic district, the natural environment, and nearby residential neighborhoods.	Add new goal: CHR-5: Provide for clearly defined areas that limit new construction outside the Core Area. This "Influence Area" should be restricted to locations that respect the design concepts of the historic district, the natural environment, and nearby residential neighborhoods. (DAHP)	Same as LU-5. No need for revision.

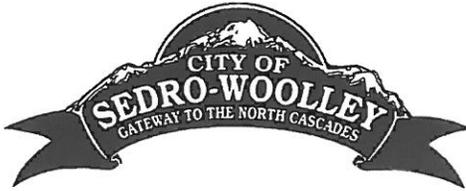
Section/Page	Current Language	Requested Change or Comment	Comment
	None	Add new goal: CHR-6: Archaeological and cultural resources may exist at the Center and shall be protected when identified. Any ground disturbing activities shall planned to avoid adversely affecting these resources. In the event impacts to archaeological and cultural resources cannot be avoided, the interested/affected Tribes and the Department of Archaeology and Historic Preservation (DAHP) shall be consulted. (DAHP)	Covered in the EIS, and in compliance with state and federal cultural / historic preservation laws. No need for revision.
6.2 / page 46		Add new goal: CHR-7: The heritage of use and occupation at the Center is a valued and tangible resource. Opportunities shall be identified and implemented to share this heritage as appropriate with the public. (DAHP)	Similar to E-5 in tourism goals. No need for revision.
6.2 / page 46	OS-2: Explore possible connections between the Center and the adjacent Northern State Recreation Area, adjacent neighborhoods, and regional trail systems.	Add new goal: OS-2: Explore possible connections, including <u>programmatically</u> , between the Center and the adjacent North State Recreation Area. (DAHP)	The City, County, and Port are collaborating on recreation and open space planning between the Center and the NRSA. No need for revision.
6.3 / page 48		Add new goal: In regard to section 6.3 Design Standards, we recommend that a note be added to direct readers to the design guidelines (once adopted) for questions or more information. (DAHP)	City application forms will include reference information to the Port. No need for revision.
7.1 / page 48		Add: We support the recommendations in section 7.1 Land Use Policy and Regulation. We recommend that changes or amendments to policies and regulations support and do not conflict with guidelines and policies for the Center that pertain to cultural and historic resource protection. (DAHP)	Acknowledged. No need for revision.

Attachment 4

Planning Commission Findings and Recommendation

Procedural Items

Notice of Public Hearing and Department of Commerce Materials



CITY OF SEDRO-WOOLLEY
PLANNING DEPARTMENT
325 Metcalf Street
Sedro-Woolley, WA 98284
Phone (360) 855-0771
Fax (360) 855-0733

TRANSMITTAL & REPORT MEMORANDUM

DATE: November 17, 2015

TO: Sedro-Woolley Planning Commission

REGARDING Subarea Plan for The Center for Technology and Innovation in the Pacific Northwest - Comprehensive Plan Amendment CPA # 2-15

FROM: 
John Coleman, Planning Director

The following Subarea Plan and ordinance are submitted by the Planning Department. This report serves as the staff report for the proposed amendment to the City's Comprehensive Plan, adopting The Center for Innovation and Technology in the Pacific Northwest Subarea Plan and was submitted in accordance with Chapter 2.90 SWMC and RCW 36.70A.130.

FINDINGS OF FACT

PROPOSAL

The City of Sedro-Woolley, Skagit County and the Port of Skagit have worked in cooperation to develop a subarea plan for the revitalization of the Northern State Campus, now named the Center for Innovation and Technology (Center). A Planned Action Environmental Impact Statement (EIS) has also been prepared.

The following documents are referenced and/or attached to this report:

- The Center for Innovation and Technology Subarea Plan- Exhibit A
- Ordinance amending the Comprehensive Plan and adopting the Center Subarea Plan – Exhibit C
- Memo addressing comments received on the Center Subarea Plan during the comment period. These comments and responses should be considered together with the Subarea Plan – Exhibit B
- Public Participation Plan – Exhibit D

The consultant team, Maul Foster & Alongi will present the planning processes for the Center that have occurred to date and discuss the proposed Center Subarea Plan that was evaluated through the Planned Action EIS process.

BACKGROUND

Below are the planning processes that have been conducted for the Center:

- **Annexation of the Property into the City of Sedro-Woolley** – the Property was annexed into the City on September 9, 2015 bringing the Property within the municipal boundary and the land use regulatory authority of the City.
- **Subarea Plan** – This plan will articulate a framework for development of the property over the next 20 years. It will be based on the goals of the local governments and public and will provide direction for potential investors seeking to develop and or locate within the Center. The plan will be adopted as part of the City's Comprehensive Plan. The Subarea Plan, once finalized, will be adopted into the City's Comprehensive Plan. As the Planning Commission is aware, the Growth Management Act allows updates to comprehensive plans once every year. The Sedro-Woolley City Council has approved, by resolution, the City's 2015 Comprehensive Plan docket which lists the proposed amendments to the City's comprehensive plan that will be considered this year. While it was anticipated that a comprehensive plan amendment would be necessary to address the Northern State property and this is reflected in the 2015 docket, the Subarea Plan will be reviewed through an Environmental Impact Statement (EIS) process, independent of the any other comprehensive plan amendments. Therefore, staff is utilizing RCW 36.70A.130 (2) (a) (i) and (v) which recognizes exceptions to the consideration of amendments more frequently than once a year. The cited RCW sections recognize subarea plans and comprehensive plan amendments necessary to enact a planned action under RCW 43.21C.031 as exceptions, allowing a jurisdiction to amend its comprehensive plan more frequently than once a year.
- **Planned Action Environmental Review** – The Washington state legislature adopted the planned action process for SEPA to emphasize quality environmental review of early planning efforts and early public input to shape decisions. The intent is to provide cumulative impact analyses for the entire subarea, rather than piecemeal analysis on a project-by-project basis. A planned action designation by a jurisdiction reflects a decision that adequate environmental review has been completed and that future environmental review under SEPA, for each specific development proposal or phase, will not be necessary if it is determined that each proposal or phase is consistent with the development levels specified in the adopted Planned Action Ordinance and supporting environmental analysis.

Chapter 2.90 SWMC was amended in 2015 to include a process for adopting Planned Action ordinances. The process requires Planning Commission review and consideration, with a recommendation to the City Council which is charged with making a final decision. In addition to the process for designating and adopting a Planned Action ordinance, Chapter 2.90 SWMC outlines a process for reviewing planned action projects.

Basic steps in designating and implementing planned actions are as follows:

- Prepare and adopt a Subarea Plan to create a vision and policy framework for future development;
- Prepare an Environmental Impact Statement (EIS);
- Designate the planned action improvement area by ordinance, where future projects would develop consistent with the EIS analysis; and
- Review development permit applications for consistency with the designated planned action.

PROPOSAL REVIEW PROCESS

- Environmental Review has been satisfied with a Planned Action Final EIS issued on November 16, 2015.
- Public Notice of the Planning Commission Hearing was published in the Skagit Valley Herald on November 6, 2015.
- The State Department of Commerce (COMM) was notified of the proposed Comprehensive Plan Amendment on September 21, 2015; an acknowledgment letter of the receipt of that notice was received September 22, 2015 (COMM material ID #21656). The 60-day review and comment period will end on November 20, 2015.

RECOMMENDATION

Staff recommends that the Planning Commission review the proposed Center Subarea Plan (Exhibit A), including the attached memo (Exhibit B) addressing comments received during the comment period; review the attached Ordinance (Exhibit C); hold a public hearing and make a recommendation to the City Council to adopt the Center Subarea Plan, thereby amending the City's Comprehensive Plan with the attached ordinance (with Planning Commission recommended amendments if applicable).

EXHIBITS:

- A. The Center Subarea Plan
- B. Memo addressing comments on the Center Subarea Plan.
- C. Ordinance amending the Comprehensive Plan and adopting the Center Subarea Plan
- D. Updated Public Participation Plan
- E. Procedural Items: Notice of Public Hearing and Commerce correspondence

CONCLUSIONS

The Planning Commission, having reviewed the Planning Department Transmittal and Report Memorandum and hearing public testimony, makes the following conclusions:

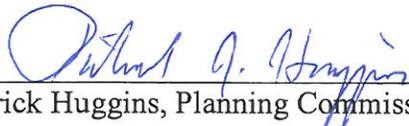
1. Adoption of the proposed Subarea Plan complies with the State GMA, has been approved by the State Department of Commerce, and have been adequately vetted through the public review process; and
2. Adoption of the proposed Subarea Plan is in conformance with the goals and policies of the Sedro-Woolley; and
3. An extensive level of public review and opportunities for the public to participate in the process involved with the development of the Center Subarea Plan has been provided. The Updated Participation Plan (Exhibit D) outlines the public process involved with the annexation of the subject property, subarea planning process and EIS process.

DECISION

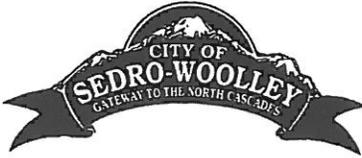
Based upon the foregoing, the Planning Commission recommends approval of the Subarea Plan – The Center for Innovation and Technology and any amendments recommended by the Planning Commission.

CERTIFICATION

The City of Sedro-Woolley Planning Commission hereby recommends to the City Council **APPROVAL** of the Subarea Plan - The Center for Innovation and Technology at a **REGULAR** meeting of the City of Sedro-Woolley Planning Commission held on **Tuesday, November 17, 2015**, at which time a quorum was present and the decision was for approval by a vote of **FOR**, 5 **AGAINST**, and 0 **ABSTENTIONS**.


Patrick Huggins, Planning Commission Chair

11-19-15
Date



Public Participation Opportunities – Northern State Hospital Annexation / Adaptive Re-use

The City of Sedro-Woolley, Port of Skagit and Skagit County have entered into a collaborative process to assess potential redevelopment opportunities at the former Northern State Hospital, now known as the North Cascades Gateway Center. The collaboration – formally referred to as the Adaptive Re-Use Study – began in 2014. The first community meeting was held June 5, 2014. A second community meeting was held September 25, 2014.

As a result of this planning process, potential redevelopment plans for the site have emerged. The visions for reuse of the property includes the adaptive reuse of the existing historically significant buildings (and appropriate new construction) within the main, historically significant campus core area. Potential uses within the defined core include facilities for research and development offices, training, education, hospitality and uses open to the general public such as museums, retail, restaurants, cafes and open space.

The following regulatory steps are necessary prior to redeveloping the property:

- Annexation of the subject property into the City of Sedro-Woolley;
- Subarea planning process;
- Preparation of a Planned Action Environmental Impact Statement (EIS) in conjunction with a subarea plan;
- Adoption of a subarea plan into the City Comprehensive Plan; and
- Adoption of a Planned Action ordinance.

Below is an outline of the public participation opportunities that are forthcoming:

Annexation:

- Public Meeting before the City Council to determine if the City should move forward with the annexation petition. **April 8, 2015**
 - Notice of meeting sent to all property owners within 500 feet of subject property, parties of record, agencies and tribe; published in local paper.
- Boundary Review Board review 45 days. Public comment opportunity.
- Public Hearing on Annexation before City Council to decide on annexation.
 - Notice of hearing sent to all property owners within 500 feet of subject property, parties of record, agencies and tribe; published in local paper. **September 9, 2015**
- Concurrent with approval of annexation, a resolution detailing the planned action process for the subarea plan will be introduced to the City Council for consideration.

Subarea Plan and Planned Action EIS:

- Public Meeting with Planning Commission 3/17 to discuss subarea plan, planned action and EIS processes.
- Determination of Significance / Notice of Public Hearing on Scope of EIS. **April 10, 2015**

- Notice of hearing sent to all property owners within 500 feet of subject property, parties of record, agencies and tribe; published in local paper. 45 day public comment period and public hearing.
- DEIS Notice of Availability – 45 day comment period with a Public Meeting (included Subarea Plan) during the 45 day comment period. **September 29, 2015**
 - Notice of hearing sent to all property owners within 500 feet of subject property, parties of record, agencies and tribe; published in local paper.
- Issuance of FEIS. **November 16, 2015**

Comprehensive Plan Amendment – Adoption of Subarea Plan and Planned Action Ordinance:

- Monthly updates at City Planning Commission meetings monthly to discuss updates to the EIS and subarea planning processes.
- **Public Meetings: May 6, May 19, June 16, June 24 and November 3, 2015.**
- Upon completion of SEPA process, a public hearing(s) will be held before the Planning Commission for recommendation to the City Council. **November 17, 2015**
- City Council will hold a public meeting and make a final decision on the Subarea Plan/Comp Plan amendment and will take action on the Planned Action Ordinance. ***Date to be determined***

The project at Northern State and the planning processes, including reports and maps, involved with the annexation, EIS and subarea plan process have been made available on the City's website and copies of information will be available at City Hall.



Department of Commerce

Innovation is in our nature.

Notice of Proposed Amendment 60-Day Review Prior to Adoption

Indicate one (or both, if applicable):

- Comprehensive Plan Amendment**
- Development Regulation Amendment**

Pursuant to RCW 36.70A.106, the following jurisdiction provides notice of a proposed comprehensive plan amendment and/or development regulation amendment under the Growth Management Act.

(If needed, you may expand this form and the fields below, but please try to keep the entire form under two pages in length.)

Jurisdiction:	City of Sedro-Woolley
Mailing Address:	325 Metcalf Street Sedro-Woolley, WA 98284
Date:	

Contact Name:	John Coleman
Title/Position:	Senior Planner
Phone Number:	360-855-0771
E-mail Address:	jcoleman@ci.sedro-woolley.wa.us

<p>Brief Description of the Proposed/Draft Amendment: (40 words or less)</p> <p><i>If this draft amendment is provided to supplement an existing 60-day notice already submitted, then please provide the date the original notice was submitted and the Commerce Material ID number (located in your Commerce acknowledgement letter.)</i></p>	<p><i>Example:</i> Proposed amendment to _____</p> <p>Draft Subarea Plan – The Center for Innovation and Technology in the Pacific Northwest. The above referenced subarea plan will be adopted into the City’s comprehensive plan. The subarea plan will establish a long-term framework for the redevelopment of the Center that will promote development of a destination mixed-use campus accommodating education, research, hospitality, manufacturing and commercial uses.</p>
--	--

Rev 09/2011



STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

September 22, 2015

John Coleman
Planning Director
City of Sedro Wolley
325 Metcalf Street
Sedro-Woolley, Washington 98284

Dear Mr. Coleman:

Thank you for sending the Washington State Department of Commerce (Commerce) the following materials as required under RCW 36.70A.106. Please keep this letter as documentation that you have met this procedural requirement.

City of Sedro-Woolley - Draft Subarea Plan for The Center for Innovation and Technology in the Pacific Northwest. The subarea plan will be adopted into the City's plan and will establish a long-term framework for the redevelopment of the Center that will promote development of a destination mixed-use campus accommodating education, research, hospitality, manufacturing and commercial uses. These materials were received on September 21, 2015 and processed with the Material ID # 21656.

We have forwarded a copy of this notice to other state agencies.

If this submitted material is an adopted amendment, then please keep this letter as documentation that you have met the procedural requirement under RCW 36.70A.106.

If you have submitted this material as a draft amendment, then final adoption may occur no earlier than November 20, 2015. Please remember to submit the final adopted amendment to Commerce within ten (10) days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Dave Andersen (509) 434-4491.

Sincerely,

Review Team
Growth Management Services

NOTICE OF PUBLIC HEARING

CITY OF SEDRO-WOOLLEY

The Center for Innovation and Technology – Subarea Plan, Planned Action Ordinance and Amendments to Chapter 17.32 (Public Zone) of the Sedro-Woolley Municipal Code

The City of Sedro-Woolley Planning Commission will hold a public hearing on **November 17, 2015 at 6:30 PM**, at the Sedro-Woolley Council Chambers located at 325 Metcalf Street, to hear testimony regarding the Subarea Plan (amendment to the City's Comprehensive Plan) and Planned Action Ordinance for the Center for Innovation and Technology (formally known as the Northern State Campus). Additionally, the Planning Commission will hold a public hearing on proposed amendments to Sedro-Woolley Municipal Code Chapter 17.32 Public Zone.

Interested parties can comment on the proposed changes in writing or at the hearing. **Written comments must be received by 4:30 PM November 17, 2015** to be considered at this public hearing.

Following the public hearing the Planning Commission's recommendation will be forwarded to the City Council for consideration and action at a future Council meeting.

Send written comments to: Sedro-Woolley Planning Department, 325 Metcalf Street, Sedro-Woolley, WA 98284. Complete project files are available for review at the Planning Department between the hours of 8:00 AM to 5:00 PM, Monday through Friday.

Published in the Skagit Valley Herald: November 6, 2015

SKAGIT PUBLISHING
C/O ISJ PAYMENT PROCESSING CENTER
PO BOX 1570
POCATELLO ID 83204-1570
(360)424-3251

ORDER CONFIRMATION

Salesperson: Jeanette Kales

Printed at 11/03/15 09:01 by jka30

Acct #: 228136

Ad #: 1374040

Status: N

CITY OF SEDRO-WOOLLEY PUBLIC WORKS
325 METCALF ST
SEDRO WOOLLEY WA 98284

Start: 11/06/2015 Stop: 11/06/2015
Times Ord: 1 Times Run: ***
STDS 1.00 X 8.05 Words: 206
Total STDS 8.50
Class: 0001 LEGAL NOTICES
Rate: LACR Cost: 89.68
Affidavits: 1

Contact:

Phone: (360)855-0771

Fax#:

Email: jcoleman@ci.sedro-woolley.wa

Agency:

Ad Descrpt: SVH-1374040

Given by: *

Created: jka30 11/03/15 08:53

Last Changed: jka30 11/03/15 09:01

PUB	ZONE	ED	TP	START	INS	STOP	SMTWTFS
SVH	A	97	S	11/06			
WEB	A	97	S	11/06			

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

SKAGIT PUBLISHING
C/O ISJ PAYMENT PROCESSING CENTER
PO BOX 1570
POCATELLO ID 83204-1570
(360)424-3251

ORDER CONFIRMATION (CONTINUED)

Salesperson: Jeanette Kales

Printed at 11/03/15 09:01 by jka30

Acct #: 228136

Ad #: 1374040 Status: N

**NOTICE OF
PUBLIC HEARING
CITY OF SEDRO-WOOLLEY
The Center for Innovation
and Technology Subarea
Plan, Planned Action
Ordinance and
Amendments to
Chapter 17.32 (Public Zone)
of the Sedro-Woolley
Municipal Code**

The City of Sedro-Woolley Planning Commission will hold a public hearing on **November 17, 2015 at 6:30 PM**, at the Sedro-Woolley Council Chambers located at 325 Metcalf Street, to hear testimony regarding the Sub-area Plan (amendment to the City's Comprehensive Plan) and Planned Action Ordinance for the Center for Innovation and Technology (formally known as the Northern State Campus). Additionally, the Planning Commission will hold a public hearing on proposed amendments to Sedro-Woolley Municipal Code Chapter 17.32 Public Zone.

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Send written comments to: Sedro-Woolley Planning Department, 325 Metcalf Street, Sedro-Woolley, WA 98284. Complete project files are available for review at the Planning Department between the hours of 8:00 AM to 5:00 PM, Monday through Friday.

**Published
November 6, 2015
SVH-1374040**

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)

COUNTY OF SKAGIT)

CITY OF SEDRO-WOOLLEY

I, JoAnn Lazon, of the Sedro-Woolley Planning Department in Sedro-Woolley, Washington, do hereby swear that on 11-5-15, I mailed a true and correct copy of the attached "Notice of Public Hearing-City of Sedro-Woolley The Center for Innovation and Technology-Subarea Plan, Planned Action Ordinance and Amendments to Chapter 17.32 (Public Zone) of the Sedro-Woolley Municipal Code" to the following names and addresses:

SEE ATTACHED SHEET/S:

Said notices were enclosed in sealed envelopes, addressed as above with postage fully affixed and deposited in the United States Post Office at Sedro-Woolley, Washington on said date. Said notices were mailed, on the said date to the attached address list.

Said notices were e-mailed, on the said date to the attached e-mail address list.



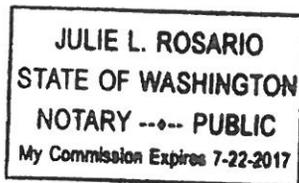
JoAnn Lazon, Permit Technician
City of Sedro-Woolley

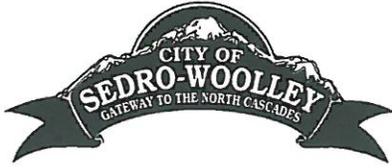
STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this date personally appeared before me JoAnn Lazarou, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN Under My Hand and Official Seal this 5 day of November, 2015.

Notary Public in and for the State of Washington,
residing at Skagit County
My Commission Expires: 7/22/2017
Print Name: Julie Rosario





MEMO:

To: City Council
Mayor Anderson

From: Jana Hanson
Planning Consultant

Date: December 2, 2015

Subject: Planned Action Ordinance and Mitigation Decision Document, Attachment A - *First Read*

**CITY COUNCIL
WORKSESSION**

DEC 02 2015

AGENDA ITEM B

ISSUE

The City of Sedro-Woolley, Skagit County and the Port of Skagit have worked in cooperation to develop a subarea plan for the revitalization of the Northern State Campus, now named the Center for Innovation and Technology (the Center). A Planned Action Environmental Impact Statement (EIS) was completed to study the impacts of future development at the Centre and set the stage for planned action activities. The next step in the Planned Action process is the adoption of a Planned Action Ordinance which will describe the Planned Action Area, process to determine whether a project qualifies as a planned action and the conditions that will apply.

PROJECT DESCRIPTION / HISTORY

The City of Sedro-Woolley, Skagit County and the Port of Skagit have worked in cooperation to develop a subarea plan for the revitalization of the Northern State Campus, now named The Center for Innovation and Technology (Center). A Planned Action Environmental Impact Statement (EIS) was prepared to satisfy the requirement for environmental review. The next step in the process is the adoption of a Planned Action Ordinance, designating those projects that will qualify as planned actions and the geographic area that will be defined as the Planned Action Area. The Planned Action Ordinance is intended to be as specific as possible, indicating what mitigation measures will be required for a project to qualify as a planned action. The required mitigation measures and conditions that will apply to development actions at the Center will be specified in Mitigation Decision Document, Attachment A (Attachment A), attached to the Planned Action Ordinance.

The Council will notice that Attachment A references a Design Guideline Manual that will be used to protect the character and integrity of the historic district which is defined as the Center core. New building design and renovation of existing buildings will be subject to the Design Guideline Manual which will be administered by the Port of Skagit. Attachment 3 to this report is a copy of the Port adopted Design Guideline Manual.

The Planned Action EIS and Attachment A will also identify those actions that will *not* qualify as planned actions. Due to the size and complexity of the property, as well as the timing of future development, a thorough analysis of conditions and impacts has not been conducted in some areas of the site. Non-qualifying planned action projects may require additional environmental analysis;

however the scope of review will focus only on environmental impacts not adequately addressed in the Planned Action EIS.

At the beginning of the planning process, City Council passed Resolution 913-15 expressing its intent to prepare a Subarea Plan and Planned Action EIS for the Center. To ensure an extensive level of public review, a Public Participation Plan was included as an attachment to Resolution 913-15. The Public Participation Plan outlines the opportunities for public involvement for the Annexation, Subarea Plan, and Planned Action Environmental Impact Statement processes.

Attached to this memo is a proposed Planned Action Ordinance and Mitigation Decision Document, Attachment A.

Staff recommends approving the Planned Action Ordinance and Mitigation Decision Document, Attachment A.

ATTACHMENTS

Attachment 1 – Proposed Ordinance No. _____ and Mitigation Decision Document, Attachment A

Attachment 2 – Planning Commission Findings and Recommendation; Procedural Items

Attachment 3 - Design Guideline Manual

REQUESTED ACTION

Council is requested to make the following motion:

Motion to approve Ordinance No. _____ adopting the Planned Action Ordinance and Mitigation Decision Document, Attachment A for the Center for Innovation and Technology.

Attachment 1

Proposed Planed Action Ordinance and Mitigation Decision Document,
Attachment A

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SEDRO-WOOLLEY, WASHINGTON APPROVING A PLANNED ACTION FOR THE CENTER FOR INNOVATION AND TECHNOLOGY (FORMERLY KNOWN AS THE NORTHERN STATE CAMPUS).

WHEREAS, the City of Sedro-Woolley (City), in partnership with the Port of Skagit and Skagit County initiated the preparation of a subarea plan for the redevelopment of The Center for Innovation and Technology (Center) consistent with the comprehensive plan; and

WHEREAS, the City passed Resolution No. 913-15 on April 8, 2015 declaring its intent to initiate a Planned Action Environmental Impact Statement in accordance with RCW 43.21C.440 and WAC 197-11-164 the purpose of which is to emphasize quality environmental review of early planning efforts and early public input to shape decisions concurrent with the preparation of the subarea plan. The basic steps in designating planned action projects are to prepare an environmental impact statement (EIS), designate the planned action projects by ordinance, and review permit applications for consistency with the designated planned action. The intent is to provide more detailed environmental analysis during formulation of planning proposals, rather than at the project permit review stage; and

WHEREAS, the designation of a Planned Action expedites the permitting process for subsequent implementing projects whose impacts have been previously addressed in a Planned Action environmental impact statement (EIS) and thereby encourages desired growth and economic development; and

WHEREAS, to ensure a robust and transparent public process, a Public Participation Plan which outlines opportunities for public involvement at the various stages of the Annexation, Subarea Plan and the Planned Action EIS processes was prepared and added as an exhibit to Resolution No. 913-15; and

WHEREAS, the State Environmental Policy Act (SEPA) and implementing rules provide for the integration of environmental review and land use planning and project review through the designation of “Planned Actions” by jurisdictions planning under the Growth Management Act (GMA); and

WHEREAS, a Draft Environmental Impact Statement (DEIS) was issued on September 18, 2015 with a 45-day public comment period. A public hearing on the DEIS was held on September 29, 2015; and

WHEREAS, the City received comments during the 45-day public comment period and those comments are addressed in the Final Environmental Impact Statement (FEIS) issued _____, 2015; and

WHEREAS, the City adopted a Subarea Plan to help guide development within the Planned Action Area; and

WHEREAS, the Center Planned Action EIS identifies impacts and mitigation measures associated with planned development in the Center; and

WHEREAS, the City, with approval of this Planned Action Ordinance, will adopt development regulations and conditions which will help protect the environment and are specific to the Center, which will guide the location, form, and quality of desired development; and

WHEREAS, the City Council finds that adopting this ordinance is in the interest of the public and will advance public health, safety, and welfare;

NOW, THEREFORE, THE CITY OF SEDRO-WOOLLEY, WASHINGTON DOES ORDAIN AS FOLLOWS:

SECTION ONE: The City Council does hereby adopt the above listed recitals as set forth fully herein.

SECTION TWO: PURPOSE

The City Council declares that the purpose of this ordinance is to:

- A. Combine analysis of environmental impacts with the City's development of plans and regulations;
- B. Designate The Center as a Planned Action area and the land uses and activities described in the Center's Subarea Plan and EIS as planned actions for purposes of environmental review of subsequent implementing projects pursuant to the State Environmental Policy Act (SEPA), RCW 43.21C.440;
- C. Establish criteria and procedures, consistent with state law, that will determine whether subsequent projects will qualify as Planned Actions;
- D. Provide the public with information about Planned Actions and how the city will process implementing projects;
- E. Streamline and expedite the land use review and approval process by relying on the environmental impact statement (EIS) completed for the planned action; and

F. Apply the City's development regulations together with the mitigation measures and conditions described in the EIS and this ordinance (**Mitigation Decision Document, Attachment A**) to address the impacts of future development contemplated by the Planned Action.

SECTION THREE: FINDINGS

The City Council finds that:

A. The Center Subarea Plan and Planned Action Environmental Impact Statement have addressed all anticipated significant environmental impacts associated with the land uses and activities allowed and described in the plan except where stated that additional review may be required;

B. The thresholds described in the EIS are adequate to identify significant adverse impacts analyzed in The Center Subarea Plan and EIS;

C. The mitigation measures and conditions contained in **Mitigation Decision Document, Attachment A** of this ordinance, together with the City's development standards, are adequate to mitigate significant adverse environmental impacts, except where stated that additional review may be required;

D. The expedited permit review procedure for Planned Action projects described in the City's Consolidated Planning Procedures, Chapter 2.90 SWMC, will be a benefit to the public, provide protection to the environment and enhance economic development;

E. It is in the public interest to adopt the Planned Action ordinance;

F. Public involvement and review of the Center Subarea Plan and Planned Action EIS have been thorough, robust and adequate to ensure that the plan bears a substantial relationship to the public interest, health, safety and welfare; and

G. The uses and conditions described in **Mitigation Decision Document, Attachment A**, together with city development regulations, will implement the Subarea Plan.

SECTION 4: PROCEDURE AND CRITERIA FOR EVALUATING AND DETERMINING PROJECTS AS PLANNED ACTIONS

A. This Planned Action Ordinance will apply to project proposals within the approximately 225-acre area depicted in **Mitigation Decision Document, Attachment A**.

B. Land uses and activities described in The Center Subarea Plan and EIS, subject to the thresholds described therein and the mitigation measures and conditions described in **Mitigation Decision Document, Attachment A**, are Planned Actions pursuant to RCW 43.21C.440, except where stated that additional review under SEPA may be required.

C. A land use permit application for a site-specific project shall be designated as a planned action if it meets the criteria set forth in Sections 3, 4 and 7 of this ordinance and is otherwise consistent with the provisions of this ordinance and applicable laws, codes, and standards of the state and city.

D. Planned action projects will not require a SEPA threshold determination or the preparation of an environmental impact statement, but shall be conditioned on the basis of the **Mitigation Decision Document, Attachment A** to this ordinance and framework described in Sections 3, 4 and 7 of this ordinance and other applicable City development regulations.

E. The Director of the City of Sedro-Woolley Department of Building and Planning (Director), or the Director's designee, is hereby authorized to designate a project described in and proposed by a land use permit application as a planned action pursuant to RCW 43.21C.440 if the project application meets the following conditions:

(1) The project is located within the boundaries of the Center Subarea Plan and as adopted by the City Council on ____, 2015, or as thereafter amended;

(2) The use described in and proposed by the project application is among or consistent with the uses and intensities of uses described as permitted within the Center Subarea Plan and by the table of uses, conditions and mitigation measures listed in **Mitigation Decision Document, Attachment A**;

(3) The project's significant environmental impacts are among or consistent with those that have been adequately addressed in The Center Planned Action EIS and the Center Subarea Plan (except where stated that additional review under SEPA may be required), and the project is determined by the Director to be a use that implements the Subarea Plan and the Comprehensive Plan;

(4) The Director has determined that the project's significant environmental impacts, if any, have been mitigated through the application of the **Mitigation Decision Document, Attachment A**, and the framework described in this ordinance, and that mitigation measures as well as other city requirements and conditions constitute sufficient mitigation for any significant environmental impacts associated with the proposed project unless otherwise stated in the Planned Action EIS and the **Mitigation Decision Document, Attachment A**;

(5) The proposed project is in compliance with all applicable local, state and federal regulations and development standards; and

(6) The proposed project is not an essential public facility as defined in RCW 36.70A.200, unless an essential public facility is accessory to or part of a residential, office, school, commercial, recreational, service, or industrial development that is designated a planned action under this subsection; and

F. Upon designation by the Director that the project qualifies as a planned action, the project shall not be subject to a SEPA threshold determination, an environmental impact statement, or any additional review under SEPA.

G. All uses listed in **Mitigation Decision Document, Attachment A** to this Ordinance shall be considered as planned actions. In addition to the uses listed in **Mitigation Decision Document, Attachment A**, all land subdivisions, short plats, long plats and binding site plans shall be considered as planned actions. Future development, as described in the Subarea Plan and Planned Action EIS shall be considered planned actions unless otherwise stated in the Planned Action EIS and **Mitigation Decision Document, Attachment A**. If future development is not considered a planned action, then additional review under SEPA may be required to evaluate impacts that were not considered in the Planned Action EIS. A determination that a project qualifies as a planned action shall be defined as a Review Process II decision, per Chapter 2.90 SWMC, Consolidated Planning Procedures. No appeal of a Director's determination that a project listed in **Mitigation Decision Document, Attachment A** qualifies as a planned action is provided.

H. The determinations and notice for land use applications shall be provided in Chapter 2.90 SWMC or other applicable land use permit or regulatory requirements under City ordinances, unless explicitly modified by this ordinance, and state or federal laws. However, projects which qualify as planned actions will not be subject to further procedural review under SEPA.

I. The planned actions authorized and designated by this ordinance shall be limited to those land uses which are located within the Center Subarea Plan and addressed in the EIS.

J. Being designated a planned action means that a proposed project has been reviewed in accordance with this ordinance and procedures and found to be consistent with the Subarea Plan and environmental analysis. The significant environmental impacts have been analyzed as a part of the plan, and mitigation measures have been identified, including but not limited to compliance with existing City ordinances and codes except as specifically modified for the Center Subarea Plan in this planned action ordinance and contained within **Mitigation Decision Document, Attachment A**.

K. Planned actions will not be subject to further procedural review under SEPA. However, projects will be subject to conditions designed to mitigate significant adverse environmental impacts which are likely to result from the project proposal, and projects will be subject to permit requirements as appropriate under state and City laws and ordinances. The planned action designation shall not excuse a project from meeting the City's applicable land use permit requirements apart from the SEPA process.

SECTION FIVE: DISQUALIFIED PROJECTS

Projects which are not consistent with the subarea plan and the environmental analysis of the Planned Action EIS shall not be considered as planned actions, but may continue through another permit process, and may use or incorporate relevant elements of the environmental review analysis completed for the Center Subarea Plan.

SECTION SIX: ENVIRONMENTAL DOCUMENTS

A planned action for a site-specific land use permit application shall be based on the environmental analysis contained in the Center Planned Action EIS, or as hereafter amended. This Planned Action EIS, including potential mitigation measures, is hereby incorporated in this ordinance and adopted by reference. The **Mitigation Decision Document, Attachment A** to this ordinance, is based upon the analysis in the EIS. **Mitigation Decision Document, Attachment A**, together with the existing City codes, ordinances, and standards, shall provide the framework for the decision by the City to impose conditions on a planned action project. Other environmental documents and studies listed in the EIS and the Center Subarea Plan may also be used to assist in analyzing impacts and determining appropriate mitigation measures in accordance with Section 4 of this ordinance.

SECTION SEVEN: PLANNED ACTION AND PROCESS

Applications for planned actions shall be reviewed pursuant to the following process:

- A. Development applications shall meet the application requirements of the City's planned action review procedure, Chapter 2.90 SWMC. Applications shall be made on forms provided by the City and shall include a SEPA Checklist or revised SEPA Checklist or such other environmental review forms provided by the City. The Checklist may be incorporated into the form of the application;
- B. The Director shall determine whether the application is complete as provided for in Chapter 2.90 SWMC.
- C. If the project application is within the area designated for planned actions in this ordinance, the application shall be reviewed to determine whether the proposed development is consistent with and meets all of the qualifications specified in Section 4E of this ordinance.
- D. Upon review of a complete application by the City, the Director shall determine whether the project qualifies as a planned action. If the project does qualify, the Director shall notify the applicant, and the project should proceed in accordance with the appropriate permit procedure. No additional SEPA review, threshold determination or EIS shall be required.

E. A proposal that qualifies as a planned action shall not require public notice unless the underlying project permit requires that the City notify the public of a pending application. If notice is required, the notice shall state that the project has qualified as a planned action.

F. If the project is determined not to be a planned action, the Department shall notify the applicant and prescribe a SEPA review procedure consistent with the City of Sedro-Woolley's SEPA procedures and state laws. The notice shall describe the elements of the application that result in disqualification as a planned action. The Department may choose to limit the scope of the SEPA review to those issues and environmental impacts not previously addressed in the EIS and Subarea Plan. Furthermore, the Department and the applicant shall have access to the EIS and Subarea Plan, as well as other environmental documents, to assist in meeting SEPA requirements.

SECTION EIGHT: PROMULGATION AND RULES

The Director is authorized to promulgate rules and procedures necessary for the implementation of this ordinance.

SECTION NINE: MONITORING AND REVIEW

A. The City shall monitor the progress of development in the designated Planned Action area to ensure that it is consistent with this ordinance and the Planned Action EIS regarding the type and amount of development and associated impacts, and with the mitigation measures and improvements planned for the Center.

B. This Planned Action ordinance shall be reviewed no later than December 31, 2020 by the Director to determine continuing relevance of its assumptions and findings with respect to environmental conditions in the Planned Action area, the impacts of development, and required mitigation measures. Based upon this review the City may propose amendments to this ordinance and/or may supplement or revise the Planned Action EIS.

SECTION TEN: CONFLICT

In the event of a conflict between the ordinance or any mitigation measures imposed pursuant thereto and any ordinance or regulation of the City, the provisions of this Ordinance shall control.

SECTION ELEVEN: EFFECTIVE DATE

This Ordinance, being an exercise of a power specifically delegated to the City legislative body shall be deemed annexed to the City (5) five days after its passage, approval and publication as provided by law.

SECTION TWELVE. SEVERABILITY

Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances

SECTION THIRTEEN: CORRECTIONS

The City Clerk and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener's or clerical errors, references, ordinance numbering, section and subsection numbers and any references thereto.

PASSED AND ADOPTED this ___th day of ___, 2015.

SIGNED AND APPROVED THIS _____ day of _____
_____, 2015

MIKE ANDERSON, Mayor

PATSY NELSON, Finance Director

Approved as to form:

ERON BERG, City Attorney

Published _____

ATTACHMENT A

MITIGATION DECISION DOCUMENT

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ACRONYMS AND ABBREVIATIONS

Center	The Center for Innovation and Technology
CFR	Code of Federal Regulations
City	City of Sedro-Woolley
County	Skagit County
DES	State of Washington Department of Enterprise Services
DEIS	Draft Environmental Impact Statement
Ecology	Washington State Department of Ecology
EIS	Environmental Impact Statement
FEIS	Final Environmental Impact Statement
JARPA	Joint Aquatic Resources Permit Application
Port	Port of Skagit
RCW	Revised Code of Washington
SEPA	State Environmental Policy Act
UGA	Urban Growth Area
WAC	Washington Administrative Code

1.1 Introduction and Purpose

The State Environmental Policy Act (SEPA) requires environmental review for project and non-project proposals that are likely to have adverse impacts upon the environment. In order to meet SEPA requirements for review of a Subarea Plan for the Center for Innovation and Technology (the Center, formerly referred to as the Northern State Property), the City of Sedro-Woolley (City), in partnership with Skagit County (County) and the Port of Skagit County (Port), conducted a Planned Action Environmental Impact Statement in accordance with RCW 43.21.C.031(2) and WAC 197-11-164. The purpose of utilizing the planned action review process was to emphasize quality environmental review of early planning efforts and early public input to shape decisions.

The City issued the Draft Environmental Impact Statement (DEIS) for the Center for Innovation and Technology (the Center) Subarea Plan on September 18, 2015 and the Final Environmental Impact Statement (FEIS) on November 16, 2015. The DEIS together with the FEIS is referenced herein as the “EIS”. The EIS has identified significant beneficial and adverse impacts that are anticipated to occur with the future development of the Center, together with a number of possible measures to mitigate those significant adverse impacts.

The purpose of this Mitigation Document is to establish specific mitigation measures, based upon significant adverse impacts identified in the EIS. The mitigation measures shall apply to future development proposals which are located within the Center Planned Action Area (see Figure A-1), and which are consistent with the Preferred Concept Plan reviewed in the EIS (see Figure A-2).

1.2 Location

The Center property is located in the northeast corner of the City of Sedro-Woolley (see Figure A-1). The Center has been in the Sedro-Woolley Urban Growth Area (UGA) since 1997. Annexation of the property into the City was approved by City Council on September 9, 2015. The annexation became effective on September 19, 2015. The Center is located north of State Route (SR) 20 and east of Fruitdale Road. The approximately 225-acre property consists of four large tax parcels (P380607, P39356, P100646, and P100632). The Center is bordered on the north, east, and south by the Skagit County Northern State Recreation Area. Residential and rural uses of varying densities border the west side of the Center.

1.3 General Interpretation

Where a mitigation measure includes the words “shall” or “will,” inclusion of that measure in project plans is mandatory in order to qualify a project as a Planned Action. Where “should” or “would” appear, the mitigation measure may be considered by the project applicant as a source of additional mitigation, as feasible or necessary, to ensure that a project qualifies as a Planned Action.

Unless stated specifically otherwise, the mitigation measures that require preparation of plans, conduct of studies, construction of improvements, conduct of maintenance activities, etc., are the responsibility of the applicant or designee to fund and/or perform.

2 PROPOSAL AND PLANNED ACTIONS

2.1 Proposal

The proposal is to promote development of a 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 Center will include the renovation and adaptive reuse of existing historically contributing buildings (and appropriate new construction) within the Core Area of the Center (see Figure A-3). Adjacent to the historic core area, additional uses would be allowed in the Influence Area including manufacturing and fabrication.

The Proposed Action consists of several related decisions by the City of Sedro-Woolley (with involvement, as appropriate by the County and the Port) regarding The Center Subarea Plan, including:

- Approval of the FEIS as a document that is adequate for SEPA compliance, decision making, and implementation of the upfront SEPA process;
- Adoption and implementation of the associated Planned Action Ordinance for the project; and
- Adoption of The Center Subarea Plan and approval of amendments to the Sedro-Woolley Municipal Code (Titles 2, 14, 15, 16, and 17) that are necessary to carry out the intent of the Subarea Plan.

2.2 Summary of Subarea Plan

The Subarea Plan establishes a set of goals and policies along with a land use plan that promoted redevelopment and respects the character of the historic district. The land use plan organizes and directs future uses to three defined development spaces called the “Core,” the “Influence” and the “Open Space” Areas (see Table 1 and Figure A-3). The land use plan is a major mitigating measure, directing appropriate uses to specific areas within the Center.

- The Core includes the historic central section of the Center, where the primary functions of the Northern State Hospital once existed, and includes the Administration Building, Hub Building, and Wards.
- The Influence Areas include the support facilities of the former hospital (the Powerhouse, Maintenance Buildings, and shops) and the largely undeveloped property south of Thompson Drive.
- The surrounding Open Space area is intended to preserve natural systems and open spaces while providing a buffer between adjacent land uses. Infrastructure and parking is also allowed within this area.

The following table specifies the appropriate uses allowable within the Center and directs those uses to specific areas within the Center (see Table A-1). Development activities, with the exception of

infrastructure and recreational and public activities, would be restricted to locations in the designated Core or Influence Areas.

Table A-1. Permitted Uses and Their Locations

Uses	Core Area	Influence Area	Open Space
Public Uses (such as a museum, library, interpretive center, and government uses)	Allowed	Allowed	Limited recreational use and public parking allowed
Education and Workforce Training	Allowed	Allowed	Prohibited
Research and Development	Allowed	Allowed	Prohibited
Assembly and Fabrication	Prohibited	Allowed	Prohibited
Office	Allowed	Allowed	Prohibited
Restaurant and Retail	Allowed	Allowed	Prohibited
Hospitality	Allowed	Allowed	Prohibited
Specialty Residential	Allowed	Allowed	Prohibited
Trails	Allowed	Allowed	Allowed
Surface Parking	Allowed	Allowed	Allowed
Structured Parking	Prohibited	Allowed	Prohibited

2.3 Preferred Alternative

The preferred alternative assumes that the Subarea Plan and related development regulation amendments, including an update to the Public zone, are approved. Future development is guided by the goals and policies of the Subarea Plan. Permitted uses are defined, and siting of those uses is directed toward appropriate locations within the Center.

Preferred Alternative

The preferred development alternative is based on Alternative 3: High Intensity Site Development, with some modification (See Figure A-2). The Preferred Alternative does not include a new building in the open lawn southeast of the Denny/Administrative Building. A building in that location was identified in the DEIS as creating an impact to historic resources that could not be mitigated.

The preferred alternative assumes that uses and locations of development comply with the Subarea Plan goals and policies and generally conform to the Concept Plan (see Figure A-2). In this alternative:

- Total development is constrained to a total of 950,000 square feet of building space (exclusive of parking structures).
 - The defined Core Area, consisting of approximately 400,000 square feet of existing historically contributing buildings and facilities, would be renovated in phases for appropriate adaptive reuse.
 - Architecturally inappropriate buildings in the Core Area would be demolished.
 - Demolition of two cottages in the designated Influence Area that are identified as “contributing” on the National Register of Historic Places application, but that have lost historic integrity through extensive alterations.
 - Demolition of former apartment buildings in the Influence Area that are currently used as office space which are not identified as contributing to the historic district.
 - Assumes construction of new buildings in the Core Area totaling approximately 130,000 square feet. These buildings would be situated approximate to the former locations of historical buildings that have been demolished.
 - Approximately 400,000 square feet of additional building space would be constructed in the designated Influence Areas.
 - Additional new loop roads would be constructed south of Thompson Drive and north of the Northern State Road to serve new development.
 - A parking garage would be constructed.
- Existing long-term leases would be honored (or revised with mutual agreement).
- Public access opportunities would be enhanced through development of parking, trails, recreational opportunities, and buildings open to the public.

2.4 Development Thresholds

The EIS analysis and mitigation measures are based on the following development thresholds (see Table A-2). Proposed projects that exceed these thresholds should not be designated as Planned Actions and should require additional environmental review.

Table A-2. Development Thresholds

Development	Maximum Threshold
Building Space (not including parking)	
Core Area	530,000 square feet
Influence Areas	400,000 square feet
Total	950,000 square feet
Traffic Trips	
Total Daily Trips	6,213 trips
Evening Peak	666 trips
Impervious Surface	
Buildings (assumed non-pollution generating surfaces)	24.1 acres
Roads and Parking (assumed pollution generating surfaces)	19.7 acres
Total Impervious Surface	43.8 acres
Utilities Demand	
Potable Water / Sewer Demand	48,830 gallons per day
Wetlands (Based on analysis of first phase of development)	
Wetland Impacts	0.139 acres
Wetland Buffer Impacts	0.329 acres

3 DEVELOPMENT STANDARDS

Based on the Center Subarea Plan goals, policies, and land use map; the following standards will apply to proposed developments within the Planned Action Area (Figure A-1). These requirements will be applied in addition to City development regulations including, but not limited to Sedro-Woolley Municipal Code (SWMC) Titles 2, 14, 15, 16, and 17).

3.1 General Building Location and Orientation

1. Construction of new buildings and rehabilitation of existing buildings in the Core Area should be limited to the general area of former footprints or now-demolished historic structures from the Historic District's "Period of Significance" (1909-1959); together with allowance for some building expansion. The locations of historic buildings identified in the National Register of Historic Places are shown in Figure A-4. Buildings are categorized as "contributing" to the historic character of the district, or "non-contributing" as defined in the nomination form for the National Register of Historic Places.
2. New buildings (and their front entries) located in the Core Area and Influence Area should be positioned along the existing narrow east-west roads consistent with the original Olmsted Concept that defined the site. Lawns and plantings should surround each distinctly-defined building in the landscape.

3.2 Internal Streets in Core Area

To protect the historic character of the facility, the roadway system remaining from the Period of Significance should guide the placement, size, and design feeling of any new or replacement roadways. The road system within the Center dating from the Period of Significance should remain in place. Ownership and maintenance of the roadway should not be the responsibility of the City. The character of the roads, pathways and related improvements, for both new and existing, shall retain a rural campus character defined by lawns and plantings growing to the edge of the road surfaces without curbs.

3.3 Parking

To maintain the campus character and promote interactions between uses, required parking for existing and proposed uses may be distributed through the Center. Parking requirements will be based on types of use and ratios defined in SWMC 17.36, but the Director of the Planning Department will have discretion to adjust these numbers based on opportunities for shared parking between uses.

Parking should be restricted on streets that are less than 24 feet in width to maintain access for emergency vehicles. Required parking for existing and proposed uses may be distributed throughout the site to satisfy building/use parking requirements. However large parking in the Influence Area is preferred over large parking lot construction in the Core.

3.4 Signage, Landscaping and Lighting

Internal signage, landscaping and lighting shall be consistent with the design guidelines and approved by the Port. Signage, landscaping and lighting visible from Fruitdale Road shall be consistent with City Codes and approved by the City (SWMC 17.40 and 17.50).

4 MITIGATION MEASURES

Based on the EIS, this Mitigation Measures section identifies significant adverse environmental impacts that are anticipated to occur as a result of development of planned action projects. The EIS mitigation measures are intended to minimize impacts that are not sufficiently addressed in existing local, state, and federal laws and regulations. Mitigation measures identified in the EIS are reiterated here for inclusion in proposed projects to mitigate related impacts and to qualify as Planned Action projects.

Consistency review under the Planned Action, development plan review, and other permit approvals will be required for specific development actions under the Proposed Action pursuant to WAC 197-11-172. Additional project conditions may be imposed on planned action projects based upon the analysis of the proposal in relationship to independent requirements of the City, state or federal requirements or review criteria.

Any applicant for a project within the Planned Action area may propose alternative mitigation measures, if appropriate and/or as a result of changed circumstances, in order to allow equivalent substitute mitigation for identified impacts. Such modifications shall be evaluated by the City's SEPA Responsible Official prior to any project approvals by the City.

In combination, regulations applicable to each element of the environment and mitigation measures identified in the EIS and documented in this Mitigation Document that are applied to any planned action proposal will adequately mitigate all significant environmental impacts associated with planned action proposals, except for those impacts that are identified as "significant unavoidable adverse impacts."

Table A-3 identifies for each element of the environment analyzed in the EIS for the proposed action:

- Summary of significant environmental impacts and unavoidable adverse impacts
- Mitigation measures established by this Mitigation Document for the Planned Action study area.
- Phasing for implementation of mitigation measures

**Table A-3. Mitigation Measures
Based on Preferred Alternative**

Elements	Impacts	Mitigation Measures	Phasing
Earth			
<ul style="list-style-type: none"> Geotechnical 	<p>Significant Impacts</p> <ul style="list-style-type: none"> Presence of thick and unengineered fills is difficult for shallow foundation construction. Long-term foundation settlement could be problematic due to compressible soils. Construction activities such as clearing of vegetation and topsoil, and removal of existing structures, foundations, asphalt, and other existing on-site improvements could cause temporary erosion. Soils temporarily exposed during construction could be eroded by stormwater runoff. <p>Unavoidable Adverse Impacts</p> <ul style="list-style-type: none"> With adherence to applicable codes and regulations, no significant unavoidable adverse impacts are anticipated relative to earth resources. 	<ol style="list-style-type: none"> Thick fill occurrences may be abated by altering or moving building footprints to avoid locally adverse areas, or by undertaking excavation and replacement with structural fill suitable for building support. A ground improvements strategy would be implemented to mitigate long-term consolidation settlement of soft clays. These methods typically involve placement and compaction of rock aggregate into the subsurface. Implementation of standard best management practices and erosion control measures as required by City stormwater management codes and grading permits and State Construction Stormwater permits will minimize the potential short-term impacts from construction. 	<ol style="list-style-type: none"> In coordination City grading and building permits, Construction Stormwater permits, and with construction. In coordination City grading and building permits, Construction Stormwater permits, and with construction. In coordination City grading and building permits, Construction Stormwater permits, and with construction.
Energy and Air			
<ul style="list-style-type: none"> Energy and Air Quality 	<p>Significant Impacts</p> <ul style="list-style-type: none"> Increased development forecasted to generate approximately 23,574 metric tons of carbon dioxide equivalent per year from stationary sources, energy use, and transportation. Emissions from construction including dust, particulate matter, and exhaust from heavy equipment. Potential exposure to asbestos during renovation of historic structures. Point source emissions from fabrication and operation of Omniprocessor and other products that may be produced at the Center. <p>Unavoidable Adverse Impacts</p> <ul style="list-style-type: none"> With adherence to applicable codes and regulations, and additional identified mitigation measures, no significant unavoidable adverse impacts are anticipated relative to air quality resources. 	<ol style="list-style-type: none"> Consider commuter trip reduction program as the Center approached maximum density build out. Best management practices during construction to reduce dust and emissions. Obtain and comply with air permits for point source emissions as needed. 	<ol style="list-style-type: none"> Implement after new construction and building renovation in the Center exceeds a total of 600,000 square feet. In coordination with City grading and building permits and during construction Prior to operating equipment that requires point source emissions permit.
Water			
<ul style="list-style-type: none"> Wetlands & Streams 	<p>Significant Impacts:</p> <ul style="list-style-type: none"> Approximately 93 acres would be set aside as open space to minimize potential future impact to wetlands and streams. Improvements to existing stormwater management system to meet current regulatory requirements as new development occurs. Increased potential of wetland and buffer impact relative to Alternatives 1 and 2. 	<ol style="list-style-type: none"> Compliance with City Critical Areas Ordinance and state and federal water-related laws. For impacts to wetlands, wetland buffers, and stream buffers associated with the first phase of development, implement mitigation plan as described in the EIS after it is approved through state and federal permitting processes. For future development beyond the first phase that may impact streams and wetlands, additional SEPA 	<ol style="list-style-type: none"> Required as part of permit application and review process Required as part of permit application and review process Required as part of permit application and review process

Elements	Impacts	Mitigation Measures	Phasing
	<ul style="list-style-type: none"> Potential first phase of development would impact category III wetland for new stormwater outfall. <p>Unavoidable Adverse Impacts</p> <ul style="list-style-type: none"> With application of water-related codes and regulations and identified mitigation measures, no significant unavoidable adverse impacts to water resources are anticipated. 	<p>review including wetland and stream delineation, mitigation planning, and local, state, and federal permitting will be required.</p>	
<ul style="list-style-type: none"> Storm water Runoff 	<p>Significant Impacts</p> <ul style="list-style-type: none"> Development to occur primarily within areas previously developed or disturbed. Approximately 93 acres would be set aside as open space. Net new development would increase total impervious surfacing from current level of 11.6% to 19.4% of the Center. Upgrading of existing stormwater management system to meet current codes as development occurs. <p>Unavoidable Adverse Impacts</p> <ul style="list-style-type: none"> With application of water-related codes and regulations, no significant unavoidable adverse impacts to water resources are anticipated under any of the proposed alternatives. 	<ol style="list-style-type: none"> Compliance with City Stormwater Manual and Department of Ecology Construction Stormwater General Permit for new development including retention and treatment of stormwater. 	<ol style="list-style-type: none"> Required as part of permit application and review process, per City and State stormwater permit requirements.
Vegetation and Wildlife	<p>Significant Impacts</p> <ul style="list-style-type: none"> Subarea Plan restricts new development in designated Open Space area (approximately 45% of the Center.) Potential for impacts from encroachments into wetland and stream buffers. <p>Unavoidable Adverse Impacts</p> <ul style="list-style-type: none"> With adoption of the Subarea Plan and application of local, state, and federal natural resource-related codes and regulations, no significant unavoidable adverse impacts to plant and animal resources are anticipated. 	<ol style="list-style-type: none"> Compliance with Subarea Plan Land Use Map Compliance with City Critical Areas Ordinance and state and federal natural resource and water-related laws Maintain, if feasible, the inactive smokestack at the Powerhouse that provides important roost for Vaux's Swift. Additional SEPA review and mitigation plan required if removal of the smokestack is proposed. 	<ol style="list-style-type: none"> Required as part of City permit application review process. Required as part of City permit application review process. Mitigation plan would be reviewed and approved by City prior to issuing demolition permit.
Environmental Health			
<ul style="list-style-type: none"> Soil and Groundwater Impacts 	<p>Significant Impacts</p> <ul style="list-style-type: none"> Redevelopment would drive proactive remediation of soil and groundwater impacts <p>Unavoidable Adverse Impacts</p> <ul style="list-style-type: none"> With adherence to environmental health-related codes and regulations, no significant unavoidable environmental health impacts are anticipated. 	<ol style="list-style-type: none"> Implement institutional and engineered controls to limit exposure to contaminants in areas with confirmed soil or groundwater impacts. 	<ol style="list-style-type: none"> Prior to issuance of building certificates of occupancy in areas with confirmed soil or groundwater impacts.
<ul style="list-style-type: none"> Asbestos and Lead Paint 	<p>Significant Impacts</p> <ul style="list-style-type: none"> Asbestos and lead paint in historic buildings likely to be addressed over time as structures are renovated. <p>Unavoidable Adverse Impacts</p>	<ol style="list-style-type: none"> Abatement of asbestos and lead paint in structures as they are renovated or demolished. 	<ol style="list-style-type: none"> Prior to issuance of building certificates of occupancy or in coordination with demolition permit for each respective building suspected of containing asbestos and lead paint

Elements	Impacts	Mitigation Measures	Phasing
	<ul style="list-style-type: none"> With adherence to environmental health-related codes and regulations, no significant unavoidable environmental health impacts are anticipated. 		
Land Use Compatibility	<p>Significant Impacts:</p> <ul style="list-style-type: none"> Subarea Plan establishes policies that encourage a mix of uses within the Center that would be synergistic and compatible with adjacent recreation and residential uses. With increased activity and development at the Center, local demand for housing and convenience goods is expected to increase <p>Unavoidable Adverse Impacts</p> <ul style="list-style-type: none"> With adoption of the Subarea Plan and application of the City zoning and development regulations, no significant unavoidable land use impacts are anticipated. 	<ol style="list-style-type: none"> Adopt Subarea Plan, City Code amendments, and Planned Action Ordinance 	<ol style="list-style-type: none"> Prior to issuance of first building permit
Recreation	<p>Significant Impacts:</p> <ul style="list-style-type: none"> Allow public access to Center Potential trail connectivity between Center and Northern State Recreation Area Possible increased use of Northern State Recreation Area <p>Unavoidable Adverse Impacts</p> <ul style="list-style-type: none"> Increased activity is expected in the adjacent Northern State Recreation Area, but with the mitigation measures to create a trails plan and funding strategy, no significant unavoidable adverse impacts to recreation opportunities are anticipated 	<ol style="list-style-type: none"> Participation in a coordinated trails plan with County Parks (<i>Skagit County has committed through an interlocal agreement to lead the trail plan effort</i>) 	<ol style="list-style-type: none"> The Trails Plan and Funding Strategy will take place from 2017-2019 in collaboration with Skagit County Comprehensive Park Plan update
Historic Resources	<p>Significant Impacts</p> <ul style="list-style-type: none"> Subarea Plan and Preferred Alternative Conceptual Plan organizes uses and new construction to appropriate areas. No adverse impacts assuming development and adherence to a design guideline manual that complies with Secretary of Interior's Standards for Treatment of Historic Properties. <p>Unavoidable Adverse Impacts</p> <ul style="list-style-type: none"> With adoption and application of the Subarea Plan and design guidelines, no significant unavoidable adverse impacts to historic resources are anticipated. 	<ol style="list-style-type: none"> Adopt Subarea Plan, City Code amendments, and Planned Action Ordinance to encourage development in alignment with Preferred Alternative Adopt and comply with design guidelines that align with Secretary of the Interior Standards for the Treatment of Historic Properties Possible short term effort to 'mothball' vacant historic structures (<i>Port and DES are pursuing funding for this effort</i>) If it is determined necessary to demolish a 'contributing' historic building, a mitigation plan will be developed implemented in compliance with Department of Archaeology and Historic Preservation Mitigation Options and Documentation Standards. 	<ol style="list-style-type: none"> Prior to the issuance of any building or demolition permit. The Port of Skagit will adopt design guidelines and review proposals for consistency with the guidelines. On-going effort. Mitigation plan to be submitted prior to issuance of demolition permit for historic 'contributing' buildings
Cultural Resources	<p>Significant Impacts:</p> <ul style="list-style-type: none"> None anticipated in areas of proposed new development. <p>Unavoidable Adverse Impacts</p> <ul style="list-style-type: none"> With application of archaeological-related codes and regulations, no significant unavoidable adverse impacts to archaeological resources are anticipated. 	<ol style="list-style-type: none"> If artifacts are unexpectedly discovered, work should cease and appropriate notification given and an assessment should be undertaken. 	<ol style="list-style-type: none"> Mitigation condition should be included in any grading permits issued for the Center.

Elements	Impacts	Mitigation Measures	Phasing
Aesthetics	<p>Significant Impacts:</p> <ul style="list-style-type: none"> Proposed removal of recent construction buildings that conflict with historic master plan and architecture will improve historic character New construction has potential to also detract from aesthetics. <p>Unavoidable Adverse Impacts</p> <ul style="list-style-type: none"> Implementing the Subarea Plan policies and establishing a Design Guideline Manual will be fundamental mitigation measures to avoid adverse impacts relative to aesthetic resources. 	<ol style="list-style-type: none"> Adopt Subarea Plan, City Code amendments, and Planned Action Ordinance to encourage development in alignment with Preferred Alternative Adopt and comply with design guidelines that align with Secretary of the Interior Standards for the Treatment of Historic Properties 	<ol style="list-style-type: none"> Prior to the issuance of any building or demolition permit. The Port of Skagit will adopt design guidelines and review proposals for consistency with the guidelines.
Transportation	<p>Significant Impacts:</p> <ul style="list-style-type: none"> Seven intersections are projected to fall below level of service standards by 2035 based on projected regional growth with or without redevelopment of the Center Total daily trips at the Center forecasted to increase to 6,213. Peak hour evening traffic would increase to 666 trips. 1,550 parking spaces would be provided Truck traffic is estimated at 24 to 48 trips per day. <p>Unavoidable Adverse Impacts</p> <ul style="list-style-type: none"> Increased activity on the Center proposed in the Preferred Alternative is expected to increase the volume of traffic, but with application of identified mitigation measures, no significant unavoidable adverse impacts are anticipated relative to vehicular traffic, public transit, non-motorized systems, or parking. 	<ol style="list-style-type: none"> Payment of transportation impact fees per City code. Improvement of Fruitdale Road, including repair of slide area and constructing pedestrian paths or sidewalks where they are lacking between McGarigle Road and entrance to the Center (City, County, Port, and Janicki Bioenergy have established agreements to share in costs of road design) Improvement of primary entrance to Center, which depending on design, may require land dedication for right of way. (City, County, Port, and Janicki Bioenergy have established agreements to share in costs of road design) Submittal of truck haul route plan and schedule. 	<ol style="list-style-type: none"> Impact fees to be paid in coordination with issuance of building permits Fruitdale Road improvements (SR20 to Kalloch Road) will take place prior to issuing certificate of occupancy of the 2nd building. Fruitdale Road primary entrance improvement will take place prior to issuing certificate of occupancy of the 2nd building. Truck route designations and access plan to be submitted to the City prior to issuing building permit for the 1st building.
Utilities	<p>Significant Impacts:</p> <ul style="list-style-type: none"> Water demand would increase to 43,830 gallons per day. Internal systems overall condition questionable. Increased stress on internal sewer system may require additional evaluations <p>Unavoidable Adverse Impacts</p> <ul style="list-style-type: none"> The Center is served by existing water, sewer, stormwater, power, and telecommunications utilities. While on-site upgrades to these systems likely will be needed to support redevelopment, each utility system has capacity to support the Alternatives, so no unavoidable adverse impacts are anticipated. 	<ol style="list-style-type: none"> With development projects, additional hydraulic modeling and utility testing should be required to determine adequacy of internal systems 	<ol style="list-style-type: none"> Prior to building permit issuance for each respective structure.

Elements	Impacts	Mitigation Measures	Phasing
Public Services	<p>Significant Impacts</p> <ul style="list-style-type: none"> • Secondary emergency access road to Fruitdale Road currently does not meet standards for emergency vehicle access. • Need for emergency vehicle turnouts throughout Center. • Concern for lack of northerly site access to Campus via SR 9. • Concern in regard to patient transportation from isolated buildings to emergency vehicles. • Concern in regard to night time emergency response and intra-site communication. <p>Unavoidable Adverse Impacts</p> <ul style="list-style-type: none"> • Increased intensity of activity at the Center will require mitigation measures to ensure that police and fire services can respond in the event of emergencies. With the implementation of the identified mitigation measures, no unavoidable adverse impacts are anticipated. 	<ol style="list-style-type: none"> 1. Provide gate on secondary access road connection at Fruitdale Road and maintain road to meet standards for emergency vehicle access (<i>Port and Department of Enterprise Services coordinating to identify funding sources</i>) 2. Provide emergency vehicle turn out spaces and circulation plan 3. As needed, install repeater systems or other technologies to support communications for emergency response. 4. Provide for on-site emergency all-terrain vehicle with Firelite Transport Darley FD-202 (2-seat 4-wheel drive all-terrain vehicle). 5. Provide 2 sets of night vision gear. 	<ol style="list-style-type: none"> 1. The Department of Enterprise Services will be notified to address the emergency access road, immediately. 2. Internal circulation network to be upgraded to accommodate emergency vehicle access in coordination with build-out of Central Core and Northern Influence Area. 3. Prior to issuance of certificate of occupancy of respective buildings 4. All-terrain vehicle to be approved by the City Police Chief prior to issuance of the certificate of occupancy of the 1st building. 5. Night vision gear to be approved by the City Police Chief prior to issuance of the certificate of occupancy of the 1st building.

4.1 Additional Permits and Approvals

The EIS identified potentially applicable federal, state, and local laws and rules that apply to Planned Actions and that can serve to mitigate adverse environmental impacts. It is assumed that all applicable federal, state, and local regulations would be applied. The following list identifies the primary set of applicable laws regulations, but other laws and regulations may apply depending on the proposed action.

Depending on the scope of development and the site, the following approvals could be required:

U.S. Army Corps of Engineers

- Clean Water Act Section 404 Permit (for any impacts to jurisdictional wetlands)
 - Endangered Species Act Section 7 Consultation
 - National Historic Act Section 106 Consultation¹

Washington State Department of Ecology

- Clean Water Act Section 401 Water Quality Certification (for projects affecting wetlands or waterways)

Washington State Department of Fish and Wildlife

- Hydraulic Project Approval (for any project with physical impacts to a waterway)

Northwest Clean Air Agency

- Asbestos surveys (associated with building renovation/demolition)
- Air permits associated with existing or future operations

City of Sedro-Woolley

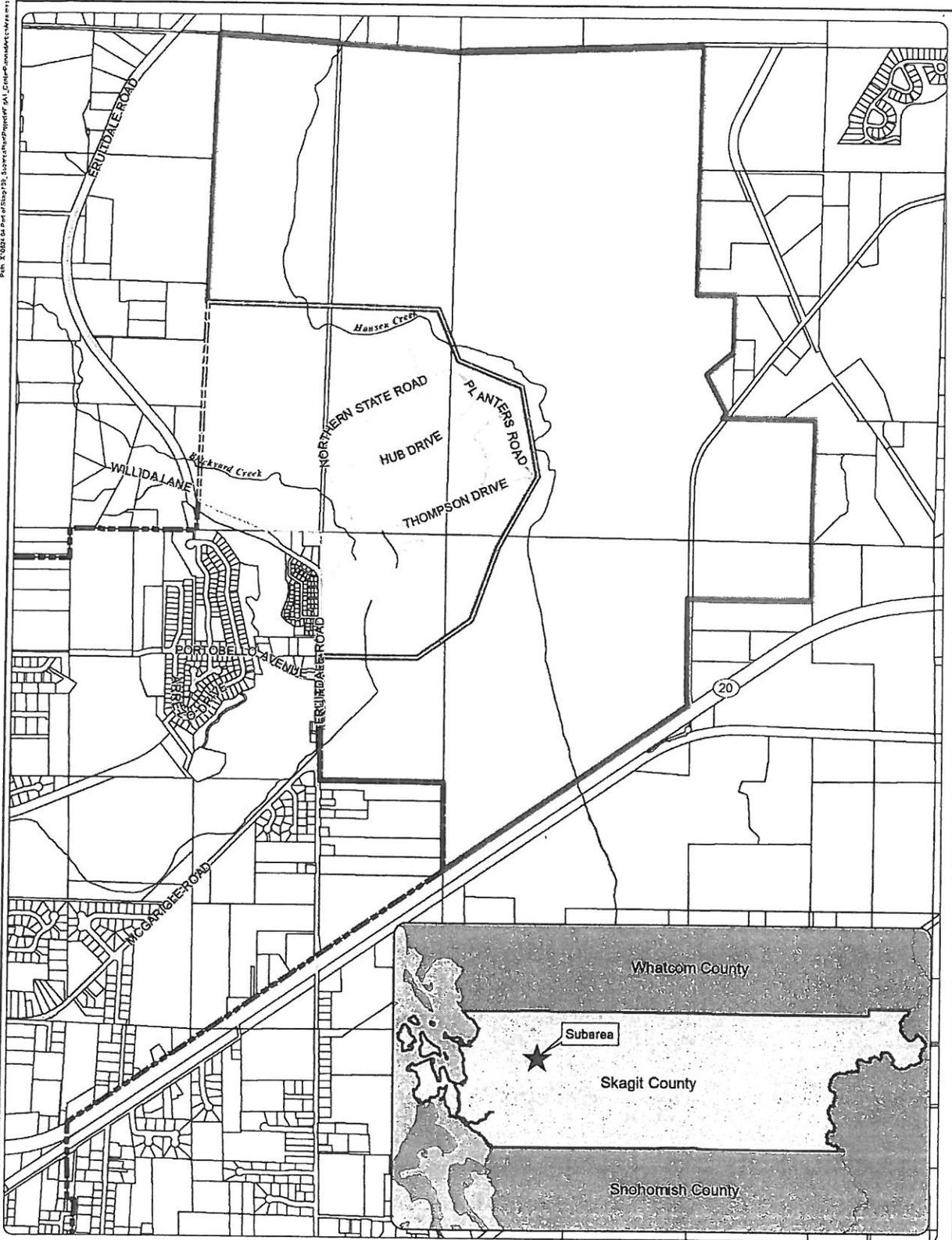
- Grading, excavation and erosion-control permits
- Building permit
- Demolition permits
- Mechanical permits
- Plumbing permits
- Concurrency authorization
- Certificates of occupancy
- Street use permits (temporary—construction related)

¹ Other historical and cultural resources regulations may apply, the Washington State Department of Archaeology and Historic Preservation maintains a list of federal and state laws related to historic and cultural resources at <http://www.dahp.wa.gov/learn-and-research/preservation-laws>

- Street improvements (e.g., sidewalks, curb cuts)
- Lot line adjustment, binding site plan and/or subdivision approvals
- Stormwater management permits
- Sewer utility permits
- Water utility permits (coordinated with Skagit Public Utility District)
- Street right-of-way vacation

FIGURES





Source: Aerial photograph obtained from Esri ArcGIS
 Online: parcels, roads and streams datasets
 obtained from Skagit County; city limits dataset
 obtained from City of Sedro-Woolley.

Property address:
 24909 Hub Drive
 Sedro-Woolley, Washington

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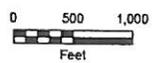
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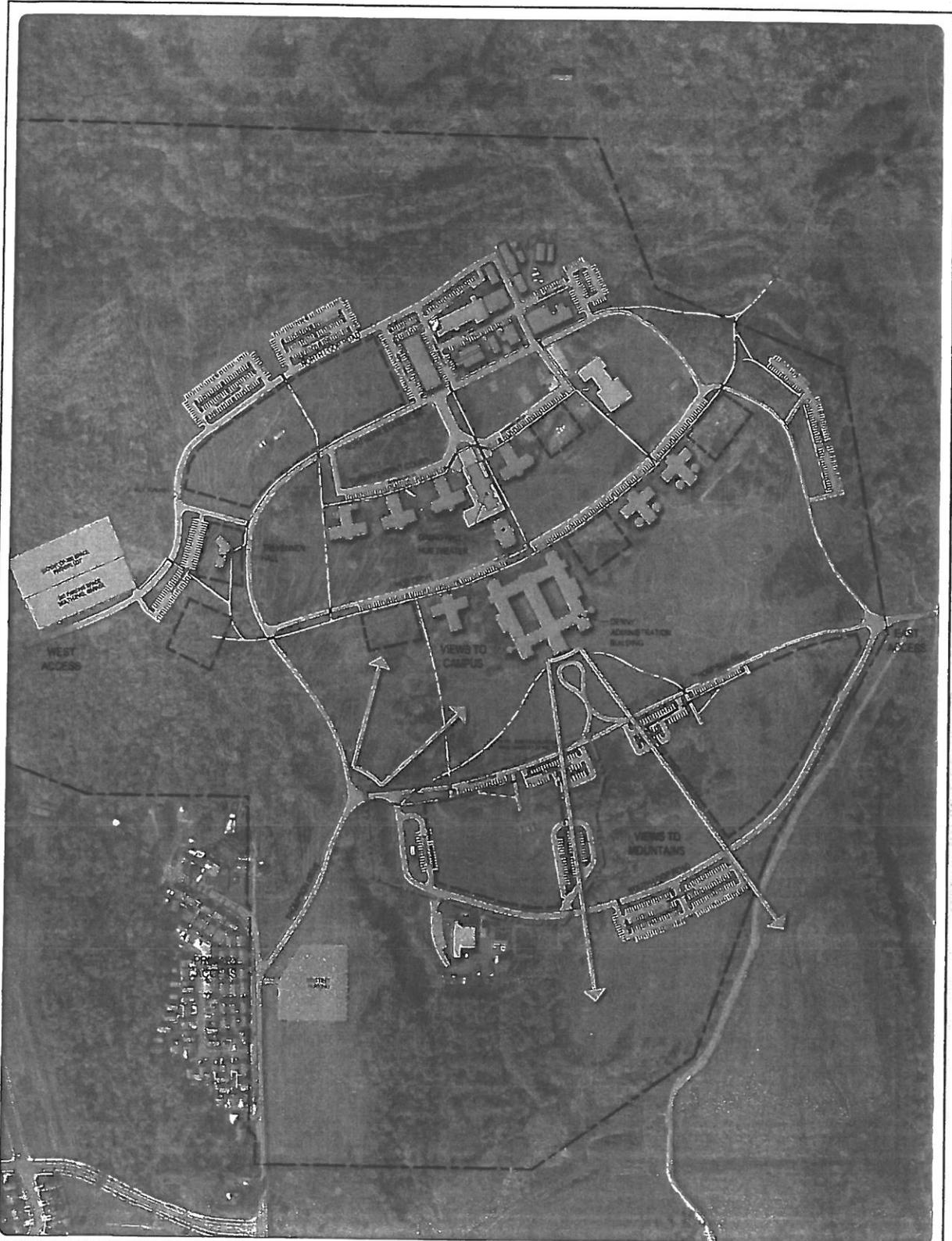
Legend

- Center Subarea
- Northern State Recreational Area
- Parcel Boundary
- City Limits (Post Annexation)
- Stream

Figure A-1
The Center Planned Action Area

Sedro-Woolley, Washington





Source: Aerial photograph obtained from Esri ArcGIS
 Online; parcels and roads obtained from Skagit County.

Legend

- Contributing Buildings to Historic District
- Non-Historic Buildings to be Retained
- New Building Locations
- First Phase of Development
- Property Boundary
- View Indicator

Note: 1,575 Proposed Parking Spaces

**Exhibit A-2
 Conceptual Site Plan**

Port of Skagit
 Sedro-Woolley, Washington

Produced By: city
 Approved By: manager
 Print Date: 6/27/15

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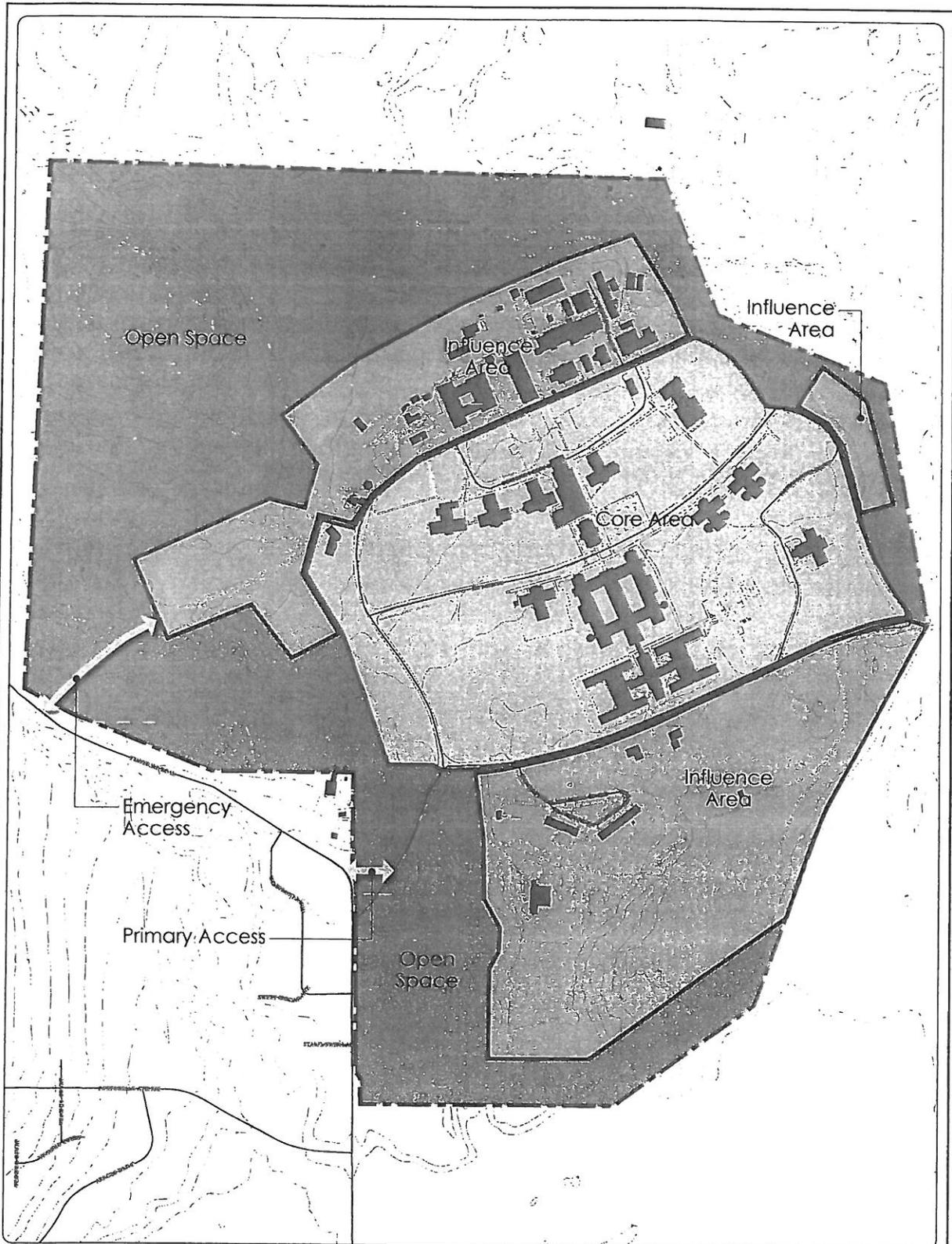
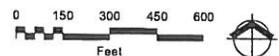


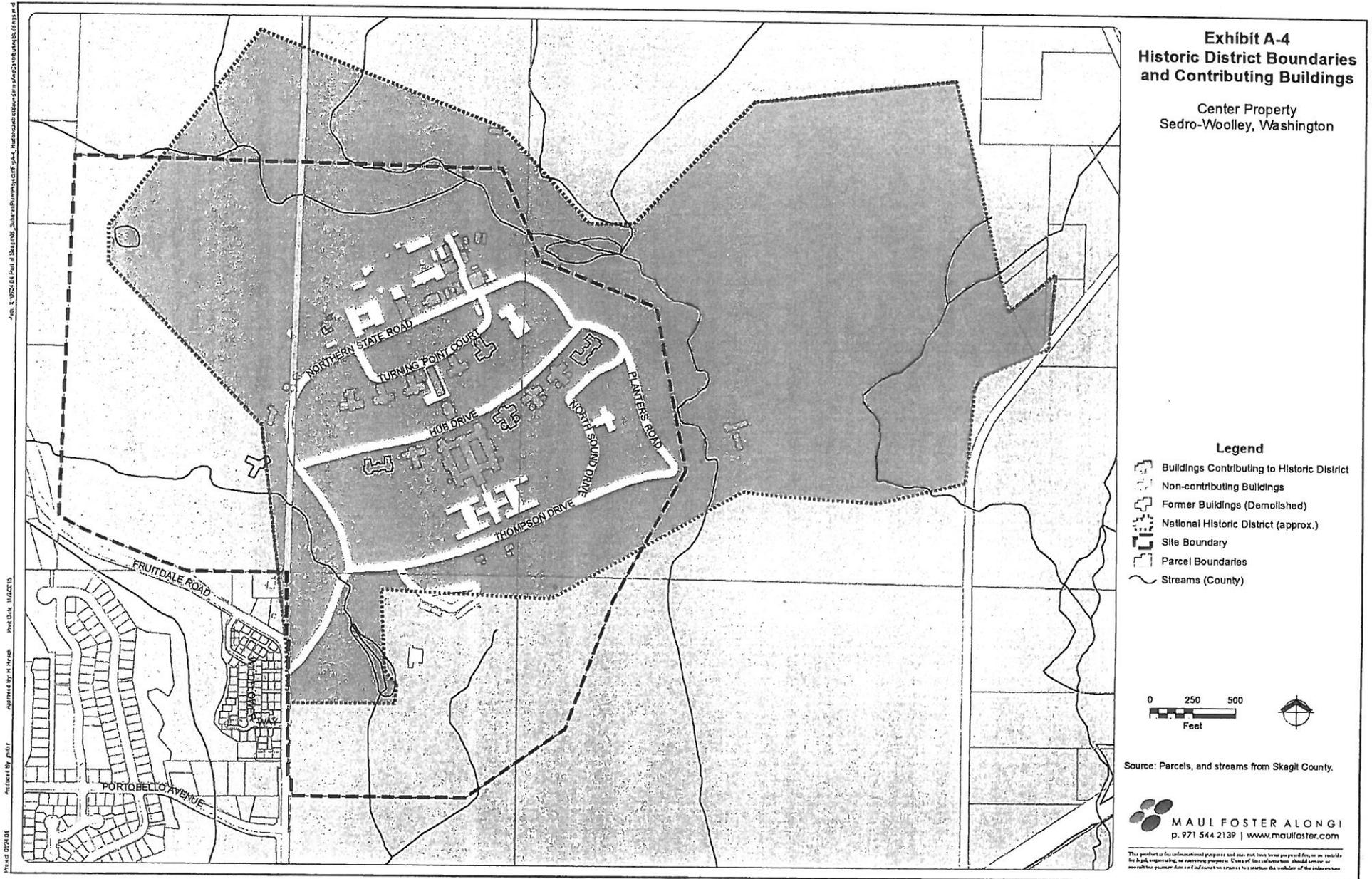
Exhibit A-3
Subarea Land Use Map
 Sedro-Woolley, Washington

Project: 002104-01-01
 Produced by: eCity
 Approved by: millimeter
 File Date: 08/20/13



This is intended for informational purposes only and is not to be used for legal engineering, or engineering purposes. Use of the information should result in the primary data and not the information contained in this document.





**Exhibit A-4
Historic District Boundaries
and Contributing Buildings**

Center Property
Sedro-Woolley, Washington

Legend

- Buildings Contributing to Historic District
- Non-contributing Buildings
- Former Buildings (Demolished)
- National Historic District (approx.)
- Site Boundary
- Parcel Boundaries
- Streams (County)



Source: Parcels, and streams from Skagit County.

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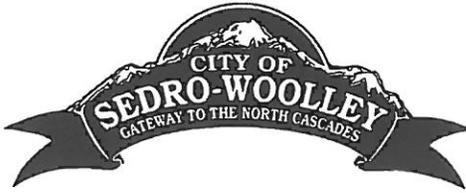
Project: 2024-01
 Prepared by: MAFI
 Approved by: M. Hersh
 Issue Date: 11/26/23
 File: 2_2024-04_Permit_of_Skagit_County_Sedro-Woolley_HistoricDistrictMap_A-4_11/26/23.mxd

Attachment 2

Planning Commission Findings and Recommendation

Procedural Items

Notice of Public Hearing and Department of Commerce Materials



**CITY OF SEDRO-WOOLLEY
PLANNING DEPARTMENT**

325 Metcalf Street
Sedro-Woolley, WA 98284
Phone (360) 855-0771
Fax (360) 855-0733

TRANSMITTAL & REPORT MEMORANDUM

DATE: November 17, 2015

TO: Sedro-Woolley Planning Commission

REGARDING Planned Action Ordinance – The Center for Innovation and Technology

FROM: 
John Coleman, Planning Director

The following ordinance and attachment is submitted by the Planning Department. This report serves as the staff report for the proposed ordinance and was submitted in accordance with Chapter 2.90 SWMC.

FINDINGS OF FACT

PROPOSAL

The City of Sedro-Woolley, Skagit County and the Port of Skagit have worked in cooperation to develop a subarea plan for the revitalization of the Northern State Campus, now named The Center for Innovation and Technology (Center). A Planned Action Environmental Impact Statement (EIS) was prepared to satisfy the requirement for environmental review. The next step in the process is the adoption of a Planned Action Ordinance, designating those projects that will qualify as planned actions and the geographic area that will be defined as the Planned Action Area. The Planned Action Ordinance is intended to be as specific as possible, indicating what mitigation measures will be required for a project to qualify as a planned action. The required mitigation measures and conditions that will apply to development actions at the Center will be specified in Mitigation Decision Document, Attachment A (Attachment A), attached to the Planned Action Ordinance.

The Planned Action EIS and Attachment A will also identify those actions that will *not* qualify as planned actions. Due to the size and complexity of the property, as well as the timing of future development, a thorough analysis of conditions and impacts has not been

conducted in some areas of the site. Non-qualifying planned action projects may require additional environmental analysis; however the scope of review will focus only on environmental impacts not adequately addressed in the Planned Action EIS.

At the beginning of the planning process, City Council passed Resolution 913-15 expressing its intent to prepare a Subarea Plan and Planned Action EIS for the Center. To ensure an extensive level of public review, a Public Participation Plan was included as an attachment to Resolution 913-15. This plan outlined the processes described below and the opportunities for public involvement. Attached to this report is The Center Subarea Plan & Planned Action EIS Milestone Dates which was created subsequent to the Public Participation Plan, listing public meetings and comment periods associated with each of the processes (Annexation, Subarea Plan and Planned Action EIS)

Attached to this memo is a proposed Planned Action Ordinance and Mitigation Decision Document, Attachment A.

BACKGROUND

Below are the planning processes that have been involved with the Center:

- **Annexation of the Property into the City of Sedro-Woolley** – the Property was annexed into the City on September 9, 2015 bringing the Property within the municipal boundary and the land use regulatory authority of the City.
- **Subarea Plan** – This plan will articulate a framework for development of the property over the next 20 years. It will be based on the goals of the local governments and public and will provide direction for potential investors seeking to develop and or locate within The Center. The Subarea Plan, once finalized, will be adopted into the City’s Comprehensive Plan. As the Planning Commission is aware, the Growth Management Act allows updates to comprehensive plans once every year. The Sedro-Woolley City Council has approved, by resolution, the City’s 2015 Comprehensive Plan docket which lists the proposed amendments to the City’s comprehensive plan that will be considered this year. While it was anticipated that a comprehensive plan amendment would be necessary to address the Northern State property and this is reflected in the 2015 docket, the Subarea Plan has been reviewed through an Environmental Impact Statement (EIS) process, independent of the any other comprehensive plan amendments. Therefore, staff is utilizing RCW 36.70A.130 (2) (a) (i) and (v) which recognizes exceptions to the consideration of amendments more frequently than once a year. The cited RCW sections recognize subarea plans and comprehensive plan amendments necessary to enact a planned action under RCW 43.21C.031 as exceptions, allowing a jurisdiction to amend its comprehensive plan more frequently than once a year.
- **Planned Action Environmental Review** – The Washington state legislature adopted the planned action process for SEPA to emphasize quality environmental

review of early planning efforts and early public input to shape decisions. The intent is to provide cumulative impact analyses for the entire subarea, rather than piecemeal analysis on a project-by-project basis. A planned action designation by a jurisdiction reflects a decision that adequate environmental review has been completed and that future environmental review under SEPA, for each specific development proposal or phase, will not be necessary if it is determined that each proposal or phase is consistent with the development levels specified in the adopted Planned Action Ordinance and supporting environmental analysis.

Chapter 2.90 SWMC was amended in 2015 to include a process for adopting planned action ordinances. The process requires Planning Commission review and consideration, with a recommendation to the City Council which is charged with making a final decision. In addition to the process for designating and adopting a planned action ordinance, Chapter 2.90 outlines a process for reviewing planned action projects.

Basic steps in designating and implementing planned actions are to:

- Draft a Subarea Plan to create a vision and policy framework for future development;
- Prepare an Environmental Impact Statement (EIS);
- Designate the planned action improvement area by ordinance, where future projects would develop consistent with the EIS analysis; and
- Review development permit applications for consistency with the designated planned action.

The proposed ordinance is supported by and implements the Sedro-Woolley Comprehensive Plan, Economic Element:

Goal E1: To develop a sound fiscal base.

Policy E1.1: Create employment opportunities within the Sedro-Woolley economy, particularly for residents who now commute to other distant employment areas.

Policy E1.2: Participate with other public agencies and private interests in labor force training programs that take advantage of traditional resources.

Policy E1.3: Identify and promote sites which can be developed for a variety of local employment projects. Promote development of business and industrial parks, office and professional centers, and specialized commercial and entertainment centers.

The proposed ordinance will also support and implement the Sedro-Woolley Comprehensive Plan, Land Use Element as amended with the adoption of The Center for Innovation and Technology Subarea Plan.

PROPOSAL REVIEW PROCESS

- A SEPA threshold Determination of Significance was issued on April 10, 2015 initiating the Planned Action Environmental Impact Statement process to study the environmental impacts associated with a subarea plan. A Draft Environmental Impact Statement was issued September 18, 2015 and a Final Environmental Impact Statement was issued on November 16, 2015.
- Public Notice of the Planning Commission Hearing was published in the Skagit Valley Herald on November 6, 2015.
- The State Department of Commerce (COMM) was provided an opportunity to review and comment on the DEIS on September 17, 2015.

RECOMMENDATION

Staff Recommends that the Planning Commission review the proposed Planned Action Ordinance, hold a public hearing and make a recommendation to the City Council to adopt the Ordinance and Mitigation Decision Document, Attachment A (with PC recommended amendments if applicable).

EXHIBITS:

- A. Planned Action Ordinance and Mitigation Decision Document, Attachment A
- B. The Center Subarea Plan & Planned Action EIS Milestone Dates
- C. Procedural Items: Notice of Public Hearing

CONCLUSIONS

The Planning Commission, having reviewed the Planning Department Transmittal and Report Memorandum and hearing public testimony, makes the following conclusions:

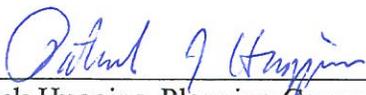
1. Adoption of the proposed Planned Action Ordinance complies with the State Growth Management Act, has been reviewed by the State Department of Commerce, and has been adequately vetted through the public review process; and
2. The Department of Ecology was provided a copy of the Draft Environmental Impact Statement to review and comment on. Comments from the Department are addressed in the Final Environmental Impact Statement which has also been submitted to the Department of Ecology.
3. Adoption of the proposed Planned Action Ordinance is in conformance with the goals and policies of the Sedro-Woolley Comprehensive Plan.

RECOMMENDATION

Based upon the foregoing, the Planning Commission recommends approval of the Planned Action Ordinance and Mitigation Decision Document, Attachment A found herein as Exhibit A.

CERTIFICATION

The City of Sedro-Woolley Planning Commission hereby recommends to the City Council **APPROVAL** of the Planned Action Ordinance for The Center for Innovation and Technology at a **REGULAR** meeting of the City of Sedro-Woolley Planning Commission held on **Tuesday, November 17, 2015**, at which time a quorum was present and the decision was for approval by a vote of 5 **FOR**, 0 **AGAINST**, and 0 **ABSTENTIONS**.



Patrick Huggins, Planning Commission Chair

11-19-15

Date

NOTICE OF PUBLIC HEARING

CITY OF SEDRO-WOOLLEY

The Center for Innovation and Technology – Subarea Plan, Planned Action Ordinance and Amendments to Chapter 17.32 (Public Zone) of the Sedro-Woolley Municipal Code

The City of Sedro-Woolley Planning Commission will hold a public hearing on **November 17, 2015 at 6:30 PM**, at the Sedro-Woolley Council Chambers located at 325 Metcalf Street, to hear testimony regarding the Subarea Plan (amendment to the City's Comprehensive Plan) and Planned Action Ordinance for the Center for Innovation and Technology (formally known as the Northern State Campus). Additionally, the Planning Commission will hold a public hearing on proposed amendments to Sedro-Woolley Municipal Code Chapter 17.32 Public Zone.

Interested parties can comment on the proposed changes in writing or at the hearing. **Written comments must be received by 4:30 PM November 17, 2015** to be considered at this public hearing.

Following the public hearing the Planning Commission's recommendation will be forwarded to the City Council for consideration and action at a future Council meeting.

Send written comments to: Sedro-Woolley Planning Department, 325 Metcalf Street, Sedro-Woolley, WA 98284. Complete project files are available for review at the Planning Department between the hours of 8:00 AM to 5:00 PM, Monday through Friday.

Published in the Skagit Valley Herald: November 6, 2015

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325 METCALF ST
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Times Ord: 1 Times Run: ***
STDS 1.00 X 8.05 Words: 206
Total STDS 8.50
Class: 0001 LEGAL NOTICES
Rate: LACR Cost: 89.68
Affidavits: 1

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Phone: (360)855-0771

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Email: jcoleman@ci.sedro-woolley.wa

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AUTHORIZATION

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**NOTICE OF
PUBLIC HEARING
CITY OF SEDRO-WOOLLEY
The Center for Innovation
and Technology Subarea
Plan, Planned Action
Ordinance and
Amendments to
Chapter 17.32 (Public Zone)
of the Sedro-Woolley
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**Published
November 6, 2015
SVH-1374040**

Attachment 3

Design Guidelines Manual

PORT OF SKAGIT COUNTY

RESOLUTION NO. 15-22

A RESOLUTION Of The Port Commission Of The Port Of Skagit County Adopting the Design Guidelines Manual For The Center For Innovation And Technology Northern State Hospital National Register Historic District.

WHEREAS, the Port of Skagit County ("the Port") is a Washington public port district which, among other things, is authorized by state law to manage and acquire property and facilities for the purpose of facilitating economic development; and

WHEREAS, the State of Washington owns, and the Department of Enterprise Services ("DES") manages, The Center for Innovation and Technology ("the Center"), the former Northern State Hospital Property, also known as the North Cascades Gateway Center, an approximately 225 acre property located in Skagit County; and

WHEREAS, DES, in late 2013 invited local community leaders to enter into discussions to explore community interests in future opportunities for The Center and in January 2014 the City of Sedro-Woolley ("City"), Skagit County ("County") the Port entered into an interlocal agreement to jointly investigate the reuse potential of the site and establish a long-range vision for the property that would meet the needs of the community served by the three parties, which interlocal agreement was amended in February 2015 and October 2015; and

WHEREAS, a significant portion of The Center is listed on the United States National Register of Historic Places as the Northern State Hospital National Register Historic District ("District") which designation was established in 2010; and

WHEREAS, the Port, on July 31, 2015 as the lead local agency submitted a proposal to DES for the transfer of control of the Center to the Port for increased economic development and to continue the historic importance of the property to the community; and

WHEREAS, the Center has been annexed into the city limits of the City of Sedro-Woolley, which annexation was effective September 19, 2015, therefore the Center is now subject to the comprehensive plan and development regulations adopted by Sedro-Woolley pursuant to Chapter 36.70A RCW. The City has commenced a Planned Action Environmental Impact Statement and Subarea Plan for the Center, as well as municipal code amendments which are expected to be complete and adopted December 2015; and

WHEREAS, one of the goals in the interlocal agreement between the City, County and Port is the parties desire to protect the historic character of the Center; and

WHEREAS, the designation as an historic district on the National Register of Historic Places provides opportunity for potential renovation of the historic structures in the District

RESOLUTION NO. 15-22

to qualify for incentives such as the federal historic rehabilitation tax credit program, which incentives will be necessary to make rehabilitation of historic structures financially feasible; and

WHEREAS, any significant loss of character or integrity to the designated historic District due to incompatible alterations could endanger the District's continuing eligibility as a National Register historic district; and

WHEREAS, review and approval of any proposed development or alterations within the District to ensure compatibility is necessary to protect the District's continued eligibility; and

WHEREAS, the Port has contracted with experts to develop The Center for Innovation and Technology Northern State Hospital National Register Historic District Design Guidelines Manual ("Design Guidelines Manual") which summarizes the design considerations and design approval process for physical changes to the District; and

WHEREAS, the Commission finds that the cost to rehabilitate structures on the Property in a manner that preserves the historic nature of the District will necessitate expenditures over and above the commercially reasonable cost of building or remodeling comparable structures for private sector uses, said difference in cost understood as the "Preservation Margin;" and

WHEREAS, the Commission finds that renovation of structures that contribute to the historic nature of the District in compliance with the Design Guidelines Manual will necessitate the identification and utilization of funding to meet the Preservation Margin; and

WHEREAS, the Port, as the entity poised to take control of the Center property, is in the best position to administer review of any proposed development and or alterations in the District in accordance with the Design Guidelines Manual provided in Exhibit A attached hereto, and the procedures provided in Exhibit B attached hereto; and

WHEREAS, the Commission recognizes that the Design Guidelines Manual, as a component of its leasing policies related to the Center should be periodically reviewed in light of economic and regulatory factors affecting development; and

WHEREAS, separate agreements among DES, the Port, City and County will memorialize the parties' understanding that the Port will have authority to review and approve any and all proposed development and or alterations in the District pursuant to the Design Guidelines Manual; and

NOW, THEREFORE, BASED ON THE FOREGOING RECITALS AND FINDINGS, THE COMMISSION OF THE PORT OF SKAGIT COUNTY, HEREBY RESOLVES AS FOLLOWS:

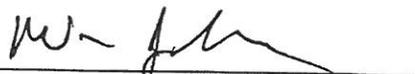
1. The Center for Innovation and Technology Northern State Hospital National Register Historic District Design Guidelines Manual is hereby adopted by the Port in full, a copy of which is attached hereto as Exhibit A.
2. The Commission of the Port of Skagit County is hereby designated as the Architectural Review Committee responsible for review and approval of proposed development or alterations within the District which review shall be conducted in accordance with the Design Guidelines Manual and the procedures outlined in Exhibit B attached. The Commission may delegate responsibilities related to review under the Design Guidelines Manual to the Executive Director who is hereby authorized to contract for third party review of projects subject to the Design Guidelines Manual as required in the discretion of the Executive Director.
3. The Port Commission shall review this resolution and the Design Guidelines Manual at regular intervals of not more than five (5) years.
4. The Executive Director and Port staffs are hereby authorized to take all actions reasonably required to carry out this resolution.
5. Both this resolution and the Design Guidelines Manual are adopted as components of the Port's leasing policies and are not "development regulations" as defined by RCW 36.70A.030 (7). By submitting an application for review pursuant to the review described herein and in the Design Guidelines Manual the applicant acknowledges that: (a) the review and the decision by the Architectural Review Committee do not constitute a "land use decision" as defined by RCW 36.70C.020(2); and (b) the Architectural Review Committee's decisions are not subject to review by any court by any means, or on any basis, whatsoever, including but not limited to writ of review, writ of certiorari or writ of mandamus.

ADOPTED IN OPEN SESSION this 10th day of November, 2015, and duly authenticated by the signatures affixed hereto.

PORT OF SKAGIT COUNTY



 Commissioner



 Commissioner



 Commissioner

EXHIBIT A

DESIGN GUIDELINES MANUAL
The Center for Innovation and Technology
Northern State Hospital National Register Historic District

Approved by the Commission by Resolution No. 15-22, November 10, 2015

NOVEMBER 10, 2015

Design Guidelines Manual

The Center for Innovation and Technology

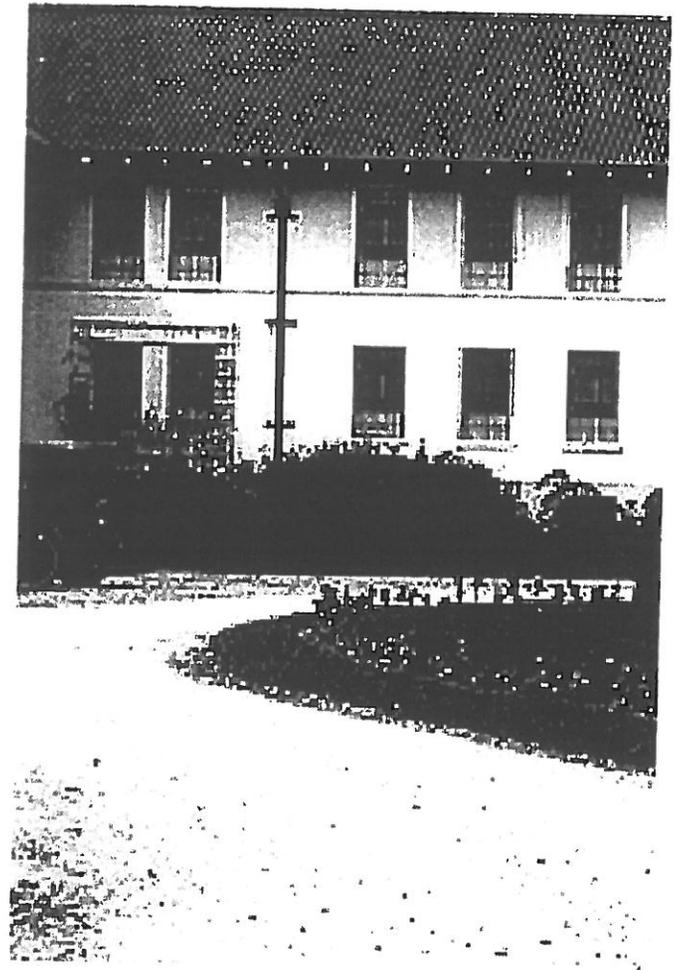
Northern State Hospital National Register Historic District



1 >>

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Overview of the Design Guidelines Manual.

The purpose of this NSC Historic District Design Guidelines Manual is to summarize the design considerations and design

approval process for physical changes to the Northern State Campus "Design Guidelines Area" described below.

These potential changes include the rehabilitation of existing historic structures and site features, additions to historic buildings, new building development, and site and landscape alterations.

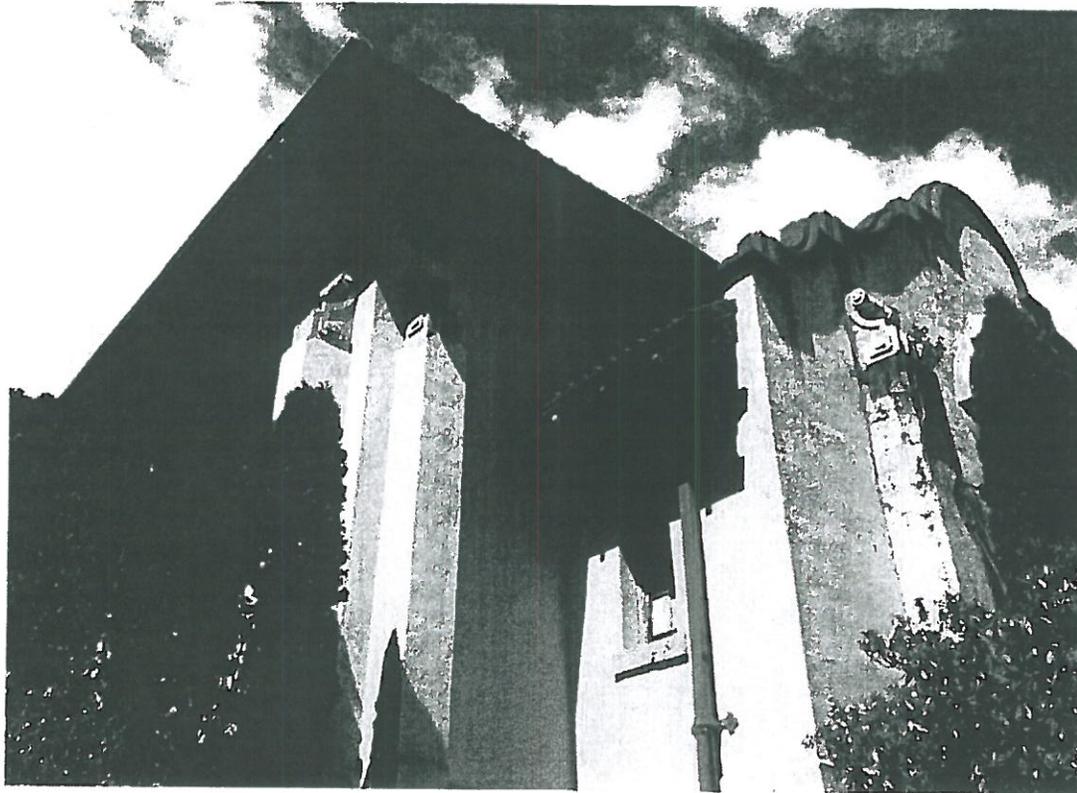


Figure 2.1. Assembly Hall details. Heath, Gove & Bell Architects, 1916. Photograph 2015

The Northern State Campus and the National Register Historic District.

The area subject to this Design Guidelines Manual is the combined Northern State Campus area located within the boundaries of the Northern State Hospital National Register Historic District (2010) (the "District" - see map the Manual area shown on the site map. This combined area is referred to in this document as the "Design Guidelines Area." As a National Register District, this area joins the ranks of other sites across the country that have been determined by the U.S. Secretary of the Interior to be of national historic, cultural and architectural significance.

4 >>

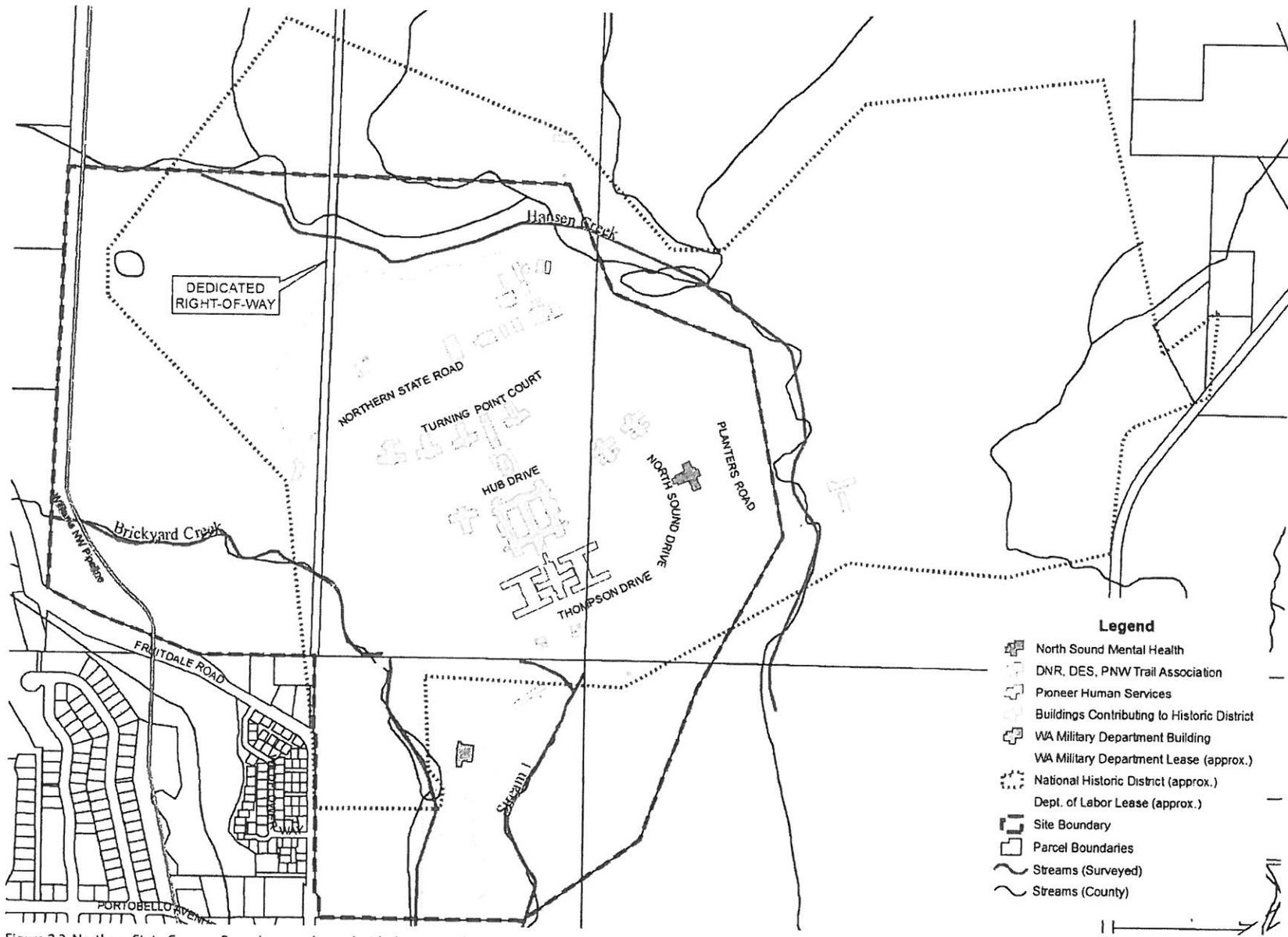


Figure 2.2. Northern State Campus Boundary overlapped with the National Register Historic District Boundary

3»

The Northern State Campus and the Historic District: Significant Buildings and Landscape Features

Site Plan and Landscape Resources

The protected historical and cultural resources of the site are focused both on the largely-intact landscape design features of the District and on the still-extant collection of historic hospital, mixed-use, agricultural and support buildings constructed circa 1911-1940's.

The District, including the Northern State Campus (NSC) is one of the largest single development plans in the United States ever to have been built according to a landscape master design by the renowned firm of Olmsted Brothers Landscape Designers. The Olmsted Brothers firm, head-quartered in Brookline, Massachusetts, is likely the most historically-significant landscape architecture studio to have ever operated in this country.

The District's extensive grouping of culturally-significant structures, woven into this remarkable landscape plan, has resulted in a historic rural campus of local, national and international significance.

The overall landscape plan is divided into terraced sections marked by a series of parallel roads that run generally east-west with the overall topography, creating a sloping site plan that orients its main axis toward the distant views of the Cascade Mountains. This plan essentially follows the 1911 Olmsted Brothers design (see Figure 3.2).

By the late 1940's, nearly all of the historically significant structures on the NSC site were in place, as shown in the 1944 existing conditions plan at Figure 3.1.

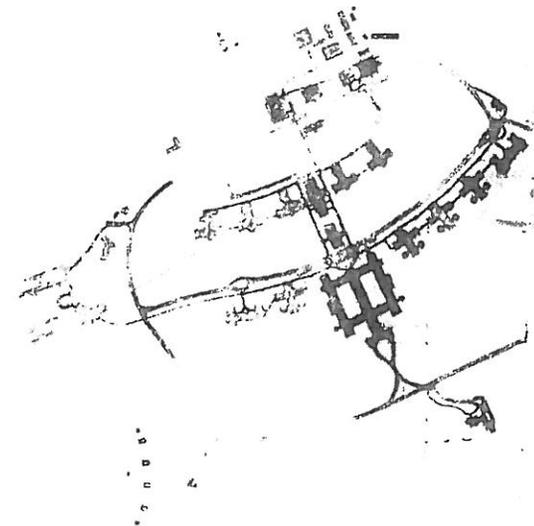


Figure 3.1. Northern State Campus, Core Area and vicinity. Existing buildings and roads, 1944.

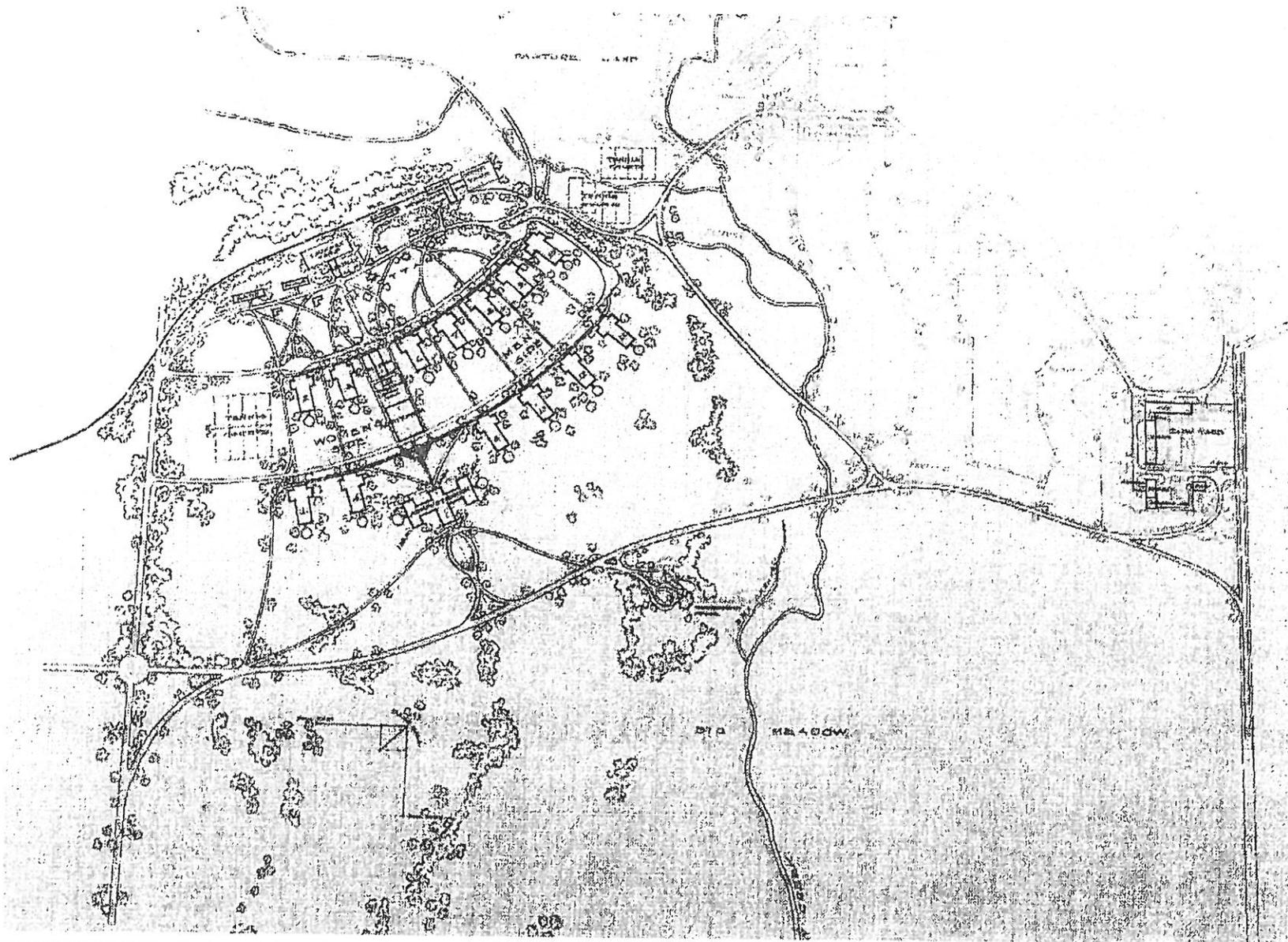


Figure 3.2. Olmsted Brothers Landscape Designers Concept Plan, Northern State Hospital, 1911.

4»

Setting the Pattern: The Olmsted Brothers Landscape Plan

The 1911 Olmsted concept plan (shown at Figure 3.2) set the basic pattern for building locations, for road development, for the

relationships of buildings to the site, circulation, hierarchies of buildings and uses, view patterns, and overall plantings.

Working in concert with the historic architecture, these elements all combine to establish the historic character for this site.



Figure 4.1. Historic landscape image. Northern State Campus.

Using the Olmsted plan as the base master plan, several prominent architectural firms (described below) were engaged to design a wide variety of buildings and site improvements, largely dating from 1911 through the 1940's.

In addition to a series of historically-significant structures remaining on the campus, the site retains a series of rock walls, ponds, and streams, large open expanses of lawn, and now-mature trees and shrubs, many of which were planted in accordance with the 1911 Olmsted Brothers planting design, layout and specifications.

Expansive lawns and plantings surrounding each building:

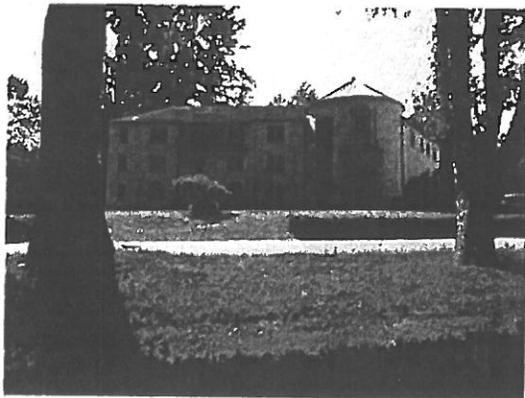


Figure 4.2. Lawns with plantings surrounding Nurses Hall No. 2 (Trevennen). James M. Taylor, Architect, 1938. Photograph 2015

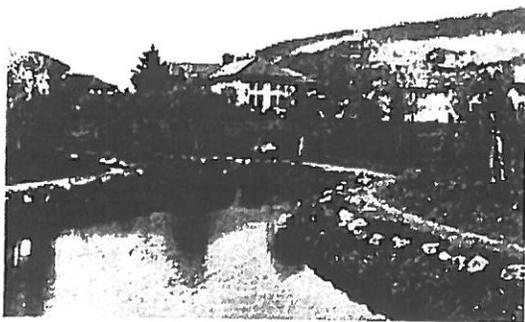


Figure 4.3. Stream with pathways and newly-constructed buildings in distance, c. 1920

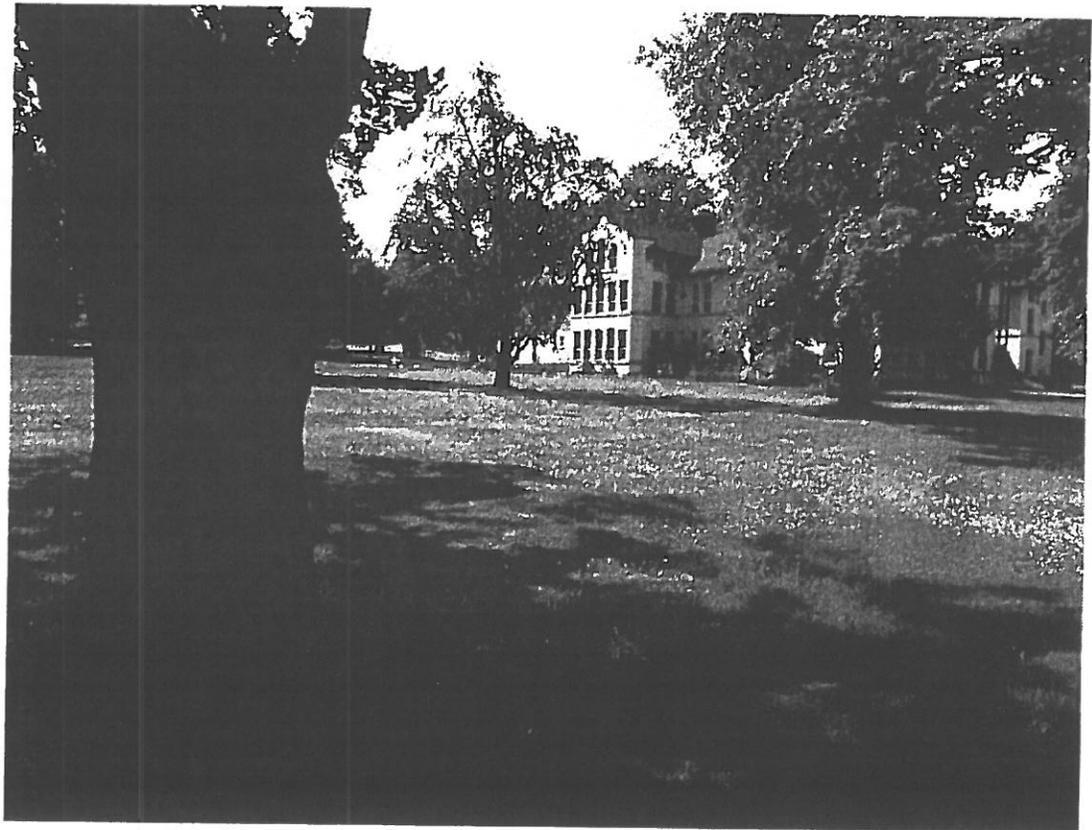


Figure 4.4. Lawns and mature plantings, with Wards L and M beyond. Blackwell & Taylor Architects, 1933. Photograph 2015

4 >>

Roads into and through the Northern State Campus site rural campus character:



Figure 4.5. Gravel road, northeast section of Northern State Campus. Photograph 2015.

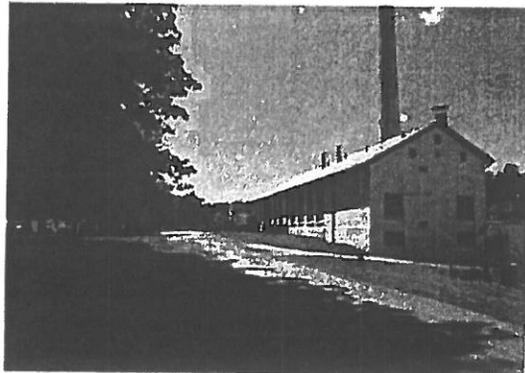


Figure 4.6. Northern State Road at the east edge of the Core Area, looking west to the Steam Plant. Photograph 2015.



Figure 4.7. Road at entry to campus, with gate house. Photograph 2015.

Distant views to the mountains:



Figure 4.8. Early site view, during initial construction phase, c 1920.

4 >>

Terraced/sloping site oriented along an axis line pointing southeast, with cross axial roadways:

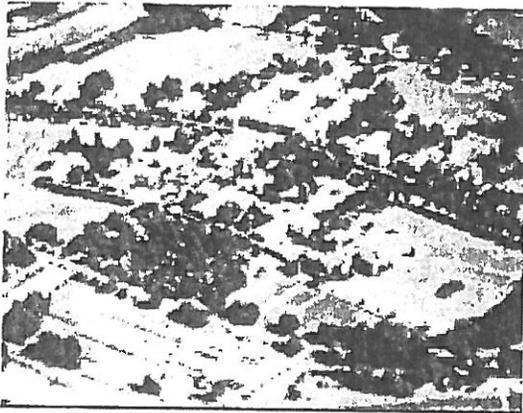


Figure 4.9. Aerial view of Northern State Campus, c. 1940.



Figure 4.10. View south to Cascade Mountains foothills across Assembly Hall roof and Administration Building roof. Photograph 2015.

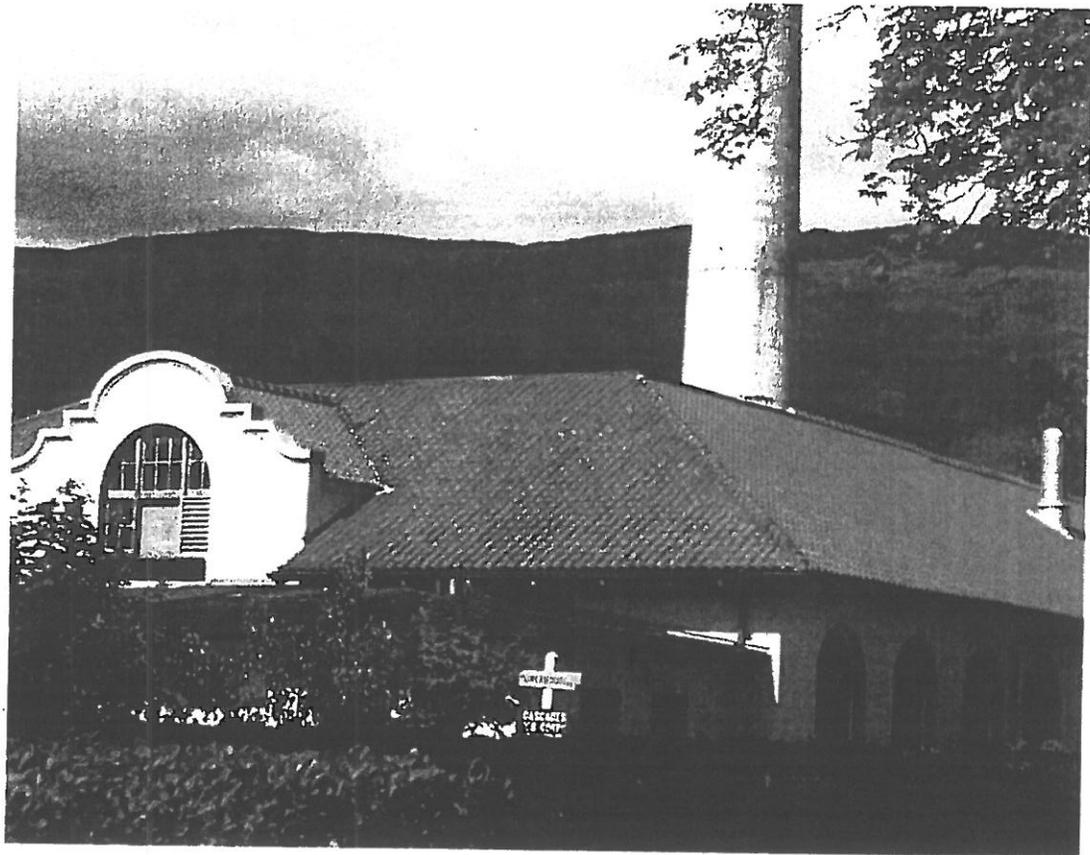


Figure 4.11. View east to Cascade Mountains foothills across Steam Plant roof. Photograph 2015.

Plantings enhance views, subareas pathways and major roads within the overall plan:

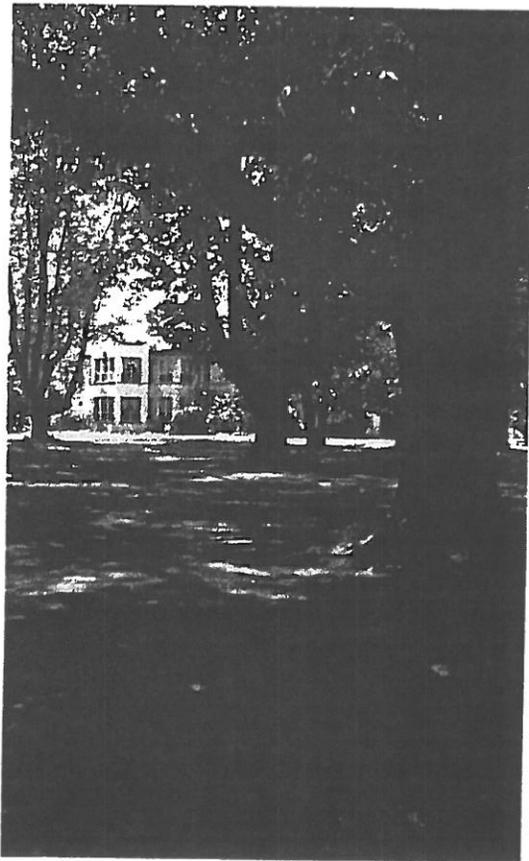


Figure 4.12. Mature trees and paths, with Wards L and M beyond. Photograph 2015.



Figure 4.13. Characteristic view of mature trees, lawns, historic architecture. Photograph 2015.



Figure 4.15. Allee of trees at entry to Hub Drive, looking east. Photograph 2015.



Figure 4.14. Plantings near Nurses Hall No. 2 (Trevennen). Photograph 2015.



Figure 4.16. Trees bordering Hub Drive, looking west. Photograph 2015.

5» Historic Architectural Resources on the Northern State Campus

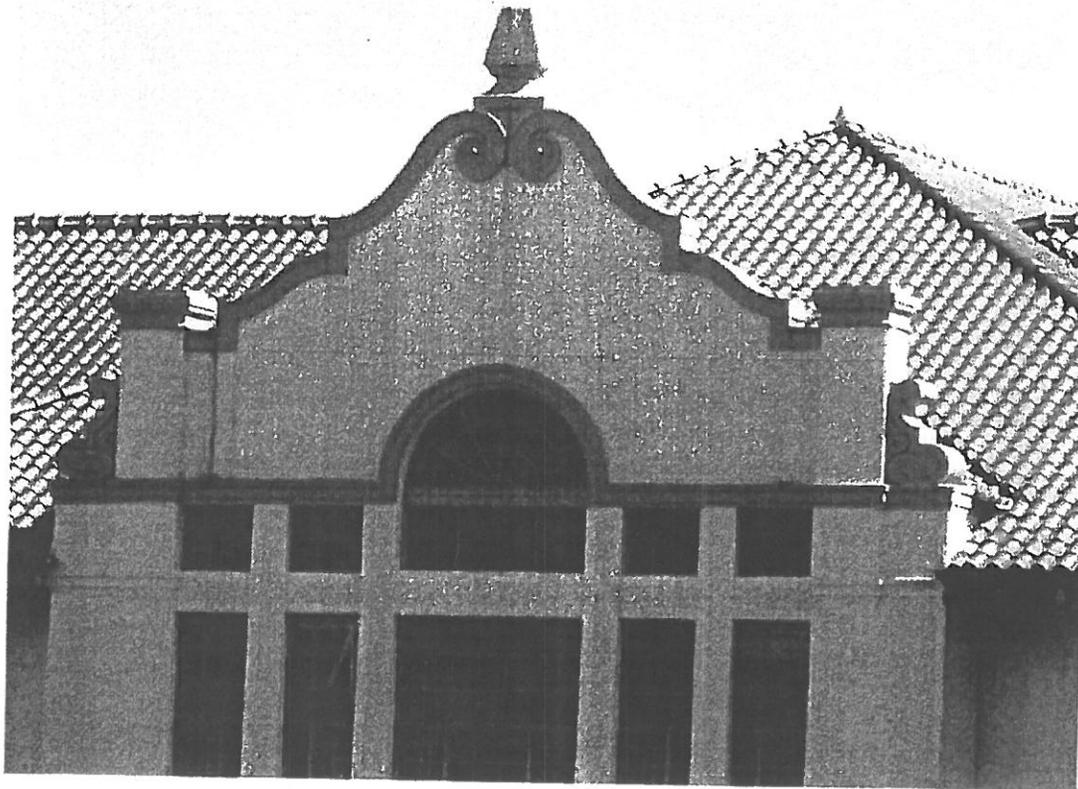


Figure 5.1. Pediment at north entry to Administration Building. Saunders & Lawton Architects, 1911. Photograph 2015

The extensive collection of historic structures in the Design Guidelines Area largely date from 1911-1930's. The Cultural Resources Assessment, the National Register Nomination and the 2015 Adaptive Re-Use Study include detailed, building-by-building descriptions of these historic structures. These buildings are grouped into the following categories: Historic Contributing, Historic Non-Contributing and Non-Historic Non-Contributing buildings. The site plan at Figure 5.3 shows the NSC buildings and their categories.

The period of significance as identified in the National Register nomination for the District is 1909-1959. The Northern State Hospital National Register District includes a total of 83 "contributing" resources dating from this period, including buildings and landscape features.

All buildings shown in blue on the site plan at Figure 5.3 are identified in the National Register nomination as buildings that are "contributing" to the historic character of the National Register District. Except for the two small vacant houses dating from the 1950s located south of Thompson Drive, these Historic Contributing buildings

have been identified as candidates for rehabilitation and adaptive re-use, following the guidelines set out in this manual and referenced materials.

The central section of the site ("Historic Core") contains the major buildings that served the complex, including the

buildings historically used for the hospital, administration, auditorium, residential patient wards and nurses' buildings. The northern band located above the core areas contains the support buildings, including the steam plant, shops, and (originally) the laundry facilities.

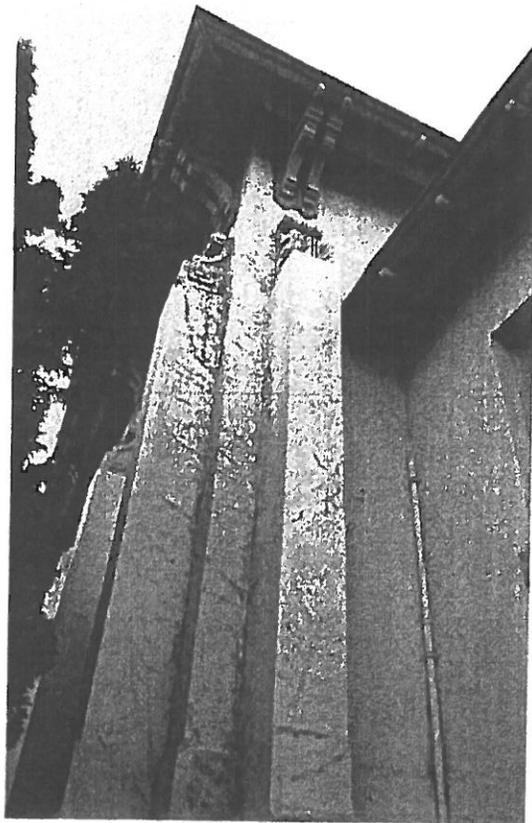


Figure 5.2. Heath, Gove & Bell Architects. Photograph 2015.

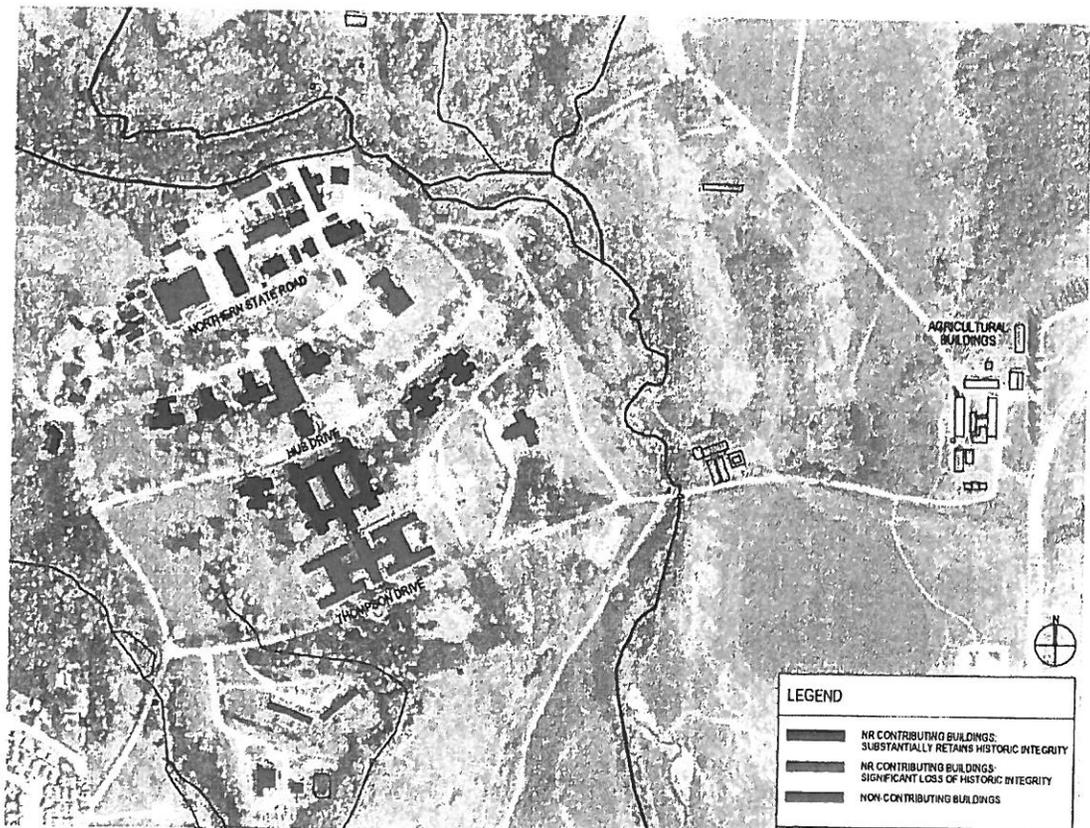


Figure 5.3. Northern State Campus Buildings: Historic Contributing Buildings in blue.

5»

Historic Architectural Resources:

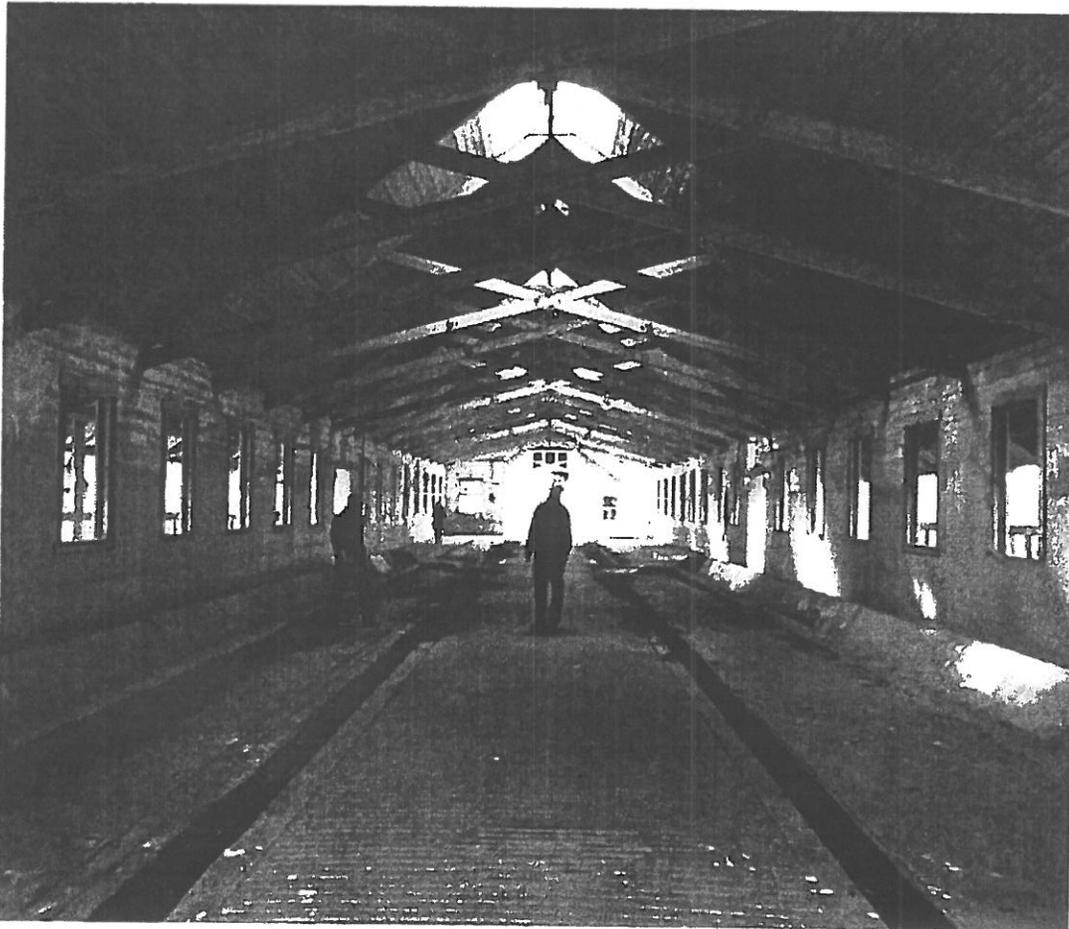


Figure 5.4. Agricultural buildings, dairy barn interior, east of the Historic Core. Photograph 2015

The agricultural complex, canning operations, orchards, animal barns and farm land were located to the east of the central core of the campus. Many of these historic agricultural structures remain and are included as contributing buildings in the National Register District.

The District currently includes 19 “non-contributing” features and alterations, mainly dating from the 1960’s. Several of the buildings dating from the first decades of the District’s development were demolished in the 1970’s and later. However, the National Park Service determined in December 2010 that the District had retained the requisite architectural and design integrity and association with its original character and use in order to establish eligibility for National Register listing.

The 2015 Adaptive Re-Use Study included preliminary building assessments of 28 of the most significant Historic Contributing

structures, located both in the Historic Core and in the north Influence Area (in addition to reporting on conditions found in the Historic Contributing structures in the farm complex, east of the Historic Core). These preliminary surveys were categorized as (1) general building conditions assessments and (2) historic character and integrity assessments.

Overall, the great majority of the core historic buildings' physical conditions were determined to be at least in the "fair" or "good/very good" categories and in the "fair" or "good/very good" categories regarding historic character and integrity, notwithstanding the fact that many of the buildings had cosmetic and outer envelope damage that was significant.

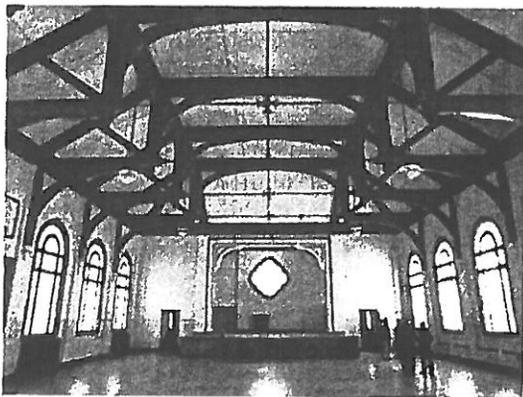


Figure 5.5. Assembly Hall interior details. Health, Gove & Bell Architects, 1916. Photograph 2015.

Historic Buildings: Existing Conditions, Historic Integrity and Character



Figure 5.6. Shop Building in North Influence Area. Photograph 2015



Figure 5.7. Administration Building and main entry. Saunders & Lawton Architects, 1911. Photograph c. 1920.



Figure 5.8. Assembly Hall exterior details. Health, Gove & Bell Architects, 1916. Photograph 2015.

5 >>

Historic Architectural Vocabulary:

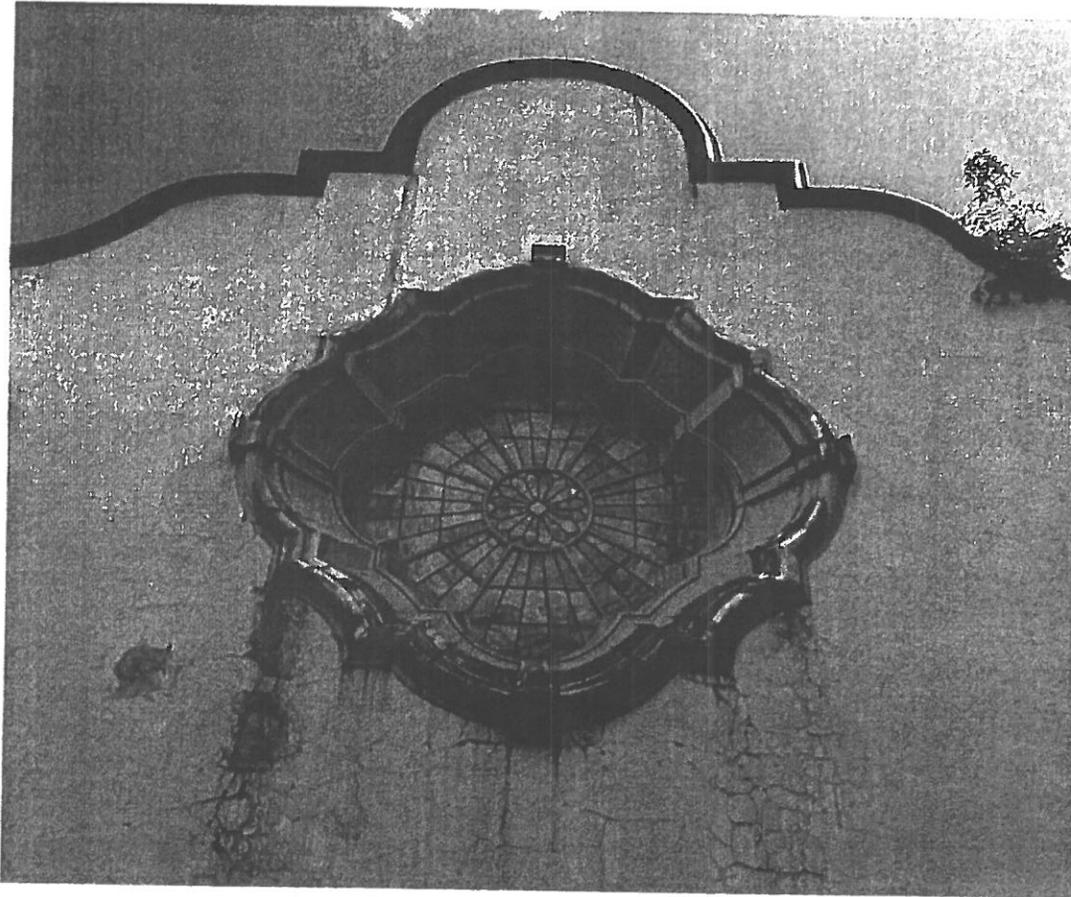


Figure 5.9. Assembly Hall with central axis stained glass window with cast ornamentation details. Health, Gove & Bell Architects, 1916. Photograph 2015.

The architectural vocabulary of the contributing historic resources on the NSC site is characterized by Spanish Colonial/ Mediterranean Revival elements. This style in American architecture was most prevalent in the first two decades of the twentieth century and is characterized by the use of light-colored stucco exterior walls, red clay tile roofs, cast ornamentation, ornamental iron work, copper detailing in cupolas, gutters and downspouts, and steel sash multi-pane windows. All of these elements appear in the historic buildings on the NSC site.



Figure 5.10. Ward 4 exterior details. Saunders & Lawton Architects, 1914. Photograph 2015.

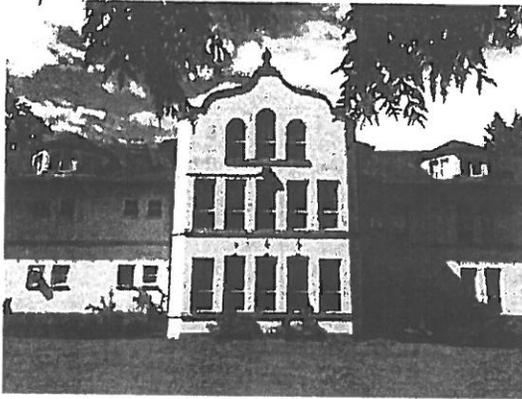


Figure 5.11. Exterior details at Wards L and M building. Blackwell & Taylor Architects, 1933. Photograph 2015.



Figure 5.12. Exterior details at Nurses Hall No. 2 (Trevennen). James M. Taylor, Architect, 1938. Photograph 2015.

The major buildings on the campus were originally linked with covered walkway structures, built in wood and stucco with red clay tile roofs. This system of walkways has many precedents in historic campus architecture, including Thomas Jefferson's design for the University of Virginia. These covered walkways were both beautiful and functional, allowing for pedestrian access between buildings for staff and residents with protection from rain. The walkways included bench seating, creating covered

outdoor rooms as extensions of the interior architecture. Reconstruction of these walkways would enhance the pedestrian connections between major campus buildings and landscape spaces.

The architects responsible for the majority of the extant contributing buildings (1911-1940's) were the firms of Saunders & Lawton; Heath, Gove & Bell; James Taylor, Jr.; Blackwell & Taylor; and James W. Carey & Associates.

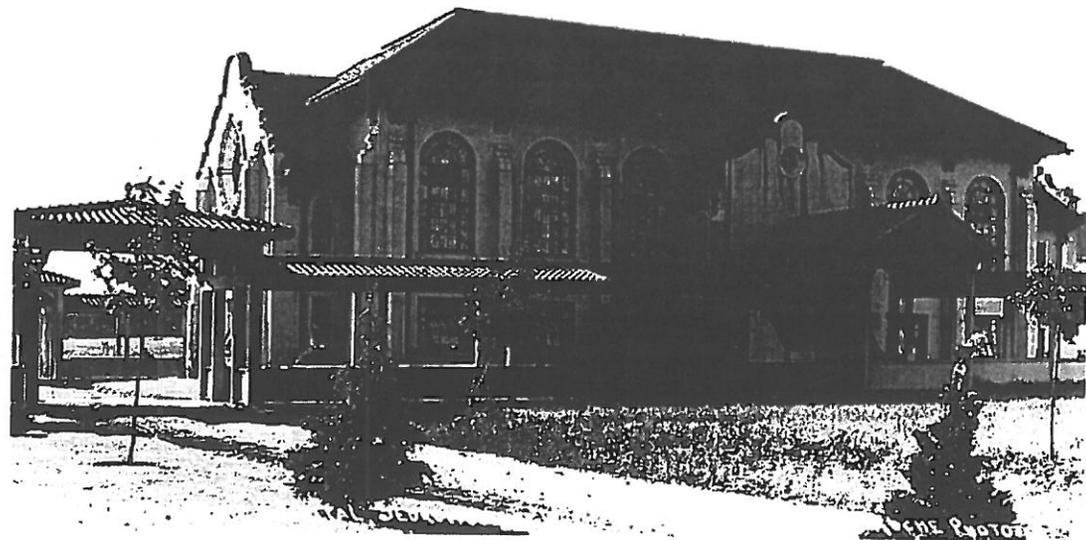


Figure 5.13. Covered pedestrian walkways at Assembly Building. Heath, Gove & Bell Architects. Photograph c. 1920.

6 >>

Preservation and New Development at the Northern State Campus

Protecting the Integrity of the Historic District

The Northern State Campus is a nationally-recognized historic site. It is listed on the National Register of Historic Places under several criteria, including its largely-intact Olmsted Brothers-designed site plan, its remarkable collection of historic buildings and site features, and its unique cultural history.

The character-defining features of the NSC site include the overall site plan and roadway configuration and scale, the Historic Contributing Buildings and other elements described in detail in the reference documents listed in section 9, including the National Register Nomination.

Any physical changes within the Design Guidelines Area, even changes as small as

window and door replacements in existing historic buildings, shall be compatible with the character of the historic buildings and historic elements described in the National Register nomination and should conform to the design requirements summarized in this Design Guidelines Manual in order to protect the historic character and integrity of the District.

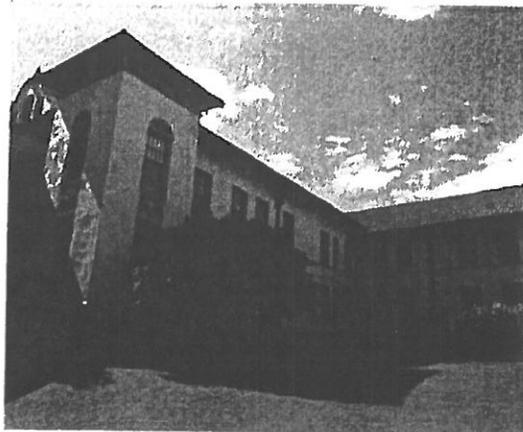


Figure 6.1. Administration Building. Saunders & Lawton Architects, 1911. Photograph 2015.



Figure 6.2. Assembly Hall details. Health & Grove Architects, 1916. Photograph 2015.



Figure 6.3. Octagonal sunroom and Ward 4. Saunders & Lawton Architects, 1912. Photograph 2015.

Any significant loss of character or integrity to the District due to incompatible alterations could endanger the District's continuing eligibility as a National Register historic district. Without that eligibility, rehabilitation of the historic structures in the District would not benefit from such incentives as the federal historic rehabilitation tax credit program.

Overall Guidelines and Considerations

- Retain, restore and preserve all significant visual character-defining elements that contribute to the historic integrity of the Design Guidelines Area.
- Recognize, protect and reinforce the integrated landscape and building character, including roads, pathways, views, topography, plantings, and landscape features.
- Design and locate new buildings and site improvements to be compatible with the scale, character and visual identity of the District.
- Be aware of the potential for encountering archaeological artifacts when excavating within the District and follow applicable laws and the provisions described in the EIS regarding archaeological resources and mitigation measures.

- Retain those major historic interior spaces and historic features that are defined as significant character-defining spaces and features in the NR Nomination.

Secretary of the Interior's Standards for the Treatment of Historic Properties

When reviewing new proposals for the preservation, rehabilitation, restoration and reconstruction of Historic Contributing Buildings, the Architectural Review Committee will refer to recommendations set out in the Secretary of the Interior's Standards for the Treatment of Historic Properties, as revised from time to time by the National Park Service.

The Standards are intended to promote responsible preservation practices that help protect Nationally-recognized cultural resources and their sites.

The Standards are not prescriptive and depend upon site-specific review panels to make essential decisions about work related to historic buildings. The Standards include:

1. Secretary of the Interior's Standards for Preservation
2. Secretary of the Interior's Standards for Rehabilitation

3. Secretary of the Interior's Standards for Restoration

4. Secretary of the Interior's Standards for Reconstruction

6 >>

The Secretary of the Interior's Standards for Rehabilitation apply to most of the work that will occur within the Design Guidelines Area and to all projects that involve federal historic tax credit incentives. For historic tax credit project requirements, wherever the word "should" appears in the following Standards, it shall be replaced with the word "shall." These Standards are as follows:

1. A property should be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property should be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property should be avoided.
3. Each property should be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, should not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right should be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property should be preserved.

6. Deteriorated historic features should be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features should be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials should not be used. The surface cleaning of structures, if appropriate, should be undertaken using the gentlest means possible.

8. Significant archaeological resources

affected by a project should be protected and preserved. If such resources must be disturbed, mitigation measures should be undertaken.

9. New additions, exterior alterations, or related new construction should not destroy historic materials that characterize the property. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction should be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

All of the relevant NPS review standards can be found online at:

<http://www.nps.gov/tps/standards/four-treatments/standguide/index.htm>]

Preservation and Development Zones

The Northern State Campus is conceptually composed of a central “Core Area”, together with a “North Influence Area”, a “South Influence Area” and adjacent “Open Space” as shown at Figure 6.4, in addition to a historic farm complex located east of the Core Area.

Core Area

Nearly all construction activity within the Core Area will be concentrated on the adaptive re-use and rehabilitation of the existing Historic Contributing buildings. That work will be subject to review by the Architectural Review Committee, using the Secretary of the Interior Standards, NPS Preservation Briefs and related NPS publications for guidance.

New building construction within the overall historic contributing building envelopes and footprints of now-demolished historic structures may be permitted, subject to review and approval by the Architectural Review Committee and related approvals.

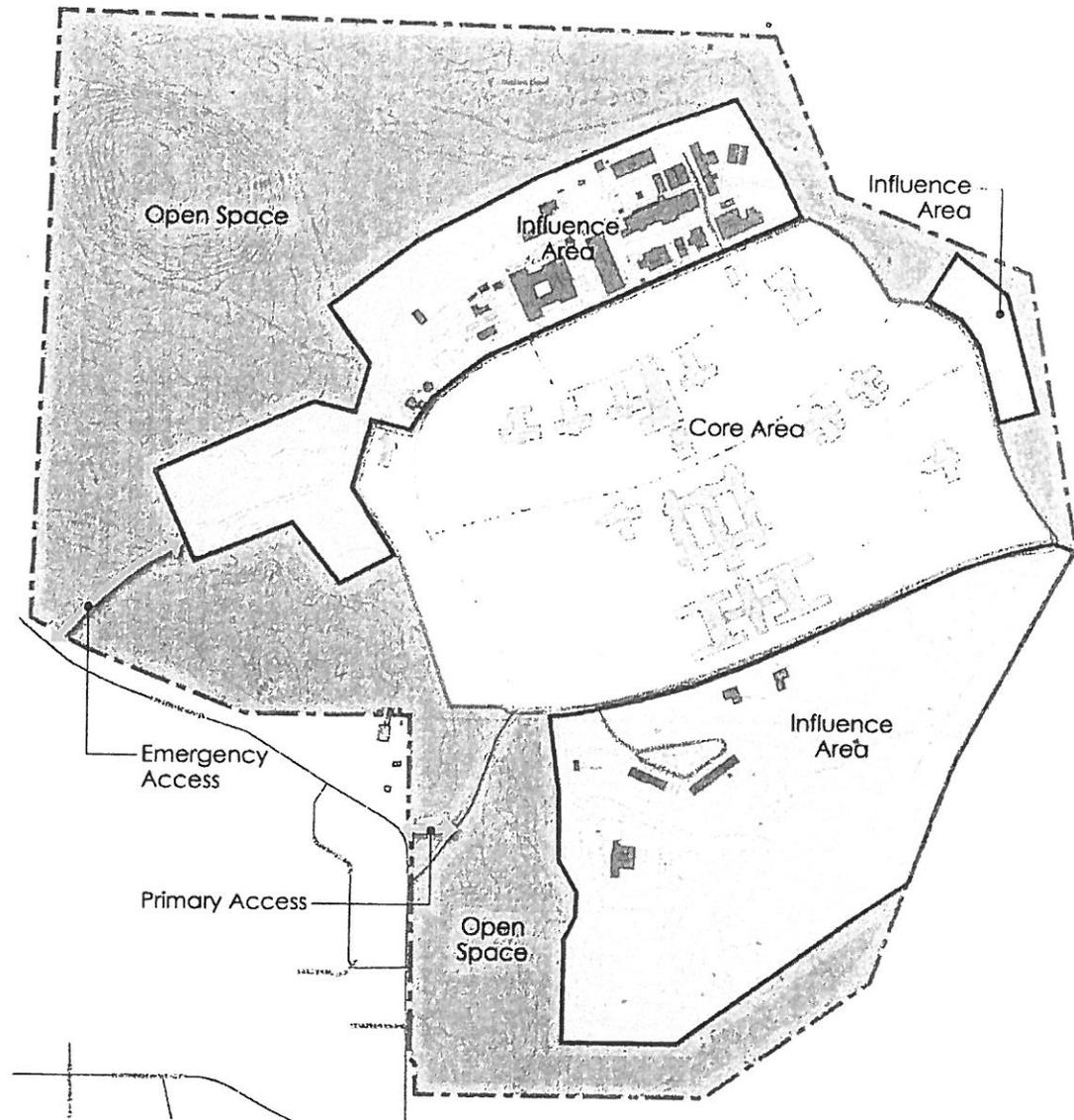


Figure 6.4. Land use areas

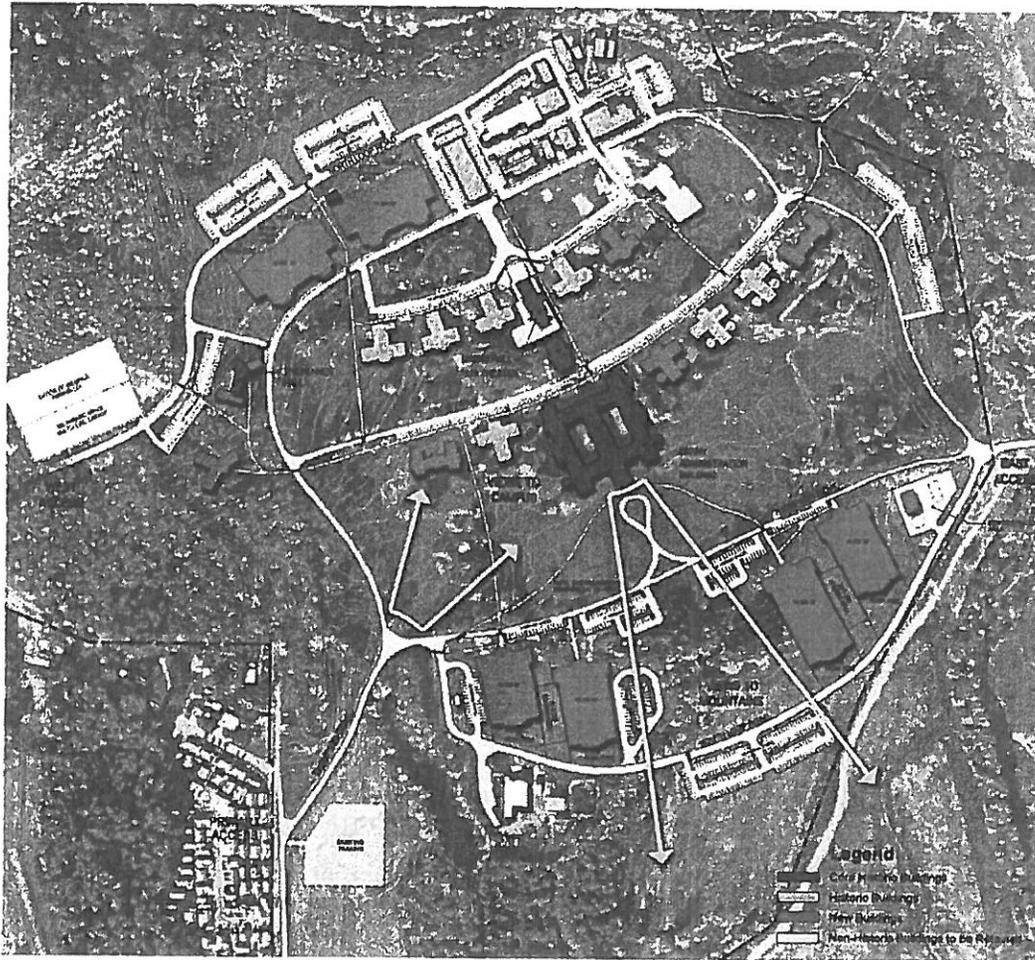


Figure 6.5. Site Plan of allowable development areas.

See site plan at figure 6.5 indicating the locations and footprints of allowable development areas. All non-contributing buildings such as the Douglas Building and NSMHA building are candidates for demolition as leases expire.

North Influence Area and New Work

The North Influence Area contains both Historic Contributing and Non-Historic Non-Contributing buildings. The area included here has historically served as a service and utility zone, including the steam plant, wood shops, paint shops, laundry and commissary.

All of the significant Historic Contributing Buildings in the North Influence Area should remain in place. Alterations, additions to or rehabilitation of such the historic contributing buildings will be subject to review by the Architectural Review Committee, using the Secretary of the Interior Standards, NPS Preservation Briefs and related NPS publications for guidance.

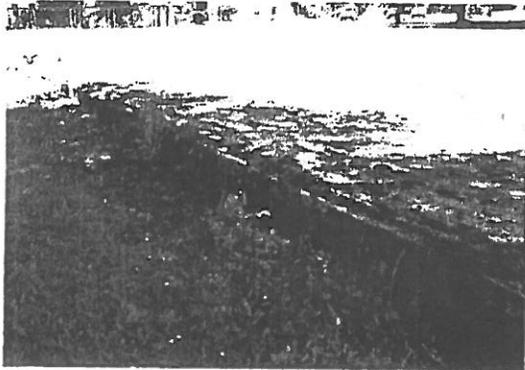


Figure 6.6. Footprint remnants of demolished structures at Hub Drive. Photograph 2015.

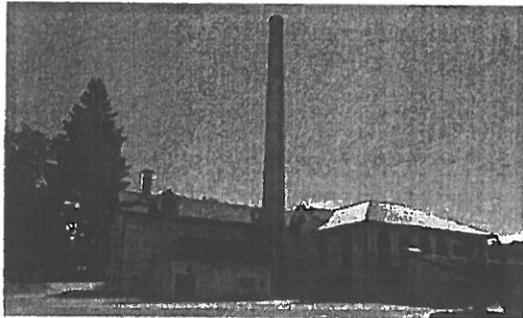


Figure 6.7. Steam Plant, North Influence Area. Sanders & Lawton Architects 1919. Photograph 2015



Figure 6.8. Historic lumber storage shed c. 1915, North Influence Area. Photograph 2015.

In addition, new building construction generally conforming to the building locations shown in figure 6.5 will be allowed, subject to review and approval by the Architectural Review Committee and related approvals, using the Secretary of

the Interior Standards, NPS Preservation Briefs and related NPS publications for guidance. Such new construction is also subject to design guidelines review considerations regarding height, façade modulation and materials.



Figure 6.9. Examples of Historic Core buildings. Nurses Hall 2 on top. James. M. Taylor, Jr. Architect 1937. Wards L and M on bottom Blackwell & Taylor Architects 1933.

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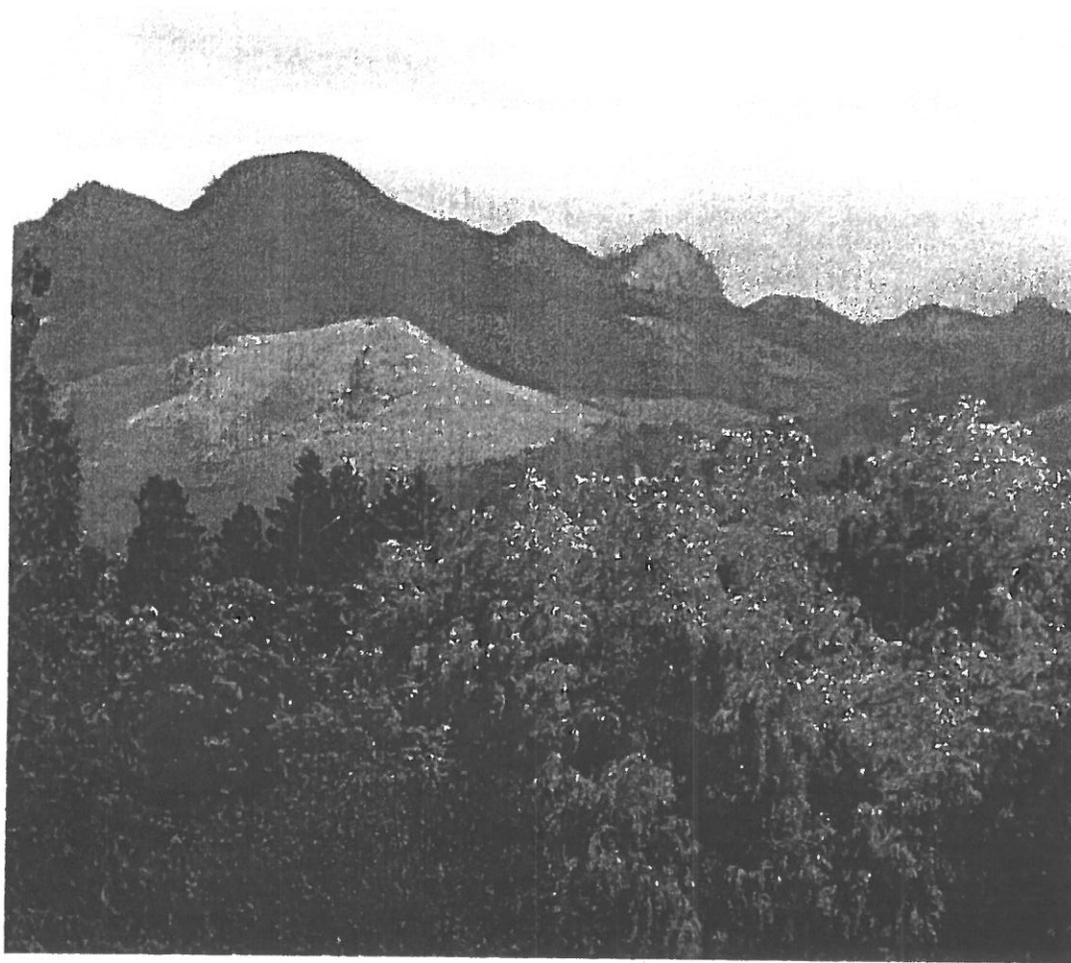


Figure 6.10. Views south across South Influence Area to Cascade Mountains foothills. Photograph 2015.

South Influence Area and View Corridor

The South Influence Area contains several Non-Historic, Non-Contributing structures which may eventually be demolished or reconfigured. The South Influence Area includes a "View Corridor" shown in the plan at figure 6.5. The area within the View Corridor should remain free of buildings or other objects that would adversely impact distant views to the mountains from the Core Area.



Figure 6.11. South Influence Area, stone walls and entry gate to area of former Superintendent's Residence (no longer extant), Heath, Gove & Bell Architects, 1925. Photograph 2015.

Totally new construction should be designed in conformance to the general building locations shown in figure 6.5.. Such new construction should be subject to design guidelines review considerations regarding height and façade modulation, and should be constructed of visually similar materials.

Open Space Areas

Areas shown as "Open Space" on the site plan at figure 6.4 should be managed primarily for natural habitat and recreation uses. However, parking lot development and other site and landscape development may occur in certain portions of these Open Space areas, subject to wetlands regulations and other applicable laws, and subject to review and approvals by the Architectural Review Committee.



Figure 6.12. Open space area and views toward the Core Area at northwest section of the Northern State Campus

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Additional Design Considerations: New Construction

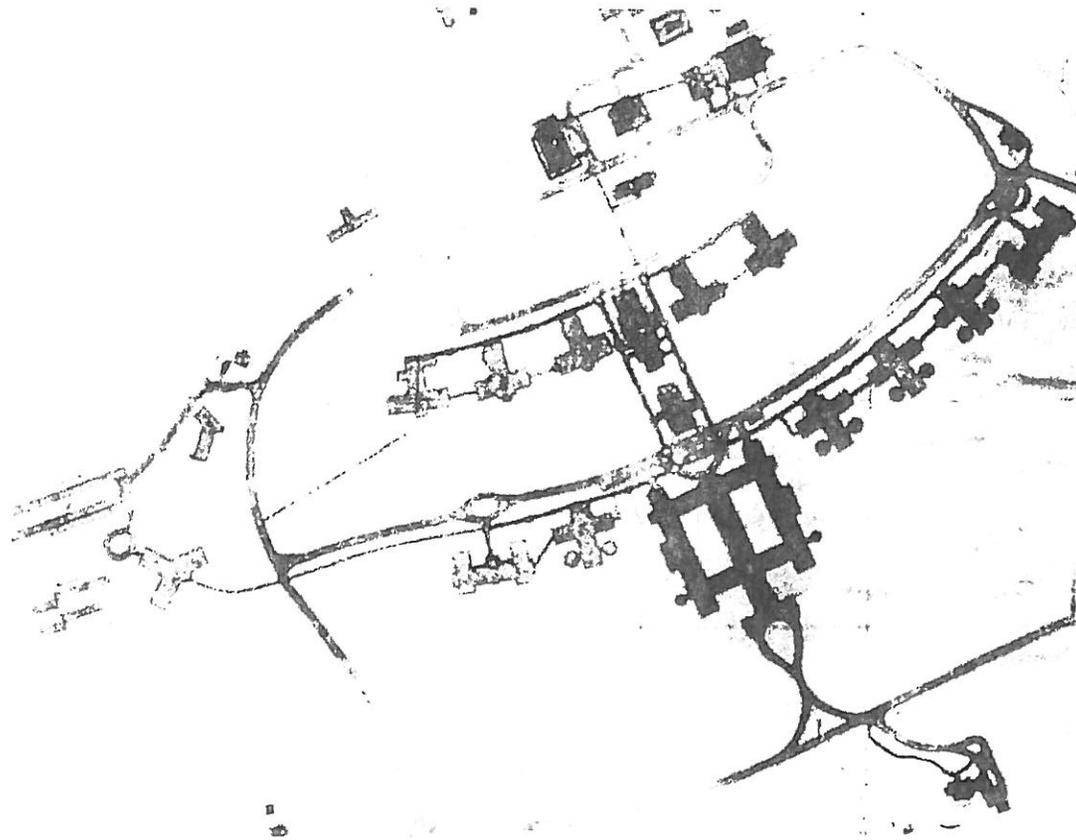


Figure 7.1. Northern State Campus, Historic Core and vicinity. Existing buildings and roads, 1944.

In addition to the various design considerations set out in the Secretary of the Interior's Standards, and related NPS Preservation Briefs and technical materials, the following are some of the design considerations specific to the NSC site and the District that will be reviewed by the Architectural Review Committee when reviewing changes affecting the Design Guidelines Area.

Restoration and Rebuilding of Original Landscape Elements

The essential Olmsted Brothers landscape plan from 1911 continues to provide the conceptual direction for new work in the Design Guidelines Area. The Olmsted plan should be used as the background planning tool for review of new work by the Architectural Review Committee.

In cases where the historic landscape plan and historic architectural elements have been destroyed over time, an overarching goal of development on the site is to re-establish significant lost elements and landscape connections in order to reinforce the original campus plan.

Landscape Building Relationships

The historical relationship between buildings and landscape on the NSC site is characterized by two and three story structures with multi-pane window openings, exterior walls in soft yellow stucco, gabled and hipped red clay tile roofs, with copper gutters and cupolas, all set within broad green lawns.

The buildings are arranged in series, positioned along the narrow east-west roads that define the site. Lawns and plantings surround each distinctly-defined building in the landscape. As mentioned above, originally most of the buildings in the Core Area were linked by covered walkways constructed with wood and stucco, with red clay tile roofs.



Figure 7.2. Hub Drive, with Wards 4 and 5. Saunders & Lawton Architects, 1914. Photograph 2015.

7 >>

Building Entrances



Figure 7.3. Assembly Hall. Heath, Gove & Bell Architects, 1916. Photograph 2015

30 >>

The building entrances at NSC allow for a visual transition from exterior to interior environments. These entries accommodate significant volumes of pedestrian traffic in a two-way flow during various times of the day. Moreover, these spaces are commonly used for social gathering and geographic reference.

The development of new buildings should include outdoor entrances that provide an exterior transitional space adjacent to the main portals of buildings that reflect the architectural design of the building and adjacent campus open space, while adequately accommodating pedestrian

traffic flows and gathering. These outdoor spaces should consist of clear simple access routes to buildings that include pedestrian amenities, furnishings and plant material that conform to or borrow from the existing material palette at NSC.

As mentioned earlier, the historic covered walkways linking major buildings was a distinct design feature of the original character of the Olmsted plans. Proposed development within the Core Area should attempt to reinstate and restore these important indoor/outdoor covered connections.

Parking Lot Canopy

Although parking areas primarily serve a singular land use of accommodating parked cars, they can include pedestrian circulation and landscape features as well. The expanse of pavement within the proposed development would benefit by treatments that include vegetative canopy and buffering, designed circulation corridors, and vegetated drainage swales to minimize the volume of stormwater runoff and serve to enhance the sustainable aesthetic of the campus.



Figure 7.4. Administration Building, Saunders & Lawton Architects, 1911. Photograph c 1940

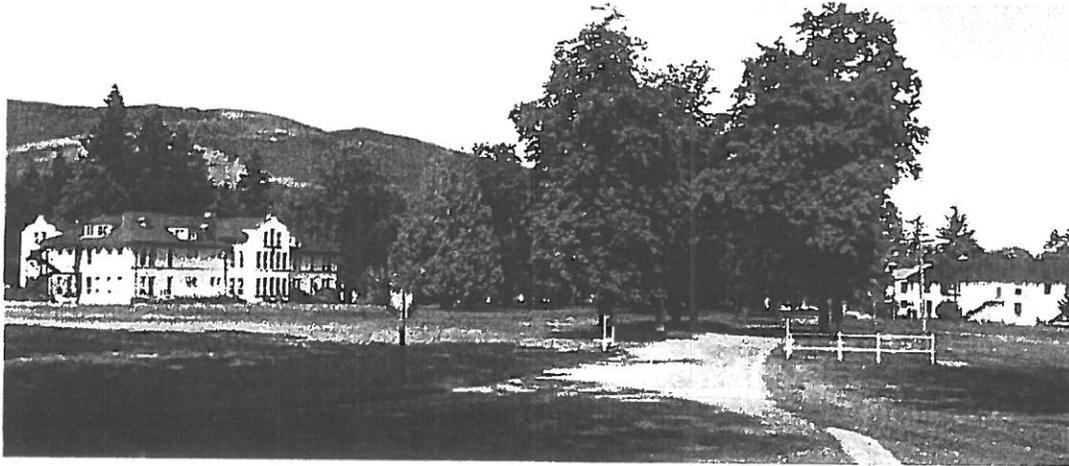


Figure 7.5. East view along Hub Drive. Photograph 2015 on top. Photograph c. 1920 on bottom.

Road and Pathways Patterns, Scale, Character

The road system in the District dating from the Period of Significance should remain in place. New road improvements should be located in the same areas that exist today, except to the degree necessary to serve the new building and parking areas and as required for emergency access.

The character of the roads, pathways and related improvements, for both new and existing, should retain a rural campus character. This includes maintaining the current widths, with lawns and plantings growing to the edge of the road surfaces, without curbs or hard sidewalks.

Some accommodations in roadway widths will be made to allow for necessary public safety/emergency response.

Open (uncovered) pedestrian pathways and roads were traditionally pea gravel and pervious, rather than poured concrete or asphalt paved.

Campus Gateways

The historic gatehouse at NSC is a significant symbol and physical statement of ingress and egress that greets visitors upon entrance and defines the campus development. The visual progression of a "front gate" to the campus is a hallmark of institutional properties. Landmarks associated with campus entries raise the quality of the campus entry, and serve to bolster an identifiable and memorable image of the campus.

The proposed development should include restoration of major intersections and newly designed secondary intersections to be improved as campus gateways. These campus entries can be strengthened with entry monumentation and landscaping. New development should establish the scale of entry features to create a portal for vehicular and pedestrian traffic to enter through. Gateways at major intersections should be developed in a compatible manner that considers public infrastructure, crosswalks, sidewalks, lighting and signage. Consideration should be given to view corridors, alignment, points of reference, and screening where appropriate.

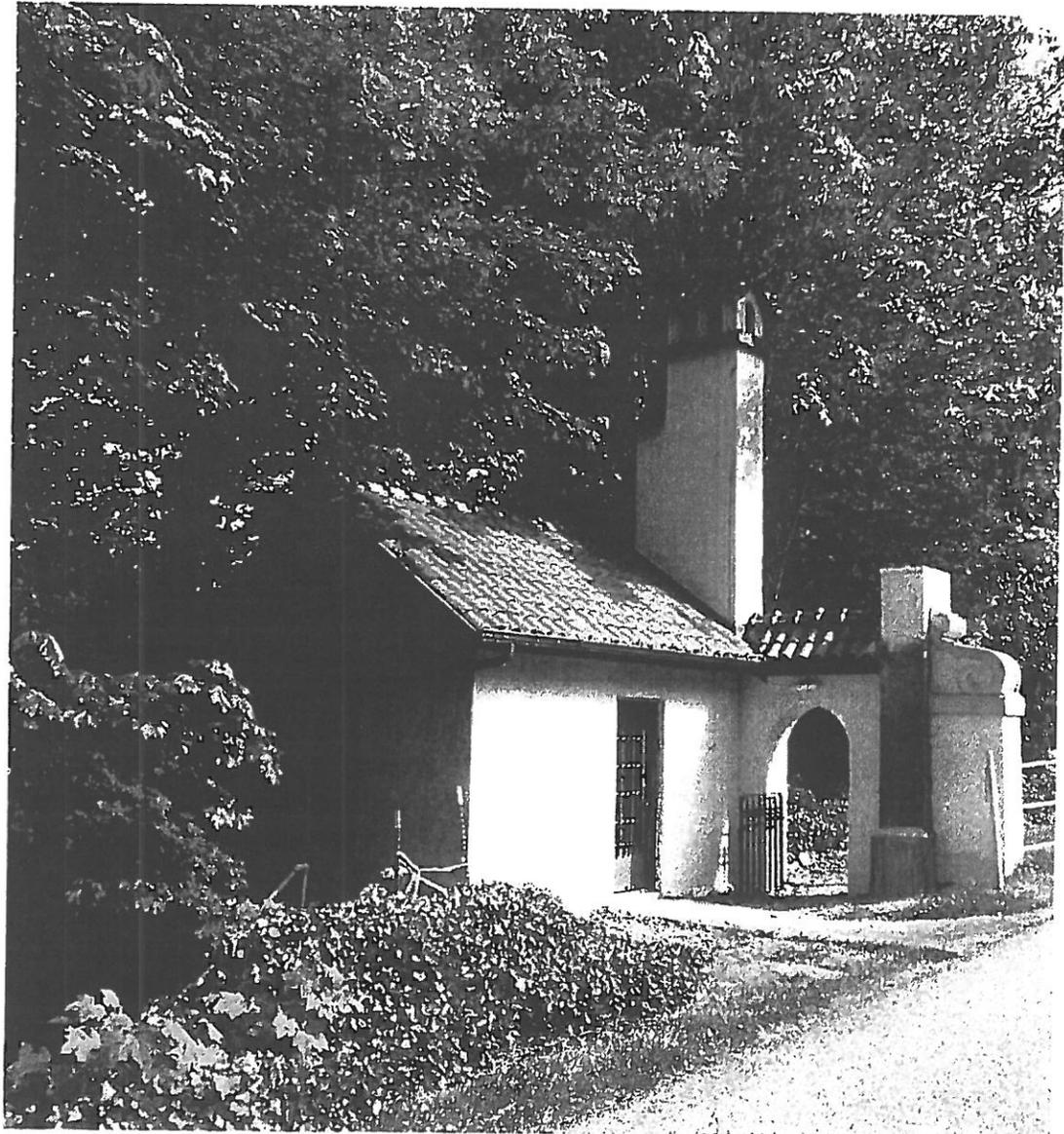


Figure 7.6. Road at entry to campus, with gate house. Photograph 2015.

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Open Space

As density and intensity of the campus increases it will be very important to preserve and improve the surrounding open space as well as protect and add open spaces of all sizes and roles within the proposed areas of development.



Figure 7.7. Existing light standard, Northern State Campus. Photograph 2015.

These open spaces serve to provide relief from the developed areas of the campus and can host various activities ranging from studying, outdoor classes, casual sports activities, passive recreational opportunities, and events such as concerts and job fairs. Open spaces also have the

capacity to protect view corridors to the borrowed landscape and surrounding natural amenities; these views strengthen the historic campus site layout and orientation.

The campus already has a clear pattern of open space that was based on the original Olmsted plans. The strategies of the proposed development should build on those existing patterns and supplement them with spaces of all scales and purposes. Careful implementation of these open, outdoor spaces will have an important impact on the character of the campus for years to come.

As the proposed development takes place, all major grass quads, view corridors and expansive lawn areas within the Core Area should be preserved and restored to the original intent of the Olmsted plans. In addition, the surrounding native landscape should be preserved and enhanced to provide natural vegetated buffers to neighboring development.

Landscape Lighting

Site lighting should reflect the rural campus aesthetics established in the National Register District. Lighting should also take into consideration sustainability, maintenance, and safety. Lighting fixtures and lighting standards are important elements that can be used to help unify various parts of the NSC site and the District. Lighting should be at a uniformly low level as minimally required for safety and utility, consistent with the rural campus character, with warm color rendering.

Architectural Lighting

Limited architectural lighting can be used to highlight the most significant historic buildings, with soft, low level highlights directed at important building entries and features.

Signage

Directional and way-finding signs, building identification signs, road name signs, corporate signs and other site signage should be externally lit, unobtrusive, following a cohesive signage design plan to be developed and administered by the Architectural Review Committee.

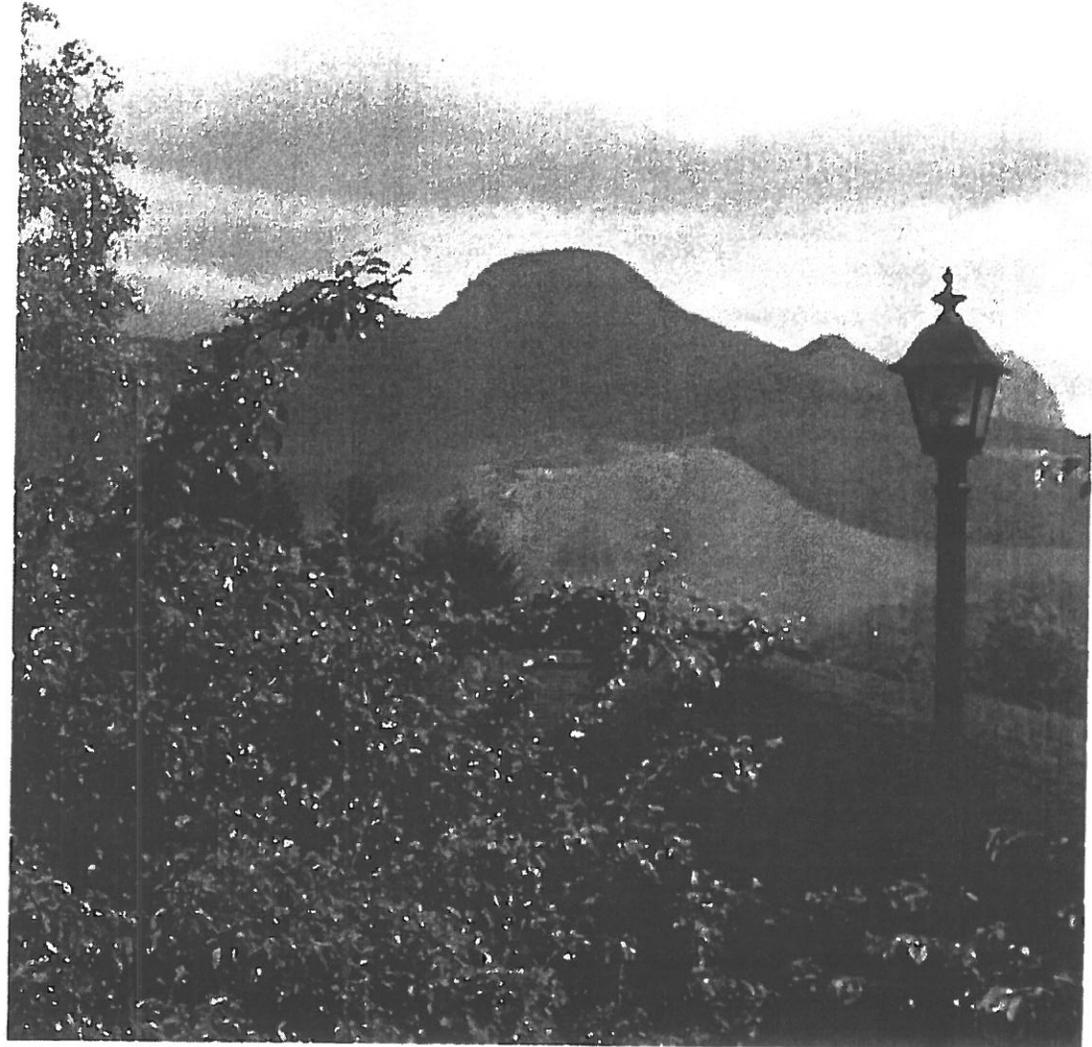


Figure 7.8. Existing light standard, Northern State Campus. Photograph 2015.

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New Construction and Historic Precedents - Some Additional Design Considerations:

When designing new buildings in allowed development areas in the Design Guidelines Area, in addition to considering the design elements discussed above, the historic architecture on the campus

provides many other general design precedents. A few of these design tools and considerations follow, based on the precedents established by the site's historic building context.



Figure 7.9

- Compose larger buildings using a series of interconnected volumes and components to break down the scale of the buildings to be more compatible with the scale of the historic buildings. See figures 7.9 and 7.11.
- Divide buildings roughly into base, middle and top zones with hipped and gabled roof areas to bring the scale of the building down and relate the buildings to the forms found in the historic campus architecture. See figures 7.12 and 7.14.
- Use rooftop elements such as cupolas, roof vents and chimneys to relate new buildings to the roof/sky profile of the historic architecture. See figure 7.10.
- Mark building entries with special elements to differentiate those special entry points in order to orient the users and further break down the building mass. See figures 7.13 and 7.15.

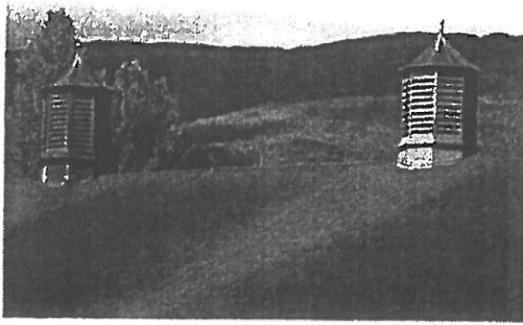


Figure 7.10

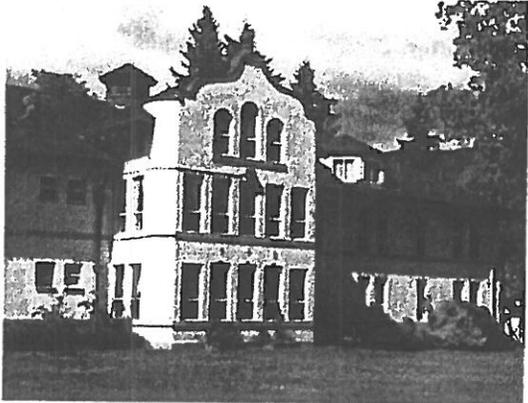


Figure 7.12

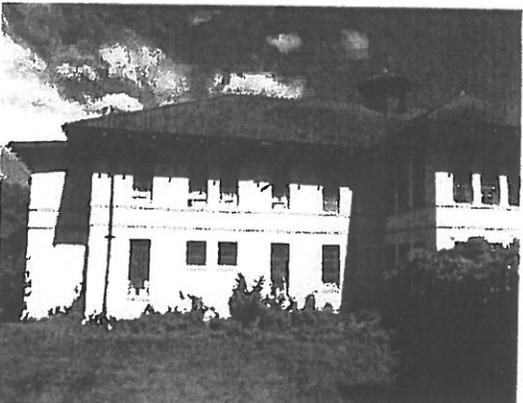


Figure 7.14

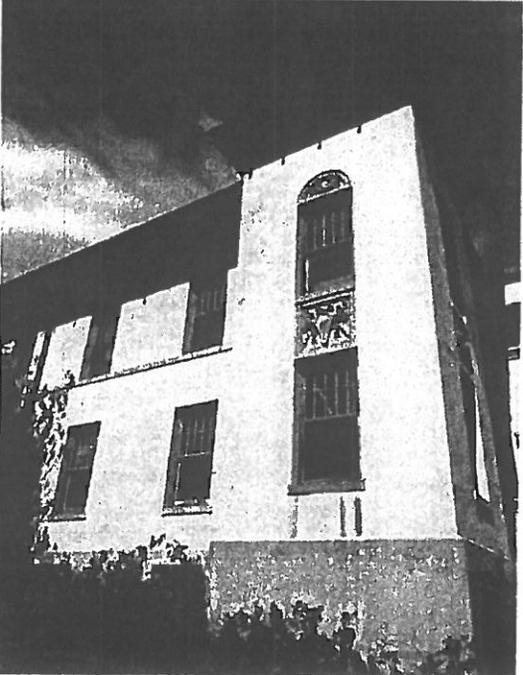


Figure 7.11

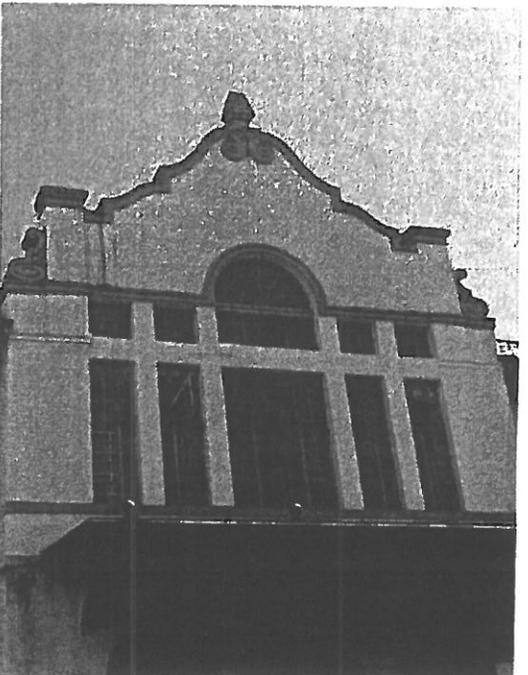


Figure 7.13



Figure 7.15

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Architectural Review Process:

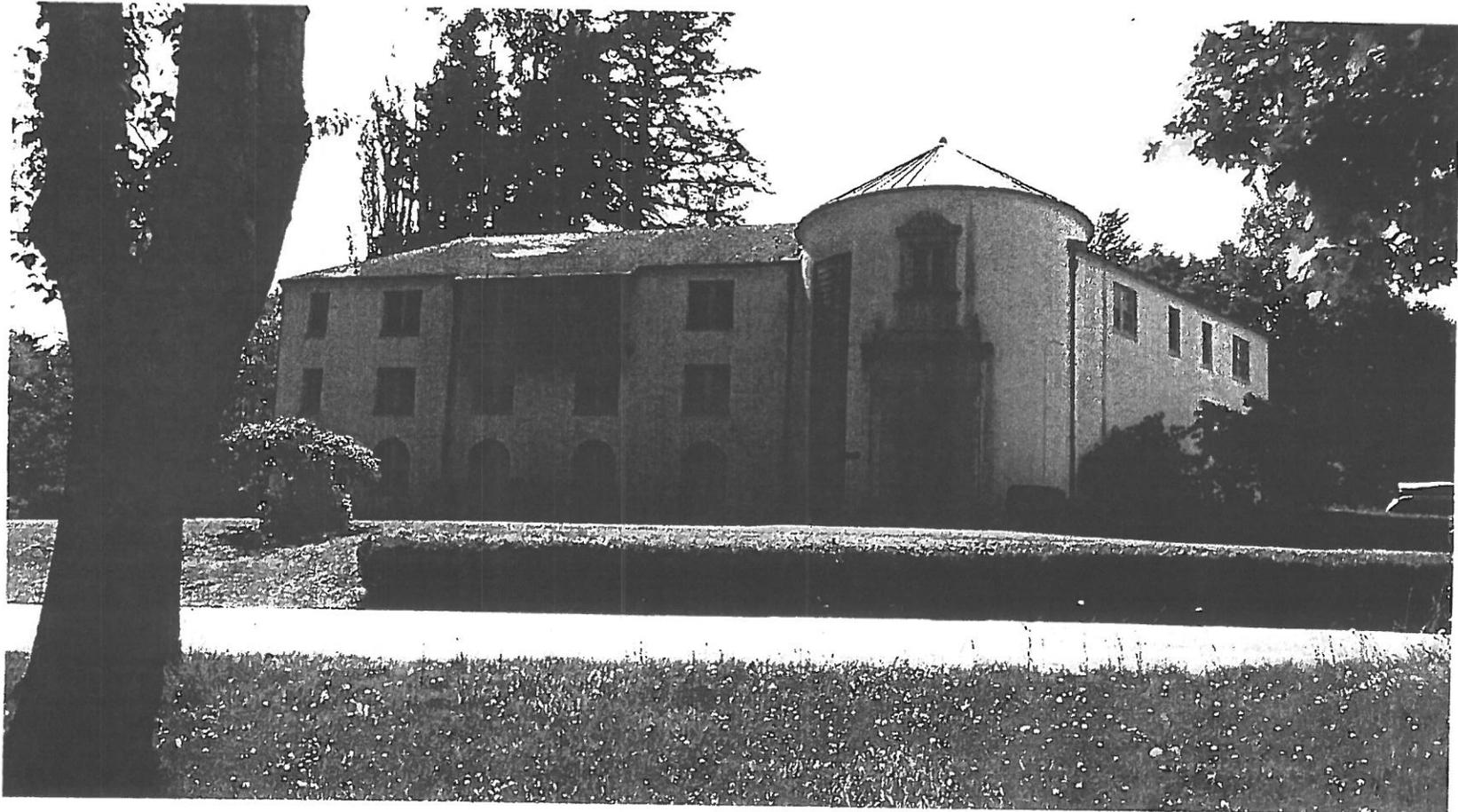


Figure 8.1. Lawns with plantings surrounding Nurses Hall No. 2 (Trevennen). James M. Taylor, Architect, 1938. Photograph 2015

Physical changes proposed for the Design Guidelines Area are subject to review and approval by the NSC Architectural Review Committee established and maintained by the Port of Skagit, with opportunity to consult with its professional design and historic preservation consultants. The Architectural Review Committee will use these NSC Historic District Design Guidelines Manual and its related documents and review criteria in evaluating proposed changes to the NSC site.

Applicants must also satisfy any separate building code and permit requirements and other requirements under applicable land use and building laws.

In addition to review and approval by the Architectural Review Committee, alterations to the "Historic Contributing" structures (and new development on the site that is in the vicinity of such historic

features), may be subject to review at the State of Washington Historic Preservation Office (SHPO) and by the National Park Service (NPS), if the development involves federal historic rehabilitation tax credits.

Applicants should contact the Port of Skagit for information about the Architectural Review Committee application requirements, review and approval timeline and potential incentives such as the federal historic rehabilitation tax credit and property tax special valuation.

9»

Summary of Select Reference Documents:

The following key background documents include extensive detail regarding the District, its history, important character-defining elements, building-specific information, landscape features, architectural development and social history. Copies of these reference documents can be obtained through the Architectural Review Committee.

A. North Cascades Gateway Center (Northern State Hospital) Cultural Resources Assessment (February 2008) prepared by Artifacts Consulting, Inc. for Washington State Department of General Administration (the "Cultural Resources Assessment"). The Cultural Resources Assessment was prepared prior to the National Register Nomination (described below) and evaluated the property's potential for National Register of Historic Places listing and inclusion on the Washington Heritage Register, in addition to providing initial stewardship guidelines for the stabilization, preservation and use

for the historic structures and landscape elements. This document includes an extensive description of the history of the site development as well as analysis of structures and landscape features and the relative historical and cultural significance of these structures and features in terms of their contribution to the character of a potential National Register Historic District.

B. Northern State Hospital National Register of Historic Places Registration (Nomination) Form (August 2010) prepared by Mary J. McGoffin with Artifacts Consulting, Inc. (and referred to herein as the "National Register Nomination"). The National Register Nomination includes extensive information concerning the site and its development, building on the information in the Cultural Resources Assessment. The National Register Nomination also delineated the boundaries of the National Register Historic District and differentiates between "Historic Contributing", "Historic Non-Contributing"

and "Non-Historic Non-Contributing buildings.

C. Northern State Campus Adaptive Re-Use Study (May 2015) prepared for the City of Sedro-Woolley, Skagit County and the Port of Skagit County by Maul Foster and Alongi (with building conditions assessments by RMC Architects and Stephen Day Architecture and referred to herein as the "2015 Adaptive Re-Use Study").

D. EIS for Northern State Campus Subarea Plan.

Site Key Plan

- 14 National Guard Armory
- 27 Ward 5 (Gray)
- 29 Ward 4 (Fraser)
- 31 Administration Building (Denny)
- 32 Ward C & C1 (Coleman)
- 42 Ward L, M & Attic (Wilkes/White Water)
- 43 Ward J & K (Valdez/Challenger)
- 44 Ward H & I (Thompson/Evergreen)
- 45 Assembly Hall (Hub Theater)
- 46 Kitchen No. 1 (Dining)
- 48 Ward 10 & 11 (Smith/Mt. Rainier)
- 50 Recreation Building
- 54 Power House No. 2
- 55 Garage No. 2
- 56 Fire Hall
- 57 Men's Occupational Therapy Building
- 59 Laundry No. 3 (Laundry No. 2)
- 66 Garage
- 85 Paint Shop
- 86 Commissary No. 2
- 87 Carpentry Shop
- 88 Blacksmith, Tin & Paint Shop
- 95 Filtration Building
- 96 Aeration Building (Spray Tower Basin)

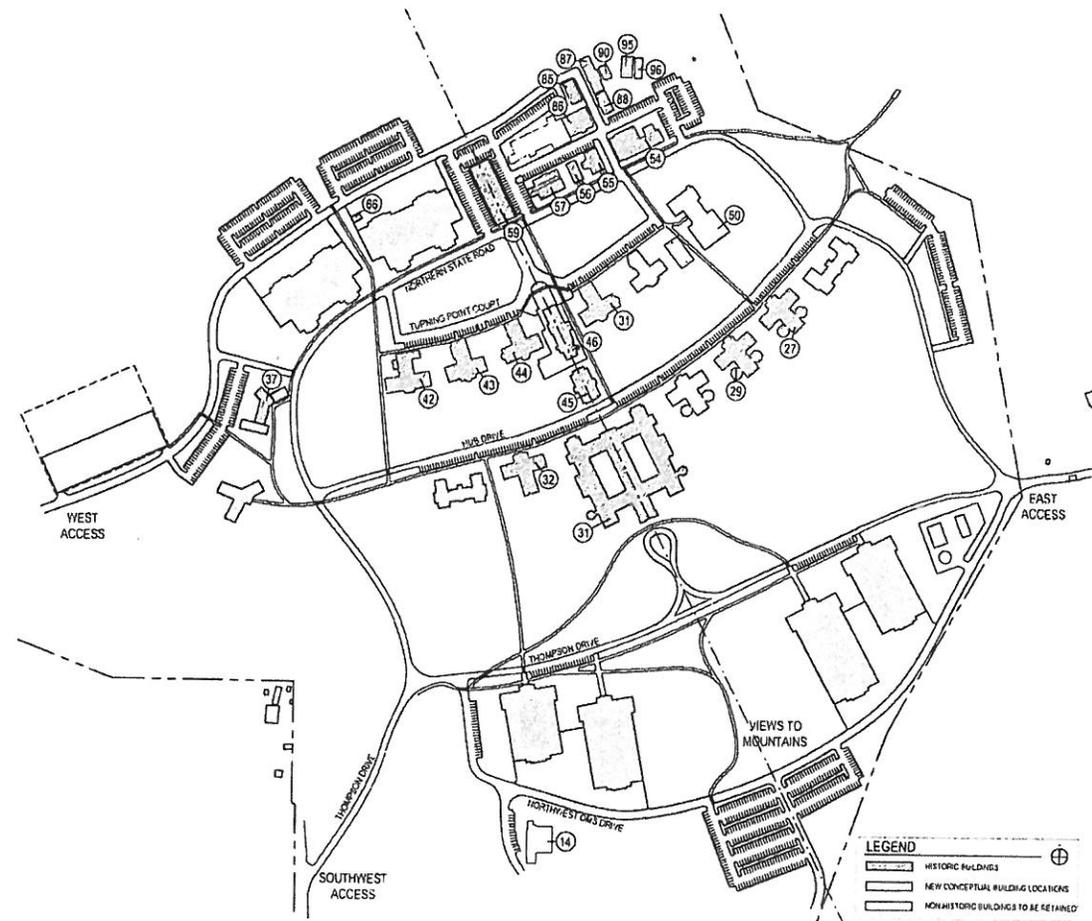


Figure 9.1. Site Key Plan

EXHIBIT B

PROCEDURES PERTAINING TO REVIEW AND APPROVAL OF PROPOSED
ALTERATIONS WITHIN THE NORTHERN STATE HOSPITAL NATIONAL REGISTER
DISTRICT

Approved by the Commission by Resolution No. 15-22, November 10, 2015

I. DEFINITIONS

- a. **Project Proponent** is the person proposing to perform alterations to extant structures and or landscaping, and or to conduct new development, within the District
- b. **Architectural Review Committee** is the Port of Skagit Commission
- c. **Design Guidelines Manual** is the Design Guidelines Manual for the Center for Innovation and Technology Northern State Hospital National Register Historic District as adopted by the Port of Skagit
- d. **District** is the Northern State Hospital National Register Historic District as designated by the US Secretary of the Interior
- e. **Port** is the Port of Skagit

II. REVIEW PROCESS

- a. Project Proponent shall submit to the Port the materials listed below:
 - i. A general project narrative that describes the proposed project information. Include an explanation of whether this project involves new construction and or alteration of existing structures and or landscaping, and an explanation of how the project conforms to the Design Guidelines Manual. If applicable, include: description of building materials, building square footage, parking design, landscaping plan, lighting and signage.
 - ii. Four (4) copies of a site plan and or survey and elevation drawings of all structures reduced no larger than 11"x17". Copies must be legible and drawn to scale.

The documents listed above shall be provided to the Port as one transmittal and may be submitted in person and or by mail to:

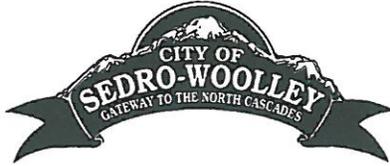
Port of Skagit
15400 Airport Drive
Burlington, WA 98233

- b. Port staff shall review the Project Proponent's submittal for completeness and may request additional / supplemental information or clarifications that may be needed for the Architectural Review Committee to review the proposal. Staff shall have 20 days to review the submitted information to determine if it is complete. If a submittal is incomplete or supplemental information is necessary, staff will notify the Project Proponent and Project Proponent shall have up to 180 days to provide additional information. Once a submittal is determined to be complete, the proposal must be reviewed by the Architectural Review Committee within 60 days; *provided*, for good cause, the Port may extend this period by up to 60 additional days.

- c. Port staff will make a recommendation of approval, approval with conditions, or denial of the project to the Architectural Review Committee.
- d. Following review of a proposal during a Port Commission meeting, the Architectural Review Committee shall decide to approve, approve with conditions, or deny the proposal and a final decision letter will be issued to the Project Proponent. The Architectural Review Committee's decision shall be final and not subject to appeal in any forum.
- e. Once a final decision of approval or approval with conditions is issued, project proponent shall submit the letter of approval (which shall set forth any conditions of approval) to the City of Sedro-Woolley as part of its Planned Action Application submittal, or to Skagit County, if applicable.

III. ENGAGEMENT OF DESIGN AND HISTORIC PRESERVATION CONSULTANTS

- a. The Architectural Review Committee may, at its sole discretion, engage professional design and historic preservation consultants or governmental entities to provide recommendations regarding conformance of a proposal with the Design Guidelines Manual.
- b. Should the Architectural Review Committee engage professional design and historic preservation consultants be engaged by the Port, the project applicant shall be invoiced for the consultant fees. The Port will provide the Project Proponent an estimate of the anticipated fees which shall be deposited with the Port in full before review continues.



MEMO:

To: City Council
Mayor Anderson

From: Jana Hanson
Planning Consultant

Date: December 2, 2015

Subject: Proposed Amendments to Chapter 17.32 SWMC, Public Zone - *First Read*

**CITY COUNCIL
WORKSESSION**

DEC 02 2015

AGENDA ITEM C

ISSUE

The proposed amendments to Chapter 17.32 are necessary to accomplish the processing of planned action projects approved through the adopted Planned Action Ordinance for the Center of Innovation and Technology.

PROJECT DESCRIPTION / HISTORY

The City, the Port of Skagit and Skagit County have successfully completed a robust planning process for the Center for Innovation and Technology (The Center), which will result in the adoption of a Subarea Plan and Planned Action Ordinance. The plans and uses envisioned for the site include research & development facilities, manufacturing, hospitality and general commercial uses.

In order to support future redevelopment activities, a Planned Action Environmental Impact Statement was utilized in accordance with RCW 43.21C.440 and WAC 197-11-164 the purpose of which is to emphasize quality environmental review of early planning efforts and early public input to shape decisions. The basic steps in designating planned action projects are to prepare an environmental impact statement (EIS), designate the planned action projects by ordinance, and review permit applications for consistency with the designated planned action. The intent is to provide more detailed environmental analysis during formulation of planning proposals, rather than at the project permit review stage. The Planned Action Ordinance is expected to encourage redevelopment and revitalization at the Center and property owners and potential investors will be encouraged by the streamlined development process that takes place under the Planned Action.

The Planned Action Area is currently zoned Public. The proposed code amendment references the approved Planned Action ordinance which in turn lists the uses for proposed projects within the Planned Action area.

Staff recommends amending the Municipal Code as proposed. Future code amendments will be proposed to the Landscaping, Sign and Design Standards chapters in Title 17 and Title 15 that will reflect the approved Planned Action Ordinance.

The proposed amendment is supported by and implements the Sedro-Woolley Comprehensive Plan, Economic Element:

Goal E1: To develop a sound fiscal base.

Policy E1.1: Create employment opportunities within the Sedro-Woolley economy, particularly for residents who now commute to other distant employment areas.

Policy E1.2: Participate with other public agencies and private interests in labor force training programs that take advantage of traditional resources.

Policy E1.3: Identify and promote sites which can be developed for a variety of local employment projects. Promote development of business and industrial parks, office and professional centers, and specialized commercial and entertainment centers.

Staff recommends amending the Municipal Code as proposed.

ATTACHMENTS

Attachment 1 – Proposed Ordinance No. _____ regarding amendments to Chapter 17.32 SWMC

Attachment 2 – Planning Commission Findings and Recommendation and Procedural Items

REQUESTED ACTION

Council is requested to make the following motion:

Motion to approve Ordinance No. _____ approving amendments to Chapter 17.32 SWMC

Attachment 1

Proposed Ordinance Relating to Amendments to
Chapter 17.32 SWMC
Public Zone

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF SEDRO-WOOLLEY, WASHINGTON,
RELATING TO AMENDMENTS TO CHAPTER 17.32-PUBLIC ZONE, OF THE SWMC
REFERENCING PLANNED ACTION ORDINANCE NO.-----.**

WHEREAS, the requisite public hearing before the Planning Commission on November 17, 2015 and before the City Council on December 9, 2015 were preceded with appropriate notice, published on November 6, 2015; and

WHEREAS, amendments to SWMC Chapter 17.32 are substantive and require review under the State Environmental Act (SEPA). A Determination of Non-Significance (DNS) was issued on October 22, 2015 determining that proposed amendments do not have a significant environmental impact; and

WHEREAS, the City, the Port of Skagit and Skagit County have successfully completed a robust planning process for the Center for Technology and Innovation in the Pacific Northwest (the Center), resulting in the adoption of a Subarea Plan and Planned Action Ordinance. The plans and uses envisioned for the site include research & development facilities, manufacturing, hospitality and general commercial uses; and

WHEREAS, in order to support future redevelopment activities at the Center, a Planned Action Environmental Impact Statement was utilized. A Planned Action Environmental Impact Statement in accordance with RCW 43.21.C.031(2) and WAC 197-11-164 the purpose of which is to emphasize quality environmental review of early planning efforts and early public input to shape decisions. The basic steps in designating planned action projects are to prepare an environmental impact statement (EIS), designate the planned action projects by ordinance, and review permit applications for consistency with the designated planned action. The intent is to provide more detailed environmental analysis during formulation of planning proposals, rather than at the project permit review stage. The Planned Action Ordinance is expected to encourage redevelopment and revitalization at the Center and property owners and potential investors will be encouraged by the streamlined development process that takes place under the Planned Action; and

WHEREAS, the Planned Action Ordinance No. _____ specifically lists permitted uses and outlines conditions for development at the Center, including building and site plan design, landscaping, parking and internal signage requirements; and

WHEREAS, the Center is located on property that is zoned Public (P). The P zone currently provides flexibility under section 17.32.010 B "Conditional Uses" allowing all uses not allowed under section 17.32.010 A "Permitted Uses". Section 17.32.010 A has been modified to reference permitted uses per Planned Action Ordinance No. _____ and to specify that property must be publicly owned, and similar language is added to section 17.32.010 B; and

WHEREAS, The City utilized the State Attorney General Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property for evaluating constitutional issues, in conjunction

with and to inform its review of the Ordinance. The City has utilized the process, a process protected under Attorney-Client privilege pursuant to law including RCW 36.70A.370(4), with the City Attorney's Office which has reviewed the Advisory Memorandum has discussed this Memorandum, including the "warning signals" identified in the Memorandum, with decisions makers, and conducted an evaluation of all constitutional provisions potentially at issue and advised of the genuine legal risks, if any, with the adoption of this Ordinance to assure that the proposed regulatory or administrative actions did not result in an unconstitutional taking of private property, consistent with RCW 36.70A.370(2).

NOW, THEREFORE, THE CITY COUNCIL OF SEDRO-WOOLLEY, WASHINGTON, DO ORDAIN AS FOLLOWS:

SECTION 1. Recitals. The City Council adopts and incorporates the foregoing recitals as findings as if set forth fully herein.

SECTION 2. The City Council makes the following findings:

- A. The proposed amendments are procedural.
- B. The proposed ordinance and amendments herein are necessary to address consistency with Planned Action Ordinance No. _____.
- C. Planned Action, as defined in WAC 197-11-164, will enable early environmental review of complex phased projects in accordance with RCW 43.21.C.031 (2) and WAC 197-11-164.
- D. The proposed amendments are supported by and implement the Sedro-Woolley Comprehensive Plan, Economic Element.
- E. Amendments to SWMC Chapter 17.32 were reviewed under SEPA and a Determination of Non-Significance was issued on October 22, 2015.
- F. The proposed ordinance is in the best interest of City of Sedro-Woolley citizens and promotes the health, safety and welfare of the citizens of the City of Sedro-Woolley.
- G. The proposed ordinance has been disseminated and opportunities have been provided for written comments and public hearing after effective notice.

SECTION 3. That Chapter 17.32 of the Sedro-Woolley Municipal Code is hereby amended as follows:

17.32.010 Use restrictions.

Use restrictions in the public zone shall be as follows:

A. Permitted Uses on publicly owned properties.

- 1. Public uses. Allows parks, schools, public infrastructure and other developments intended for primarily public use;**

2. Quasi-public uses. Allows parks, schools, public infrastructure and other developments intended primarily for quasi-public use;
3. Low-intensity agriculture;
4. Recreational uses;
5. Institutional residential uses related to the above uses.
6. Uses as outlined and described in the Center for Innovation and Technology Subarea Plan and Planned Action Ordinance No. and or adopted amendments.

Proposed uses in the public zone must conform to Chapters 17.65 (Natural Resource and Sensitive Areas Regulations), 17.66 (Floodplain Management) and 2.88 (Environmental Policy), as applicable.

B. Conditional uses: All uses not permitted above. The following uses may be allowed when located on publicly owned property:

1. All uses not permitted under section A above.

C. Prohibited uses: adult entertainment establishments. (Ord. 1312-98 § 1 (part), 1998; Ord. 1309-98 § 8, 1998; Ord. 1013 § 2.07.01, 1985)

17.32.020 Bulk restrictions.

Bulk restrictions in the public (P) zone shall be as follows:

A. Minimum setbacks: none;

B. Maximum building height: sixty feet. (Ord. 1677-10 § 1 (part), 2010; Ord. 1312-98 § 1 (part), 1998; Ord. 1013 § 2.07.02, 1985)

17.32.030 Minimum lot size requirements.

Minimum lot size requirements in the public (P) zone shall be as follows:

A. Lot area: none;

B. Lot width at building line: none;

C. Lot frontage on a public street: twenty feet. (Ord. 1312-98 § 1 (part), 1998; Ord. 1013 § 2.07.03, 1985)

(EXHIBIT A).

SECTION 4. Severability. If any section, subsection, sentence, clause, chapter, provision, or phrase of this ordinance or its application to any person or circumstance is found to be

unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of the ordinance, chapter, or the application or the provisions to other persons or circumstances.

SECTION 5. Effective Date. This ordinance or a summary thereof shall be published in the official newspaper of the City, and shall take effect and be in full force five days after passage and publication as provided by law.

PASSED AND ADOPTED this day of .

Mike Anderson, Mayor

PATSY NELSON, Finance Director

Approved as to form:

ERON BERG, City Attorney

Proposed amendments to the Public Zone

Chapter 17.32 PUBLIC (P) ZONE

Sections:

- 17.32.010 Use restrictions.
- 17.32.020 Bulk restrictions.
- 17.32.030 Minimum lot size requirements.

17.32.010 Use restrictions.

Use restrictions in the public zone shall be as follows:

A. Permitted Uses on publicly owned properties.

1. Public uses. Allows parks, schools, public infrastructure and other developments intended for primarily public use;
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3. Low-intensity agriculture;
4. Recreational uses;
5. Institutional residential uses related to the above uses.
6. Uses as outlined and described in the Center for Innovation and Technology Subarea Plan and Planned Action Ordinance No. and or adopted amendments.

Proposed uses in the public zone must conform to Chapters 17.65 (Natural Resource and Sensitive Areas Regulations), 17.66 (Floodplain Management) and 2.88 (Environmental Policy), as applicable.

B. Conditional uses: ~~All uses not permitted above.~~

The following uses may be allowed when located on publicly owned property:

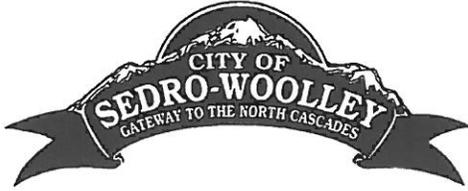
1. All uses not permitted under section A above.

Attachment 2

Planning Commission Findings and Recommendation

Procedural Items

Notice of Public Hearing and Department of Commerce Materials



**CITY OF SEDRO-WOOLLEY
PLANNING DEPARTMENT**

325 Metcalf Street
Sedro-Woolley, WA 98284
Phone (360) 855-0771
Fax (360) 855-0733

TRANSMITTAL & REPORT MEMORANDUM

DATE: November 17, 2015

TO: Sedro-Woolley Planning Commission

REGARDING Proposed Amendments to Chapter 17.32 Public Zone, of the Sedro-Woolley Municipal Code

FROM: 
John Coleman, Planning Director

The following amendments are proposed and submitted by the Planning Department. This report serves as the staff report for the proposed amendments to the City's development regulations and was submitted in accordance with Chapter 2.90 SWMC.

FINDINGS OF FACT

PROPOSAL

Proposed are amendments to the Sedro-Woolley Municipal Code (SWMC) Chapter 17.32 – Public Zone.

Please see the attached code section, labeled as **Exhibit A**, formatted in a tracking program, so that the proposed changes to the code are easily identifiable.

BACKGROUND

The City, the Port of Skagit and Skagit County have successfully completed a robust planning process for the Center for Innovation and Technology (The Center), which will result in the adoption of a Subarea Plan and Planned Action Ordinance. The plans and uses envisioned for the site include research & development facilities, manufacturing, hospitality and general commercial uses.

In order to support future redevelopment activities, a Planned Action Environmental Impact Statement was utilized in accordance with RCW 43.21C.440 and WAC 197-11-164. The purpose of a planned action environmental impact statement is to emphasize quality environmental review of early planning efforts and early public input to shape decisions. The basic steps in designating planned action projects are to prepare an environmental impact statement (EIS), designate the planned action projects by ordinance, and review permit applications for consistency with the designated planned action. The intent is to provide more detailed environmental analysis during formulation of planning proposals, rather than at the project permit review stage. The Planned Action Ordinance is expected to encourage redevelopment and revitalization at The Center and property owners and potential investors will be encouraged by the streamlined development process that takes place under the Planned Action.

The Planned Action EIS studied elements of the human and physical environment and identified impacts and assigned specific mitigation measures to address those impacts. The mitigation measures were incorporated into development conditions along with elements from the adopted Subarea Plan. These conditions are outlined in the Planned Action Ordinance that is under review and consideration with the Planning Commission and then for final review and action before the City Council. This level of study and detail will facilitate proposed development and will provide developers with the information that will be required to qualify as a Planned Action project.

The Planned Action area is currently zoned Public. The proposed code amendment references the approved Planned Action ordinance which in turn lists the permitted uses within the Planned Action area.

Staff recommends amending the Municipal Code as proposed. Future code amendments will be proposed to the Landscaping, Sign, Parking and Design Standards chapters in Title 17 and 15 that will reflect the approved Planned Action Ordinance.

The proposed amendment is supported by and implements the Sedro-Woolley Comprehensive Plan, Economic Element:

Goal E1: To develop a sound fiscal base.

Policy E1.1: Create employment opportunities within the Sedro-Woolley economy, particularly for residents who now commute to other distant employment areas.

Policy E1.2: Participate with other public agencies and private interests in labor force training programs that take advantage of traditional resources.

Policy E1.3: Identify and promote sites which can be developed for a variety of local employment projects. Promote development of business and industrial parks, office and professional centers, and specialized commercial and entertainment centers.

This proposed amendment also supports the newly amended Land Use Element, The Center for Innovation and Technology – Subarea Plan

PROPOSAL REVIEW PROCESS

- A SEPA threshold Determination of Non-Significance was issued on October 22, 2015.
- Public Notice of the Planning Commission Hearing was published in the Skagit Valley Herald on November 6, 2015.
- The State Department of Commerce (COMM) was notified of the proposed amendments on June 1, 2015, an acknowledgment letter of the receipt of that notice was received June 3, 2015 (COMM material ID #21320). Expedited review of the proposed amendments was granted via email on June 18, 2015.

RECOMMENDATION

Staff Recommends that the Planning Commission review the proposed amendments to Chapter 17.32 (Public Zone), hold a public hearing and make a recommendation to the City Council to adopt the amendments (with PC recommended amendments if applicable).

EXHIBITS:

- A. Chapter 17.32 Proposed Code Amendments Formatted in Tracking Program
- B. Ordinance amending Chapter 17.32
- C. Procedural Items: Notice of Public Hearing, and Commerce materials

CONCLUSIONS

The Planning Commission, having reviewed the Planning Department Transmittal and Report Memorandum and hearing public testimony, makes the following conclusions:

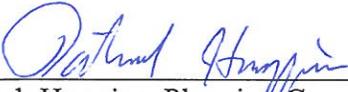
1. Adoption of the proposed amendments to Chapter 17.32 of the SWMC comply with the State GMA, have been approved by the State Department of Commerce, and have been adequately vetted through the public review process; and
2. Adoption of the proposed amendments to Chapter 17.32 of the SWMC are in conformance with the goals and policies of the Sedro-Woolley Comprehensive Plan.

DECISION

Based upon the foregoing, the Planning Commission recommends approval of amendments to Chapters 17.32 of the SWMC, found herein as Exhibit A and Exhibit B.

CERTIFICATION

The City of Sedro-Woolley Planning Commission hereby recommends to the City Council **APPROVAL** of amendments to Chapter 17.32 SWMC to reference the adopted Planned Action Ordinance, at a **REGULAR** meeting of the City of Sedro-Woolley Planning Commission held on **Tuesday, November 17, 2015**, at which time a quorum was present and the decision was for approval by a vote of 5 FOR, 0 AGAINST, and 0 ABSTENTIONS.



Patrick Huggins, Planning Commission Chair

11-19-15

Date

John Coleman

From: COM GMU Review Team <reviewteam@commerce.wa.gov>
Sent: Thursday, June 18, 2015 7:16 AM
To: John Coleman
Cc: Andersen, Dave (COM)
Subject: 21320, City of Sedro-Woolley, Expedited Review Granted, DevRegs

Dear Mr. Coleman:

The City of Sedro-Woolley has been granted expedited review for the: Proposed amendment to Chapters 15.44, 16.28, 17.32, 17.36, 17.40, and 17.50. Proposed changes will reflect projects reviewed under a Planned Action ordinance and provide consistency with other chapters within the SWMC. This proposal was submitted for the required state agency review under RCW 36.70A.106.

As of receipt of this email, the City of Sedro-Woolley has met the Growth Management Act notice to state agency requirements in RCW 36.70A.106 for this submittal. For the purpose of documentation, please keep this email as confirmation.

If you have any questions, please contact reviewteam@commerce.wa.gov

Thank you.

Review Team, Growth Management Services
Department of Commerce
P.O. Box 42525
Olympia WA 98504-2525

**CITY OF SEDRO-WOOLLEY
NOTICE OF SEPA THRESHOLD DETERMINATION OF
NON-SIGNIFICANCE (DNS)**

PROJECT DESCRIPTION: Non-project action to amend Title 17 of the SWMC to clarify allowed and conditional uses in the Public zone.

Proponent: City of Sedro-Woolley 325 Metcalf Street Sedro-Woolley, WA 98284	Project Contact: Sedro-Woolley Planning Dept. 325 Metcalf Street Sedro-Woolley, WA 98284
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Location of project, including street address if any: Non-project action, no specific address.

Lead Agency: City of Sedro-Woolley

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.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of issue.

Responsible SEPA Official: Planning Director – City of Sedro-Woolley
SEPA Contact Person: John Coleman, Planning Director
Address: 325 Metcalf, Sedro-Woolley, WA 98284

Date of Issue: Tuesday, October 27, 2015

Date of publication: Tuesday, October 27, 2015 in the Skagit Valley Herald

Per SWMC 2.88.170, you may appeal this threshold determination in writing to the City of Sedro-Woolley Planning Department no later than 4:30PM on **Tuesday, November 10, 2015**. Written appeals must be submitted, along with the required fee, to the City of Sedro-Woolley Planning Department, 325 Metcalf Street, Sedro-Woolley, Washington, 98284. Phone (360) 855-0771. Contact the Planning Department to read or ask about the procedures for SEPA appeals.

Signature:



John Coleman, Planning Director

SKAGIT PUBLISHING
C/O ISJ PAYMENT PROCESSING CENTER
PO BOX 1570
POCATELLO ID 83204-1570
(360)424-3251

ORDER CONFIRMATION

Salesperson: Jeanette Kales

Printed at 11/03/15 09:01 by jka30

Acct #: 228136

Ad #: 1374040

Status: N

CITY OF SEDRO-WOOLLEY PUBLIC WORKS
325 METCALF ST
SEDRO WOOLLEY WA 98284

Start: 11/06/2015 Stop: 11/06/2015
Times Ord: 1 Times Run: ***
STDS 1.00 X 8.05 Words: 206
Total STDS 8.50
Class: 0001 LEGAL NOTICES
Rate: LACR Cost: 89.68
Affidavits: 1

Contact:

Phone: (360)855-0771

Fax#:

Email: jcoleman@ci.sedro-woolley.wa

Agency:

Ad Descrpt: SVH-1374040

Given by: *

Created: jka30 11/03/15 08:53

Last Changed: jka30 11/03/15 09:01

PUB ZONE ED TP START INS STOP SMTWTFS
SVH A 97 S 11/06
WEB A 97 S 11/06

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

ORDER CONFIRMATION (CONTINUED)

Salesperson: Jeanette Kales

Printed at 11/03/15 09:01 by jka30

Acct #: 228136

Ad #: 1374040

Status: N

**NOTICE OF
PUBLIC HEARING
CITY OF SEDRO-WOOLLEY
The Center for Innovation
and Technology Subarea
Plan, Planned Action
Ordinance and
Amendments to
Chapter 17.32 (Public Zone)
of the Sedro-Woolley
Municipal Code**

The City of Sedro-Woolley Planning Commission will hold a public hearing on **November 17, 2015 at 6:30 PM**, at the Sedro-Woolley Council Chambers located at 325 Metcalf Street, to hear testimony regarding the Sub-area Plan (amendment to the City's Comprehensive Plan) and Planned Action Ordinance for the Center for Innovation and Technology (formally known as the Northern State Campus). Additionally, the Planning Commission will hold a public hearing on proposed amendments to Sedro-Woolley Municipal Code Chapter 17.32 Public Zone.

Interested parties can comment on the proposed changes in writing or at the hearing. **Written comments must be received by 4:30 PM November 17, 2015** to be considered at this public hearing.

Following the public hearing the Planning Commission's recommendation will be forwarded to the City Council for consideration and action at a future Council meeting.

Send written comments to: Sedro-Woolley Planning Department, 325 Metcalf Street, Sedro-Woolley, WA 98284. Complete project files are available for review at the Planning Department between the hours of 8:00 AM to 5:00 PM, Monday through Friday.

**Published
November 6, 2015
SVH-1374040**