



*"Building A Stronger Community
TOGETHER"*

NOTICE OF APPLICATION AND EIS SCOPING MEETING FOR A 600 +/- ACRE MIXED USE DEVELOPMENT

TO: Local and State agencies and Tribes

DATE: September 19, 2012

SUBJECT: Notice of Application and EIS Scoping meeting for a 600 +/- Acre Mixed Use Development Proposal.

The City of Shelton is holding a Public Meeting/Open House to commence the environmental review of this proposed master-planned mixed use development. A public EIS scoping meeting will be held on **Wednesday, September 26th, at 5:30 p.m. in the City of Shelton Civic Center, located at 525 W. Cota St. in Shelton.** This meeting will provide an opportunity to learn more about the project and proposed actions, and to provide input on the environmental review process. A brief proposal description is provided below.

Agencies, affected Tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. Your comments must be submitted in writing and received before **5:00 p.m. on October 12, 2012.** The following areas have been identified for discussion in the EIS: Earth, Aesthetics/Views, Critical Areas, Land and Shoreline Use, Recreation, Public Service Utilities, Vegetation, and Transportation/Traffic.

Project Location: Lands within the incorporated boundary of Shelton, west of US Highway 101, from the Wallace Kneeland Interchange extending south for approximately 1.5 miles to the C Street overpass.

Project Description: The project site is approximately 600 acres, and is zoned for commercial, industrial, and residential uses. At buildout, the development would include approximately 500,000 sq. ft. of commercial/retail, a 45-acre business park, and up to 1,600 predominantly single-family residential units, with associated infrastructure improvements. The applicant proposes to dedicate approximately 375 acres for public facilities, recreation and open space, including a site for a future school and sports park. The site contains 13 wetlands, and abuts the Goose Lake property, currently owned by Rayonier Corporation. Project phasing would commence with the reconstruction of the existing Wallace Kneeland /US 101 interchange, including the southbound ramps and the commercial pads to the south of the reconfigured ramps. It is anticipated the remaining commercial areas would be developed next, followed by the business park. Phasing for the residential development is unknown at this time.



The proposed project plans and description may be accessed by visiting the City of Shelton website at www.ci.shelton.wa.us and scrolling to the Community and Economic Development page, and click on the "Shelton Hills Development" page link to find the "Shelton Hills PUD Application scoping documents".

For further information or to schedule a meeting to discuss this proposal, the City of Shelton contact is Steve Goins, phone 432-5136 or email sgoins@ci.shelton.wa.us; the Hall Equities Group (applicant) contact is Brandon Farrell, phone 925-933-4000, ext 229, or email brandonf@hallequitiesgroup.com.