



July 17, 2026

Subject: Notice of Availability of Final Environmental Impact Statement for the South Town Center Subarea Plan

Dear Affected Agencies, Tribes, Organizations, and Interested Parties,

The City of Mill Creek has prepared a Final Environmental Impact Statement (Final EIS) for the proposed *South Town Center Subarea Plan*. The Subarea Plan area generally encompasses the area between Mill Creek Town Center to the north, 164th Street SE to the south (including some property south of 164th Street SE), SR 527 (Bothell-Everett Highway) to the east, and North Creek to the west.



The Draft EIS was issued on January 27, 2026. The Draft and Final EIS analyze the probable adverse environmental impacts associated with three development alternatives and the no action alternative. A 45-day public comment period was provided on the Draft EIS. A total of 29 written public comment letters were received during the comment period; three individuals also provided comments at the Draft EIS Public Hearing which was held on March 3, 2026. The Final EIS responds to comments that were received on the Draft EIS and identifies the Preferred Alternative (Alternative 3A – Mixed Density with Incentives).

This Final EIS, which is published in one volume, includes the following chapters:

- **Chapter 1** – A summary of the Draft EIS and Final EIS;
- **Chapter 2** – A detailed description of the Proposed Actions and Alternatives, including any changes to the proposal since publication of the Draft EIS;
- **Chapter 3** – A detailed discussion of existing conditions, impacts, mitigation measures, and any unavoidable adverse impacts;
- **Chapter 4** – All the comments that were received during the Draft EIS comment period, and responses to the comments;
- **Chapter 5** – Acronyms and abbreviations;
- **Chapter 6** – References; and
- **Chapter 7** – The distribution list.

This Notice of Availability for the Final EIS has been distributed to agencies, organizations, businesses, and individuals noted on the Distribution List of this Final EIS (see **Chapter 7**). The Final EIS can be reviewed online at: <https://millcreekwa.gov/projects/stc>

Printed versions of the Final EIS can be reviewed at:

City of Mill Creek Community Development and Planning
15728 Main Street
Mill Creek, WA 98012

Printed copies can be provided by request, at cost. Please use the contact information below to request a printed copy.

Any appeals of this Final EIS must be filed within 14 days of issuance per MCMC 18.04.240. Appeals must be submitted to the Mill Creek City Clerk by 4:30 p.m. on the last day of the appeal period.

For questions or clarification regarding the Final EIS or regarding the submittal of an appeal request, please contact Justin Horn, Senior Planner with the Community Development and Planning Department at justin.horn@millcreekwa.gov.

Thank you for your interest in the *South Town Center Subarea Plan Project*.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Ryan', with a long horizontal stroke extending to the right.

Jeff Ryan, Director
SEPA Responsible Official
City of Mill Creek Community Development & Planning