



Public Hearing: Draft EIS and Draft Planned Action Ordinance

SUNSET AREA COMMUNITY PLANNED ACTION
DRAFT NEPA/SEPA ENVIRONMENTAL IMPACT STATEMENT • DECEMBER 2010





Presentation Outline

- EIS basics
- Proposals & alternatives
- Key environmental issues
- Planned action ordinance
- Comment period
- Next steps





EIS Basics

- EIS basics
- Proposals & alternatives
- Key environmental issues
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What is an EIS?

- An environmental impact statement (EIS) is:
 - An informational document
 - Highlight tradeoffs between choices
 - Provide a foundation for future decisions
 - Allows residents, businesses, and other government agencies to comment on proposals and alternatives
 - Help define a preferred alternative





What laws govern the EIS?

- The Sunset Area Community Planned Action EIS has been prepared according to:
 - the National Environmental Policy Act (NEPA), and
 - the State Environmental Policy Act (SEPA)





What are the steps in the EIS process?

- 1. Define alternatives
- 2. Identify the scope of the EIS
- 3. Prepare the Draft EIS
- 4. Receive comments on the Draft EIS
(45-day comment period)
- 5. Create the Preferred Alternative
- 6. Prepare the Final EIS





How was the scope determined?

- Based on a scoping process in Fall 2010
 - Public meeting on September 1, 2010
 - Comment period – August 13 through October 18, 2010





How is the Draft EIS organized?

- Fact Sheet
- Chapter 1 – Summary
- Chapter 2 – Proposal and Alternatives
- Chapter 3 – Affected Environment
- Chapter 4 – Environmental Consequences and Mitigation Measures
- Chapters 5 - 8 – Consultation, Preparers, Distribution, References
- Appendices





What is a planned action?

- A planned action EIS:
 - Is allowed by the State Environmental Policy Act (SEPA)
 - Studies proposals in advance
 - Means future proposals would not need additional SEPA review when consistent with the Planned Action EIS assumptions and mitigation measures
 - Can help facilitate private and public investment in the study area





Proposals and Alternatives

- EIS basics
- **Proposals & alternatives**
- Key environmental issues
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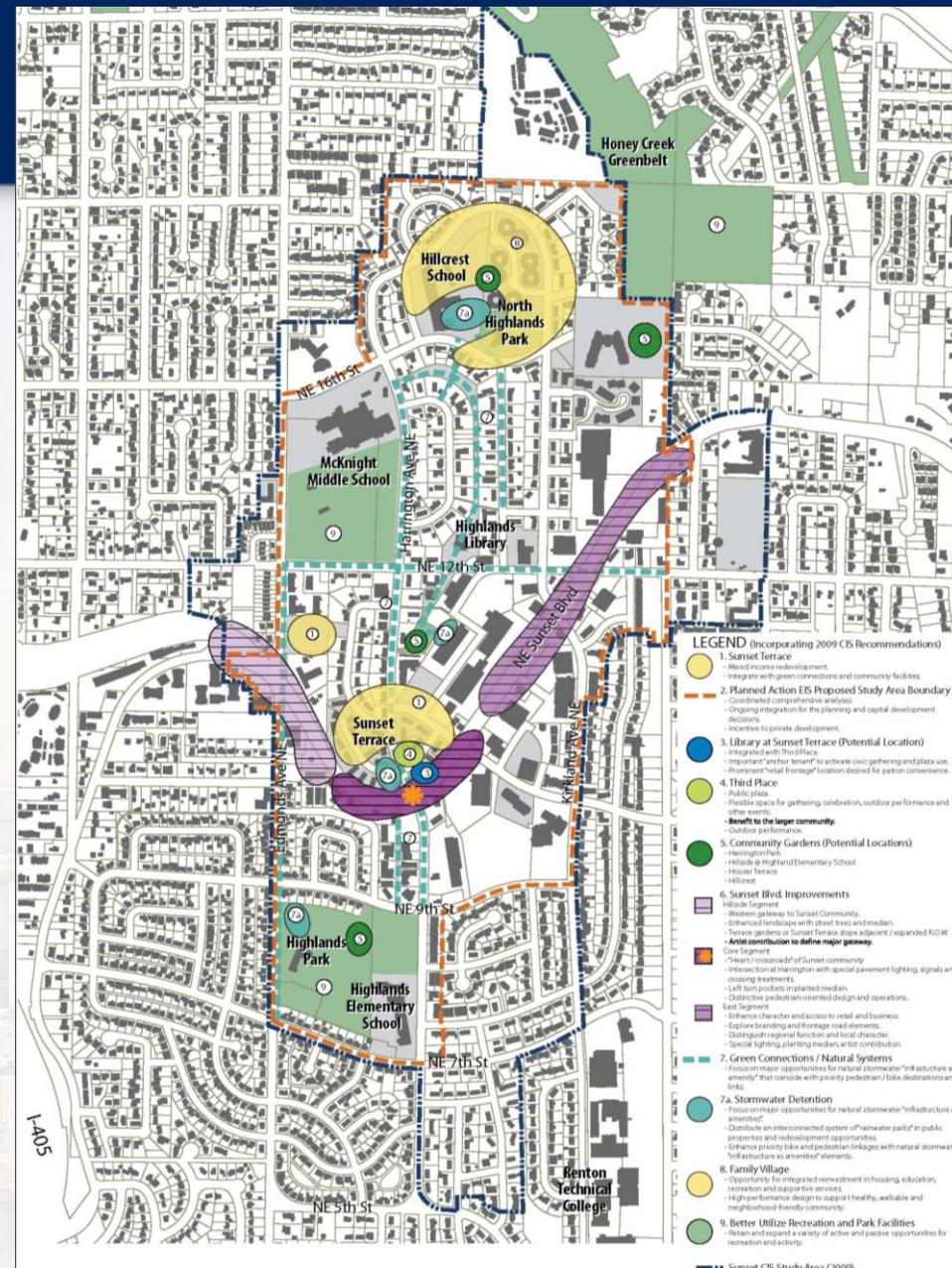
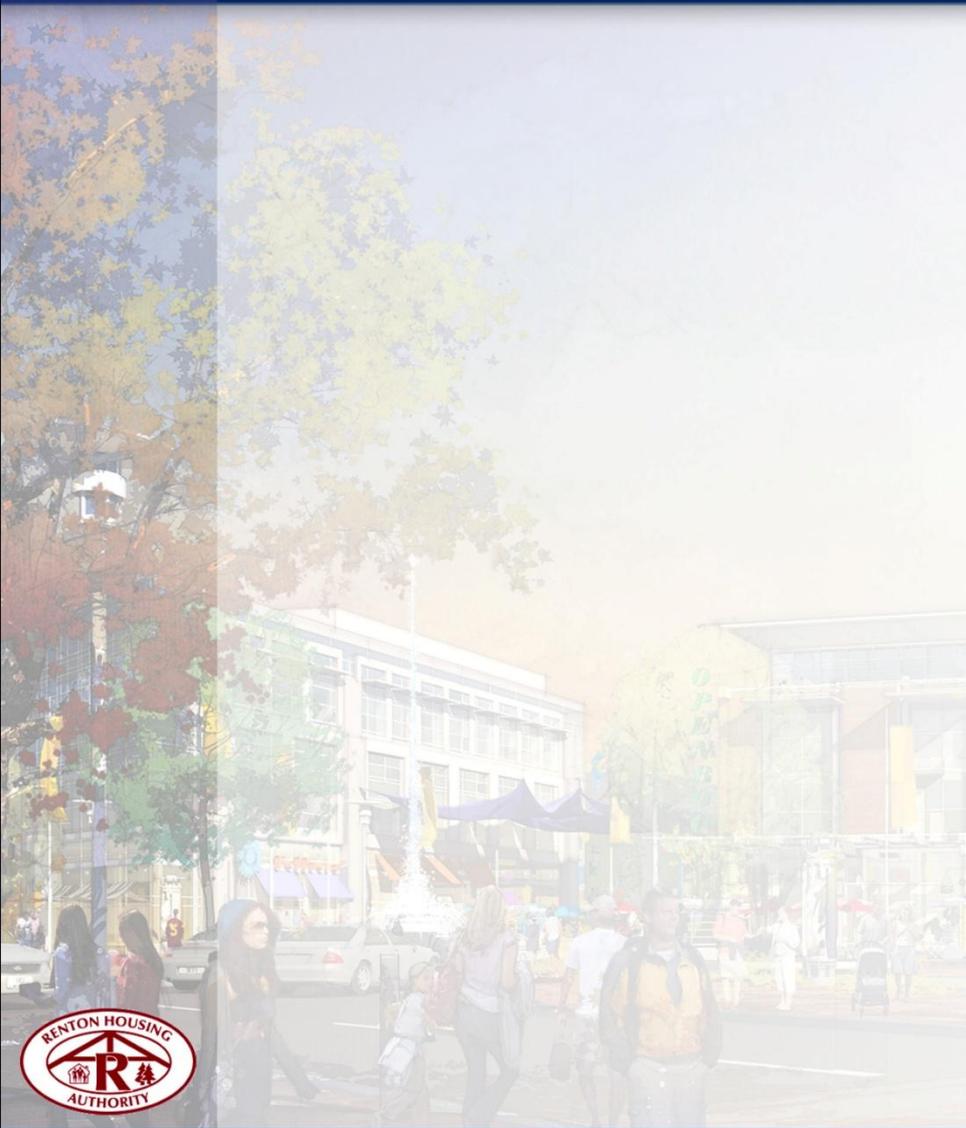
What are the proposals?

- Proposals are based on:
 - recommendations of the Highlands Phase II Task Force in 2008
 - as affirmed by the Community Investment Strategy approved by the City in November 2009
- Address high priority public investments
 - Potential Sunset Terrace Redevelopment
 - Sunset Boulevard Improvements
 - Drainage Master Plan
 - Additional recreational and educational investments – e.g. library, community services, parks and recreation
- With investments, additional private investment and development is expected



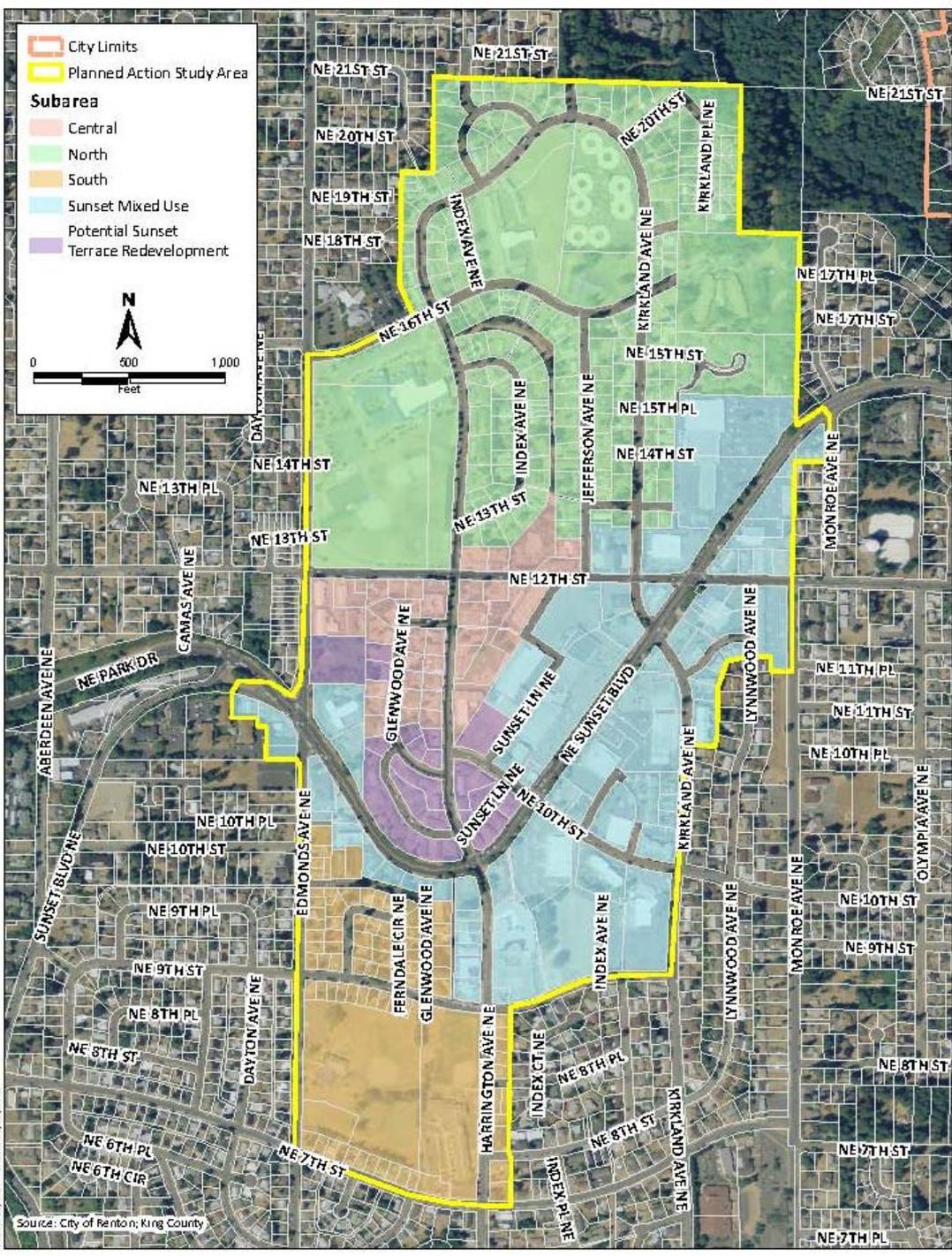


CIS Proposals





Study Area



006-30-107615 - Revised: 10/21/2010



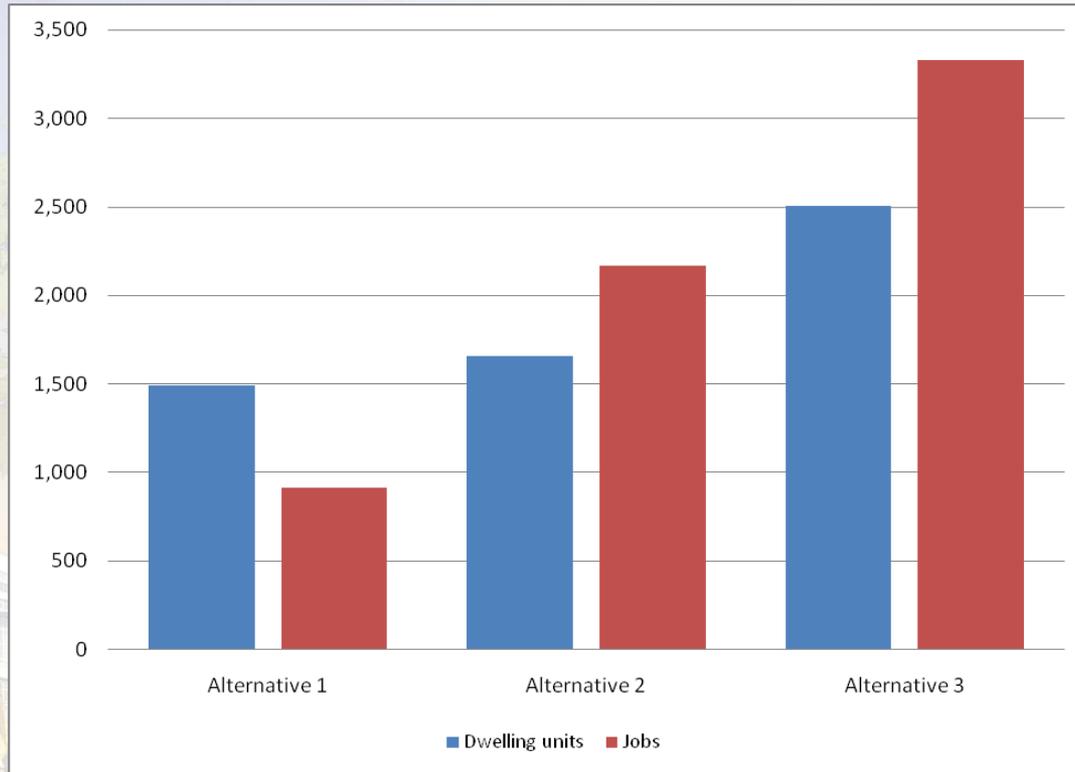
What are the potential alternatives?

- **Three conceptual alternatives**
 - Alternative 1: No Action
 - Alternative 2
 - Alternative 3
- **Vary location and type of public investment**
 - Sunset Terrace Redevelopment
 - Sunset Boulevard Transformation
 - Drainage Master Plan
 - Location of Community Facilities, e.g. Library
 - Additional parks and recreation opportunities
- **Anticipate different levels of private investment**
 - Low
 - Moderate
 - High
- **Alternatives 2 and 3 include approval of Planned Action Ordinance**





Neighborhood Growth Alternatives



New Dwellings

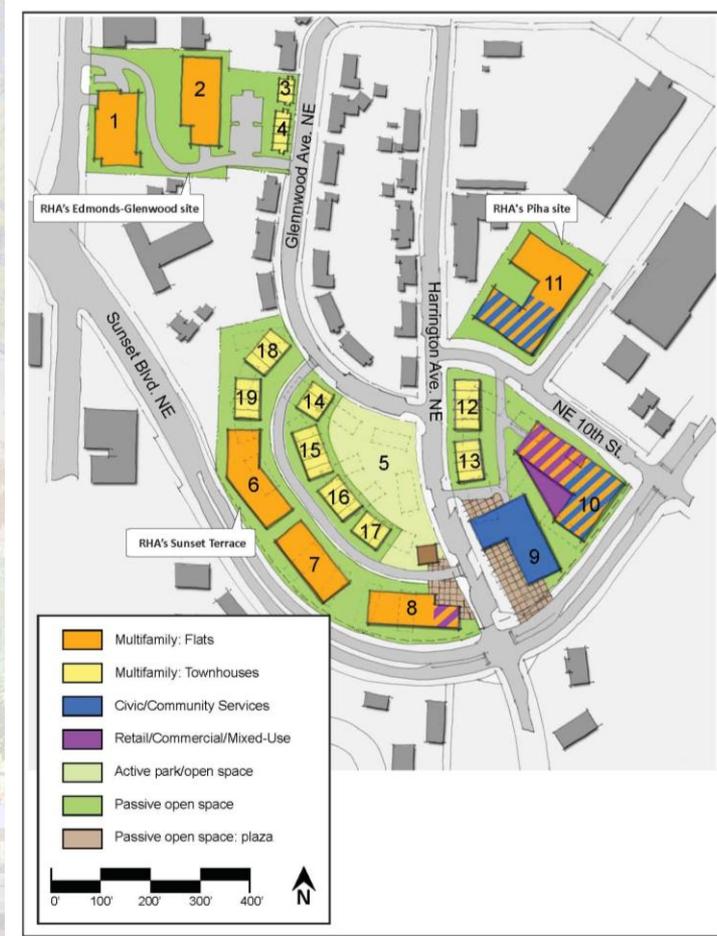
New Jobs





Sunset Terrace Alternatives

Alt 1 =
Buildings
1, 2, & 11



Alternative 2

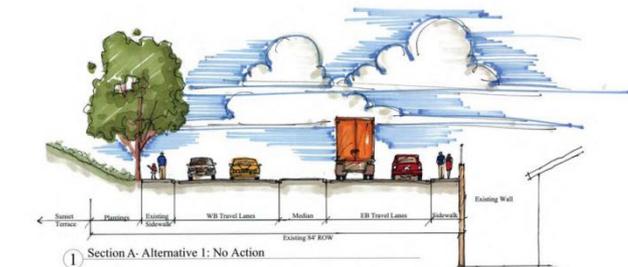


Alternative 3

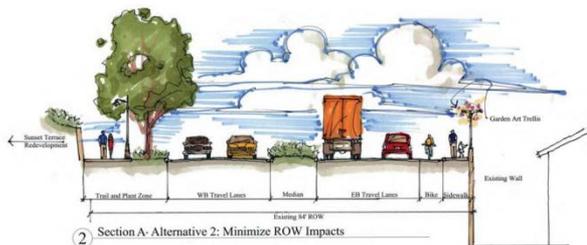




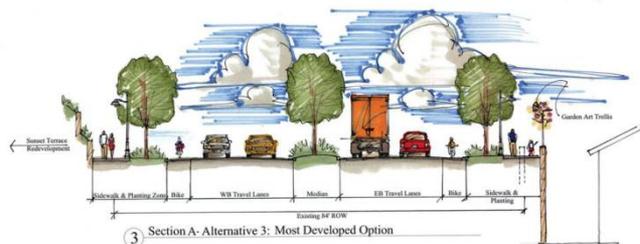
Sunset Boulevard Alternatives



1 Section A- Alternative 1: No Action



2 Section A- Alternative 2: Minimize ROW Impacts



3 Section A- Alternative 3: Most Developed Option

- Alternative 1: No Change
- Alternative 2: Spirit of Complete Streets ~ 5 ft ROW added
- Alternative 3: Full Complete Streets ~ 13 ft ROW added

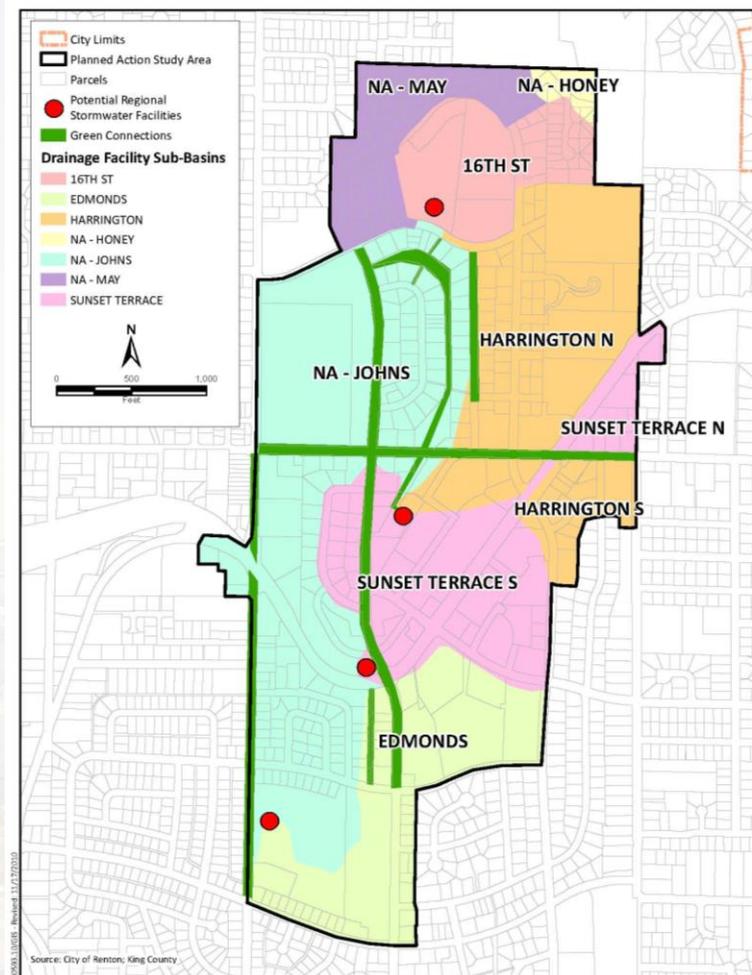




Drainage Components

- Private property options
- Green connections
- Rainwater parks

- Alt 1: Standard Code
- Alt 2: Lead by example
- Alt 3: Advanced mitigation





Key Environmental Issues

- EIS basics
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What does the EIS study?

Natural Environment	Built Environment	
Air Quality/GHG	Aesthetics	Noise
Earth	Energy	Parks & Rec.
Plants & Animals	Environ. Health	Public Services
Water Resources	Environ. Justice	Socioeconomics
	Historic/Cultural	Transportation
	Housing	Utilities
	Land Use	





Key Findings

Topic	Comments
Water Quality	Will improve
Air Quality & Energy	Local increases; regional decreases
Transportation	Multiple modes improve Minor improvements to meet LOS
Noise	Exceed HUD limits today and in future Compatible with WSDOT guidelines
Parks and Recreation	Demand will increase; need to consider variety of options including City-RSD coordination and acquisition
Water & Sewer	Infrastructure is antiquated Sewer improvements as per 2009 Plan Water improvements – need loop system





Planned Action Ordinance

- EIS basics
- Proposals & alternatives
- Key environmental issues
- **Planned action ordinance**
- Comment period
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Planned Action Ordinance

- Draft Ordinance in DEIS Appendix C
- Purpose: Facilitate permitting
- Contains:
 - a description of the Planned Action,
 - a finding that the impacts of the Planned Action have been adequately addressed in an EIS, and
 - the identification of mitigation measures that must be applied to a project for it to qualify as a Planned Action.





Planned Action Ordinance

- Ordinance identifies:
 - **Land uses** (residential, commercial, civic)
 - **Development thresholds** (e.g. dwellings, square feet, etc.)
 - **Building height** (per code)
 - **Traffic trips and procedure**
 - **Necessary mitigation**
- Can be tied to range of alts or to preferred alt.





SEPA Process Comparison

Standard

1. Submit Application & SEPA Checklist
2. Staff review & evaluation
3. Issue SEPA threshold determination for project (e.g. DNS, MDNS, EIS)
4. Comment/appeal period

Planned Action

1. Submit Application & SEPA Checklist
2. Staff review & evaluation
3. Determine project is a planned action
 - Apply adopted planned action mitigation measures
 - No new SEPA determination or comment/appeal period required since addressed by completed EIS

Notices: Under either path, if underlying permit requires a notice of application, notice will be provided.





Planned Action Review Process



Developer submits application and environmental checklist

City verifies the following of proposed project:

- Is it within the Planned Action area?
- Does it meet definition in the Planned Action Ordinance?
- Are environmental impacts within the scope of the Planned Action EIS?
- Does it include mitigation measures or conditions outlined in Planned Action Ordinance?

NO → Additional environmental review required

↓

Standard City permit process

YES

↓

Standard City permit process

Questions

Q1 If a project is a Planned Action with no further SEPA environmental review, can the city add conditions to the project that it must meet for approval?

A1 Yes, but not for aspects that are addressed by the Planned Action Ordinance.

Q2 How will citizens know about a Planned Action project?

A2 Public notice of Planned Action projects is tied to the underlying permit. If public notice is required for the underlying permit (e.g., conditional use permit), then the notice will indicate the application is a Planned Action project.





Comment Period

- EIS basics
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How can the public provide comment?

- Draft EIS
 - 45-day comment period
 - December 17 through January 31
 - Oral comments: Public hearing – January 5
 - Written comments any time during comment period





Next Steps

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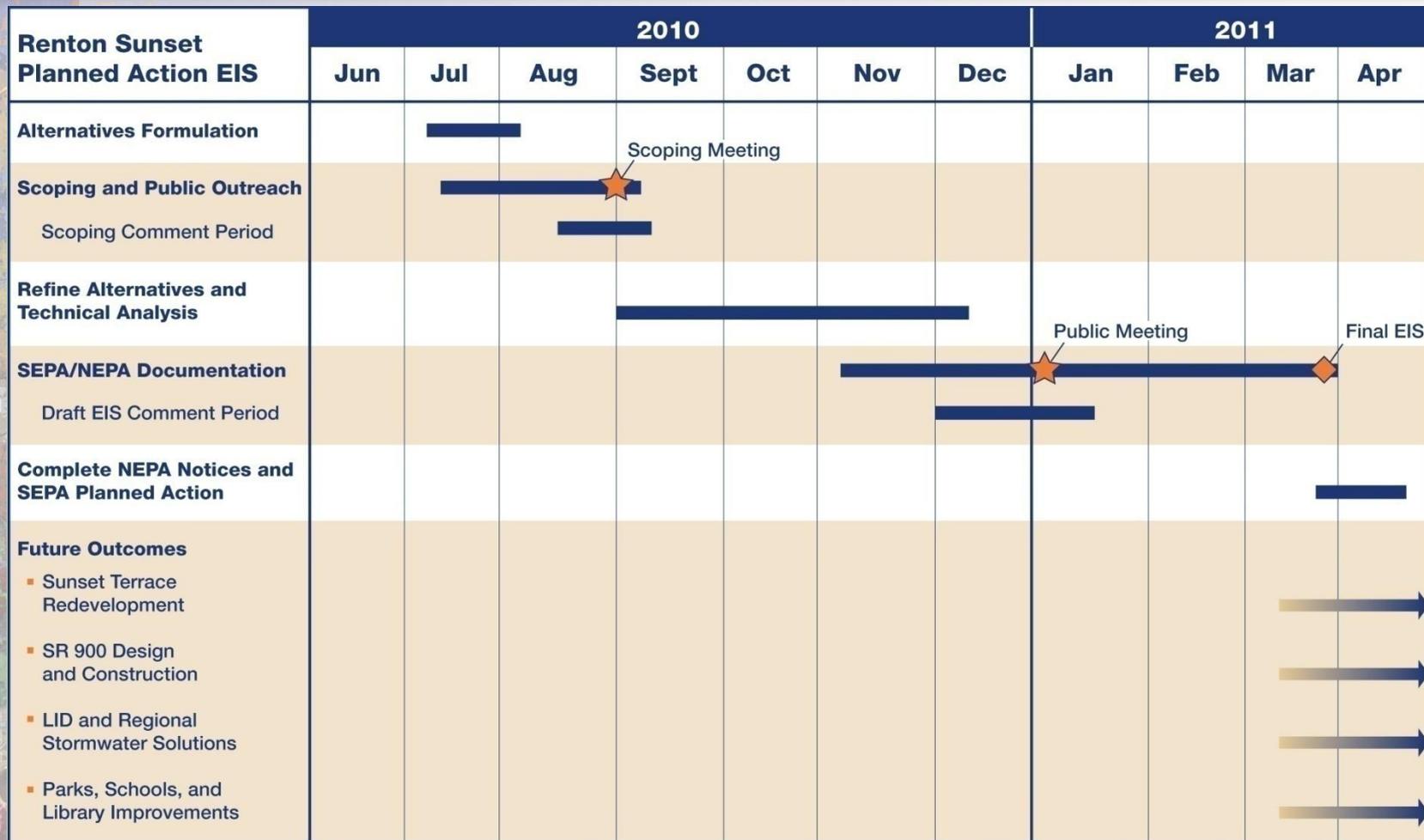
Next Steps: EIS

- Final EIS
 - Anticipated March 2011
 - Provides responses to public comments





Preliminary Project Schedule





Questions & Testimony

- Questions from Planning Commission
- Testimony from Audience

