Comprehensive Plan & Municipal Code Update

*Planned Action*

April 14, 2015
Agenda/Purpose

- Ordinance 606 Planned Action for the Central Business District
What is in an environmental impact statement (EIS)?

- An EIS provides information on:
  - Current study area conditions,
  - Potential alternatives,
  - Natural and built environment impacts,
  - Mitigation measures, and
  - Significant, unavoidable adverse impacts

*Non-project EIS focuses on alternatives and areawide/cumulative effects*

**Status**

Scoped – 30 days in early 2014
Issued Draft EIS + Comment period 11/17/14 – 1/9/15
Innovative SEPA Tools

- SEPA provides for innovative advanced environmental review in conjunction with GMA planning to:
  - Streamline growth consistent with a community’s plans, and
  - Recognize the detailed development regulations already in place (e.g. zoning, critical areas, transportation concurrency, etc.)

Tools:
- Planned Action EIS & Ordinance
- Programmatic EIS with Mixed Use/Infill Exemption
- Programmatic EIS for Sub-Area Plans and Transit Stations
Advancing CBD Vision

- Use SEPA tools to facilitate adopted CBD Plan with either:
  - Planned Action Ordinance
  - Mixed Use/Infill Exemption

*Draft ordinances in DEIS appendix*

*Recommend Planned Action to move forward*

- Well trod path
- Predictable
- More flexible
Purpose of Planned Action

- **A Planned Action:**
  - Studies the environmental impact of proposed development in a designated subarea within a city or UGA
  - Identifies the type and amount of development (e.g. units, trips)
  - Shifts environmental review to the planning stage rather than permit stage
  - Means future proposals would not need additional SEPA if consistent with planned action assumptions & mitigation
    - *Proposals still go through permit review.*
  - Helps facilitate investment in the study area
Steps in Planned Action Process

1. Prepare & Issue Environmental Impact Statement (EIS)
2. Consider Adoption of Planned Action Ordinance defining allowed development & required mitigation
3. Review Future Permits for Consistency with Planned Action Ordinance and Comprehensive Plan

City’s permit process and noticing still applies to planned actions.
Planned Action Area

- CBD anticipated to accommodate:
  - more than half of the City’s future growth in housing and
  - more than two-thirds of the City’s future jobs.
- Focus of growth in CBD helps protect other residential neighborhoods from change in desired density (e.g. R-1).
Considerations

Positive Features
- More analysis up front at plan stage
- Expedited process for development consistent with plans and ordinances
- Clear rules – mitigation measures in ordinance
- Code still applies
- Review process to assure that original analysis is still applicable – can address something unanticipated
- Monitoring

Potential Concerns
- Requires agencies and public to pay attention early
- Relies on strength of code and permit process
Ordinance Components

- **Recitals, Purpose, Findings:** Facts, procedures, laws.
- **Procedures and Criteria for Evaluating and Determining Planned Action Projects within Planned Action Area:**
  - Thresholds for growth, land use, and transportation.
  - Establishes criteria for planned action applications.
- **Monitoring and Review:**
  - Establishes a review process to monitor the progress of the Planned Action.
- **Exhibit A:**
  - Identifies the boundary of the Planned Action Area, the CBD.
- **Exhibit B:**
  - Identifies Planned Action EIS Mitigation Measures that apply to new development. Mitigation addresses natural and built environment topics such as water resources and public services and utilities.
- **Exhibit C:** Agency actions
Planning Commission Recommendation

- Recommend approval as amended
  - Address monitoring and inspections – added to Ord Attachment B-2