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Comprehensive Plan & Municipal Code Update
Planned Action

April 14, 2015

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Agenda/Purpose

- Ordinance 606 Planned Action for the Central Business District

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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

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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

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Advancing CBD Vision

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

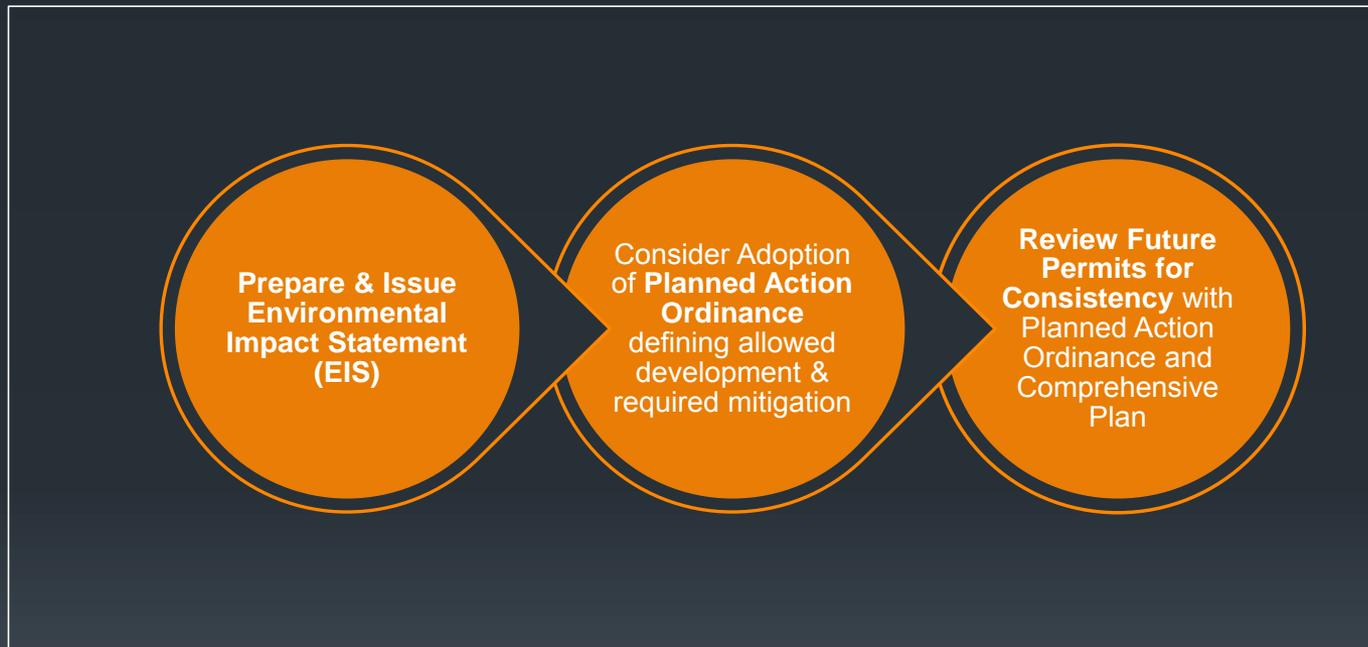*Draft ordinances in DEIS appendix*

Recommend Planned Action to move forward

- Well trod path
- Predictable
- More flexible

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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

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Steps in Planned Action Process

Prepare & Issue Environmental Impact Statement (EIS)

Consider Adoption of **Planned Action Ordinance** defining allowed development & required mitigation

Review Future Permits for Consistency with Planned Action Ordinance and Comprehensive Plan

City's permit process and noticing still applies to planned actions.

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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).

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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

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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

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Planning Commission Recommendation

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