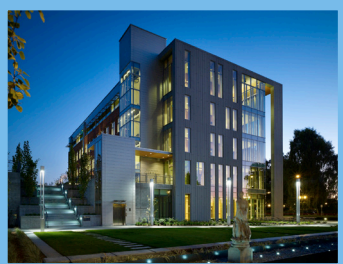


# Elements of the Environment



## An **environmental impact statement** (EIS):

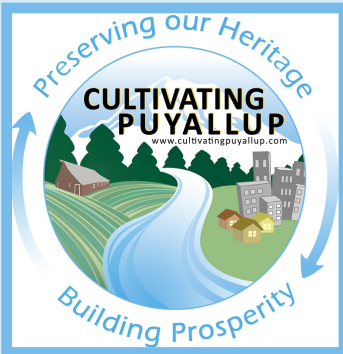
- » Is an informational document intended to provide an objective evaluation of the environmental consequences of a proposed project
- » Provides the City, public and other agencies with environmental information to be considered in the decision-making process
- » Is not a permit approval and does not recommend for or against a particular course of action
- » Allows residents, businesses, and other government agencies to comment on proposals and alternatives
- » Is being prepared according to the State Environmental Policy Act (SEPA)

## An EIS **describes**:

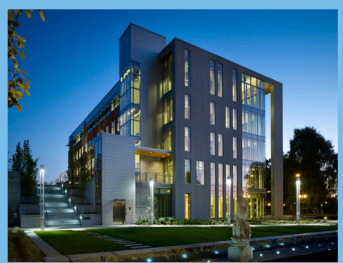
- » Proposed actions and alternatives
- » Existing conditions of the built and natural environment
- » Impacts that may occur if an alternative were implemented
- » Mitigation measures to reduce or eliminate impacts
- » Significant, unavoidable, and adverse impacts

## The **City of Puyallup** has identified the following elements of the environment to be evaluated in the EIS:

- » Stormwater/Water Resources
- » Land and Shoreline Use
- » Historic and Cultural Resources
- » Aesthetics
- » Parks and Recreation
- » Transportation
- » Utilities
- » Public Services



# Scoping and Alternatives



## Purpose:

- » Compare environmental impacts of different growth pattern choices
- » Provide information on choices before citizens and decision-makers

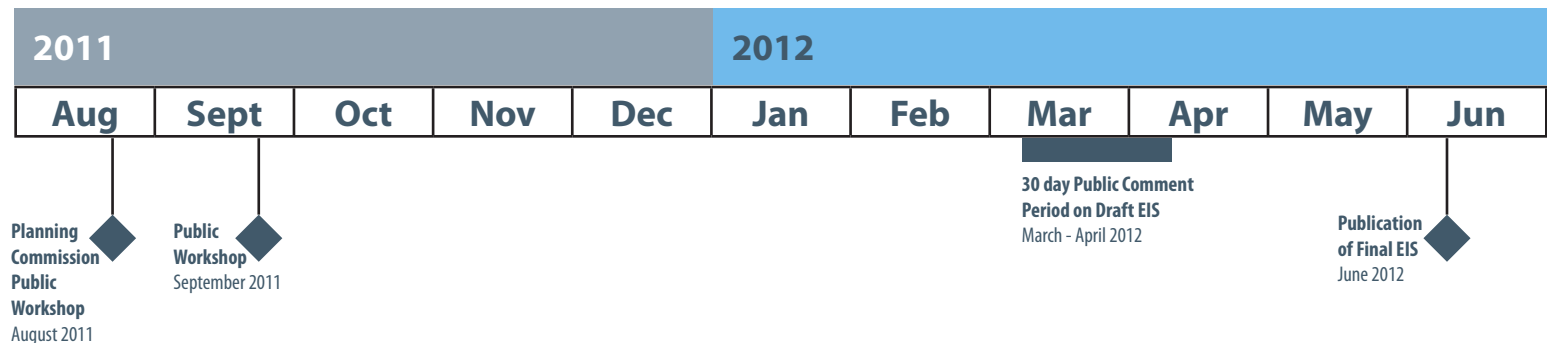
## Alternatives proposed for study in the EIS:

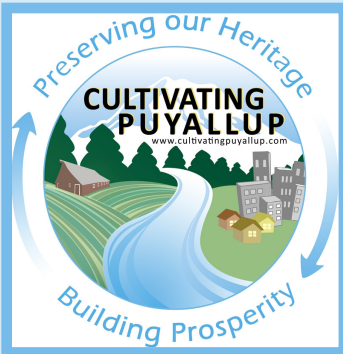
- » **No Action Alternative:** Assumes growth consistent with current City plans and codes, and assumes that individual project-specific SEPA review continues.
- » **Study Alternative 1:** Assumes mid-range growth based on modest City plan and code changes, and adoption of a Planned Action Ordinance and a Transfer of Development Rights (TDR) program.
- » **Study Alternative 2:** Assumes greater growth due to more extensive changes to City plans and codes, and adoption of a Planned Action Ordinance and a TDR program.

## EIS Scoping:

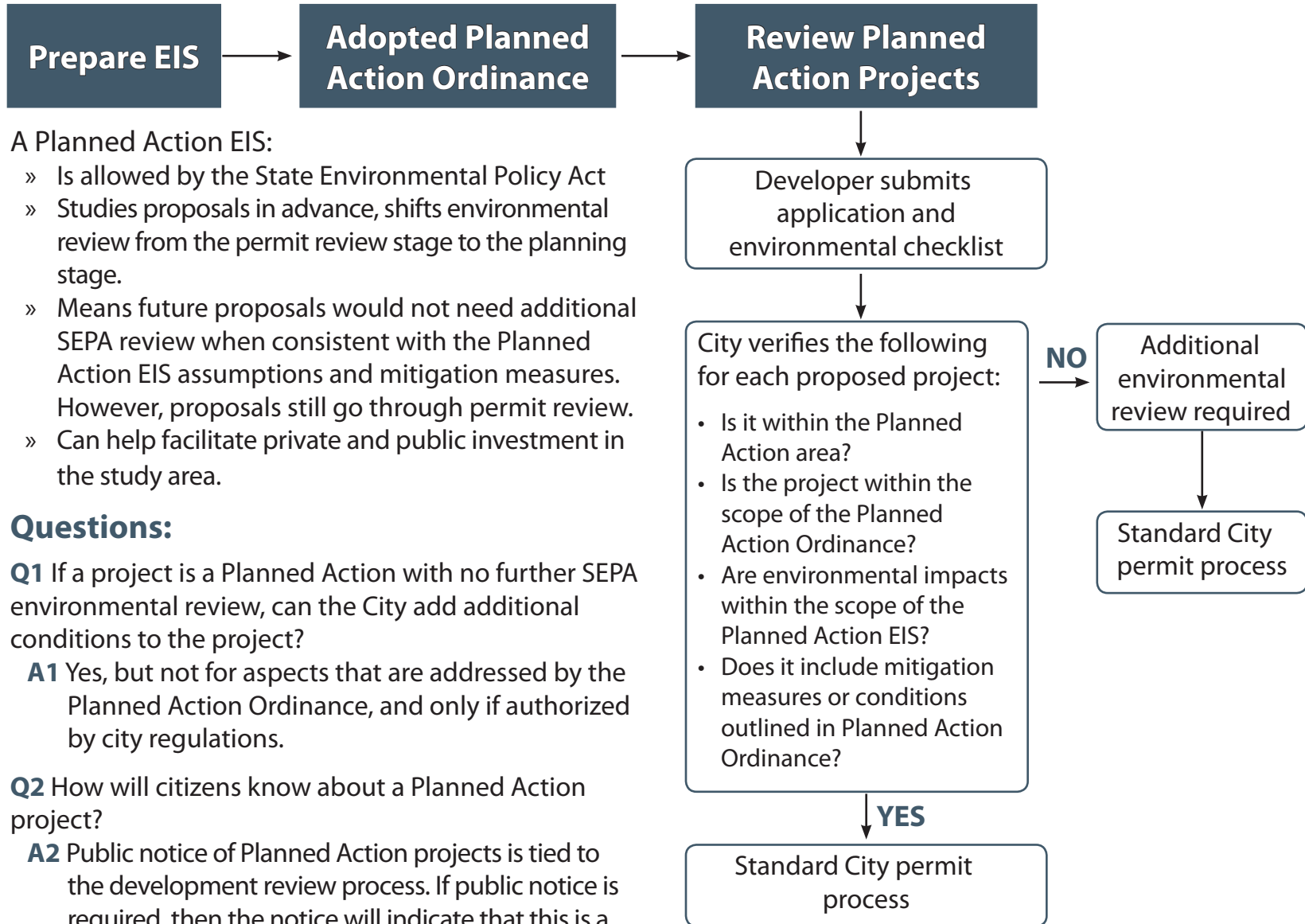
- » Provides notice to the public, agencies and organizations that an EIS will be prepared
- » Provides an opportunity for public and agency comments on environmental issues and alternatives to be addressed in the EIS

## Anticipated EIS Schedule:





# What is a Planned Action?



## A Planned Action EIS:

- » Is allowed by the State Environmental Policy Act
- » Studies proposals in advance, shifts environmental review from the permit review stage to the planning stage.
- » Means future proposals would not need additional SEPA review when consistent with the Planned Action EIS assumptions and mitigation measures. However, proposals still go through permit review.
- » Can help facilitate private and public investment in the study area.

## Questions:

**Q1** If a project is a Planned Action with no further SEPA environmental review, can the City add additional conditions to the project?

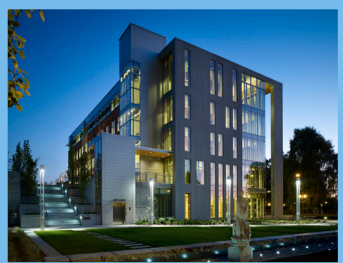
**A1** Yes, but not for aspects that are addressed by the Planned Action Ordinance, and only if authorized by city regulations.

**Q2** How will citizens know about a Planned Action project?

**A2** Public notice of Planned Action projects is tied to the development review process. If public notice is required, then the notice will indicate that this is a Planned Action project.



# Study Alternatives



Feature	No Action Alternative	Study Alternative 1	Study Alternative 2
Parking	Maintain current parking standards	Reduce minimum parking rates; modify shared and offsite parking standards	Eliminate minimum parking rates; establish maximum rates; modify shared and off site parking standards
Height	Maintain current height maximums; zones range from 36 to 75 feet depending on bonuses	Retain height range, but alter height bonuses; establish minimum ground floor height	Similar to Alternative 1 but more extensive changes to height bonus system
Floor Area Ratio	Maintain current floor area ratio approach	FAR definition – exclude parking. Add FAR standard for all zones.	Similar to Alternative 1 but greater FAR standards
Density	Retain current approach – only applies in RM-20.	Replace with FAR standard	Replace with FAR standard
Retail Street Frontages	Retain 25-50% standard in CBD and CBD-Core	Map retail streets where frontage is required (50%)	Map retail streets where frontage is required (75%)
Lot Coverage	Retain current range of 50-100% in zones	Increase lot coverage in RM-Core and CBD; retain others	Same as Alternative 1
Open Space	Retain current open space standards	Modify pedestrian open space standards in CBD	Same as Alternative 1
Upper-level Step Back	Retain current standard depth of 6 feet for 60% of façade at third story	5-10 foot setback at 30 feet in height	Same as Alternative 1

