



CULTIVATING PUYALLUP ABOUT TONIGHT'S OPEN HOUSE

WHERE DO I START?

- Sign-in and pick up a packet
- Read (or skim) the material in the packet (if you have time)

WHATS IN THE PACKET?

- Details about the Cultivating Puyallup Project and some background information on:
 - Environmental Impact Statements (EIS) and Planned Actions
 - What is “Scoping”?
 - The environmental topics and alternatives the EIS is going to study
- Comment form

WHAT NEXT?

- Find one of the four “listening stations”
- There you will find more information about the project, as well as, project staff that can inform you on the project and answer your questions as best as possible
- **COMMENT – we really want to know what questions, concerns, or thoughts you have regarding the EIS and Planned Action**

A QUICK NOTE ABOUT COMMENTS

- You can give comments at the “listening stations” – project staff will record them
- You can fill out and drop off a comment form in the comment box on the sign-in table or mail (email) them to the address listed on the comment form.



CULTIVATING PUYALLUP ABOUT THE PROJECT

WHY ARE WE DOING IT?

Puyallup has a rich pioneering and agricultural history, and Cultivating Puyallup provides the community with an opportunity to preserve this history while encouraging economic development in the Downtown core, where services exist.

Cultivating Puyallup promotes economic development for Downtown and resource conservation within and outside of the City. The project seeks to preserve our agricultural heritage by transferring development rights from agricultural or environmentally sensitive lands, to the Downtown core and (eventually) South Hill areas. One outcome of the project will be an updated vision and plan for growth in the Downtown core over the next 20 years.

The project provides economic incentives for development within the Downtown core through an improved regulatory process and upfront environmental analysis. This upfront analysis is called a “planned action,” and it provides greater certainty and predictability for developers and the public where development is consistent with adopted City plans and policies.

WHAT SPECIFIC THINGS WILL THE PROJECT DO?

The project will:

- Update the Comprehensive Plan for the Downtown Core
- Develop a Transfer of Development Rights (TDR) program
- Prepare a Planned Action Environmental Impact Statement for the Downtown Core
- Expedite development that is consistent with the City’s adopted plans and policies

WHY DO WE NEED RESIDENTS TO PARTICIPATE?

Public involvement is critical to the success of this project. The City strongly encourages residents, business owners, and interested persons to participate in the project through the information provided here.

Cultivating Puyallup is sponsored by the City of Puyallup, supported by the Puyallup Tribe of Indians, Puyallup River Watershed Council, Pierce County, Pierce Conservation District, Pierce County Master Builders, Washington State University – Puyallup Extension, and receives funding support from the Puget Sound Regional Council, United States Environmental Protection Agency and Washington State Department of Community Trade and Economic Development.



CULTIVATING PUYALLUP PLANNED ACTION EIS

Frequently Asked Questions (September 2011)

What is Cultivating Puyallup?

The Cultivating Puyallup program is a continuation of City efforts to consider tools that promote economic development and downtown revitalization by bringing together a “Planned Action” Environmental Impact Statement (PAEIS), with a Transfer of Development Rights (TDR) program. The PAEIS will expedite the processing of projects that are consistent with the City’s adopted plans in the downtown. The TDR program will transfer density from resource lands to the downtown where growth is desired. The proposal also includes amendments to the City’s Comprehensive Plan, including the Downtown Neighborhood Revitalization Plan, and municipal code. These amendments would change development standards governing the size and scale of buildings and forms of parking which would result in greater building density and intensity and a greater amount of population and employment.

What is an Environmental Impact Statement?

An EIS is an informational document intended to provide an objective evaluation of the environmental consequences of a proposed project or policy action. It provides the City, public and other agencies with environmental information to be considered in the decision-making process. It also allows residents, businesses, and other government agencies to comment on proposals and alternatives. An EIS describes:

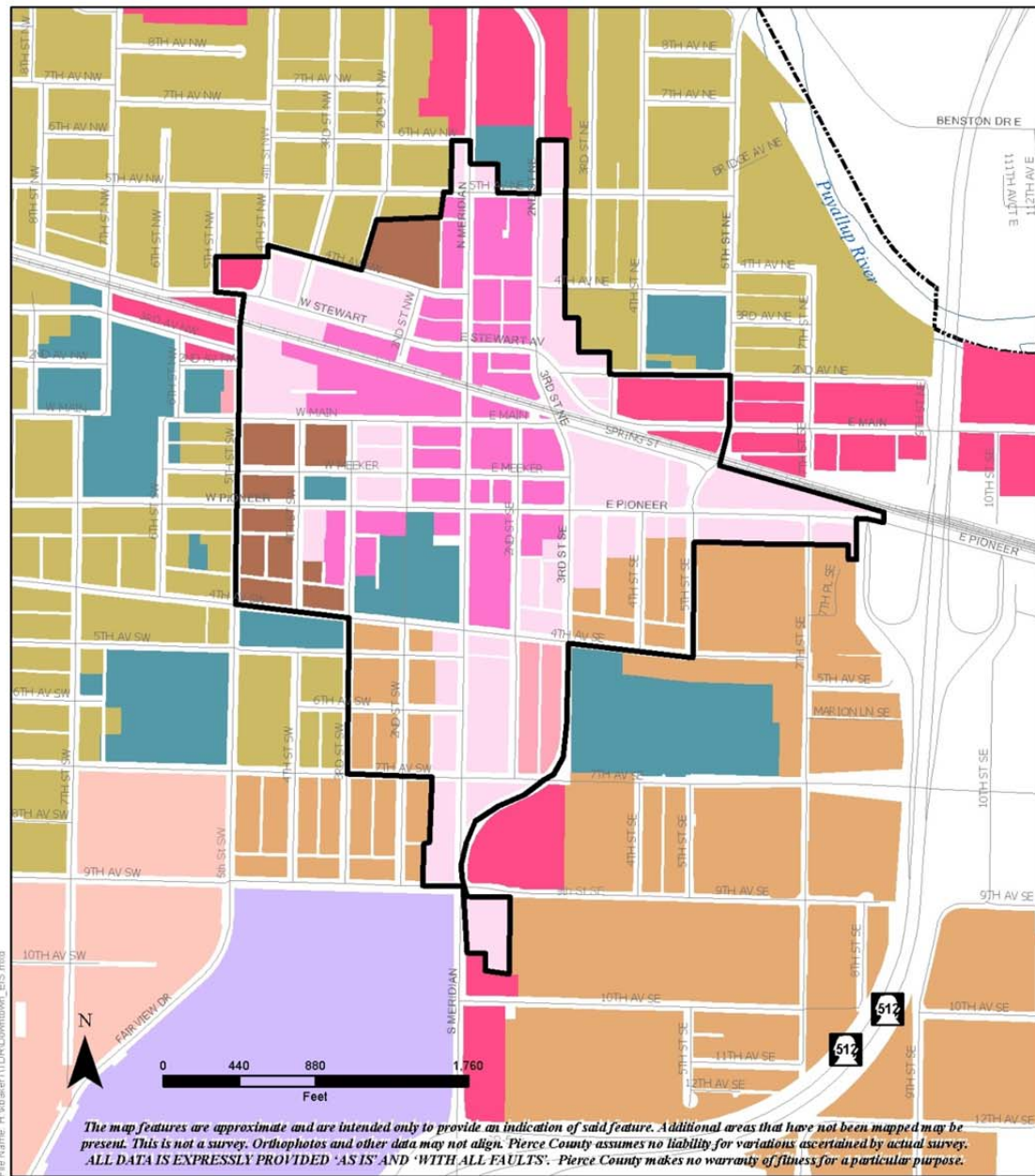
- Proposed actions and alternatives
- Existing conditions of the built and natural environment
- Impacts that may occur if an alternative were implemented
- Mitigation measures to reduce or eliminate impacts
- Significant, unavoidable, and adverse impacts

What is a Planned Action?

Puyallup intends to designate significant portions of the Downtown core as a Planned Action under RCW 43.21C.031 and WAC 197.11.164 and 168. A planned action provides more detailed upfront environmental analysis now during the formulation of these planning proposals, rather than at the project permit review stage. With a Planned Action environmental review, impacts of projects envisioned in the plan are considered now and specific mitigation measures are identified. The outcome of that effort is that future development proposals that are consistent with the Downtown Plan and Planned Action ordinance will not have to undergo an environmental threshold determination, and will not be subject to SEPA appeals. In such a case, if the proposed project is consistent adopted plans and with the planned action ordinance, the impacts and mitigation measures will have already been identified in the PAEIS. Certain activities, however, will be outside the scope of the PAEIS, and will therefore require individual or additional SEPA review at the time a project proposal is submitted to the City.

The area to be studied under this PAEIS is generally the Downtown Neighborhood Plan which includes the following zoning classifications: RM-20, CBD, CBD-CORE, CG, CL, and RM-CORE. This PAEIS does not include single family residential areas (RS-06 & RS-08) in and around the Downtown Core.

Downtown Puyallup Environmental Impact Statement (EIS) and Planned Action SEPA Study Area



- Proposed EIS Study Area
- CBD - Central Business District
- CBD-CORE - Central Business District Core
- CG - General Commercial
- CL - Limited Commercial
- FAIR - Fair
- PF - Public Facilities
- RM-20 - High Density Multiple-Family Residential
- RM-CORE - Downtown-Oriented High Density Multiple-Family Residential
- RS-06 - Urban Density Single-Family
- RS-08 - Medium Density Single-Family


 City of Puyallup
 Development Services
 Department
 Planning Division
 August 25, 2011

What is scoping?

Scoping provides notice to the public, agencies and organizations that an EIS will be prepared. Scoping provides an opportunity for public and agency comments on environmental issues and alternatives to be addressed in the EIS. Written comments will be accepted until **5:00 p.m., September 23, 2011**. Comments shall be submitted to:

Tom Utterback, Director

Development Services Center

333 S. Meridian, Second Floor

Puyallup, WA 98371

tomu@ci.puyallup.wa.us

The public will also be invited to comment during the 30-day comment period on the Draft PAEIS after it is published, and during public hearings regarding the Cultivating Puyallup Proposals.

What environmental topics and alternatives will the EIS study?

The PAEIS will address several elements of the environment including stormwater/water resources, land use historical and cultural resources, aesthetics, parks and recreation, transportation, utilities, and public services. The PAEIS will also study alternatives and their effect on each environmental element.

Alternatives proposed for study in the PAEIS include:

- **No Action Alternative:** Assumes growth consistent with that projected in the existing Comprehensive Plan (i.e., Downtown Plan, Comprehensive Plan Future Land Use map, Zoning map, and related development standards), and assumes that individual project-specific SEPA review continues.
- **Study Alternative 1:** based on the assumption that modest development standard amendments are made, a Planned Action Ordinance is adopted, a TDR program is implemented, and that growth and development proposals are generally in the middle range between the No Action Alternative and Growth Alternative 2.
- **Study Alternative 2:** based on the assumption that a Planned Action Ordinance is adopted, a TDR program is implemented, and more extensive changes are made to existing codes that provide incentives for growth and development (such as increased height, FAR, lot coverage, modification of open space requirements, and reduced parking standards), and that population and employment are significantly increased over existing plans. This will be considered the maximum intensity alternative.

The alternatives would allow a range of population, housing, and employment growth as shown in Table 1. The No Action Alternative is expected to result in the least growth, Growth Alternative 2 the most, and Growth Alternative 1 in the middle.

**Table 1. Comparison of Preliminary Alternatives
Population, Housing, Employment: Net New Growth by 2030**

Feature	No Action Alternative	Study Alternative 1	Study Alternative 2
Residential Dwellings (units)	240 - 450	520 - 770	750 - 1,100
Population	430 - 800	1,000 - 1,600	1,500 - 2,200
Commercial Square Feet	281,000 - 522,000	619,000 - 948,000	842,000 - 1,187,000
Jobs	800 - 1,500	1,800 - 2,700	2,400 - 3,400

The Alternatives would also differ in their amendment of development standards, shown in Table 2.

Table 2. Development Standard Amendments

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 offsite 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

For more information, please contact:

Katie Baker, Associate Planner
 253-435-3604
kbaker@ci.puyallup.wa.us

