

PUYALLUP DOWNTOWN PLANNED ACTION EIS

Scoping Document October 2011

Introduction.....	1
EIS Scoping.....	1
Conclusion	3
Appendix A: Puyallup EIS Scoping Notes	
Appendix B: Scoping Meeting Comment Sheet	
Appendix C: Scoping Period Correspondence	
Appendix D: Scoping Notice and Distribution List	

INTRODUCTION

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 or EIS), 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 downtown. The TDR program will transfer density from resource lands to downtown where growth is desired. The proposal also includes amendments to the City’s Comprehensive Plan, including the Downtown Neighborhood Revitalization Plan, and the municipal code. These amendments would change development standards governing the size and scale of buildings and forms of parking that would result in greater building density and intensity, and a greater amount of population and employment.

The purposes of an EIS include: 1) to serve as an informational document; 2) to provide an objective evaluation of the environmental consequences of a proposed project such as a subarea plan; 3) to provide City decision-makers with environmental information to be considered in the decision-making process; and 4) to provide a process for residents, businesses, and other government agencies to comment on proposals, alternatives, impacts, and mitigation measures. An EIS includes a range of alternatives to compare the environmental impacts of policy choices/decisions.

A Determination of Significance/Scoping Notice was issued on September 1, 2011 and the City accepted comments from issuance through September 23, 2011. In addition to accepting written comments over the scoping period, the City also held a public scoping meeting on September 21, 2011 to obtain comments in an informal open house setting. Approximately 27 persons participated in the scoping meeting.

This scoping report documents the scoping process, compiles comments received during the scoping period, and provides responses to comments or questions in terms of how the City intends to address the topic or reasons why the City is choosing not to address a topic.

EIS SCOPING

Scoping is a process intended to narrow the scope of every EIS to the probable significant adverse impacts and reasonable alternatives, including mitigation measures. Interested parties, agencies, and tribes were invited to comment on EIS alternatives, issues the EIS should evaluate, probable significant adverse impacts, and licenses or other approvals that may be required.

The City initially identified the following areas or elements for analysis in the PAEIS: stormwater/water resources, land use, historical and cultural resources, aesthetics, parks and recreation, transportation, utilities (water, sewer, solid waste, electricity, natural gas, and telecommunications), and public services (fire / EMS, police, schools).

The City also proposed to study the following alternatives:

PUYALLUP PLANNED ACTION EIS – SCOPING DOCUMENT

- **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 Study 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.

Tables 1 and 2 describe the alternative features.

**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

PUYALLUP PLANNED ACTION EIS – SCOPING DOCUMENT

Table 3 (on the following pages) compiles the comments received during the scoping process, including meeting notes and summaries of correspondence. The table also provides responses to comments or questions in terms of how the City intends to address the topic or reasons why the City is choosing not to address a topic. Statements of opinions are acknowledged with “comment noted.”

CONCLUSION

As a result of the scoping process, the City has modified PAEIS study boundaries as follows: The southwest boundary has been modified south of 7th Avenue SW to include all of the RM-20 zoning in that area. The boundary now turns west on 7th Ave SW, south on 5th St SW, and east on 9th Ave SW. Please see Figure 1 below.

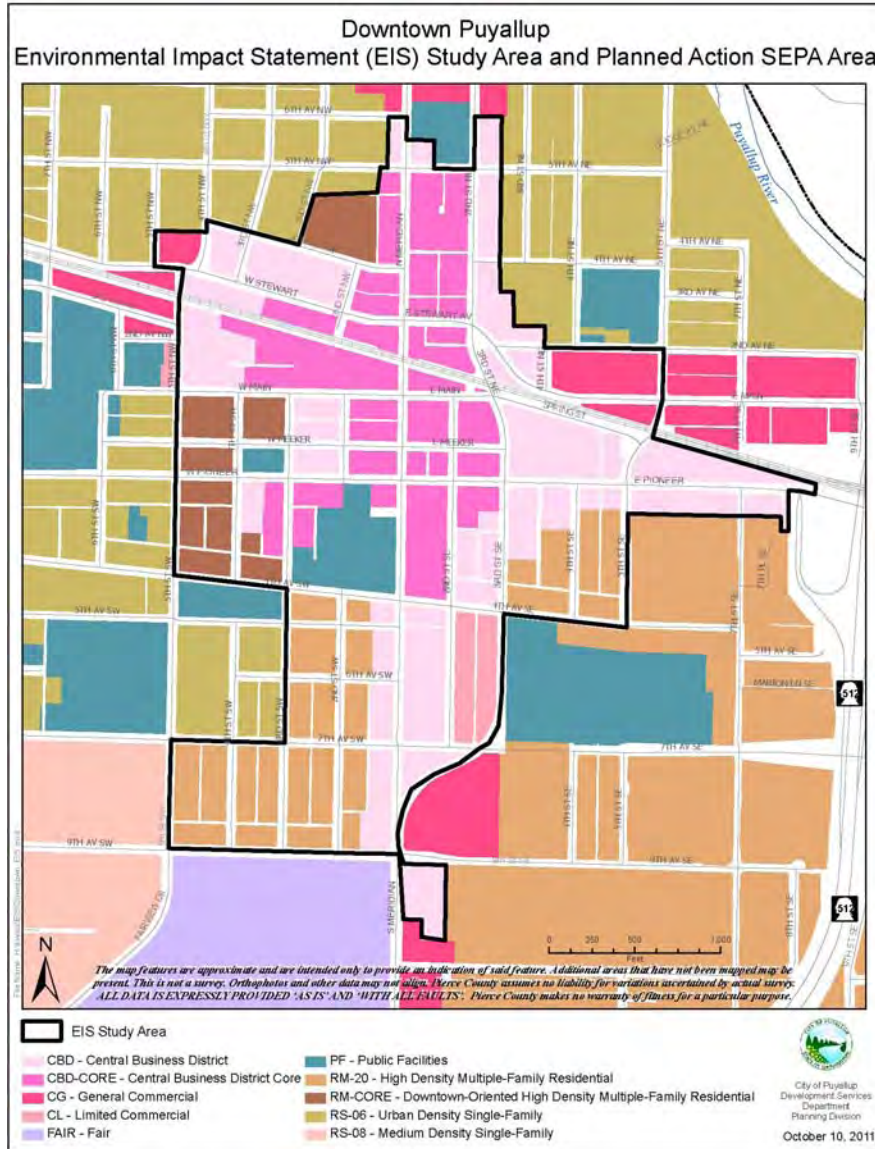


Figure 1. Revised PAEIS Study Area Boundary

The alternatives and PAEIS topics will be similar to those presented during the scoping process and represent a range of growth and development standards; it is expected that the Final PAEIS will test a preferred alternative within this range.

Table 3. Scoping Comments and PAEIS Evaluation

Topic/Comments	Description of Evaluation in PAEIS
Alternatives	
<ul style="list-style-type: none"> • Are the boundaries (study PA) set in stone? • Concerned about the exclusion of RM-20 area that is a part of the urban growth area <ul style="list-style-type: none"> ○ Is this inconsistent with regional policy and grant? • EIS Study Area must include RM-20 zoned land in the Regional Growth Center Boundary for downtown. This includes RM-20 between 7th and 9th. This area is adjacent to the Sounder Transit lot and is ideal for Planned Action Study • Add more parcels to the study area: RM-20 zone just north of the Fair, and two CG parcels just to the east of the Fair. They will provide a better connection between the Fair and downtown • We vote for the No Action Alternative based on the assumption that individual project-specific SEPA review will occur • Dead set against any higher density in the downtown core • If TDR gets passed, then growth should take place very gradually. Is there a way that we can take less growth than we need? • Changes under alternatives could not accommodate the population projections • Population estimates are not entirely accurate • Should the city’s plan be changed to reflect the changes in the economy <ul style="list-style-type: none"> ○ Could there be conflict between higher density and existing residents? • RM-Core zoning should have a maximum number of units (e.g. 44 units per acre), as opposed to the currently allowed “unlimited” number of units per acre • Encourage retail street frontage to continue at 50% or higher 	<p>The PAEIS alternatives will test a range of growth, and plan and development standards amendments. Alternatives include two study alternatives plus the No Action Alternative, which assumes lower growth based on past trends and City plans and codes including current impediments to reaching the current vision. Study alternatives assume similar height and scale of development as current plans, but would remove impediments to achieving the current heights and scales and mix of development.</p> <p>As a result of the scoping process, the City has modified PAEIS study boundaries as follows: The southwest boundary has been modified south of 7th Avenue SW to include all of the RM-20 zoning in that area. The boundary now turns west on 7th Ave SW, south on 5th St SW, and east on 9th Ave SW.</p> <p>Population estimates are based on projected numbers of dwellings and an average household size consistent with the 2007 Pierce County Buildable Lands Report and 2010 US Census figures as driving assumptions. They are meant to test future growth at a programmatic level and are not proposed as precise estimates.</p> <p>Currently, the RM-Core zone does not have a density limit, and based on the City’s desired FAR approach, is not anticipated to be added in the future. The limits on units will be based on parking, height, and bulk plus market conditions.</p> <p>The Alternatives test a range of retail street frontages including 50-75%. No Action would continue with a range of 25-50%.</p>
Stormwater & Water	
<ul style="list-style-type: none"> • Moratorium on development until there is a stormwater 	<p>The area is largely urbanized, with large amounts of existing impervious surfaces.</p>

PUYALLUP PLANNED ACTION EIS – SCOPING DOCUMENT

Topic/Comments	Description of Evaluation in PAEIS
<p>plan (me too)</p> <ul style="list-style-type: none"> • Stormwater runoff into Meeker ditch or Clark’s Creek • Concern about Maple Spring losing water wells • Understand how to build ponds correctly (me too) 	<p>Surface water runoff may occur from existing or redeveloped paved sites including buildings, parking, and roads. The PAEIS Stormwater section will estimate the change in impervious surface from existing conditions based on estimates derived from the proposed land use regulations (impervious surface limits) of the subarea plan alternatives and describe the effect of adopted regulations that allow for low impact development and water quality treatment measures.</p> <p>Information about the City’s infrastructure capacity will be included in the PAEIS.</p>
Land and Shoreline Use	
<ul style="list-style-type: none"> • How might development impact adjacent neighborhoods? • What is the impact of new development on the existing land uses – particularly single family uses • What is the impact on adjacent property owners – “What is the impact on people” • What would be the impact of growth on existing business? • Concerned about new development in downtown relative to existing uses (e.g. Puyallup Fair) • Property values • Housing drives commercial • Need housing for all types of people • We need more people, jobs, activity in downtown • Concerned about the coordination and leverage of the fair with downtown --> opportunities for win/win solutions • Are we planning for high, mid, low-income residents for downtown? • Projection of full buildout/density <ul style="list-style-type: none"> ○ # of units and type of units (studio vs. townhome) ○ Student population projects • Vision out of 2006 Comp. plan and 2006 EIS • Jobs for all – not just young • Percentage of new housing units directed to the downtown Regional Growth Center and what percentage directed to South Hill RGC—proposal focuses only on downtown 	<p>The PAEIS will compare and evaluate the proposed amount, types, scale, and pattern of land uses in comparison with the existing land use pattern and adjacent development. The analysis will include an evaluation of development targets and capacity for each alternative. The PAEIS will identify policy or code provisions that serve as mitigation measures.</p> <p>The PAEIS is intended to focus on Downtown Puyallup. When the City addresses its Comprehensive Plan Update in accordance with Growth Management Act review cycles (generally every eight years), the City can address shares of growth among City neighborhoods.</p>

Topic/Comments	Description of Evaluation in PAEIS
Historical and Cultural Resources	
<ul style="list-style-type: none"> • Concerned about the tensions between new development (density) and the historic building and character in downtown <ul style="list-style-type: none"> ○ Particularly in the CBD-core • Do not want to see an impact on historic properties • Protect historic character – with 1903 Craftsman – what’s next door – will it complement my house? • Relationship with the Western Washington Fair Association, which is a historic and cultural “resource” • Further height increases or easing requirements will create an incentive to tear down historic buildings 	<p>The PAEIS will address historic and cultural resources, including a summary of the historic context, identification of surveyed properties, potential impacts of the proposal and alternatives, and adopted plans and regulations, and design standards that can mitigate impacts.</p>
Aesthetics	
<ul style="list-style-type: none"> • Concerned about tall building • Would rather see tall building than urban sprawl • No more than 5 stories • Height bonuses are too great and doesn’t fit historic Puyallup skyline • If development is to be good for housing young families downtown, development needs to be: aesthetically pleasing – exterior design, comfortable design – families are smaller – don’t need as much space – don’t need huge homes (1500 +/-) anymore • Tasteful development • Tasteful growth • Small town feeling – “a soul;” safety 	<p>The PAEIS will address overall aesthetic character of the study area in terms of the quality of the urban environment, the design and character of existing buildings, and building height, bulk, and scale. The PAEIS Aesthetics evaluation will consider the nature and magnitude of change envisioned by the alternatives.</p>
Parks and Recreation	
<ul style="list-style-type: none"> • What might be the impacts to parks and open space in downtown <ul style="list-style-type: none"> ○ What would be the impact on the open space between the bank parking lot and the multi-use building (Forza) • Central perk needs longer hours 	<p>The PAEIS will review existing levels of service, estimated needs and demand for service, and projected levels of service under each alternative for parks and recreation. The PAEIS analysis will be based on available plans and population-based estimates of demand.</p>
Transportation	
<i>Pedestrian, Bike, Transit</i>	<p>The PAEIS Transportation section will address: existing roadway, non-motorized, transit and</p>

Topic/Comments	Description of Evaluation in PAEIS
<ul style="list-style-type: none"> • Increased traffic --> ped/bike transportation <ul style="list-style-type: none"> ○ Safe walking routes to school • Pedestrian improvements – safe routes for the elderly • Pedestrian access to “other side of tracks” • Safety/pedestrian – bike amenities – ability to get around and be safe is critical • Pedestrian corridor between Fair and downtown • Downtown should ensure there is good pedestrian access and bike access – reduce congestion relative to increasing population • Traffic impacts/pedestrian friendliness • Opportunities for more transportation choices • Transit access/facilities important – need to facilitate connection to South Hill/region – need more smaller shuttles with more frequent headways • Wider sidewalks between the fair and downtown corridor • Make Meridian a two-way street because of increased pedestrian density 	<p>commuter rail conditions; forecast travel volumes for the 20-year horizon; impacts of the proposed redevelopment on the multimodal transportation system using criteria established by local policies for analyzing safety, access, and circulation of vehicular, bicycle and pedestrian modes; and transportation improvement projects to address deficiencies identified under existing and/or future conditions and the timeline under which recommended improvements will be needed.</p>
<p>Parking</p> <ul style="list-style-type: none"> • What might be the impact on parking --> short-term and long-term considerations for visitor parking • Parking reduction concerns without large parking structures • Do not relax parking requirements in the RM-Core zone • Sound Transit should by the Prium-owned parking garage on Main 	<p>See above.</p>
<p>Connections</p> <ul style="list-style-type: none"> • Transportation between South Hill and downtown • We should develop some sort of passageway between downtown and fair • Connection with south end of downtown (fair) 	<p>See above.</p>
<p>Utilities</p>	
<ul style="list-style-type: none"> • How might new development impact the city’s infrastructure (road, sewer, water)? • Crime, traffic congestion, need water, sewer, stormwater 	<p>The PAEIS will review existing levels of service, estimated needs and demand for service, and projected levels of service under each alternative for utility services. The PAEIS analysis</p>

PUYALLUP PLANNED ACTION EIS – SCOPING DOCUMENT

Topic/Comments	Description of Evaluation in PAEIS
systems, parking	of these services will be based on available plans and population-based estimates of demand.
Public Services	
<ul style="list-style-type: none"> • Want to see cultural centers • How might development or the relinquishment of development rights (TDR) in downtown impact the school district’s enrollment planning • Crime, traffic congestion, need water, sewer, stormwater systems, parking • Are services available for the elderly? • Evacuation preparation around future lahar flows from Mt. Rainier should be considered/mitigated because of higher population densities 	<p>The PAEIS will review existing levels of service, estimated needs and demand for service, and projected levels of service under each alternative for police and fire protection, and schools. The PAEIS analysis will be based on available plans and population-based estimates of demand.</p>
Other	
<ul style="list-style-type: none"> • What the environmental impact of the TDR conservation? • Ensure that current, past, and future Council members (and families) do not have a financial (anything) conflict of interest in downtown development • Information about period of public comment should be posted on the website 	<p>The PAEIS will evaluate the use of TDR in Downtown through the primary mechanisms by which it will be accommodated – bonuses in development standards such as height.</p> <p>The City is undertaking the Cultivating Puyallup program based on a grant distributed by Washington State. It is intended to take a 20-year long term view of Downtown.</p> <p>The City will endeavor to be clear about future comment periods in its notices such as the notice of availability for the Draft PAEIS when available.</p>

APPENDIX A: PUYALLUP PAEIS SCOPING NOTES

Following are notes as written on flip charts by meeting participants and consultants scribing notes.

- We need more people, jobs, activity in downtown
- Central park needs longer hours
- Need housing for all types of people
- Projection of full buildout/density
 - # of units and type of units (studio vs. townhome)
 - Student population projects
- Increased traffic --> ped/bike transportation
 - Safe walking routes to school
- Connection with south end of downtown (fair)
- Parking reduction concerns without large parking structures
- Pedestrian improvements – safe routes for the elderly
- Are services available for the elderly?
- Changes under alternatives could not accommodate the population projections
- Population estimates are not entirely accurate
- Vision out of 2006 Comp. plan and 2006 EIS
- What might be the impacts to parks and open space in downtown
 - What would be the impact on the open space between the bank parking lot and the multi-use building (Forza)
- What might be the impact on parking --> short-term and long-term considerations for visitor parking
- Should the city's plan be changed to reflect the changes in the economy
 - Could there be conflict between higher density and existing residents?
- Transportation between South Hill and downtown
- What the environmental impact of the TDR conservation?
- Ensure that current, past, and future Council members (and families) do not have a financial (anything) conflict of interest in downtown development
- Concerned about the tensions between new development (density) and the historic building and character in downtown
 - Particularly in the CBD-core
- Do not want to see an impact on historic properties
- How might new development impact the city's infrastructure (road, sewer, water)?
- How might development impact adjacent neighborhoods?

PUYALLUP PLANNED ACTION EIS – SCOPING DOCUMENT

- Concerned about the coordination and leverage of the fair with downtown --> opportunities for win/win solutions
- Are the boundaries (study PA) set in stone?
- We should develop some sort of passageway between downtown and fair
- What is the impact of new development on the existing land uses – particularly single family uses
- Crime, traffic congestion, need water, sewer, stormwater systems, parking
- No more than 5 stories
- Small town feeling – “a soul;” safety
- Property values
- Pedestrian access to “other side of tracks”
- Protect historic character – with 1903 Craftsman – what’s next door – will it complement my house?
- Tasteful development
- Jobs for all – not just young
- Want to see cultural centers
- What would be the impact of growth on existing business?
- Opportunities for more transportation choices
- Concerned about tall building
- Would rather see tall building than urban sprawl
- Is there a way that we can take less growth than we need?
- Are we planning for high, mid, low-income residents for downtown?
- What is the impact on adjacent property owners – “What is the impact on people”
- Moratorium on development until there is a stormwater plan (me too)
- Concern about Maple Spring losing water wells
- Stormwater runoff into Meeker ditch or Clark’s Creek
- Understand how to build ponds correctly (me too)
- Safety/pedestrian – bike amenities – ability to get around and be safe is critical
- Tasteful growth
- Housing drives commercial
- Pedestrian corridor between Fair and downtown
- Transit access/facilities important – need to facilitate connection to South Hill/region – need more smaller shuttles with more frequent headways
- Downtown should ensure there is good pedestrian access and bike access – reduce congestion relative to increasing population
- Traffic impacts/pedestrian friendliness

PUYALLUP PLANNED ACTION EIS – SCOPING DOCUMENT

- If development is to be good for housing young families downtown, development needs to be: aesthetically pleasing – exterior design, comfortable design – families are smaller – don't need as much space – don't need huge homes (1500 +/-) anymore
- How might development or the relinquishment of development rights (TDR) in downtown impact the school district's enrollment planning
- Concerned about the exclusion of RM-20 area that is a part of the urban growth area
 - Is this inconsistent with regional policy and grant?
- Concerned about new development in downtown relative to existing uses (e.g. Puyallup Fair)

APPENDIX B: SCOPING MEETING COMMENT SHEET



COMMENTS

Please feel free to leave us your comments and suggestions.

Either place them in the comment box on the sign-in table or mail (email) them to:

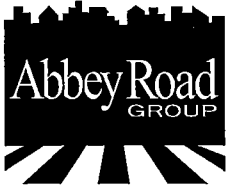
Tom Utterback, Director
Development Services Center
333 S. Meridian, Second Floor
Puyallup, WA 98371
tomu@ci.puyallup.wa.us

EIS Study Area must include all RM-20 zoned land in the Regional Growth Center Boundary for downtown. This includes RM-20 between 7th + 9th. This area is adjacent to the Sounder Transit lot and is ideal for Planned Action Study.

Use the back or additional sheets if necessary.



APPENDIX C: SCOPING PERIOD CORRESPONDENCE



RECEIVED
DEVELOPMENT SERVICES

SEP 26 2011

CITY OF PUYALLUP

September 22, 2011

Tom Utterback
City of Puyallup
333 South Meridian
Puyallup, WA 98371

RE: Public Comment Related to the Scoping PAEIS and Cultivating Puyallup Project

Dear Tom:

There are several areas of concern that need to be corrected prior to the Project beginning its PSEIS to insure a successful Planned Action Ordinance is adopted by City Council. We have been following the Cultivating Puyallup Project and feel that the Project's title led us to treat this Project more lightly than we should have in the early stages. What has been promoted as a TDR program (for grant purposes) is more importantly a plan to incentivize the redevelopment of downtown Puyallup with substantial growth bonuses.

It has recently come to our attention that the Planned Action SEPA was written on August 29, 2011 and a decision issued on August 31, 2011 (two days later) without any public comment period. To compound the confusion of this unorthodox environmental review time, the scoping meeting for the EIS is being held prior to the close of the appeal period for the SEPA determination. Will the City please address why it is operating contrary to environmental review procedure on this matter?

Furthermore, the SEPA Checklist appears to be the first time the proposed Area of Study was presented differently than the Proposed Study Area taken before the Planning Commission in May 2011. There are many City officials and community members wondering why the Study Area was revised without communicating with the public. Based on your SEPA Checklist response to question # 12 Location of the Proposal the RM-20 area within the Downtown Regional Growth Center boundary should be included in the EIS Study Area as it was brought before the Planning Commission in May 2011. As it stands at this time this map contradicts the Downtown Revitalization Neighborhood Plan found within the City's Comprehensive Plan with this area not included in the EIS Study Area.

This matter is of particular concern because the Scope of Work that the City and fund granting organizations agreed to specifically cited the Downtown Regional Growth Center as the area of study and receiving area for the TDR program. It is a concern of ours that the City may be acting outside the scope of their grants with the revisions they have made to this PAEIS Study Area.

To resolve this matter we encourage the City to at least include the RM-20 property between 7th Ave. SW and 9th Ave. SW that is currently within the Downtown Regional Growth Center PAEIS Study Area and the eventual Planned Action Ordinance. If this is not done before October 3, 2011, then we will not be put in the position of filing an appeal of the determination of significance to allow time for this matter to be looked into.

Of additional note, the Scope of Work that the City and fund granting organizations agreed to stated that staff support would "conduct meetings with developers and interest groups as appropriate to ensure broad input," but to date we are not aware of the City contacting the Western Washington Fair Association (WWFA) to discuss the Project with them and how the Planned Action and the WWFA can work together to preserve heritage and promote prosperity. As you are aware the WWFA has a historically significant in the Puyallup region and the Western Washington Fair and Events Center is one

CITY OF PUYALLUP

SEP 23 2011

RECEIVED
DEVELOPMENT SERVICES

Abbey Road Group Land Development Services Company, LLC

PO Box 1224, Puyallup, WA 98371

Phone: 253-435-3699 Fax: 253-446-3159

www.abbeyroadgroup.com

of the largest employers and largest revenue generators for the City. The WWFA is also one of the largest land owners within the City of Puyallup and a majority of their property is adjacent to the Planned Action Study Area. We believe incorporating the WWFA in this process would lead to a better end result and demonstrate compliance with the grant's scope of work.

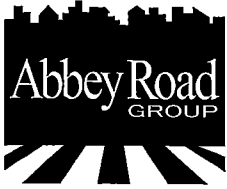
Finally, we request this project look at the relationship that the Planned Action will have with the Western Washington Fair and Events Center in the EIS. The Western Washington Fair and Events Center is a historical and cultural resource that must be protected and incorporated into the Planned Action. Ignoring the Western Washington Fair and Events Center in this process will only result in a less effective plan for the area.

Thank you for your attention to these comments and if you should have any questions, or need clarifying information, then please contact us at (253) 435-3699.

Sincerely,

A handwritten signature in black ink, appearing to read "Gil S. Hulsmann" with a stylized flourish at the end.

Gil Hulsmann
CEO – Director of Land Development Services



September 22, 2011

Tom Utterback
City of Puyallup
333 South Meridian
Puyallup, WA 98371

RE: Public Comment on Scoping PAEIS

Dear Tom:

I have been following the Cultivating Puyallup Planned Action and am interested in the process and outcome. At this time I am requesting the following items be included in the scope of the PAEIS:

1. Identification of TDR receiving sites
2. Inclusion of the RM-20 property between 7th Ave. SW and 9th Ave. SW into the PAEIS Study Area because this area is within the Downtown Regional Grow Center, zone appropriately and adjacent to a Sounder Transit Lot
3. Investigation into how the Planned Action may affect the Fair and Events Center as the Western Washington Fair is a historic and cultural recourse that has been "Preserving the Heritage and Building Prosperity" in the region for over 100 years.

Furthermore, I hope that the Planned Action is inclusive enough to encourage a broad spectrum of designs and uses, with bonus incentives that will sincerely spur on development in the Planned Action Area. As demonstrated in the past, the City can be too prescriptive in design requirements to their detriment. If the City is serious about a Planned Action to encourage developers to invest in Puyallup, then the final Planned Action should be broad enough to allow developers to create.

Thank you for your attention to these comments. If you should have any questions or need clarifying information, then please contact me at (253) 435-3699 ext. 1507.

Sincerely,

Matt Cyr, LEED® AP
Land Development Project Planner

**RECEIVED
DEVELOPMENT SERVICES**

SEP 23 2011

CITY OF PUYALLUP

Abbey Road Group Land Development Services Company, LLC
PO Box 1224, Puyallup, WA 98371
Phone: 253-435-3699 Fax: 253-446-3159
www.abbeyroadgroup.com

Katie Baker

From: Tom Utterback
Sent: Tuesday, September 27, 2011 8:11 AM
To: Katie Baker
Subject: FW: Cultivating Puyallup question

Input from Arla Cuddie (it doesn't appear to be from her position with Main Street).

Tom Utterback
Development Services Director
City of Puyallup
333 S. Meridian
Puyallup, WA 98371
tomu@ci.puyallup.wa.us
(253) 841-5502

From: arla@newellhunt.com [mailto:arla@newellhunt.com]
Sent: Saturday, September 24, 2011 4:13 PM
To: Tom Utterback
Subject: Cultivating Puyallup question

Hi Tom,

I got distracted at the open house and I didn't hand in a comment sheet.

I want to encourage retail street frontage to continue at 50% or higher. Can you (in simple form) inform me on the existing code for CBD retail - street level, what percentage is current code? We are harming ourselves by continuing to allow building owners to lease more than 50% at street level to professional services rather than retail. I realize the economy has been the issue but, we need a process of regulating this going forward. There are plenty of resources that document the fact that consumers will walk only so many feet of non-retail storefront before back tracking. Our CBD has the train track issue we don't need to add to the obstacles by not having effective codes.

I do not know where this fits in but, with increased pedestrian density two way Meridian is preferred. I realize engineering & financially it is a challenge. With the high dollar figures of private/public investments going into this core, one way thoroughfare doesn't seem compatible. I've never spoke out about this and yet, I feel this is how I would like to live in my downtown (in the future). Time to speak is now.

Prum, who own the parking garage on Main should be approached by Sound Transit with an offer to buy. Prum has a bit of financial problems and Sound Transit would not have to open new construction for additional parking at this

time. I've passed this on to Rachel several months ago and we'll see what's happening soon.

Thanks for the visit on Wednesday. But you do owe me a beverage now. :) ajc

Arla Cuddie, Owner

Newell Hunt Furniture, Inc.

113 West Stewart
Puyallup, Wa. 98371
253.845.1735



Join Our Fan Club Today!

Katie Baker

From: Charley Stokes [cwstokes@earthlink.net]
Sent: Wednesday, September 14, 2011 11:29 AM
To: Tom Utterback; Katie Baker
Subject: Cultivating Puyallup

From: Charley Stokes, 710 17th St SE, Puyallup, WA 98372
 To: Tom Utterback
 Katie Baker
 Puyallup Planning Commission members
 Date: September 14th, 2011
 Re: 'Cultivating Puyallup' project; public comments.

- Concern 1 According to data available from the PSRC website, Puyallup's 2010 population of 37,022 is (4.5%) ahead of total city-wide population targets of 35,396 for 2014, with 1,221 vacant housing units available for occupancy (from 2010 Census data).
 These 1,221 empty housing units would, at an average occupancy rate of 2.5 residents, accommodate an additional 3,052 residents. This would allow for a Puyallup population of 40,074 residents with existing residential housing stock. The PSRC 2030 target population for Puyallup is 50,000.
 Given that the target population accommodation for Puyallup by 2030 (a 19 year horizon) would be an increase of (approx.) 525 residents per year. Given that estimates for housing unit density will drop to 2.3 residents per unit, we should plan for 228 new residential units per year (on average).
 What percentage of these new units should be directed to the downtown RGC and what percentage should be directed to the South Hill RGC? There are no allocation estimates given in the 'Cultivating Puyallup' proposal as it focuses *only* on the downtown RGC. I believe this allocation planning should be part of the public discussion of 'Cultivating Puyallup'.
- Concern 2 Cumulative height bonuses allowing (up to) 51' in the RM-Core is too great and does not fit in with the vision of a historic Puyallup skyline, regardless of setback allowances. TDR and other allowances should be used *only* to justify building up to the current 36' limit in the RM-Core.
- Concern 3 Considering the current and on-going lack of parking in the Downtown Core; there should be no relaxation of the required 1.75 spaces per unit in RM-Core in any TDR or other bonus formula.
 Assumptions about empty nesters, seniors and first-time buyers being the target markets are just that, assumptions. The builder will sell to whomever presents a check. There is no way to guarantee buyers would not have one or more cars they would wish to accommodate on-site.
- Concern 4 Language in the RM-Core zoning should be changed to a "specified *maximum* number of units" from the current '*unlimited*' number of units per acre (upa).
 I suggest a *maximum of 44 upa*, which is double the current maximum density allowed outside the RM-Core. '*Unlimited*' is simply too broad a description'.

- Concern 5 The "Puyallup Comp Plan", Environment Element under Volcanic Hazards, denotes the danger posed by future lahar flows coming from Mt. Rainier, based on historic events. Current plans are for warning sirens to alert valley residents to evacuate in the event of a lahar. The Puyallup School District holds periodic evacuations of valley schools. No such practice evacuations are possible for the general valley population at *current* levels, so it is unclear how effective this evacuation planning would be in a real-life event. How is this danger to be mitigated at the *higher population densities* proposed in 'Cultivating Puyallup'?
- Concern 6 There is no notice on the City "Notice's" website that the period for public comment starts September 1, 2011 and ends September 23, 2011 as regards the upcoming 'Cultivating Puyallup' meeting on September 21. *This information should be posted prominently on all sites referencing 'Cultivating Puyallup'.*
- Concern 7 The Herald article of August 31, 2011 could easily mislead the reader to think the 21-day comment period begins the day *of* the meeting on September 21, 2011.
The City has a responsibility to insure notice is clearly published.
- Concern 8 The information summary of the 'Cultivating Puyallup' open house held in Council Chambers on July 13, 2011 was not posted to the City website until Aug 26, 2011, less than a full week before the start of the public comment period.
Pictures posted with the summary suggest a small turnout of residents mixed with representatives of the development community and planning commission and is not a representative community audience.

Katie Baker

From: Diana Tyson [dctyson52@yahoo.com]
Sent: Saturday, September 10, 2011 1:34 PM
To: Tom Utterback
Cc: Katie Baker
Subject: Cultivating Puyallup

To: Tom Utterback, Katie Baker and the rest of the members on the Planning Commission:

I have read through most of your strategy planning, the TDR and PAEIS information. My husband and I are dead set against any higher density in the downtown core. I have stated previously that I was born and raised in Puyallup. Now 65 years later we have to fight for a way of life that we have had for all these years. We love our neighbors and our neighborhood just the way it is. There is nothing wrong with the downtown area. We have built a new City Hall, a new Library, and of course the Multi-Care Hospital.

That's enough for now.

How sad it would be to let these developers in and ruin what we have loved about our City. Whoever thought of doing this in the first place should relocate to a major metropolitan city with all it's crime, gangs, increased traffic congestion, not to mention more people than we need.

Having said that, if this TDR gets passed, then growth should take place very gradually. Then wait and see if we do get increased population over time. I personally would like to keep our city just like it exists today.

I am familiar with where all this came from, it's called Agenda 21, Sustainable Development, or Smart Growth, but whatever it's referred to, it's a bad idea and it infringes on all private property rights and land ownership. Don't do this because it's been shoved down your throats by the Feds, State, or County. Fight to keep our city the greatest place to call home in the State. I love Puyallup and prefer not to have it end up being another Bellevue.

We vote for the No Action Alternative: based on the assumption that individual project-specific SEPA review will occur. Please no more high rise buildings in the downtown core; if they are needed, put them up on South Hill, which is the other Regional Growth Center.

Respectfully submitted,

Mr. and Mrs. Russell Martin
1205 9th St. S. W.
Puyallup, Wa. 98371

Katie Baker

From: jlh396@comcast.net
Sent: Wednesday, September 07, 2011 8:34 AM
To: Tom Utterback
Cc: Katie Baker
Subject: TDR's

A few years ago ,perhaps 7 or 8 i was involved in writing design standards for downtown. There were two City staff ,two Architects and several of us from P.M.S.A.s design Committee. We were motivated by the prospect of Rite Aid coming to town and buying up the block East of Meridian between the tracks and Stewart. About the time we were done Council stopped us and said "no this impacts our City Hall vision" The next thing that happened was height restrictions were lifted to allow the 5 story. This was a huge increase. Obviously any further increase or easing of requirements will make for an incentive to tear down our historic buildings. Is this the goal? Once they are gone we are Bonney Lake or Federal Way.....Cities without a soul .I am not opposed to the concept of TDRs just simply apply them to places that are not so concerned about character

Katie Baker

From: Tom Utterback
Sent: Thursday, September 22, 2011 1:31 PM
To: Katie Baker
Subject: FW: Jon Kemp and EIS

FYI...

Tom Utterback
Development Services Director
City of Puyallup
333 S. Meridian
Puyallup, WA 98371
tomu@ci.puyallup.wa.us
(253) 841-5502

From: Jon Kemp [mailto:JKemp@encoec.com]
Sent: Thursday, September 22, 2011 10:43 AM
To: Tom Utterback
Subject: Jon Kemp and EIS

Hi Tom:

I attended the informative meeting last night on the Downtown Puyallup EIS and Planned Action SEPA Study.

I would like to see the City consider to add more parcels to the study area; specifically the RM-20 zone just north of the Fair and the two CG parcels just east of the fair. This will provide a better connection between the Fair and the downtown corridor and in the future may offer development for mixed uses such as restaurants, taverns, shops, and other community services that would benefit both the fair and the City.

It is also critically important to have much wider sidewalks between the fair and the downtown corridor. It would be nice to walk along Meridian with bumping into telephone poles and fire hydrants; this is not safe and awkward.

Jonathan Kemp, Professional Wetland Scientist

EnCo Environmental Corporation
PO Box 1212
Puyallup, WA 98371
Work: 253-841-9710



www.encoec.com



Think Green! Please do not print this e-mail unless it is completely necessary.

9/27/2011

Western Washington Fair Association
110 9th Avenue SW
Puyallup, WA 98371-0162

PUYALLUP FAIR

RECEIVED
DEVELOPMENT SERVICES
SEP 23 2011

& Events Center

September 22, 2011

Tom Utterback
City of Puyallup
333 South Meridian
Puyallup, WA 98371

CITY OF PUYALLUP

RE: Comments Associated with Planned Action EIS Scoping for Cultivating Puyallup Downtown Program

Dear Tom:

The purpose of this letter is to voice general concerns related to the scope of the Planned Action EIS the City is preparing to study. As a whole we are supportive of this project, but want to see the City involve the Western Washington Fair Association (WWFA) as a stakeholder in the process and address our concerns at this time. Our largest concerns at this time are the following:

1. The City's current Study Area (see attached map) is inconsistent with the April 2011 proposed study area (see attached map) and the Comprehensive Plan's Downtown Regional Growth Center area (see attached map).
2. The Scope does not discuss how the Planned Action EIS will study the environmental interaction with the Western Washington Fair and Events Center.

We ask that the City address these concerns prior to moving forward with the Planned Action EIS.

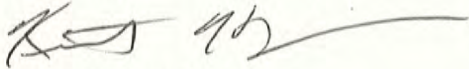
Based on the Comprehensive Plan Downtown Regional Growth Center Boundary and the Planned Action zoning criteria (RM-20 zones included) we request that the RM-20 zone between 7th Ave. SW and 9th Ave. SW be concluded in the Planned Action EIS Area of Study. This Area was Present in the City's April 28, 2011 Study Area, but has since been removed. This area is within the Downtown Regional Growth Center boundary, meets the zoning criteria (RM-20), and is adjacent to the Sounder Train Commuter Parking Lot and needs to be included in the Planned Action Study Area. Attached is an exhibit referencing the area we request be included into the scope of the project.

As you know, the WWFA is one of the largest employers in Puyallup, one of the largest land owners in Puyallup, and one of the largest revenue generators in Puyallup and we believe that our interests should be recognized, protected and grown. We request that the Planned Action EIS also study the interaction between the Western Washington Fair and Events Center and the Planned Action Area. The Planned Action EIS needs to recognize the Western Washington Fair and Events Center as an established use with protected rights in the study. The WWFA is also interested in seeing how the Planned Action Area and Western Washington Fair and Events Center can interact to create a vibrant downtown. The historical study should recognize that the Western Washington Fair is a central part of Puyallup's rich heritage and seek to promote this history in the Planned Action.

The WWFA looks forward to seeing these concerns addressed and ask that you provide the Association with a revised Scope and Planned Action EIS Study Area map once our concerns are incorporated. If you have any questions regarding our concerns or would like to schedule a meeting with the Association, then please contact me at 253-841-5000.

Thank you for your time and assistance in regards to these concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Kent Hojem", with a long horizontal flourish extending to the right.

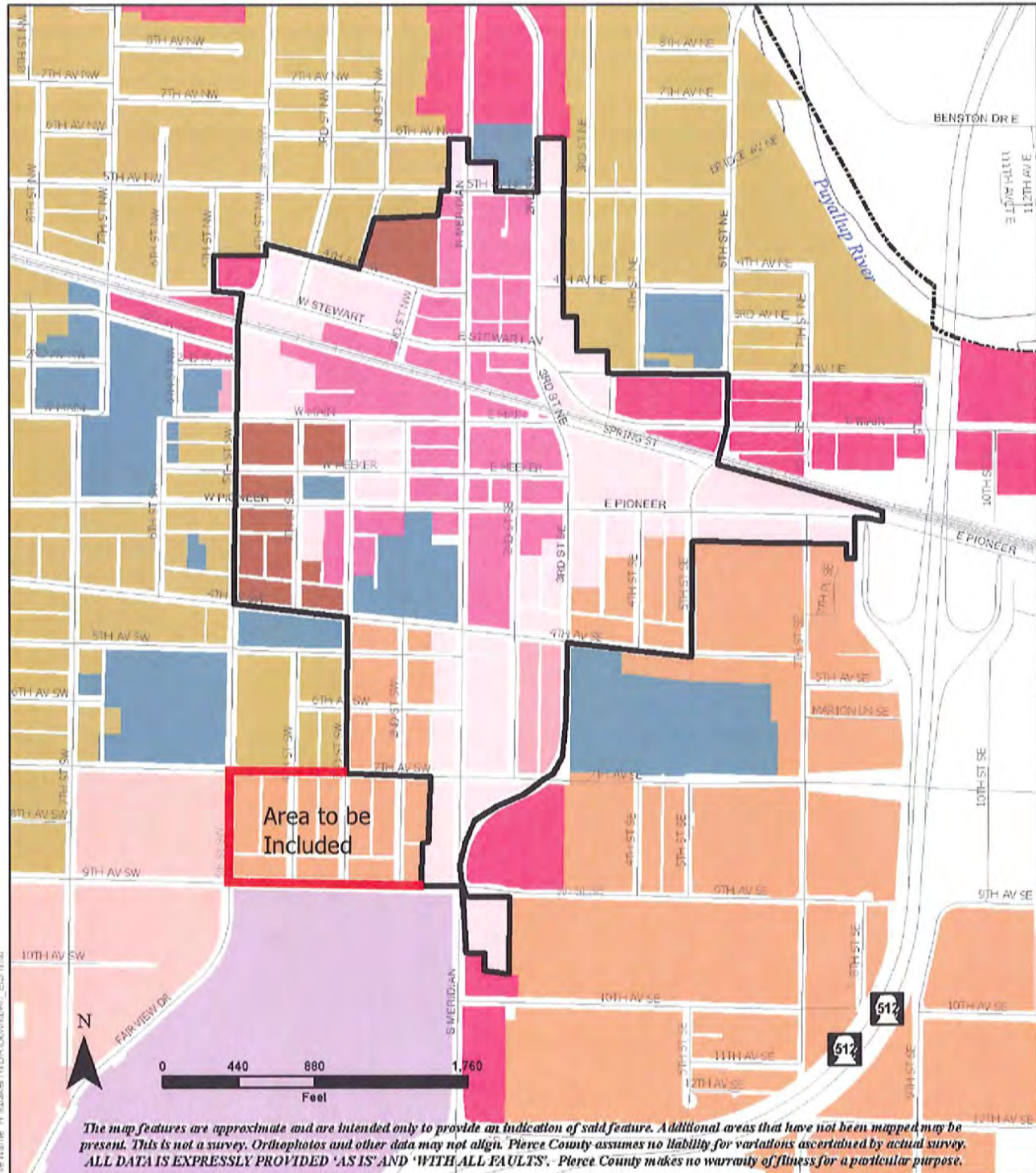
Kent Hojem, CEO
Western Washington Fair Association

Enclosures: Downtown Regional Growth Center Map
April 28, 2011 Potential EIS and Planned Action SEPA Study Area Map
August 25, 2011 EIS and Planned Action SEPA Study Area Map
Requested Area of Inclusion

Requested Area of Inclusion

Downtown Puyallup

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



File Name: H:\bakert\TDR\Ovontown_EIS.mxd

- 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

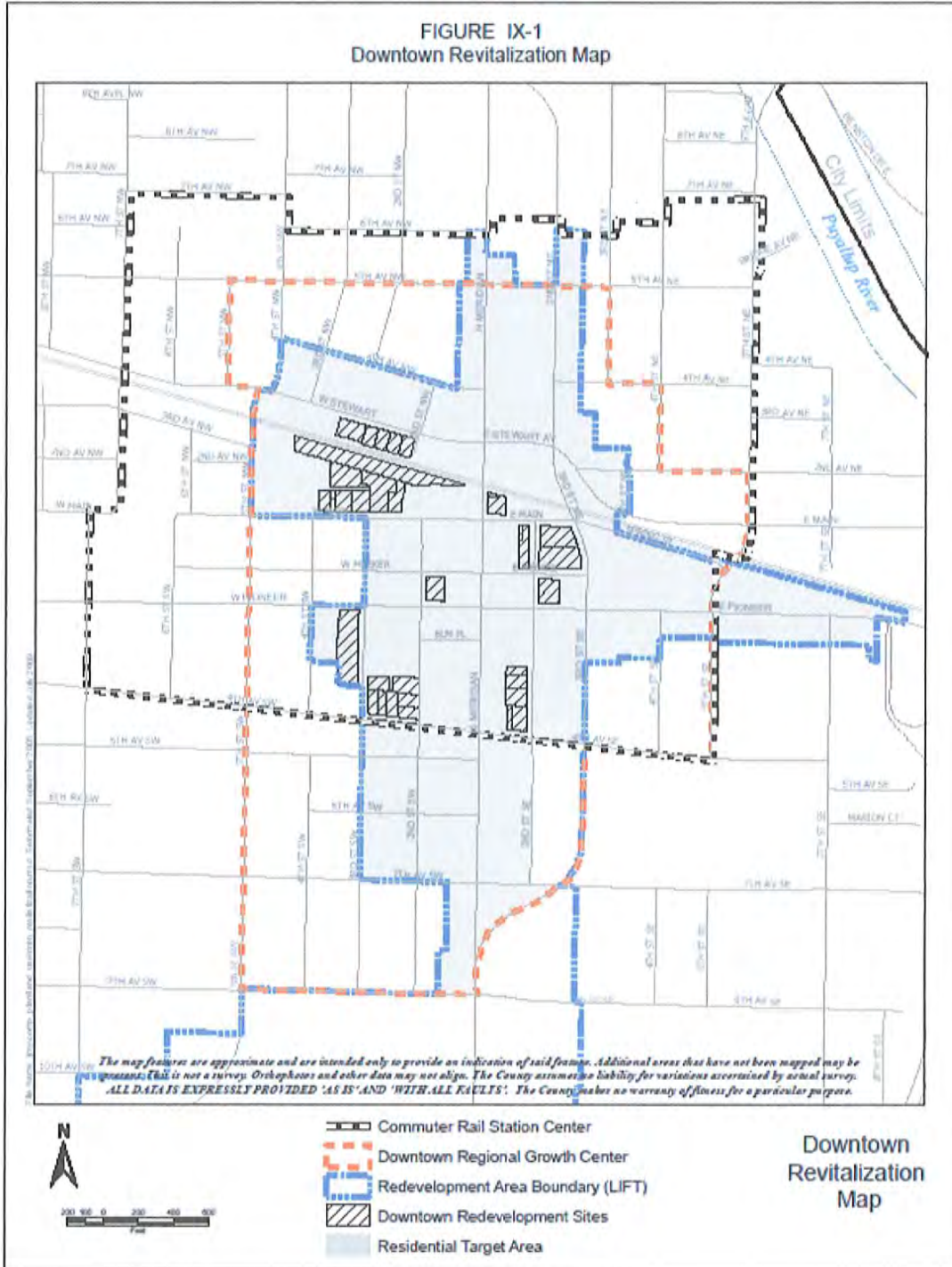


City of Puyallup
Development Services
Department
Planning Division

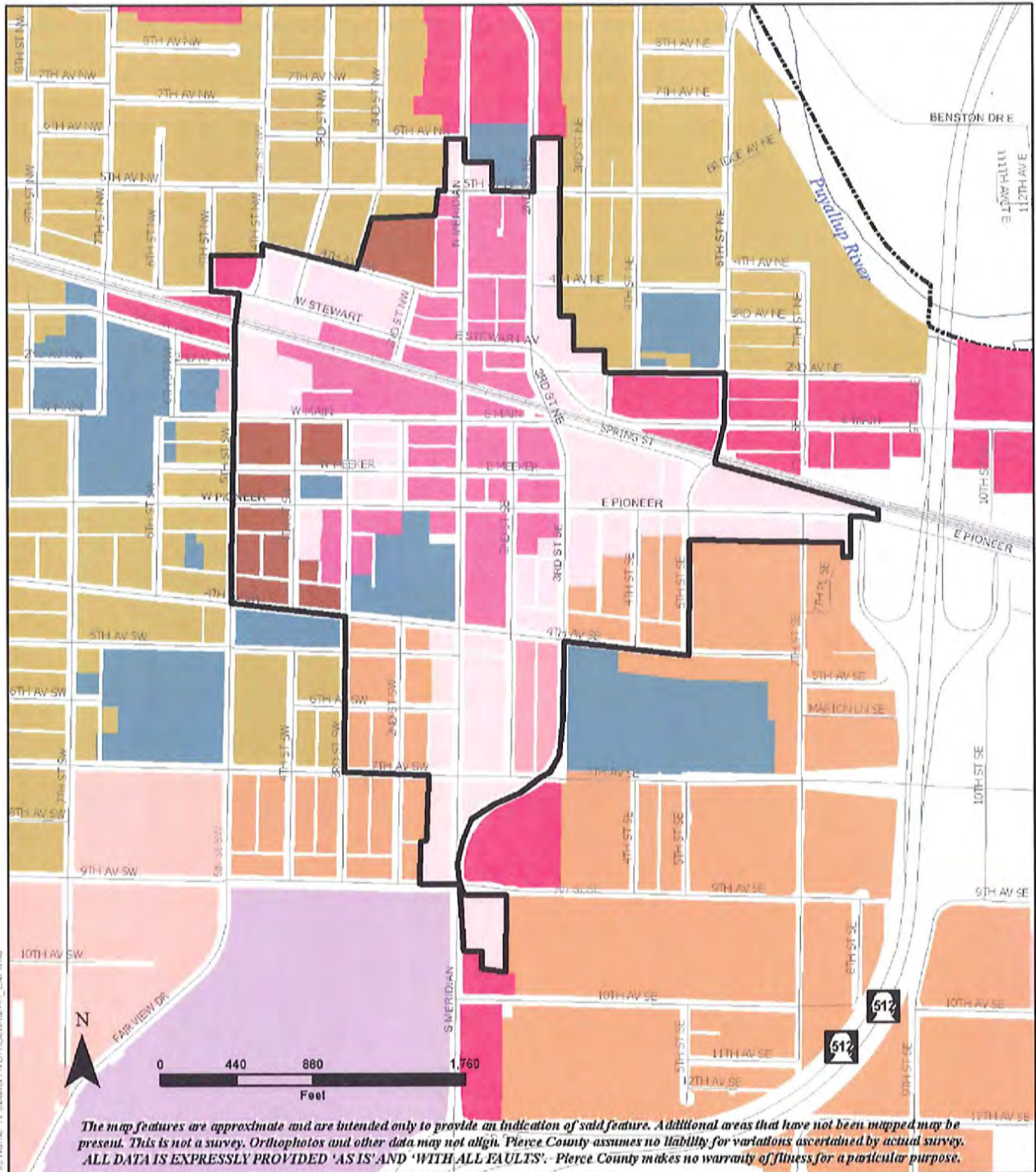
August 25, 2011

DOWNTOWN REVITALIZATION NEIGHBORHOOD PLAN

- structured parking to accommodate Puyallup “Sounder” train commuters
- increasing stormwater capacity in the downtown area
- increasing mobility between downtown and South Hill through development of bus rapid transit service (BRT), nicknamed Easy Rider Access or “EZRA.”



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



File Name: H:\puyallup\TOPO\Development_EIS.mxd

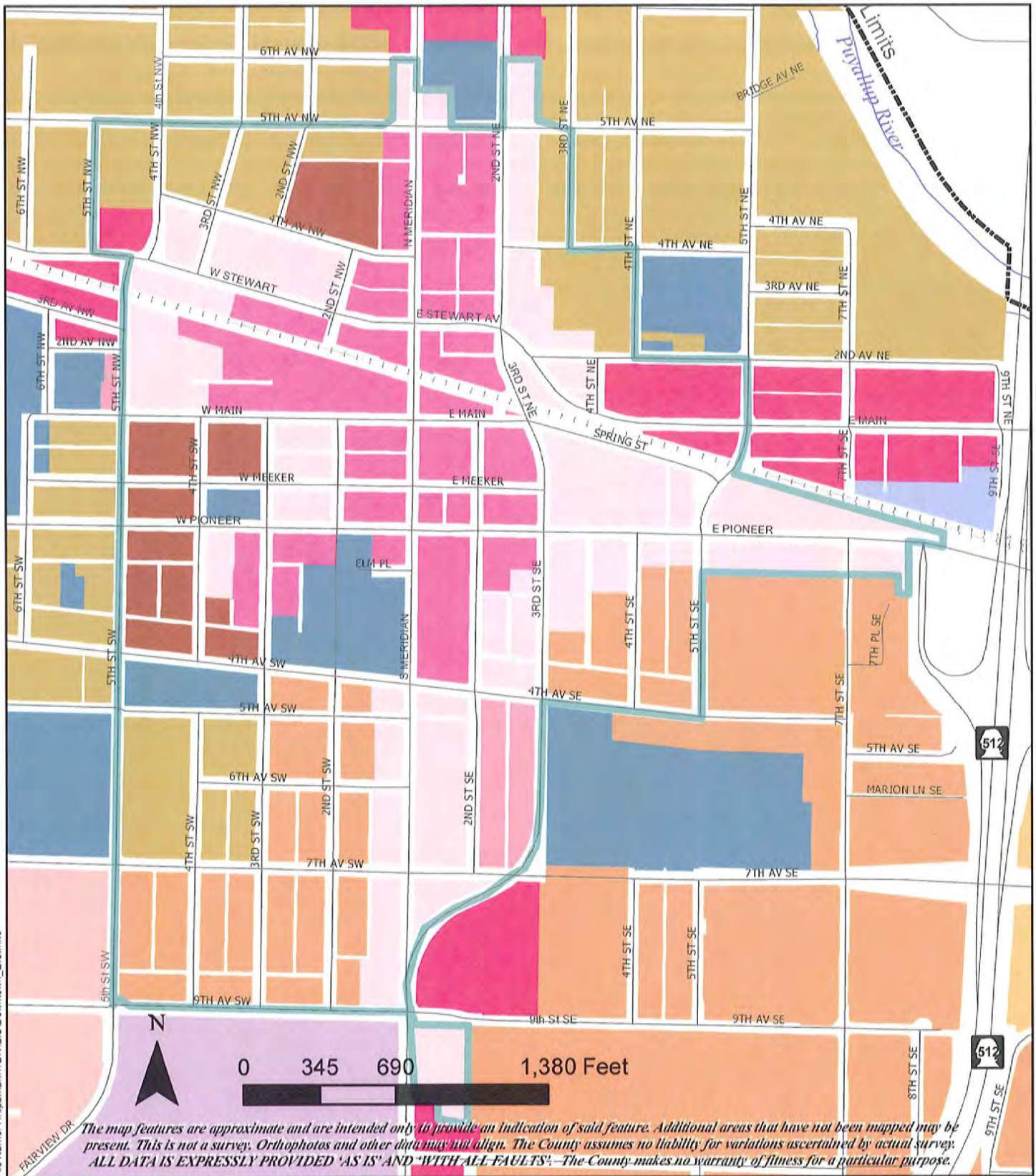
- Proposed EIS Study Area
- CBD - Central Business District
- CBD-CORE - Central Business District Core
- CG - General Commercial
- CL - Limited Commercial
- FAIR - Fair
- PF - Public Facilities
- RM-20 - High Density Multiple-Family Residential
- RM-CORE - Downtown-Oriented High Density Multiple-Family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



City of Puyallup
Development Services
Department
Planning Division

August 25, 2011

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



File Name: H:\p\sham\TDR\EIS\downtown_EIS.mxd

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.

Proposed EIS Study Area

- | | |
|---|--|
| CB - Community Business | PDR - Planned Residential Development |
| CBD - Central Business District | PF - Public Facilities |
| CBD-CORE - Central Business District Core | RM-10 - Medium Density Multiple-Family Residential |
| CG - General Commercial | RM-20 - High Density Multiple-Family Residential |
| CL - Limited Commercial | RM-CORE - Downtown-Oriented High Density Multiple-Family Residential |
| FAIR - Fair | RS-04 - High Urban Density Single-Family Residential |
| MED - Medical | RS-05 - Urban Density Single-Family |
| ML - Limited Manufacturing | RS-08 - Medium Density Single-Family |
| MP - Business Park | RS-10 - Low Urban Density Single-Family Residential |
| OP - Professional Office | RS-35 - Very Low Density Single-Family Residential |
| PDC - Planned Community Development | |



City of Puyallup
Development Services Department

April 28, 2011

Katie Baker

From: fordpowert@comcast.net
Sent: Friday, September 16, 2011 9:37 AM
To: Katie Baker; Johnson, Stan
Subject: Puyallup expansion

I have lived my entire 58 years right hear on the South Hill of Puyallup on the same 5 acre parcel. I am vehemently apposed to the expansion of Puyallup to simply put \$\$ in the pockets of developers. Who thinks "they" have the rights to change the flavor of our city to simply rush the 50K resident numbers and clutter the skyline with high density housing? Since Puyallup has never been able to deal with simple infrastructure issues such as parking and traffic, the last thing we need to do is expand simply to be a larger population. How dare those to think they have the power to make these changes. I agree as a compromise , with the editorial of Charlie Stokes. Copy enclosed.

Sincerely,
Stan Johnson
2526 23rd Ave SW
Puyallup.

To: Tom Utterback
Katie Baker
Puyallup Planning Commission members
Date: September 14th, 2011
Re: ☐Cultivating Puyallup☐ project; public comments.

Concern 1 According to data available from the PSRC website, Puyallup's 2010 population of 37,022 is (4.5%) ahead of total city-wide population targets of 35,396 for 2014, with 1,221 vacant housing units available for occupancy (from 2010 Census data).

These 1,221 empty housing units would, at an average occupancy rate of 2.5 residents, accommodate an additional 3,052 residents. This would allow for a Puyallup population of 40,074 residents with existing residential housing stock. The PSRC 2030 target population for Puyallup is 50,000.

Given that the target population accommodation for Puyallup by 2030 (a 19 year horizon) would be an increase of (approx.) 525 residents per year. Given that estimates for housing unit density will drop to 2.3 residents per unit, we should plan for 228 new residential units per year (on average).

What percentage of these new units should be directed to the downtown RGC and what percentage should be directed to the South Hill RGC? There are no allocation estimates given in the ☐Cultivating Puyallup☐ proposal as it focuses *only* on the downtown RGC. I believe this allocation planning should be part of the public discussion of 'Cultivating Puyallup'.

Concern 2 Cumulative height bonuses allowing (up to) 51' in the RM-Core is too great and does not fit in with the vision of a historic Puyallup skyline, regardless of setback allowances. TDR and other allowances should be used *only* to justify building up to the current 36' limit in the RM-Core.

Concern 3 Considering the current and on-going lack of parking in the Downtown Core; there should be no relaxation of the required 1.75 spaces per unit in RM-Core in any TDR or other bonus formula.

Assumptions about empty nesters, seniors and first-time buyers being the target markets are just that, assumptions. The builder will sell to whomever presents a check. There is no way to guarantee buyers would not have one or more cars they would wish to accommodate on-site.

Concern 4 Language in the RM-Core zoning should be changed to a specified maximum number of units from the current *unlimited* number of units per acre (upa).

I suggest a maximum of 44 upa, which is double the current maximum density allowed outside the RM-Core. *Unlimited is simply too broad a description.*

Concern 5 The "Puyallup Comp Plan", Environment Element under Volcanic Hazards, denotes the danger posed by future lahar flows coming from Mt. Rainier, based on historic events. Current plans are for warning sirens to alert valley residents to evacuate in the event of a lahar. The Puyallup School District holds periodic evacuations of valley schools. No such practice evacuations are possible for the general valley population at *current* levels, so it is unclear how effective this evacuation planning would be in a real-life event. How is this danger to be mitigated at the *higher population densities* proposed in 'Cultivating Puyallup'?

Concern 6 There is no notice on the City Notices website that the period for public comment starts September 1, 2011 and ends September 23, 2011 as regards the upcoming Cultivating Puyallup meeting on September 21. *This information should be posted prominently on all sites referencing Cultivating Puyallup.*

Concern 7 The Herald article of August 31, 2011 could easily mislead the reader to think the 21-day comment period begins the day *of* the meeting on September 21, 2011.

The City has a responsibility to insure notice is clearly published.

Concern 8 The information summary of the Cultivating Puyallup open house held in Council Chambers on July 13, 2011 was not posted to the City website until Aug 26, 2011, less than a full week before the start of the public comment period.

Pictures posted with the summary suggest a small turnout of residents mixed with representatives of the development community and planning commission and is not a representative community audience.

APPENDIX D: SCOPING NOTICE AND DISTRIBUTION LIST

The scoping notice follows this sheet. The scoping notice was published in the City's newspaper of record and sent to the following individuals and agencies:

- Interested parties: list of citizens who have expressed an interest or who have attended prior Cultivating Puyallup Meetings
- Property owners within and adjacent to the PAEIS Study Area
- Muckleshoot Indian Tribe
- Pierce College
- Pierce County Planning and Land Services
- Pierce Transit
- Puyallup School District
- Puyallup Tribe
- Puyallup/Sumner Chamber of Commerce
- Washington State Department of Archaeology and Historic Preservation
- Washington State Department of Ecology
- Washington State Department of Fish and Wildlife
- Washington State Department of Revenue
- Washington State Department of Transportation



CITY OF PUYALLUP

Planning Division

333 South Meridian
Puyallup WA 98371
253.435.3604 Voice/253.840.6678 Fax
kbaker@ci.puyallup.wa.us

Determination of Significance and Request for Comments on Scope of Planned Action Environmental Impact Statement for the Cultivating Puyallup Downtown Program

Pursuant to the provisions of Puyallup Municipal Code Chapter 21.04 and the State Environmental Policy Act, Chapters 43.21[c] RCW and WAC 197-11 the City of Puyallup hereby issues a Determination of Significance and Scoping Notice for the *Cultivating Puyallup* – Downtown Planned Action Environmental Impact Statement.

A. Introduction:

Over the past decade, the City of Puyallup has taken steps to improve the historic commercial core of the community and provide for its growth and development, including supporting its designation as a regional center in the Puget Sound Regional Council's "Vision 2040" plan. In addition, the City has invested in civic and transportation facilities such as a new city hall, library, and community activity center; partnered with other agencies on transportation facilities such as the Sound Transit Station; and pursued additional infrastructure funding sources, including the City's successful application for use of the state Local Infrastructure Financing Tool (LIFT).

The *Cultivating Puyallup* program is a continuation of City efforts to consider tools that can 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 analyze the environmental impacts associated with future development in the downtown over the next twenty years and potential increases in employment and population, and when complete, will expedite the processing of subsequent projects that are consistent with the City's adopted plans in the downtown. This expedited environmental review can serve as an incentive for developers to consider Puyallup favorably when locating a business or investing in the community.

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 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.

B. Description of the Proposal, Proponents and Location:

Proposal: The proposal includes amendments to the City's Downtown Neighborhood Revitalization Plan and municipal code which would alter the development envelope and incentives (e.g., through possible increases in height, bulk, scale, floor area ratio (FAR) or decreases in parking standards resulting in greater building density and intensity). These potential changes in plans and regulations would enable the downtown area to accommodate a greater amount of population and employment than currently planned for. Additional actions include adoption of a Planned Action Ordinance to facilitate future development permitting and adoption of a TDR program, both of which would provide incentives for development within the Downtown. The elements included in the proposal are intended to implement existing Downtown goals including: increased employment, more dense urban development, preservation of historic structures and landmarks, improved transportation connections including automobiles, pedestrians and bicycles pathways, and improved tourism.

Proponent and Lead Agency: The lead agency is the City of Puyallup Planning Department, 333 S Meridian, Puyallup, WA 98371. The City of Puyallup Planning Division is the Lead Agency for this PAEIS. The SEPA Responsible Official is Tom Utterback, City of Puyallup Development Services Director.

Location: 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. A map of the study area is attached and identified as exhibit A. The Lead Agency intends to designate those portions of downtown Puyallup as identified in exhibit A as a Planned Action under RCW 43.21C.031 and WAC 197-11-164 and 168.

C. Alternatives

There are three potential alternatives for analysis under the PAEIS, and they vary depending upon the proposed degree of changes, increases in population, employment and developable square footage resulting from changes in the development envelope and incentives described above. The alternatives currently proposed to be analyzed are:

No Action Alternative: based on the assumption that individual project-specific SEPA review will continue to occur. The No Action Alternative assumes growth consistent with that projected in the existing Downtown Plan (i.e., Comprehensive Plan Future Land Use map, Zoning map, and related development standards).

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.

D. Elements of the Environment

EIS Required. The lead agency has determined this proposal is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c) and will be prepared. An environmental checklist or other materials indicating likely environmental impacts can be reviewed at the Lead Agency Offices; see Proponent and Lead Agency above.

The following issues will be addressed for all alternatives programmatically; the analysis may rely on prior documentation and studies by state, county, city, and other agencies. The discussion for each issue will include existing conditions, regulatory requirements, alternatives analysis and impacts, and potential mitigation measures.

- **Stormwater/Water Resources:** Changes in impervious surfaces, applicable stormwater regulations and effect on development patterns.
- **Land and Shoreline Use:** Current use of the properties and adjacent properties; existing structures and possible redevelopment; zoning and comprehensive plan designations; population, housing, and employment projections.
- **Historical and Cultural Resources:** Cultural and archaeological resources, historical properties and buildings, impacts on known or potential cultural resources, and mitigation measures including regulations
- **Aesthetics:** Proposed structure heights, potential changes to views and light and glare and vegetation, and mitigation measures including design guidelines.
- **Parks and Recreation:** Existing and planned parks and recreation opportunities and changes to those facilities, including level of service analysis.
- **Transportation:** Travel modes, current and future traffic volumes, level of service calculations, parking, road and intersection impacts, public transit facilities and service needs, and non-motorized facilities including bicycle and pedestrian facilities.
- **Utilities:** Water, sewer, solid waste, electricity, natural gas, and telecommunications, including existing facilities, increased demand, future needs and plans.
- **Public Services:** Fire / EMS, police, schools, including existing facilities, increased demand and future needs and plans.

E. Public Comment on Scoping PAEIS:

Scoping. Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. 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

You are also invited to attend the scoping meeting to provide oral or written comments.

Date: September 21, 2011
Time: 4:00 PM, ending no later than 7:00 PM
Place: Council Chambers, 5th Floor, Puyallup City Hall
333 South Meridian, Puyallup

If you have any questions about this notice or would like further information, please contact Katie Baker, Associate Planner, 253-435-3604, kbaker@ci.puyallup.wa.us or Sharon Treado, Administrative Assistant, 253-841-5479.

Responsible official: 
Position/title: Dev. Services Dir. Phone: (253) 841-5502
Date 9/31/11

You may appeal this determination of significance by 5:00 pm October 3, 2011 by filing an appeal with the Development Services Department at the Puyallup City Hall, 2nd Floor. You should be prepared to make specific factual objections. Contact the responsible official to read or ask about the procedures for SEPA appeals.