

**STAFF EVALUATION  
FOR SEPA ADDENDUM**

File No: E13-004

**I. SUMMARY OF PROPOSED ACTION**

The proposal is an addendum to the FEIS for the 1995 Comprehensive Land Use Plan to for a portion of the required 2015 Growth Management Act (GMA) Update to the Comprehensive Plan. This is a non-project action.

**II. GENERAL INFORMATION**

**Project Name:** 2015 Comprehensive Plan Update

**Applicant:** City of Tukwila

**Location:** Citywide

**Zoning and Comprehensive  
Plan Designation:** Citywide

The following information was considered as part of review of this application.

1. Draft policy changes for Transportation, Capital Facilities, Utilities, Natural Environment, Shoreline, Tukwila Urban Center/Southcenter elements.

**III. REVIEW PROCESS**

The proposed action is subject to State Environmental Policy Act (SEPA) review as the project does not meet the exemptions listed under WAC 197-11-800.

**IV. PROPOSAL**

The City of Tukwila is proposing amendments to the Comprehensive Plan and Development Code to address changes in the Growth Management, and regional planning documents. Comprehensive Plan amendments can be adopted by the City Council once per year, except in cases of emergency, as authorized by the Growth Management Act (RCW 36.70A) and the Tukwila Municipal Code Chapter 18.80. The amendments discussed in this Addendum will be adopted prior to June 30, 2015. This is a  
03/26/2013

W:\Long Range Projects\2014 CompPlanUpdate\SEPA\3.13--Addendum\2015CmpPlnUpdt--SEPA.Staff.Rpt.doc

non-project (programmatic) EIS Addendum.

**V. SEPA COMPLIANCE:**

The Draft EIS (DEIS) for the Comprehensive Land Use Plan was issued on June 27, 1995( File # L92-0053). It was circulated to adjacent jurisdictions, affected agencies and other parties with an interest. Comments were due on August 11, 1995 (extended from July 27, 1995). After comments were reviewed, the Final EIS (FEIS) was issued on October 9, 1995. An addendum to the FEIS addressing Zoning Code amendments was issued on November 15, 1995. Both the Comprehensive Land Use Plan and Zoning Code were adopted on December 4, 1995. In 2004, an addendum to the FEIS was prepared. The addendum addressed: 1) revisions to the sensitive areas ordinance incorporating Best Available Science; and 2) limited technical revisions to several other elements to reflect changes to the Growth Management Act. The addendum to the FEIS was issued on April 4, 2004.

**VI. ENVIRONMENTAL ELEMENTS:**

This is a non-project action. All environmental elements were adequately addressed by the 1995 Draft and Final Environmental Impact Statement for the City of Tukwila Comprehensive Plan, and 2004 Addendum. Further, subsequent “project” actions will require the submittal of separate environmental review. These will be analyzed for consistency with the original mitigating conditions and could require new mitigation based on specific conditions.

**VII. SUMMARY OF AMENDMENTS:**

Changes to Comprehensive Plan policies addressed in the 2015 Addendum (File #E13-004) reflect changes to the Washington Growth Management Act (GMA), and regional policies that are contained in documents (Vision 2040 and King County Countywide Policy Plan). Vision 2040 and King County Countywide Policies have received environmental review. In general, the policies contained in these documents are intended to minimize environmental impacts through guidance for sustainable development, and compact regional growth patterns.

The proposed amendments discussed in this Addendum address six of the Comprehensive Plan’s 15 elements, including Capital Facilities, Natural Environment, Shoreline (narrative only), Transportation, Urban Center/Southcenter and Utilities. Overall Comprehensive Plan priorities remain unchanged. In general, the elements have been reorganized and the policies regrouped and edited for greater clarity. Policy language from King County’s Countywide Planning Policies (2012) has been incorporated, as well as language from Tukwila’s Strategic Plan (2012).

- A. The most extensive revisions are contained in the Natural Environment Element, which has been reorganized and a new Urban Forestry section added to address tree maintenance and preservation.

- B. The Transportation Element revisions discuss capacity for meeting growth targets for housing and employment, and add policies that focus on existing plans such as the Walk and Roll Plan. New policies emphasize providing options for active transportation and providing transportation choices for those who do not drive.
- C. Revisions to the Capital Facilities Element incorporate current growth targets, strengthen the linkage between land use planning and capital facilities, and set priorities for selecting capital projects. The Element also incorporates policies from the Capital Improvement Program, and updates facilities maps.
- D. Proposed policy changes for the Southcenter/Tukwila Urban Center Element are primarily refinements of policies adopted during the 2004 Comprehensive Plan update. New policies expand the opportunities for housing and mixed use development, particularly in the northern part of the Southcenter area in proximity to amenities and walking distance to transit. Language has been added regarding the concepts of complete streets and a finer grained street network to existing policies.
- E. Revisions to the Utilities Element update wording to incorporate regional plans, clarify when undergrounding of utilities will occur, and seek to limit the impacts of utilities work on adjoining neighborhoods.
- F. The narrative of the Shoreline Element is being updated to be consistent with the thorough update to the goals and policies that was completed in 2011. No policy changes are proposed.

## **VII. CONCLUSION/RECOMMENDATION**

The City of Tukwila Draft and Final EIS provided extensive analysis of the environmental impacts associated with implementing the 1995 Comprehensive Plan. The nature of the proposed changes is such that none results in significant impacts, some reduce potential environmental impacts and all remain within the range of alternatives examined in the DEIS and FEIS.

Staff has reviewed and proposed amendments and has found that they are consistent with the scope of the EIS. Therefore, this action will not create additional or significant impacts and does not warrant separate environmental review as outlined in the State Environmental Policy Act (SEPA), WAC 197-11.

Prepared by: Rebecca Fox, Senior Planner

Date: March 26, 2013