

**STAFF EVALUATION
FOR SEPA ADDENDUM**

File No: E15-009

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: Environmental Review--2015 Elements for 2015 Comprehensive Plan Update

Applicant: City of Tukwila

Location: Citywide

Zoning and Comprehensive Plan Designation: Citywide

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 as part of the 2015 review and update to the Comprehensive Plan as required by RCW 36.70a.130. 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 during prior to December 31, 2015. This is a non-project (programmatic) EIS Addendum.

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V. SEPA COMPLIANCE:

The Draft EIS (DEIS) for Tukwila's 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.

The proposed changes contained in this addendum are part of the periodic review of the Comprehensive Plan that is required per RCW 36.70A.130. Tukwila has performed its review and update in phases over several years, and has prepared an addendum to the 1995 FEIS for each phase of the update. This included File #13-0004 in 2013 covering changes to the Transportation, Capital Facilities, Utilities, Southcenter, Natural Environment and Shoreline (narrative only) elements of the Comprehensive Plan. The 2014 addendum (#E14-0012) addressed changes to the Community Image and Identity, Economic Development, Tukwila South and Roles and Responsibilities elements, as well as the adoption of a new Parks, Recreation and Open Space element.

VI. ENVIRONMENTAL ELEMENTS:

This is a non-project action. All environmental impacts 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:

The proposed revisions to Tukwila's Comprehensive Plan policies that are addressed in the 2015 Addendum to the 1995 FEIS 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, connected regional growth patterns.

The proposed amendments discussed in this Addendum address revisions to the required Housing element, changes to the Residential Neighborhoods (part of the required land use element), and a refocusing of the Transportation Corridors element (also part of the required land use element) to Tukwila International Boulevard. In addition, technical revisions have been made to the Introduction, Vision, Glossary and Land Use legend sections to reflect changed conditions and other changes to the document. These revisions are the final phase of the required, periodic Comprehensive Plan update.

The Comprehensive Plan's overall priorities remain unchanged. The individual elements have been reorganized and the policies regrouped and edited for greater clarity. Some policies and/or language from Vision 2040 and from King County's Countywide Planning Policies (2012) has been incorporated, as well as policies reflecting Tukwila's Strategic Plan (2012). Housing targets are updated.

Revisions to the Housing Element include goals and policies that are intended to:

- Provide safe, healthy, affordable housing for all residents,
- support regional collaboration to preserve and create housing opportunities for all residents;
- Enhance neighborhood quality through an improved housing stock;
- Provide housing for persons in all stages of life, and
- Increase long-term residency

Proposed policy changes for the Residential Neighborhoods Element seek to:

- Group compatible and mutually supportive land uses;
- Enhance and preserve neighborhood quality;
- Enhance and revitalize neighborhoods to encourage social and environmental sustainability ;
- Encourage neighborhood development with a high-quality, pedestrian character ;
- Support the development of neighborhood-supportive commercial areas; and,
- Protect neighborhoods from undue noise impacts

Proposed goal and policy changes for the newly-refocused Tukwila International Boulevard District Element (formerly the Transportation Corridors Element) include the following:

- Add a new Vision for the Tukwila International Boulevard (TIB) District land use policies that is directed toward developing a more intensive mix of uses in mid to high rise developments in two key areas (“nodes”) along the Boulevard;
- Develop a unique, authentic character for the TIB District that promotes the area’s ethnic diversity and attracts local and regional visitors to the area;
- Make TIB a “main street” or spine of the neighborhood;
- Improve pedestrian safety, walkability, and connectivity by expanding the sidewalk network from TIB to adjacent neighborhoods and linking activity areas;
- Shift market perception and economics via “placemaking”; and,
- Continue efforts to reduce crime, stabilize neighborhoods, and actively engage residents and businesses in the TIB District redevelopment efforts.

Introduction/Vision/Glossary/Comprehensive Plan Map Legend:

In addition to review and updating the elements, additional portions of the Comprehensive Plan are being updated. The Introduction, and Vision sections are slightly revised to reflect ways in which Tukwila’s circumstances and the Comprehensive Plan document have changed since 1995. The Strategic Plan and new outreach techniques, such as the website and community liaisons, are included. Changing references from “citizen” to “resident” reflects that Tukwila’s residents are not all US citizens.

The Glossary has been edited to ensure that terms and definitions are up-to-date and relevant to the reader.

Changes to the Land Use Legend are technical in nature, and reflect updates that have been made to the Housing, Southcenter/Tukwila Urban Center, Tukwila International Boulevard/Transportation Corridors and Tukwila South elements.

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: June 29, 2015