



2401 South 35th Street, Room 2
Tacoma, Washington 98409-7460
piercecountywa.gov/ppw

June 2, 2021

**RE: ADDENDUM 1 TO THE COMMUNITY PLAN UPDATES NON-PROJECT
FINAL ENVIRONMENTAL IMPACT STATEMENT
Application Number: 907424**

To Whom It May Concern:

Enclosed/attached you will find Addendum 1 to the Community Plan Updates Non-Project Final Environmental Impact Statement that was issued by Pierce County on May 27, 2020.

Sincerely,

A handwritten signature in black ink, appearing to read 'Erik Jaszewski'.

Erik Jaszewski
Associate Planner

EJ:sw
6 CP Updates FEIS Addendum 1-EJ.docx

Enclosure/Attachment

- c: Tim Trohimovich, Futurewise
- Daniel Haire, Summit-Waller Community Association and North Clover Creek, Collins
Community Council
- William Lynn, Fretoc LLC
- Todd Campbell, Pierce County Prosecutor's Office
- Recipients of the Final Environmental Impact Statement



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**ADDENDUM 1
TO THE
COMMUNITY PLAN UPDATES NON-PROJECT FINAL
ENVIRONEMNTAL IMPACT STATEMENT**

Environmental Application Number: 907424

Project ID Number: 550180

Application Family: N/A

Parcel Number: N/A

Action: Growth Management Hearings Board Case No. 21-3-0001 Settlement Agreement, Ordinance 2021-49: Amendments to Community Plan Updates in the Frederickson Community Plan, Pierce County Comprehensive Plan, Development Regulations , and Pierce County Zoning Atlas

Description of current proposal:

In accordance with the settlement agreement under Growth Management Hearings Board Case No. 21-3-0001, the proposal would amend the adopted Community Plan Updates in the Frederickson Community Plan (Ord. 2020-98s2), Pierce County Comprehensive Plan (Ord. 2020-103s), Development Regulations (Ord. 2020-102s), and Pierce County Zoning Atlas (Ord. 2020-102s) as follows:

- Redesignate the one Towne Center in the Frederickson Plan Area to Employment Corridor (approximately 139 acres).
- Add Comprehensive Plan Land Use policies to identify infrastructure gaps and plan for capital improvement investments.
- Add Comprehensive Plan Land Use Element policies that provide prioritization for capital improvement investments in Towne Centers that support greater housing density, efficient land uses, walkability, bikeability, and transit access.
- Add Comprehensive Plan Land Use Element policies that provide prioritization for to capital improvement investments along High Capacity Transit routes and in Centers and Corridors designations.
- Add Comprehensive Plan Land Use Element policies that provide responsibility for development projects to fund a proportionate share of, or provide other mitigation for, any public facilities that are not in place or fully funded.
- Make related revisions to the text, tables, and graphics in the Comprehensive Plan, Frederickson Community Plan, Development Regulations – Zoning, Development Regulations – Design Standards and Guidelines.

Proponent: Pierce County Council

Location of current proposal: Pierce County, including community plan areas

Title of document being added to: Community Plan Updates Non-Project Final Environmental Impact Statement (FEIS)

Agency that prepared document being added to: Pierce County Planning and Public Works Department

Date original document was issued: Final EIS issued May 27, 2020

Addendum Analysis:

The proposed action is a non-project action under the Washington State Environmental Policy Act (SEPA).

The Community Plan Updates Non-Project FEIS analyzed the proposal's potential impacts to land use, plans and policies, traffic and transportation, air quality, surface water, groundwater, flood areas, wetlands and shorelines, public services and utilities, human health and community well-being, housing, and climate change. This addendum is issued under WAC 197-11-600(4)(c) and WAC 197-11-625 to add analyses or information about the proposal.

Land Use

The proposed land use designation change to Employment Corridor would generally allow for fewer residential, civic, utilities, office/business, and commercial land uses than under the Towne Center designation analyzed in FEIS Alternatives 1 and 2. The proposed Employment Corridor allows for more resource and industrial land uses than Towne Center; however, the redesignation would allow for generally similar land uses compared to the area's existing Employment Centers designation, which was analyzed under FEIS Alternative 4 No Action. Additionally, the Community Plan Updates approved on October 29, 2020 prohibited residential uses in the Frederickson Towne Center altogether.

As such, the land use redesignation would not result in any additional growth, development, or changes to land use than those analyzed in the FEIS alternatives.

The proposed Land Use Element policies would provide greater support for the land use vision originally analyzed in Alternatives 1 and 2 of the FEIS.

Therefore, the proposed action would not substantially change the analysis of Land Use impacts in the Community Plan Updates FEIS, nor would it result in additional or significantly different impacts.

Plans and Policies

The proposed action includes corrections to Comprehensive Plan and Frederickson Community Plan policies to ensure consistency between the proposed land use designation change and County policies. The additional Land Use Element policies being proposed would comply with other plans and policies, including those relating coordinating growth with public facilities and services.

Therefore, the proposed action would not substantially change the analysis of Plans and Policies impacts in the Community Plan Updates FEIS, nor would it result in additional or significantly different impacts.

Traffic and Transportation

The proposed land use designation change would not allow for any additional land uses, growth, or development than under the alternatives analyzed in the FEIS. So, no additional or significantly different Traffic and Transportation impacts are expected to occur.

The proposed Land Use Element policies to plan for and prioritize capital improvements would provide additional mitigation measures for potential Traffic and Transportation impacts analyzed in the FEIS. Depending on the particular improvement, some capital improvements may also result in Traffic and Transportation impacts. However, not enough information about such improvements is known at this time to determine any probable Traffic and Transportation impacts. The FEIS covered general matters and analyzed the proposal based on its broad impacts, providing for subsequent narrower reviews that will conduct more detailed analyses as appropriate. Any future proposed capital improvements will be subject to project-level SEPA review to assess any applicable impacts.

Therefore, the proposed action would not substantially change the analysis of Traffic and Transportation impacts in the Community Plan Updates FEIS, nor would it result in additional or significantly different impacts.

Air Quality

The proposed land use designation change would not allow for any additional land uses, growth, or development than under the alternatives analyzed in the FEIS. So, no additional or significantly different Air Quality impacts are expected to occur.

The proposed Land Use Element policies to plan for and prioritize capital improvements may result in indirect Air Quality impacts due to construction and operation, depending on the particular improvement. However, not enough information about such improvements is known at this time to determine any probable Air Quality impacts. The FEIS covered general matters and analyzed the proposal based on its broad impacts, providing for subsequent narrower reviews that will conduct more detailed analyses as appropriate. Any future proposed capital improvements will be subject to project-level SEPA review to assess any applicable impacts.

Therefore, the proposed action would not substantially change the analysis of Air Quality impacts in the Community Plan Updates FEIS, nor would it result in additional or significantly different impacts.

Groundwater and Surface Water

The proposed land use designation change would not allow for any additional land uses, growth, or development than under the alternatives analyzed in the FEIS. Compared to the analyzed alternatives, the proposed action is not expected to result in any additional impervious surfaces that could impact groundwater and surface water. So, no additional or significantly different Groundwater and Surface Water impacts are expected to occur.

The proposed Land Use Element policies to plan for and prioritize capital improvements may result in Groundwater and Surface Water impacts, depending on the particular improvement. However, not enough information about such improvements is known at this time to determine any probable Groundwater and Surface Water impacts. The FEIS covered general matters and analyzed the

proposal based on its broad impacts, providing for subsequent narrower reviews that will conduct more detailed analyses as appropriate. Any future proposed capital improvements will be subject to project-level SEPA review to assess any applicable impacts.

Therefore, the proposed action would not substantially change the analysis of Groundwater and Surface Water impacts in the Community Plan Updates FEIS, nor would it result in additional or significantly different impacts.

Shorelines, Wetlands, and Flooding

The proposed land use designation change would not allow for any additional land uses, growth, or development than under the alternatives analyzed in the FEIS. So, no additional or significantly different Shorelines, Wetlands, and Flooding impacts are expected to occur.

The proposed Land Use Element policies to plan for and prioritize capital improvements may result in Shorelines, Wetlands, and Flooding impacts, depending on the particular improvement. However, not enough information about such improvements is known at this time to determine any probable Shorelines, Wetlands, and Flooding impacts. The FEIS covered general matters and analyzed the proposal based on its broad impacts, providing for subsequent narrower reviews that will conduct more detailed analyses as appropriate. Any future proposed capital improvements will be subject to project-level SEPA review to assess any applicable impacts.

Therefore, the proposed action would not substantially change the analysis of Shorelines, Wetlands, and Flooding impacts in the Community Plan Updates FEIS, nor would it result in additional or significantly different impacts.

Public Services and Utilities

The proposed land use designation change would not allow for any additional land uses, growth, or development than under the alternatives analyzed in the FEIS. So, no additional or significantly different Public Services and Utilities impacts are expected to occur.

The proposed Land Use Element policies to plan for and prioritize capital improvements would provide additional mitigation measures for potential Public Services and Utilities impacts analyzed in the FEIS.

Therefore, the proposed action would not substantially change the analysis of Public Services and Utilities impacts in the Community Plan Updates FEIS, nor would it result in additional or significantly different impacts.

Environmental Health

The proposed land use designation change would not allow for any additional land uses, growth, or development than under the alternatives analyzed in the FEIS. So, no additional or significantly different Environmental Health impacts are expected to occur.

Therefore, the proposed action would not substantially change the analysis of Environmental Health impacts in the Community Plan Updates FEIS, nor would it result in additional or significantly different impacts.

Housing

The proposed land use designation change in Frederickson to Employment Corridor would not allow for any additional land uses, growth, or development than under the alternatives analyzed in the FEIS. The proposed action's housing impacts are generally consistent with those analyzed under Alternative 4 No Action, which assumed the area would remain in the Employment Centers designation which prohibits residential uses. Additionally, the Community Plan Updates Frederickson Towne Center approved on October 29, 2020 retained the prohibition on residential uses in the area.

Therefore, the proposed action would not substantially change the analysis of Housing impacts in the Community Plan Updates FEIS, nor would it result in additional or significantly different impacts.

Climate Change

The proposed land use designation change would not allow for any additional land uses, growth, or development than under the alternatives analyzed in the FEIS.

The proposed Land Use Element policies to plan for and prioritize capital improvements would provide additional mitigation measures for potential Climate Change impacts analyzed in the FEIS. Depending on the particular improvement, some capital improvements may also result in Climate Change impacts. However, not enough information about such improvements is known at this time to determine any probable Climate Change impacts. The FEIS covered general matters and analyzed the proposal based on its broad impacts, providing for subsequent narrower reviews that will conduct more detailed analyses as appropriate. Any future proposed capital improvements will be subject to project-level SEPA review to assess any applicable impacts.

Therefore, the proposed action would not substantially change the analysis of Climate Change impacts in the Community Plan Updates FEIS, nor would it result in additional or significantly different impacts.

If the document being revised is the subject of a pending appeal, or has been found inadequate on appeal, please describe: The Community Plan Updates FEIS is the subject of a pending appeal to the Growth Management Hearings Board under Case No. 21-3-0001. Pierce County and the appellant have agreed that, upon adoption of the proposed action, the appeal will be dismissed.

Circulation and Comment: This addendum is being sent to all recipients of the FEIS and interested parties. There is no comment period.

The document is available to be read at:

www.piercecountywa.gov/cpupdateEIS

Name of agency revising document: Pierce County Planning and Public Works Department

Responsible Official:

Melanie D. Halsan

Position/Title:

Assistant Director, Planning and Public Works

Address:

2401 South 35th Street, Suite 2, Tacoma, WA 98409

Staff Contact:

Erik Jaszewski, Associate Planner
erik.jaszewski@piercecountywa.gov | (253) 798-3752

Date of Issue:

June 2, 2021



for Melanie D. Halsan, Responsible Official

Pierce County Online Permit Information:

<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departementStatus?applPermitId=907424>

