



DETERMINATION OF SIGNIFICANCE (DS) AND REQUEST FOR COMMENTS ON SCOPE OF NON- PROJECT ENVIRONMENTAL IMPACT STATEMENT (EIS)

Proposal Name: Community Plan Updates and Centers and Corridors Draft EIS

Proponent and Lead Agency: Pierce County Planning and Public Works

Proposal Location: The community plan updates cover the central Urban Growth Area of Pierce County comprised of four community plan areas, including Parkland-Spanaway-Midland, Frederickson, Mid-County, and South Hill. The Centers and Corridors are located within the community plan areas along Pacific Avenue East (SR-7), Meridian Avenue East (SR-161), 176th Street East, 112th Street East, and Canyon Road East.

Description of Proposal: The Community Plan Update includes updates to the four community plans noted above with changes to plan text, policies, land use, and zoning. The proposal also includes the [Center and Corridors land use concept](#) which builds on existing community plan directions to designate six high-density pedestrian-oriented centers and connecting high-density commercial/residential and industrial corridors to provide for future growth. Also included are associated text and policy changes in the Comprehensive Plan for the designation of the Centers and Corridors. The update to the four community plans is being done at the same time to address common issues and provide the opportunity for Centers and Corridors, which connects the plan areas.

Environmental Determination: Pierce County Planning and Public Works, as the SEPA lead agency, will prepare a non-project EIS to analyze impacts and determine and disclose any significant adverse environmental impacts. A non-project EIS will be prepared under RCW 197-11-442 and RCW 42.21C.030 (2)(c). The Draft EIS will discuss impacts and alternatives in the level of detail appropriate to the scope and level of planning of this non-project proposal. [WAC 197-11-442 (2)]

Elements of Environment: Pierce County has identified the following elements for analysis in the EIS.

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| Housing | Public Services & Utilities | Land Use |
| Aesthetics | <ul style="list-style-type: none"> • Fire | Climate |
| Transportation | <ul style="list-style-type: none"> • Police | Energy |
| <ul style="list-style-type: none"> • Vehicular Traffic | <ul style="list-style-type: none"> • Schools | Air Quality |
| <ul style="list-style-type: none"> • Parking | <ul style="list-style-type: none"> • Parks | Noise |
| | <ul style="list-style-type: none"> • Water | |
| | <ul style="list-style-type: none"> • Sewer | |

Alternatives

The following Alternatives, including the proposal, have been preliminarily identified to be used in the EIS for analysis and comparison of impacts and mitigation measures.

Alternative 1 - Proposal: Community Plan Updates with Centers and Corridors. Proposed Action includes the updates to the text, policies, and map change requests for the Parkland-Spanaway-Midland, Frederickson, Mid-County, and South Hill Community Plans, as well as policies and land use designations for Centers and Corridors. Centers and Corridors, under this alternative, includes a Neighborhood Corridor Designation as a transition zone from Towne Centers and Urban Corridors to surrounding neighborhoods.

Alternative 2 – Community Plan Updates with Centers and Corridors Urban Corridor Alternative. Alternative 2 includes the same elements as Alternative 1 – Proposal, except the Urban Corridor designation is used for the corridors connecting the Centers and does not include the Neighborhood Corridor transition zone.

Alternative 3 – Community Plan Updates with Map Changes Alternative. Alternative 3 includes the community plan updates for Parkland-Spanaway-Midland, Frederickson, Mid-County, and South Hill communities and the proposed land use designation and zoning changes requested by the Land Use Advisory Commissions (LUACs) and/or property owners.

Alternative 4 – No Action Alternative. No Action – Maintain existing policies and land use designation in the four community plans.

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. Methods for presenting your comments are described below. **All comments are due no later than 4:30 pm, May 25, 2018** and may be submitted:

- Via e-mail to: Jeff Mann at jmann@co.pierce.wa.us
- In writing to: Community Plan Updates and Centers and Corridors Draft EIS, Pierce County Planning and Public Works, 2401 South 35th Street, Room 2, Tacoma, WA 98409
- Via the Scoping Notice Comment Page under the Community Plan Update website found at: <http://www.co.pierce.wa.us/4693/Community-Plan-Updates>

Date: May 4, 2018

SEPA Responsible Official: _____



(for) Dennis Hanberg
Director of Planning and Public Works