



STRATEGIC PLANNING GROUP – MEETING #2

Roosevelt Development Group & Roosevelt / Ravenna Communities

Monday, January 5, 2009

STRATEGIC PLANNING GROUP – MEETING #2

Roosevelt Development Group & Roosevelt / Ravenna Communities



Environmental Impact Statement (EIS) Discussion Agenda

- Why Is An EIS required for the RDG redevelopment?
- What is an EIS?
- When is an EIS required?
- What are the community benefits of an EIS?
- EIS public comment opportunities
- So what's next: Review project timeline
- Scoping: What it is, what it does and what it covers
- Questions

STRATEGIC PLANNING GROUP – MEETING #2

Roosevelt Development Group & Roosevelt / Ravenna Communities



Why is an EIS required for this redevelopment?

Development Options

A:

Only seek to redevelop one or two parcels of Mr. Sisley's properties

(No EIS required)

B:

Seek to plan for the redevelopment of Mr. Sisley's Roosevelt holdings

(EIS required)

STRATEGIC PLANNING GROUP – MEETING #2

Roosevelt Development Group & Roosevelt / Ravenna Communities



What is an EIS?

- An EIS is a state-sanctioned document that describes the impacts on the environment as a result of a proposed action. It also describes impacts of alternatives as well as plans to mitigate the impacts.
- The document must comply with: Washington State Environmental Policy Act (Chapter 43.21, Revised Code of Washington Chapter 197-11, Washington Administrative Code

STRATEGIC PLANNING GROUP – MEETING #2

Roosevelt Development Group & Roosevelt / Ravenna Communities



When is an EIS required?

An EIS is “triggered” when the “impacts” of a given project are deemed by the governing public entity (in this case the City of Seattle) to be “significant”.

What does “significant impact” mean?

Deeming a project to be “significant” means its impacts on its environment will need to consider any or all of the following:

- Earth
- Air
- Water
- Plants
- Animals
- Energy and natural resources
- Environmental health
- Noise
- Land and shoreline use
- Housing
- Aesthetics
- Light and glare
- Recreation
- Historical / cultural preservation
- Transportation
- Public services
- Utilities

STRATEGIC PLANNING GROUP – MEETING #2

Roosevelt Development Group & Roosevelt / Ravenna Communities



What are the community benefits of an EIS?

- Predictable, set process – no surprises
- Multiple opportunities for public comment and input
- Exhaustive study and evaluation of impacts and possible development scenarios
- Study of elements such as noise, traffic, utilities, light and shadow that are not otherwise studied in a typical rezone process

STRATEGIC PLANNING GROUP – MEETING #2

Roosevelt Development Group & Roosevelt / Ravenna Communities



EIS Public Comment Opportunities

**all dates are approximate and subject to change*

Scoping Hearing	March 2009
Design Review	Spring – Fall 2009
Draft EIS Hearing	July 2009
Final EIS	Fall 2009
Hearing Examiner Hearing	January 2010
City Council Land Use Committee meetings and Hearing	Spring 2010
Final City Council decision	Summer 2010

STRATEGIC PLANNING GROUP – MEETING #2

Roosevelt Development Group & Roosevelt / Ravenna Communities



SO WHAT'S NEXT?

STRATEGIC PLANNING GROUP – MEETING #2

Roosevelt Development Group & Roosevelt / Ravenna Communities



Scoping: What it is, what it does and what it covers

- What it is: A process that sets the “scope” for what the EIS will cover
- What it does: Establishes a “playbook” for the EIS process

ELEMENTS OF THE ENVIRONMENT¹

Earth – Earthquake Hazards.....	Reviewed
Air Quality (see Environmental Health section).....	Reviewed
Water.....	Not Reviewed
Plants and Animals	Not Reviewed
Energy	Reviewed
Natural Resources	Not Reviewed
Environmental Health—Noise.....	Reviewed
Environmental Health—Toxic/hazardous materials.....	Reviewed
Environmental Health—Risk of Explosion	Not Reviewed
Land Use.....	Reviewed
Business/Economic Impacts	Reviewed ²
Height/Bulk/Scale	Reviewed
Housing.....	Reviewed
Population and Employment.....	Reviewed ³
Historic and Cultural Preservation.....	Reviewed ⁴
Light and Glare (see Land Use section).....	Reviewed
Public View Protection	Reviewed
Transportation	Reviewed
Parking	Reviewed
Fire/Emergency Protection	Reviewed
Police Protection	Reviewed
Schools.....	Not Reviewed
Parks and Recreation.....	Reviewed
Water Supply	Reviewed
Stormwater Utilities.....	Reviewed
Sewer	Reviewed

**What it covers:
Example of the
"scope" of an
Environmental
Impact Statement**

¹ Other elements of the environment not shown in this list are excluded from the EIS scope. With regard to SMC 25.05.440 E 6 a, analysis of employment growth is included but the topics of public investment and taxation are excluded from the EIS scope.

^{2,3,4} The topics of business/economic, cultural preservation, population- and employment-related impacts are included as "additional analysis" topics per SMC 25.05.440 G. The adequacy of such analyses shall not be used to determine whether the EIS meets the requirements of SEPA.

STRATEGIC PLANNING GROUP – MEETING #2

Roosevelt Development Group & Roosevelt / Ravenna Communities



QUESTIONS?