

HAWK PROPERTY PLANNED ACTION ORDINANCE

Outline of Contents

The Draft Planned Action EIS for the Hawk Property Subarea Plan included a framework of a Planned Action Ordinance (PAO) in Appendix C. The City has begun to develop a more complete draft of the PAO for Planning Commission deliberation in November 2013. An annotated outline of the PAO appears below.

DRAFT SECTION	DESCRIPTION									
<i>Recitals</i>	The recitals would identify facts and procedures the City followed in developing the PAO.									
<i>Purpose</i>	The overall purposes would be identified such as to: streamline and expedite the land use permit review process, and ensure that environmental analysis, land use plans, development regulations, City codes and ordinances together with the mitigation measures in the Planned Action EIS mitigate environmental impacts.									
<i>Findings</i>	The findings would indicate the PAO meets the criteria in SEPA Rules.									
<i>Procedures and Criteria – Planned Action Evaluation</i>	<p>This section would establish thresholds for growth, land use, and transportation. This section also establishes criteria by which the City would review planned action applications.</p> <p>As directed by the Planning Commission in August 2013, the Preferred Alternative is a range of Draft EIS Alternatives 2 and 3. The growth thresholds assumed for the alternatives would appear in the Planned Action ordinance, similar to the following:</p> <table border="1"> <thead> <tr> <th>Feature</th> <th>Minimum Urban Village Proposal</th> <th>Maximum Urban Village Proposal</th> </tr> </thead> <tbody> <tr> <td>Residential Dwellings (units)</td> <td>1,000</td> <td>1,500</td> </tr> <tr> <td>Commercial Square Feet</td> <td>680,000</td> <td>850,000</td> </tr> </tbody> </table>	Feature	Minimum Urban Village Proposal	Maximum Urban Village Proposal	Residential Dwellings (units)	1,000	1,500	Commercial Square Feet	680,000	850,000
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Residential Dwellings (units)	1,000	1,500								
Commercial Square Feet	680,000	850,000								
<i>Monitoring and Review</i>	This section would establish a review process to monitor the progress of the Planned Action. Periodically the City would review the PAO for continuing relevance of the Planned Action assumptions and findings with respect to environmental conditions in the Planned Action Area, the impacts of development, and required mitigation measures.									
<i>Exhibit A</i>	This section would identify the boundary of the Planned Action Area, i.e. the Hawk Property Subarea.									
<i>Exhibit B</i>	This section would identify Planned Action EIS Mitigation Measures that apply to new development. These would be based on Draft EIS mitigation measures and public and agency input. For example, Air Quality mitigation measures identify the need to provide air quality control plans at the time of construction.									
<i>Exhibit C</i>	Public Agency Actions would be listed based on the Draft EIS. For example, the Police Services analysis indicates that the City could contract with the King County Sheriff's Office for the services of additional police officers commensurate with the level of development ultimately approved for the subarea.									
<i>Exhibit D</i>	This section is anticipated to include planning level transportation cost estimates.									
<i>Exhibit E</i>	This is anticipated to include Planned Action Draft EIS conceptual alternatives.									