

# SOUTH LOGAN

## TRANSIT-ORIENTED DEVELOPMENT PROJECT

**SEPA**, Washington's State Environmental Policy Act, requires agencies adopting plans or reviewing projects to consider their likely environmental impact. There are two basic types of environmental review tracks. One is for "projects," where the environmental review relates directly to proposals resulting in construction or land development. The other is "**non-project**" review, dealing with policy initiatives – like the South Logan TOD project – where the impacts may be more indirect. This focuses on what types and intensities of development may occur given the new policy direction, rather than on the specific impacts of any individual development proposal. The Revised Code of Washington (RCW) and Washington Administrative Code (WAC) provide statutory and rules guidance for environmental review (43.21C RCW and WAC 197-11).

After considering how the South Logan subarea plan may result in changes to land use policy, the City of Spokane believes it may have a significant effect on the environment. This will require the plan to go through an **environmental impact statement (EIS)** process, integrated with the plan's creation as a "**planned action.**"

### What is an EIS?

An EIS is intended to be a disclosure document, identifying, describing, and analyzing potential environmental effects. The EIS ensures state and local agencies consider the potential environmental impacts, as well as ways to mitigate those impacts, during their decision-making processes.

### What is a "planned action" EIS?

A planned action EIS analyzes the range of development the planning area could have, usually by assigning minimum and maximum levels of intensity based on the proposed development goals. The EIS then identifies mitigation measures applicable to any development occurring within those parameters. As long as proposed development falls within the range evaluated in the EIS, no additional environmental review would be necessary when the projects later apply for their land use permits. A planned action ordinance cements the EIS's thresholds and mitigation measures into policy, ensuring future development complies with the concepts and limitations presumed in the EIS.

### What is the EIS process?

An EIS process involves the following steps:

- **Scoping**, identifying the range of topics the EIS will address.
- **Existing conditions analysis**, studying today's context as appropriate to address the scope.
- **Alternatives analysis**, defining the ways project objectives can be achieved.
- **Draft EIS**, documenting the likely environmental impacts and identifying mitigation measures.
- **Public review**, gathering and responding to agency and public thoughts on the Draft EIS.
- **Final EIS**, responding to comments and amending the Draft EIS as appropriate
- **Record of decision**, confirming the adequacy of the Final EIS

## PUBLIC INVOLVEMENT

The **scoping** part of the process is the first opportunity for public involvement. The City will advertise for this meeting, and it will likely be held as part of an **early project workshop**. Once complete, the public can review and **comment on the Draft EIS**, offering ideas and information the decisionmakers should consider..

### CONNECT WITH US!



For more information, sign up for email updates, and share your ideas in a brief survey, **visit the project webpage:**

➔ [my.spokanecity.org/southlogantod](https://my.spokanecity.org/southlogantod)

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