

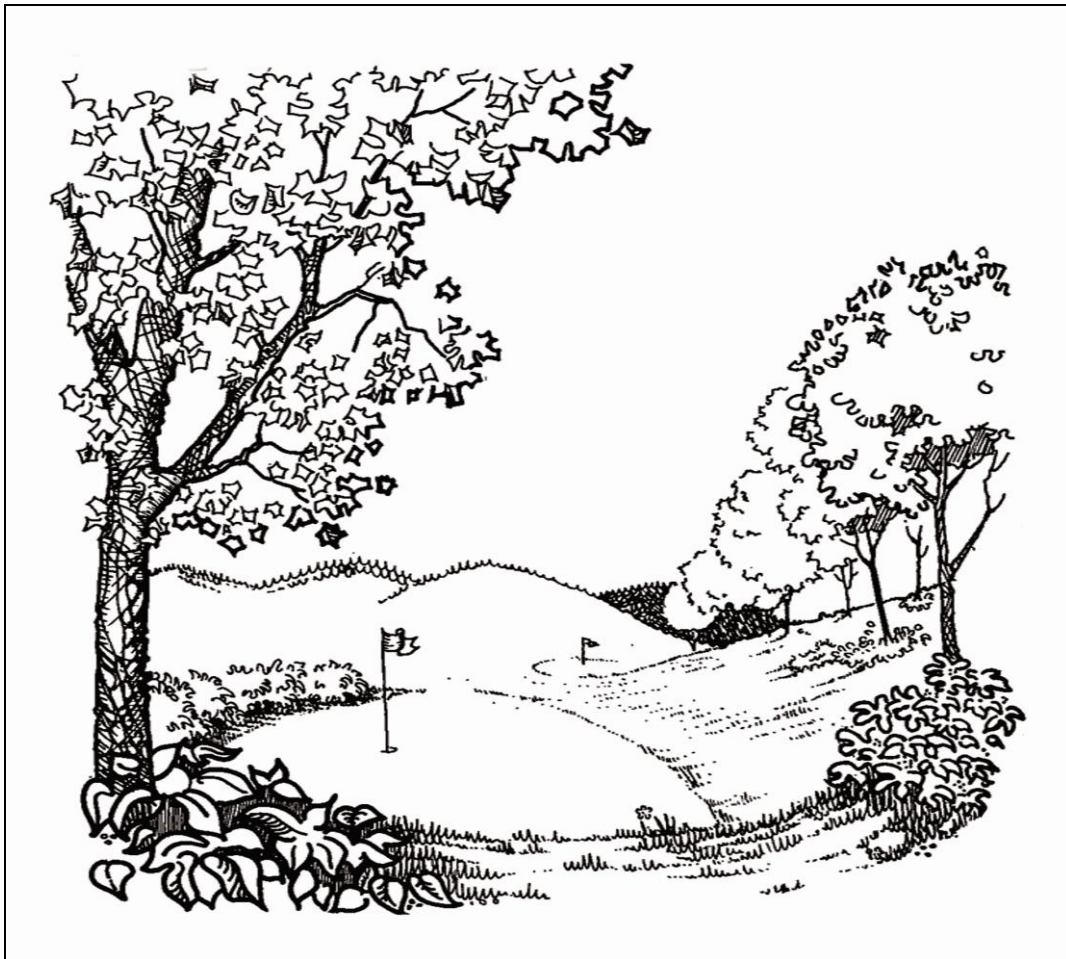


Tacoma

*Draft Supplemental
Environmental Impact
Statement*

to the
EIS for

***NORTHSHORE COUNTRY
CLUB ESTATES
A Residential Development***



May 4, 2009

***Draft Supplemental
Environmental Impact Statement***

to the

***NORTHSHORE COUNTRY
CLUB ESTATES***

***A Residential Development
Final EIS***

prepared for

The Point at Northshore

***SEPA Project File Number:
SEP2007-40000089066***

***Other Project File Numbers:
REZ2007-40000089068, PLT2007-40000089069, MLU2007-40000089065,
SIT2007-40000089067, WET2007-40000105876, WET2007-40000105839***

prepared for

***City of Tacoma
Public Works Department***

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**City of Tacoma
Public Works Department**

This Draft Supplemental Environmental Impact Statement (DSEIS) has been prepared in compliance with the State Environmental Policy Act of 1971 (Chapter 43.21C, Revised Code of Washington); the SEPA Rules, effective April 4, 1984, as amended (Chapter 197-11, Washington Administrative Code); and Tacoma's Environmental Code (Chapter 13.12, City of Tacoma Municipal Code), which implement SEPA. Preparation of this DSEIS is the responsibility of the City of Tacoma, Public Works Department which has determined that this document has been prepared in a responsible manner using appropriate methodology and has directed the areas of research and analysis that were undertaken in preparation of this document. This DSEIS is not an authorization for an action, nor does it constitute a decision or recommendation for an action. It will accompany the Proposed Action and will be considered in making final decisions concerning the proposal.

Date of Issuance of the DSEIS:May 4, 2009

Date Comments are Due Regarding this DSEIS: June 18, 2009

PREFACE

The purpose of this Draft Supplemental Environmental Impact Statement (DSEIS) is to identify and evaluate probable significant environmental impacts that could result from the *Proposed Action* and the alternatives and to identify measures to mitigate those impacts. As such, this DSEIS is a disclosure document. By its nature, this DSEIS does not authorize a specific action or alternative nor does it recommend for or against a particular course of action; rather, the DSEIS is one of several key documents that will be considered in the decision-making process for this project. A list of expected licenses, permits, and approvals is contained in the *Fact Sheet* to this DSEIS (pages *ii* and *iii*). The Final SEIS for this project will accompany the applications specifically associated with those permit processes and will be considered as the final environmental (State Environmental Policy Act “SEPA”) document relative to those applications.

This document supplements the Draft and Final Environmental Impact Statements for “Northshore Country Club Estates, A Residential Development” dated August 1979 and January 1981, respectively, by analyzing new information to address changes in conditions since 1981 and changes which could result from the *Proposed Action* and the *Proposed Action Alternative*. This document also supplements the analysis in the SEPA Addendums for Division 3 (November 1986 and December 1994).

The environmental elements that are analyzed in this DSEIS were determined as a result of the formal, public EIS scoping process, which occurred from December 2007 through January 2008. Comments received during the EIS scoping period were considered by the City of Tacoma, Department of Public Works in determining the issues and alternatives to be analyzed in the DSEIS. Six broad areas of environmental review are evaluated in this DSEIS; they include: *Land Use Compatibility and Aesthetics, Recreation, Transportation, Schools, Critical Areas, and Stormwater*.

The Table of Contents for this DSEIS is contained on page *v* of this ***Fact Sheet***. In general, this DSEIS is organized into four sections:

- ***Fact Sheet*** (immediately following this *Preface*) provides an overview of the *Proposed Action, Proposed Action Alternative*, and the *No Action Alternative*, identifies the SEPA responsible official and contact person, notes expected permits/approvals that will be required, provides information concerning the DSEIS public meeting and the availability of this DSEIS, and it contains the Table of Contents for this document (page *v*).
- ***Section I – Summary*** (beginning on pg. 1-1) is a more comprehensive summary of the *Proposed Action, Proposed Action Alternative*, and the *No Action Alternative* than provided in the *Fact Sheet*, together with a summary of significant environmental impacts, mitigation measures, and unavoidable adverse impacts.
- ***Section II - Project Description*** (beginning on pg. 2-1) provides further description of the *Proposed Action, Proposed Action Alternative*, and the *No Action Alternative*.
- ***Section III – Affected Environment, Impacts, Mitigation*** (beginning on pg. 3-1) contains an analysis of probable significant environmental impacts that could result from implementation of the *Proposed Action, Proposed Action Alternative*, or the *No Action Alternative* – in terms of each of the six environmental parameters noted above. This section also identifies possible mitigation measures and unavoidable adverse impacts.

FACT SHEET

Name of Proposal *The Point at Northshore*

Proponent Northshore Investors, LLC

Location *The Point at Northshore* is a proposed residential development located in northeast Tacoma at the current location of the approximately 116-acre North Shore Golf Course. The site is addressed as 4101 North Shore Boulevard NE and 1611 Browns Point Boulevard NE. The Assessor Parcel Numbers are 0321232700 and 0321236002.

Proposed Action The *Proposed Action* is for development of a total of 860 single-family residential units on the site (366 single-family detached homes and 494 attached, zero-lot line residential townhouses) along with necessary utilities and infrastructure. The development would be built in 4 phases, with implementation occurring over a 6-year period.

Included in the *Proposed Action* are several individual permit applications and requests for approval, including the following: Preliminary Plat Approval; Site Plan Approval; Rezone Modification; Variances and Reduction of Building Setbacks and Lot Size; Critical Areas Applications (Wetland/Stream Exemption and Wetland/Stream Assessment); and Associated SEPA Review.

Two alternatives to the *Proposed Action* are evaluated in this DSEIS – the *Proposed Action Alternative* and the *No Action Alternative*. The *Proposed Action Alternative* is similar to the *Proposed Action*, except that there would be fewer residential units constructed. Under this alternative, an open space transition area would be located between the proposed residential buildings and the existing developed areas. The proposed residential area would also be developed without all of the requested reductions of lot area, lot width, or setback standards, resulting in a lower overall density. The *No Action Alternative* only contemplates the currently existing North Shore Golf Course facility. Future market demand, financial considerations, and economic viability which may affect the operation of the golf course, are not considered and are not evaluated under the *No Action Alternative*.

SEPA Lead Agency City of Tacoma, Public Works Department

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**Date of Final
Action**

As part of the proposed development, the Proponent has submitted applications for a Rezone Modification, Preliminary Plat, Reductions to development standards, Variances to building setbacks, Site Plan approval, Wetland/Stream Assessment Permit, and a Wetland/Stream Exemption. The public hearing for these applications is subject to change, but is anticipated to occur in early November 2009. The Hearing Examiner's decision, following the public hearing, is final for all of these applications, except the Rezone Modification. A final decision by the City Council will be made on the Rezone Modification approximately 60 days after the public hearing. Development of subsequent buildings as part of the proposed project may require one or more permits as noted below.

**Draft
Supplemental
EIS**

This DSEIS provides additional information and analysis concerning the proposed development, but does not substantially change the analysis of significant impacts and alternatives that are described in the *Northshore Country Club Estates, A Residential Development EIS*. The *1979 Draft EIS* and *1981 Final EIS* for the *Northshore Country Club Estates, A Residential Development* are adopted for purposes of SEPA compliance, pursuant to WAC 197-11-630 and City of Tacoma's Environmental Code (Chapter 13.12, *Tacoma Municipal Code*).

**SEPA Permit File
Number**

Information concerning the proposed *The Point at Northshore* project is contained in the City of Tacoma Project File SEP2007-40000089066.

**Related File
Numbers**

REZ2007-40000089068, PLT2007-40000089069, MLU2007-40000089065, SIT2007-40000089067, WET2007-40000105876, WET2007-40000105839

Required Approvals and Certifications

The following permits and/or approvals could be required for various elements of the *Proposed Action*. Additional permits/approvals may be identified during the review process.

City of Tacoma

- Rezone Modification
- Preliminary Plat
- Final Plat
- Site Plan Approval
- Variances/Reductions (*TMC* 13.04.240 & 13.06.645)
- Wetland/Stream Exemption

- Wetland/Stream Assessment
- SEPA
- Street Dedication (will be shown on the Final Plat)
- Combination Permit (for construction of each single-family home)
- Building permits (for grading, excavation, erosion control)
- Electrical permits
- Sign permits
- Sidewalk/driveway permits
- Storm connection permits
- Sewer connection permits
- Work order
- Water permits for fire sprinklers (if required), fire lines, hydrants, etc.
- Paving permits
- Right-of-way permits for temporary work within the right-of-way (construction related)

Washington State Department of Ecology

- NPDES Permit

Authors and Principal Contributors to this DSEIS

The Point at Northshore DSEIS has been prepared with and under the direction of the City of Tacoma Public Works Department. Additional research and analysis were provided by the following consulting firms:

- **GordonDerr LLP** – lead consultant; project management; document compilation; analysis relative to all elements of the DSEIS; and

- **MAKERS Architecture & Urban Design** – view analysis.

Location of Background Data

**City of Tacoma
Public Works Department**
Building and Land Use Services Division
City of Tacoma, Public Works Department
747 Market Street, Room 345
Tacoma, WA 98402-3769

Date of Issuance of the DSEIS **May 4, 2009**

Type and Timing of Subsequent Environmental Review Following issuance of the DSEIS, there will be a 45-day comment period and a public meeting to comment on the DSEIS. After the comment period ends, the City will respond to the comments and revise the DSEIS as necessary to produce a Final SEIS (FSEIS). It is anticipated that the City will issue the FSEIS in August 2009.

Date DSEIS Comments are Due **June 18, 2009**

Time and Place of Public Meetings The DSEIS open house public meeting will be held on May 21, 2009 from 6:00 pm to 8:00 pm. The public meeting will take place in the Cafeteria/Commons at Meeker Middle School.

Date of Issuance of the Prior Draft EIS *Northshore Country Club Estates, A Residential Development DEIS*
August 29, 1979

Date of Issuance of the Prior Final EIS *Northshore Country Club Estates, A Residential Development FEIS*
January 27, 1981

Availability of this DSEIS Copies of this DSEIS (hardcopy or compact disc) have been distributed to agencies, organizations, and individuals noted on the Distribution List (*Appendix A* to this document).

Copies of this DSEIS are available for review at the following locations:

- **City of Tacoma Public Works Department**, Building and Land Use Services Division, which is located in Room 345 of Tacoma Municipal Building (747 Market Street), at the Permit Counter
- **Tacoma Public Library**, Kobetich Branch (212 Browns Point Boulevard NE)
- **Tacoma Public Library**, Main Branch (1102 Tacoma Avenue South)

This DSEIS is also available at no cost on CD from the Public Works Department and on the Public Works website. The Public Works Department is located on the 3rd floor of 747 Market Street, Room 345. The office is open 8 AM to 5 PM Monday through Friday.

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