



# User's Guide

## Environmental Impact Statement

### PSIC Subarea Plan

#### Why a Subarea Plan?

PSIC is recognized as an important industrial employment center and is designated by the Puget Sound Regional Council as one of eight Manufacturing and Industrial Centers (MIC) in the region. The distinct site conditions, land use, and potential for growth in PSIC make it a perfect fit for the subarea planning process.

Subarea plans allow the City to target specific areas and create plans that are suited to the area's distinct context and potential. In the case of PSIC, the industrial nature and amount of undeveloped land are important to economic development in the City and therefore warrant specific attention.

The PSIC Subarea Plan is intended to be an effective and easy to use document for guiding growth in PSIC. Outlined below is a breakdown of the Plan and a helpful guide on how to navigate the document.

#### Organization of the Draft Subarea Plan

##### **Section A Goals and Policies**

The extensive public outreach process, vision, goals, and strategies that have guided the development of the Subarea Plan are detailed in Section A. These elements have informed the planning process to create a solid foundation of what PSIC should look like in the future and the strategies necessary to achieve the long-term vision.

##### **Section B Implementation**

The Implementation piece of the Subarea Plan is critical to the short-term success of PSIC. It clearly identifies the immediate next steps to promote a quick start toward progress in PSIC. The Section contains a discussion of priority implementation measures and case studies that demonstrate the potential opportunities associated with green eco-industrial development.

##### **Section C Zoning and Development Standards**

The requirements for development in PSIC are concisely outlined in this section, which focuses on zoning, site development, and right-of-way standards. This section is intended to implement the goals, strategies, and vision for PSIC in a flexible manner that will not impede development and investment. Promotion of sustainable, compact industrial development is also a theme of this section.

##### **Section D Sustainable Design Guidelines and Development Incentives**

This section is **encouraged, but entirely optional**. The central theme of the PSIC Subarea Plan is to promote high quality, well-designed, sustainable industrial development. To achieve these goals, the City has provided suggested measures and commensurate incentives for developers.

##### **Section E Capital Facilities Plan**

Capital facilities are necessary to support future growth in PSIC. The CFP identifies projects needed, based on development assumptions, and a financing plan to build such facilities.

## Frequently Asked Questions

### 1. Which zone is my property in?

PSIC contains four different base zoning designations, as well as six Airport Compatibility Overlay zones. See Figure C-1 to identify which zone your property is located in.

### 2. What uses are permitted in my zone?

See Sections C.3.030 through C.3.050, for an explanation of permitted, conditionally permitted and prohibited uses in PSIC.

### 3. What are the required standards for development on my property?

See Table C-1 for information about minimum site development standards, including height and setback requirements.

See Chapter C.4, Development Standards, for site clearing and site development; building design standards; transportation, parking, circulation and pedestrian access; landscaping; signs; exterior lighting; noise and emissions; and low impact development standards that apply to all zones.

### 4. What are my requirements for installing public improvements?

See Chapter C.5 for right-of-way, intersection, sidewalk, off-street trail, and private driveway standards.

### 5. What is the purpose of the Sustainable Development Guidelines and Development Incentives?

Section D, the Sustainable Development Guidelines and Development Incentives, provides guidance and specific measures and examples of how to achieve the goals and policies of the Subarea Plan. **These guidelines and incentives are optional.** The optional financial incentives are commensurate with public benefits which are provided through sustainable development measures and are meant to encourage sustainable development to the greatest extent possible.

### 6. Are there sustainable development incentives?

Chapter D.5 describes financial and other incentives for meeting identified voluntary levels of sustainability.

This chapter provides detailed descriptions of three optional levels of sustainability achieved through identified measures:

1. Tier I (minimal incentives)
2. Tier II (increasing incentives)
3. PSIC Certified Evergreen (substantial incentives)