



720 Sixth Street South  
Suite 100  
Kirkland, WA 98033  
Ph: 425-284-5401  
Fax: 425-284-5402

# Memo

To:	Andy Ishizaki – Seattle Fleets and Facilities Department
From:	<b>Terry McCann – Blumen Consulting Group, Inc.</b>
Date:	<b>February 26, 2009</b>
Subject:	<b><i>Scope of Analysis for the NEC Regional Jail EIS</i></b>

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**Andy** – As part of the Determination of Significance, we identified what we felt would be probable significant environmental impacts associated with siting the NEC Regional Municipal Jail at any of the site alternatives. The list of environmental issues included the following:

Earth, Water Resources, Plants and Animals, Environmental Health, Energy, Noise, Land Use, Aesthetics, Light and Glare, Historical and Cultural Resources, Transportation and Parking, and Public Services (including Public Safety and Governmental Services).

That list was compiled based on preliminary information that we had at the time the notice was issued – in terms of the size of the building, staffing and the character of the area surrounding each site. The measure we used was whether the proposed project could result in a probable significant adverse environmental impact at any one of the site alternatives.

As a result of comments received during the EIS Scoping process, we have recommended in the EIS Scoping Summary that three additional environmental issues be evaluated in the EIS – **Air Quality**, **Population/Housing**, and **Economics/Property Values**. The following summarizes why we believe these three parameters should be part of the EIS.

- **Air Quality** – At the time we compiled the preliminary list of environmental elements to be included in the Determination of Significance, we felt that the proposed project would not result in probable significant air quality impacts. While we still believe that to be the case, based on comments received it is recommended that a qualitative air quality analysis be included in the EIS.
- **Population/Housing** – We did not specifically include *Population/Housing* as a key environmental parameter in the EIS because we felt that issues relating to population and housing could be effectively addressed in conjunction with the discussion of *Land Use*. However, since many people commented and asked that this parameter be included, we believe that such analysis should be provided.

Much of the analysis that that would comprise a *Population/Housing* section relates to analysis that would be provided in the *Land Use* and the *Economic/Property Value* (discussed below) sections. That consideration and in order to minimize redundancy, it is proposed that the *Population/Housing* section largely summarize information within these two other sections -- *Land Use* and the *Economic/Property Value*. Specific factors to be addressed with regard to *Population/Housing* include: Population -- resident population within a certain distance from each site, characteristics of the population, and change in population totals between the most-recent censuses; and Housing -- the number of dwelling units within a certain distance from each site, characteristics of the housing stock, and change in housing totals between the most-recent censuses.

- **Economics/Property Values** – This is not one of the environmental parameters that is specifically identified in WAC 197-11-444 – Elements of the Environment – for inclusion in an EIS. For this reason, we did not include it as part of the Determination of Significance. However, given the number of comments received requesting that economics and property values be studied, we have recommended that this analysis be included as part of the EIS. There is a SEPA provision that authorizes inclusion of additional analyses “that will assist in making decisions” (WAC 197-11-448(4)).

Comments were also received with regard to Utilities and the capacity to adequately serve the project. In light of this, one additional element that *may* be included is **Utilities** (Water and Sewer) -- if preliminary analysis<sup>1</sup> indicates that there could be an issue with regard to water and/or sewer capacity at any one of the sites. If, based on this preliminary analysis, it is determined that sufficient capacity exists at each site, then this environmental element – Utilities – would not be included.

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<sup>1</sup> Preliminary analysis to be performed by the architectural design team.