



Notice of Availability Draft Environmental Impact Statement (Draft EIS)

Tideflats Subarea Plan and Planned Action Environmental Impact Statement (EIS)

Proponent: City of Tacoma (City)

Project Name: Tacoma Tideflats Subarea Plan and Planned Action EIS

Funding: The Subarea Plan and EIS are jointly funded by the City of Tacoma, Port of Tacoma, and Puyallup Tribe of Indians.

Date of Issuance of this Draft EIS: April 9, 2024

SEPA Lead Agency: City of Tacoma, Planning and Development Services

Description of Proposal: The proposed project involves development of an innovative, area-wide Subarea Plan for Tacoma's Tideflats, which will become an optional element of the City's Comprehensive Plan. The Subarea Plan is expected to include elements related to land use, economic development, the environment, public facilities and services, and transportation. The Subarea Plan is being developed for consistency with the Growth Management Act, Shoreline Management Act, multicounty planning policies, countywide planning policies, and the City of Tacoma Comprehensive Plan. The Tideflats Subarea planning process is intended to create a shared long-term vision and more coordinated approach to development, environmental review, and strategic capital investments in the Tideflats. Completion of the Subarea Plan will support the ongoing eligibility for and prioritization of transportation funding in the regional manufacturing and industrial center.

Planned Action Environmental Review: A planned action environmental review involves detailed State Environmental Policy Act (SEPA) review and preparation of EIS documents in conjunction with sub-area plans, consistent with Revised Code of Washington (RCW) 43.21C.031, RCW 43.21C.440, and Washington Administrative Code (WAC) 197-11-164 through WAC 197-11-172. Completing a non-project EIS presents a cumulative impact analysis for the entire subarea, rather than piecemeal analysis of the environmental impacts and mitigation on a project-by-project basis. As a result, the environmental impacts and mitigation are comprehensively evaluated at the subarea-wide level. Such up-front analysis of impacts and mitigation measures then facilitates environmental review of subsequent individual development projects. The City would not make a threshold determination and may not require additional environmental review, for a future development proposal that is determined to be consistent with the planned action ordinance. This will provide certainty and predictability for both development proposals and the community, streamline the environmental review process within the subarea, and encourage the goals of SEPA and the State's Growth Management Act (Chapter 36.70A RCW). Community members, agencies, and tribes are encouraged to participate and provide comment during this planned action environmental review effort while the

evaluation is under preparation since it will guide future development proposals and future threshold determinations would be limited.

Location of the Proposal: The Plan area is based on the current Port of Tacoma Manufacturing Industrial Center (MIC) which is defined both in the Puget Sound Regional Council VISION 2050 as well as the City of Tacoma Comprehensive Plan. However, studies and recommendations from the Plan process will likely extend beyond this Plan area, including the lands immediately adjacent to the MIC and depending on the topic under review (air and water quality, traffic impacts, freight corridors, land use transitions, economic impacts and strategies, etc.).

Alternatives: This EIS analyzes four alternatives, including a No Action Alternative and three Action Alternatives. The alternatives include ideas to be analyzed that would lead to development of a Preferred Alternative. The three Action Alternatives are measured against the baseline assumptions in the No Action Alternative. The alternatives are described in more detail on the project webpage found at www.cityoftacoma.org/tideflatsplan.

Appeal and Noticing: Both the final threshold determination and final EIS may be appealed to the Hearing Examiner within 14 days of issuance, and before Council approval as per WAC 197-11-680 (3) (a) (iii).

Appeals on SEPA procedures shall be limited to review of a final threshold determination and final EIS. These appeals may occur prior to an agency's final decision on a proposed action. This notice of availability is provided in accordance with the Washington State SEPA of 1971, Chapter 43.21C of the RCW, and SEPA Guidelines, Effective 16 January 1976, Chapter 197-10, WAC.

Proposed Date of Implementation: Since this is a non-project EIS, there is no proposed specific date of implementation. The future of the City of Tacoma is currently directed by the City's existing Comprehensive Plan (City of Tacoma 2023) and the associated subarea plans and implementing regulations. The purpose of this Draft EIS is to inform and assist the public and City of Tacoma decision-makers in considering future growth, transportation improvements, and policy/code proposals appropriate within the subarea.

Availability of the Draft EIS and Background Materials: The Draft EIS is available online at the City of Tacoma webpage: www.cityoftacoma.org/tideflatsplan.

Printed copies of the Draft EIS will be available for review at:

747 Market Street
3rd Floor Permit Counter
Tacoma, WA 98402

For questions contact Stephen Atkinson, Principal Planner, at satkinson@cityoftacoma.org or 253.905.4146.

Comment Deadline: There is a 45-day comment period. All comments are due no later than 5:00 pm on May 23, 2024, Pacific Standard Time (PST).

Methods to Provide Comments:

Written comments may be submitted:

Online at www.cityoftacoma.org/tideflatsplan.

By mail to:

Attn: Stephen Atkinson, Principal Planner, Long Range Planning Division City of Tacoma,
City of Tacoma, Planning and Development Services
747 Market Street, Room 349
Tacoma, WA 98402

Virtual Draft EIS Public Meeting: A public meeting is scheduled at 6:00 pm PST, Thursday, April 25, 2024, on Zoom: <http://bit.ly/tideflatsdeismeeing>. The purpose of the meeting is to receive verbal comments on the Draft EIS from the public and interested parties. A court reporter will be in attendance to transcribe comments.

Project-related information can be reviewed on the project website at:
www.cityoftacoma.org/tideflatsplan.

Responsible Official: Peter Huffman

Position/Title: Director, Planning and Development Services Department

Signature: 

Issue Date: April 9, 2024

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