



City of Tacoma
Planning and Development Services

Notice of Availability: Draft Environmental Impact Statement, LRP22-0003

February 5, 2024

Proponent and SEPA Lead Agency

City of Tacoma
Planning and Development Services Department
747 Market Street, Room 345
Tacoma, WA 98407

Project Name: Home In Tacoma Phase 2 (HIT 2)

Description of the Proposal

The City of Tacoma is proposing to adopt new zoning designations, development standards, and other actions, together referred to as Home In Tacoma Phase 2 (the Proposal), to increase housing supply, affordability, and choice for current and future residents and ensure that housing development supports multiple goals. The Proposal is intended to implement the policy direction adopted in Phase 1 (Ordinance No. 28793, December 2021) along with applicable state law.

Location of the Proposal

Home In Tacoma Phase 2 will primarily affect areas that are designated as Low-scale and Mid-scale Residential on the City's Future Land Use Map, as well as other areas dispersed throughout the City of Tacoma.

Alternatives

The Draft EIS evaluates three alternatives:

- Baseline Alternative (the No Action Alternative)
- Lower Zoning Alternative
- Higher Zoning Alternative

The action alternatives are defined primarily based on the number of new housing units likely to be developed under new zoning designations, over an approximately 30-year horizon (out to 2050) but also provide a comparison of allowed density (number of dwellings allowed based on lot area), allowed housing types and building scale (height, building width, Floor Area Ratio and similar), and the potential bonus density and scale available in exchange for affordable housing and other public benefits.

Appeal and Noticing

This notice of availability is provided in accordance with the Washington State Environmental Policy Act (SEPA) of 1971, Chapter 43.21C of the Revised Code of Washington (RCW) as revised 1983, and SEPA

The City of Tacoma does not discriminate on the basis of disability in any of its programs, activities, or services. To request this information in an alternative format or to request a reasonable accommodation, please contact the Planning and Development Services Department at (253) 251-2051 (voice) or mcrabtree@cityoftacoma.org (email). For TTY, dial 711 to connect to Washington Relay Services.

¿Necesitas información en español? Cần thông tin bằng tiếng Việt? 한국어로 정보가 필요하십니까? ត្រូវការព័ត៌មានជាភាសាខ្មែរ?
Нужна информация на русском? Потрібна інформація українською мовою?

Guidelines, Effective 16 January 1976 as revised 4 April 1984, Chapter 197-10, Washington Administrative Code (WAC).

Appeal provisions will be contained and published in the final EIS.

Proposed Date of Implementation

The Home In Tacoma Phase 2 proposals will be implemented upon adoption by the City Council. Council action is tentatively scheduled to begin in May 2024.

Date of Issuance of this Draft EIS: February 5, 2024

Public Hearing: Planning Commission meeting, March 6, 2024, 5:30 pm, Council Chambers, 747 Market Street

Availability of the Draft EIS, draft zoning and standards package, and background materials

The Draft EIS is available in electronic format on the City of Tacoma's website, cityoftacoma.org/homeintacoma. Paper copies are available for review at the City of Tacoma Customer Service Center at 747 Market Street, 2nd floor lobby, Tacoma WA 98402.

Draft EIS Comments

The public comment period on the Draft EIS will end at 5:00 pm on March 8, 2024. Comments on the Draft EIS must be submitted to the City of Tacoma, in writing, by 5:00 pm on March 8, 2024. The public is encouraged to submit comments along with a name and email or mailing address through one of the following options:

- Email: homeintacoma@cityoftacoma.org
- Online Comment Portal: www.cityoftacoma.org/homeintacoma
- Mail: 747 Market Street, Room 345, Tacoma WA 98402
- Hardcopy letter or comment form at the Draft EIS open houses
- For more information contact Elliott Barnett, Senior Planner, at 253-312-4909

Public open houses

- Tuesday, February 20, 6-7:30 pm on Zoom
- Thursday, February 22, 6-7:30 pm at Bates Technical College South Campus, 2201 S. 78th St
- Wednesday, February 28, 6-7:30 pm at University of Puget Sound Upper Marshall Hall, 1500 N. Warner St.
- Saturday, March 2, 2-4pm at Eastside Community Center Social Hall, 1721 E. 56th St.