



# Determination of Significance Notice of Environmental Impact Statement (EIS)

*STATE ENVIRONMENTAL POLICY ACT*  
DETERMINATION OF SIGNIFICANCE AND  
REQUEST FOR COMMENTS ON SCOPE OF ENVIRONMENTAL IMPACT STATEMENT  
SEPA File Number: LRP22-0003

**Lead agency:** City of Tacoma

**Date of issuance:** January 3, 2023

**Agency Contact:** Elliott Barnett, City of Tacoma – Long Range Planning, [ebarnett@cityoftacoma.org](mailto:ebarnett@cityoftacoma.org)

**Purpose of Notice:** The purpose of this notice is to invite comments on the scope of an Environmental Impact Statement to be prepared for the **Home in Tacoma Project, Phase 2 – Implementation (Home in Tacoma – Phase 2)**.

**Description of Proposal:** Home in Tacoma – Phase 2 is a proposal to implement the changes to Tacoma’s housing growth strategy, policies and programs to increase housing supply, affordability, and choice for current and future residents that were adopted by the City Council in December 2021 (Home in Tacoma – Phase 1, Ordinance No. 28793). Home in Tacoma – Phase 2 will include updates to the City’s residential zoning and development standards to allow diverse housing types in Tacoma’s residential areas, along with actions to support housing growth and to promote affordability.

**Location of Proposal:** Home in Tacoma – Phase 2 will primarily affect all low-scale and mid-scale residential and surrounding areas within the City of Tacoma, as well as other residentially zoned areas.

**EIS Required:** The City of Tacoma has determined that this proposal has the potential to result in significant adverse impacts on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c) and will be prepared. The lead agency has identified the following areas for discussion in the EIS:

- Air Quality and Climate
- Water Resources
- Housing
- Environmental Justice, Equity, and Displacement
- Aesthetics (Design and Scale)
- Parks, Open Space, and Recreation
- Historic and Archaeological Resources
- Transportation
- Plants and Animals
- Public Services and Utilities

**Alternatives:** Alternatives for the Plan update will be determined through the scoping process according to WAC 197-11-440(5)(b). Reasonable alternatives shall include actions that could feasibly attain or approximate the proposal’s objectives at a lower environmental cost or decreased level of environmental degradation. A No Action Alternative will also be evaluated. Materials related to the environmental review for Home in Tacoma – Phase 2 will be posted at: [www.cityoftacoma.org/homeintacoma](http://www.cityoftacoma.org/homeintacoma) as they are available.



**Scoping:** Agencies, tribes, members of the public, and others are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required.

**Comments:** These may be submitted as follows:

1. Email comments to: [homeintacoma@cityoftacoma.org](mailto:homeintacoma@cityoftacoma.org)
2. US Mail comments to:

City of Tacoma  
Planning and Development Services Department  
747 Market Street, Room 345  
Tacoma, WA 98402

**Comment Deadline:** The deadline for providing comments is February 10, 2023.

**Responsible Official:** Peter Huffman

**Position/Title:** Director, Planning and Development Services Department

Signature:  \_\_\_\_\_

SEPA Officer Signature:  \_\_\_\_\_

Issue Date: 1/3/2023

