

III.

**Determination of
Environmental Nonsignificance
and Environmental Checklist**



Preliminary Determination of Environmental Nonsignificance

City of Tacoma Comprehensive Plan and Land Use Regulatory Code Proposed Amendments for 2015

SEPA File Number: SEP2015- 40000251556

TO: All Departments and Agencies with Jurisdiction

SUBJECT: Preliminary Determination of Environmental Nonsignificance

In accordance with WAC 197-11-340, a copy of the Preliminary Determination of Environmental Nonsignificance for the project described below is transmitted:

Applicant: City of Tacoma – Planning and Development Services Department

Proposal:

The Proposed Amendments to the Comprehensive Plan and Land Use Regulatory Code for 2015 (or “2015 Annual Amendment”) are categorized in the following five subjects:

1. Comprehensive Plan Update
2. Mixed-Use Centers Review
3. Affordable Housing Regulations
4. Code Cleanup
5. Narrowmoor Addition Conservation District

The complete text of the proposed amendments and the associated staff analysis reports are available for review at the Planning and Development Services Department at the below address and posted on the Planning Division’s website at www.cityoftacoma.org/planning (under the link “2015 Annual Amendment”).

Location: City of Tacoma

Lead Agency: City of Tacoma

City Contact: Molly Harris
Planning and Development Services Department
747 Market Street, Room 345
Tacoma, WA 98402-3701
(253) 591-5383

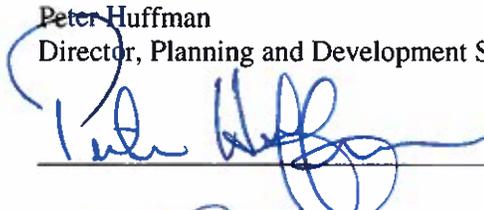
The lead agency for this proposal has made a preliminary determination that this project does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after review of an environmental checklist and other information on file with the lead agency. This information is available to the public upon request. This Preliminary Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2). **Comments must be submitted by 5:00 p.m. on August 28, 2015.** The Responsible Official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. **Unless modified by the City, this determination will become final on September 4, 2015.** There is no administrative appeal for this determination. Appeals must be

filed in conjunction with appeals of the adopted amendments to the Growth Management Hearings Board; appeals shall be taken in accordance with procedures and limitations set forth in RCW 43.21C.075 and WAC 242-02. In addition to Growth Management Hearings Board requirements, a copy of the appeal shall be filed with the Planning and Development Services Department, 747 Market Street, Room 345, Tacoma, Washington 98402.

The Puyallup Tribe is notified that this initiates the consultation process.

Responsible Official: Peter Huffman
Position/Title: Director, Planning and Development Services Department

Signature:



SEPA Officer Signature:



Issue Date: July 29, 2015
Comment Deadline: August 28, 2015, 5:00 p.m.

NOTE: The issuance of this Preliminary Determination of Nonsignificance does not constitute project approval. Future project applicants must comply with all other applicable requirements of the City of Tacoma and other agencies with jurisdiction prior to receiving development permits.

c: via U.S. Mail:

Tacoma Public School District #10, Steve Murikami, 3223 South Union Ave., Tacoma, WA 98409
Nature and Environment Advisory Council, Terry Larson, 808 North Ainsworth Ave., Tacoma, WA 98403
Puyallup Tribe of Indians, Bill Sullivan, Natural Resources Director, 3009 E. Portland Ave., Tacoma, WA 98404
Puyallup Tribe of Indians, David Duenas, Building Official, 3009 E. Portland Ave., Tacoma, WA 98404
Puyallup Tribe of Indians, Brandon Reynon, Tribal Historian, 3009 E. Portland Ave., Tacoma, WA 98404
Puyallup Tribe of Indians, Jeffrey Thomas, TFW Program Director, 3009 E. Portland Ave., Tacoma, WA 98404
Puyallup Tribe of Indians, Peter Mill, Planning Director, 3009 E. Portland Ave., Tacoma, WA 98404
Puyallup Tribe of Indians, Lisa A. Brautigam, Environmental Attorney, 3009 E. Portland Ave., Tacoma, WA 98404
Puyallup Tribe of Indians, Russ Ladley, Tribal Attorney, 3009 E. Portland Ave., Tacoma, WA 98404
Puyallup Tribe of Indians, Shawn Villegas, 3009 E. Portland Ave., Tacoma, WA 98404
Puyallup Tribe of Indians, Andrew Stroebel, Land Use Manager, 3009 E. Portland Ave., Tacoma, WA 98404

c: via E-mail:

Tacoma Planning and Development Services Department, Shirley Schultz, Shirley.schultz@cityoftacoma.org
Tacoma Planning and Development Services Department, Reuben McKnight, reuben.mcknight@cityoftacoma.org
Tacoma Pierce County Health Department, SEPA Review Team, sepa@tpchd.org
Port of Tacoma, Jason Jordan, jjordan@portoftacoma.com
Metro Parks, Doug Fraser, dougf@tacomaparks.com
Puget Sound Clean Air Agency, Steve Van Slyke, stevev@psccleanair.org
Department of Ecology, sepaunit@ecy.wa.gov
Department of Natural Resources, SEPA Center, PO Box 47015, Olympia, WA 98504-7015, sepacenter@dnr.wa.gov
Department of Transportation, Olympia Region Development Services Team, OR-SEPA-REVIEW@wsdot.wa.gov

File: Planning and Development Services

SEPA ENVIRONMENTAL CHECKLIST

SEPA File Number: SEP2015- 4000251556

A. BACKGROUND

1. Name of proposed project, if applicable:

City of Tacoma *Comprehensive Plan* and Land Use Regulatory Code – Proposed Amendments for 2015 (“2015 Annual Amendment”).

2. Proponent/applicant:

City of Tacoma
Planning and Development Services Department
747 Market Street, Room 345
Tacoma, WA 98402-3701

3. Contact:

Molly Harris
Planning and Development Services Department
747 Market Street, Room 345
Tacoma, WA 98402-3701
Phone: (253) 591-5383
E-mail: lwung@cityoftacoma.org

4. Date checklist prepared: July 23, 2015

5. Agency requesting checklist:

City of Tacoma, Planning and Development Services Department

6. Proposed timing or schedule (including phasing, if applicable):

The schedule (critical dates) for the 2015 Annual Amendment is as follows:

Aug. 2014-July 2015:	Analysis of the proposed amendments
July-August 2015:	Public review of the proposed amendments
August 19, 2015:	Planning Commission public hearing
October 7, 2015:	Planning Commission makes recommendations to the City Council
October 2015:	City Council review of the Commission’s recommendations
October 27, 2015:	City Council study session and public hearing
November 3 & 10, 2015:	City Council considers adoption of the proposed amendments
December 1, 2015:	Effective date of adopted amendments

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The *Comprehensive Plan* and implementing development regulations are amended on an annual basis consistent with the State Growth Management Act. The proposed changes to text, map and policies of the *Comprehensive Plan* will apply to future land use and development. Proposed changes to the Land Use Regulatory Code and the Official Zoning Map will provide the basis to evaluate and regulate future development proposals.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

SEPA analyses have been prepared for amendments to the *Comprehensive Plan* and Land Use Regulatory Code on an annual basis since 1994. Listed below are those for the last three years, with the rest on file and available for review upon request:

- SEP2014-40000218532 Adoption of 2014 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code
- SEP2013-40000195799 Adoption of 2013 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code
- SEP2012-40000176242 Adoption of 2012 Annual Amendment to the *Comprehensive Plan* and Land Use Regulatory Code

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

There are no known applications; however, future development applications would be subject to the approved amendments to the *Comprehensive Plan* and the Land Use Regulatory Code.

10. List any government approvals or permits that will be needed for your proposal, if known.

The proposed amendments to the *Comprehensive Plan* and the Land Use Regulatory Code will be adopted by the City Council by ordinance, i.e. through the legislative process. Future development applications will be subject to the amended Plan, regulations, and zoning classifications and be approved through issuance of various permits and approvals as required.

- *Tacoma City Council adoption*
- *Verification of GMA compliance by WA Department of Commerce*
- *Certification by Puget Sound Regional Council*

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site.

The 2015 Annual Amendment is categorized in the following five subjects:

1. *Comprehensive Plan Update*
2. *Mixed-Use Centers Review*
3. *Affordable Housing Regulations*
4. *Code Cleanup*
5. *Narrowmoor Addition Conservation District*

The complete text of the proposed amendments and the associated staff analysis reports are available for review at the Planning and Development Services Department and posted on the Planning Division's website at www.cityoftacoma.org/planning (and linked to "2015 Annual Amendment"). A summary packet of the amendments is available at all branches of the Tacoma Public Library. The following are descriptions of the five subjects.

Comprehensive Plan Update

The proposed action is the 2015 update of the City of Tacoma GMA Comprehensive Plan in accordance with the requirements of the Growth Management Act (GMA). In general, the proposed update is intended to revise and refine the current GMA Comprehensive Plan policy direction to reflect changed conditions and evolving city policy since prior plan adoption. The City's

Comprehensive Plan has been reviewed and amended on an annual basis to allow for review of citizen requests for amendments and to address changed requirements or conditions. On a schedule established by the GMA, the City has also conducted major updates that extend the planning horizon, update growth targets and reflect updated state and regional guidance and changed local conditions. This 2015 update is considered a major update to the Comprehensive Plan and includes:

- **Updated growth targets.** Extension of the City's GMA planning horizon to 2040 and adoption of new growth targets consistent with Vision 2040 and the Pierce County Countywide Planning Policies.
- **Policy and text amendments.** Revisions associated with changes to state and regional guidance; reflect evolving city policy; rewrite and editorial changes to policies in increase readability, clarify direction and remove redundancies; remove outdated information and add new or updated information since adoption of the current Comprehensive Plan.
- **Future Land Use Map amendments.** Amendments to reflect updated land use designations and other changes to the adopted Future Land Use Land Use Map.

The Comprehensive Plan provides a policy framework that is designed to minimize environmental impacts to the natural and built environment that could result from future growth and development. For example, the Environment Element and Shoreline Master Program are focused on protection of the natural environment. Urban Form and Design and Development elements promote the quality and character of community character and promote land use compatibility, among other goals. An overview of the focus of each element of the Comprehensive Plan is shown in Tables 1 and 2, below. Table 1 summarizes the focus for each element of the Comprehensive Plan. Table 2 summarizes the implementing programs contained in Volume II. Note that the proposed action does not include any changes to the programs in Volume II.

Table 1. Draft Comprehensive Plan, Volume I

ELEMENT	ELEMENT FOCUS
Urban Form	Equitable system of compact mixed-use and commercial centers; major corridors as vibrant urban places and key transportation connections; enhanced public realm; integrate nature into the city and link people, places and wildlife; description of overall development pattern and area character to inform and guide future investments and development.
Design + Development	Building and site design that promotes human and environmental health and safety and responds to local context; strong links between building and site design, streets and the public realm; historic and cultural resource and scenic view preservation; integration of nature into the built environment; energy and resource efficient neighborhoods and buildings.
Environment	Planning, management and preservation of watershed functions, trees and forests, open space lands and habitat corridors, and natural resources including wetlands, streams, lakes, floodplains, fish and wildlife habitats, groundwater and geologic hazards; net gain in air and water quality, habitat functions and values, and tree canopy coverage; awareness of the urban forest and habitat lands, the benefits of the urban ecosystem; greenhouse gas emissions and anticipated impacts from climate change; coordination to promote preservation and restoration of Tacoma's valuable environmental assets.
Housing	Housing diversity, equitable access to housing, housing stock that is safe and healthy, affordable housing and resource efficient and high performance housing.
Economic Development	Access to a diversity of economic opportunities; positive business climate; build upon employment in Downtown, manufacturing/industrial centers and mixed-use centers; leverage industrial strengths and assets

ELEMENT	ELEMENT FOCUS
Transportation	See description of the Transportation Master Plan in Table 2.
Parks + Recreation	Safe and equitable access to high quality parks and recreational facilities, contribute to the health of all Tacomans, partnerships to enhance the quality of services, long-term maintenance of facilities, facilities consistent with community needs, a complete park system that serves diverse needs, special area and specific facilities consistent with adopted master plans.
Public Facilities + Services	Public facilities and services needed to support current and future development, annexation areas, essential public facilities, prioritization criteria, economic development, facilities management, inventory of facilities, planned capital projects, financing strategies
Container Port	Long-term function and viability of the Port of Tacoma maritime industrial activities and services, compatible transition between maritime industrial area and surrounding development, essential capital facilities and an efficient multi-modal movement of goods. The proposed action does not include any changes to existing goals and policies in this element.
Engagement, Administration + Implementation	Inclusionary and equitable community engagement, working in partnership with individuals and organizations, commitment to transparency and accountability. Steps in implementation of the Comprehensive Plan, working in coordination within the city and with external partners, and maintaining/amending the Comprehensive Plan in order to make sure it stays useful and relevant.
Downtown	Supporting a balanced, health economy, achieving vitality downtown, sustainable city, city of the arts, urban design, downtown circulation and policies for each downtown district. The proposed action does not include any changes to existing goals and policies in this element.

Table 2. Draft Comprehensive Plan, Volume II

PROGRAM	PROGRAM FOCUS
Shoreline Master Program	Includes goals, policies and development regulations for all shoreline areas including Commencement Bay and its waterways, the Tacoma Narrows, and Wapato Lake.
Capital Facilities Program	Implements the Comprehensive Plan Capital Facilities Element, documents priorities for the capital improvements the City intends to build in the next six years and plans for how to pay for these improvements. Functions as a budgeting tool, providing guidance for appropriations that are made through adoption of the budget.
Transportation Master Plan	Partnerships to serve all users of the regional transportation system; safe and healthy connections to places where people work, live and play; mobility options, accessibility, equity and economic vitality; fiscal, environmental and social sustainability; transportation demand management strategies; reinforce the land use vision and <i>VISION 2040</i> ; implementation actions and a detailed project list.
Downtown Regional Growth Center Subarea Plans	Smaller area plans to help implement the vision for the Downtown Regional Growth Center. Includes to North Downtown Subarea, South Downtown Subarea and Hilltop Subarea. Each subarea plan focuses on issues and opportunities at a scale that is responsive to the subarea's specific needs.
Historic Preservation Plan	Defines the City of Tacoma's preservation goals, policies and actions for preservation and neighborhood conservation. Provides a framework for organizations engaged in community based initiatives with interests in protecting and experiencing cultural resource

Mixed-Use Centers Review

This is a study and does not include any proposed amendments to the Comprehensive Plan. The report reviews the performance of the City of Tacoma's existing mixed-use centers (MUC) and is a supporting document to the draft Comprehensive Plan. The MUC are at the heart of the Comprehensive Plan's growth and development strategy. They are intended to accommodate a significant share of Tacoma's future population and employment growth and be areas that provide a range of housing choices, employment opportunities, transit-oriented development, pedestrian and bicycle facilities and a mix of shops, services, and public spaces.

In order to thoroughly review the existing conditions and future development opportunities for the City's MUCs, and make recommendations for future improvement, the report includes the following elements:

- An overview of the MUCs included in the study, as well as the Comprehensive Plan criteria used to evaluate the centers.
- Profiles of the existing conditions of each center as well as implementation opportunities;
- Differentiation of the centers by form and function rather than service area;
- Analysis of the centers, including an economic feasibility of likely future development;
- Recommendations for potential future policy revisions or implementation actions.

Affordable Housing Regulations

The intent of this proposal is to promote housing affordability and choice throughout the neighborhoods of the City through a range of affordable housing incentive and residential infill proposals. The proposals also support a broad range of related policy objectives, including economic development, infill, quality urban design, sustainability, transportation choices, efficient use of infrastructure and sustainability. This package of policy initiatives is the third and final phase of planning-related recommendations made by the City Council-appointed Affordable Housing Policy Advisory Group (AHPAG). These policy tools function as part of a portfolio of City strategies to promote affordability, which also includes a range of subsidized housing, housing maintenance and rehabilitation, economic development and other strategies.

The current proposals fit generally into two categories: 1. Residential infill/affordable building proposals which seek to promote affordability by allowing a broader range of housing types and higher densities, and by promoting housing development generally. 2. Proposals to incentivize the inclusion of affordable housing in developments through offering height, density or other bonuses, and to require the inclusion of affordable units in association with residential upzones.

The Affordable Housing Incentives/Upzones proposals seek to promote the development of housing affordable to households earning moderately low incomes between 50 to 80 percent of Area Median Income by providing development regulations and incentives that make the voluntary inclusion of such units cost-effective or profitable for developers. They are for the most part voluntary, with the exception of proposals to require affordable housing with approval of residential upzone requests. Infill housing strategies do not necessarily result in affordable housing, though they may do so by virtue of lower land and infrastructure costs and smaller housing unit size. They do, however, increase the diversity of housing choice in each neighborhood, and also support a range of other policy objectives.

Code Cleanup

This proposal would amend various sections of the Land Use Regulatory Code to address inconsistencies, correct minor errors, provide additional clarity, and improve administrative efficiency.

Key Proposed Changes:

- **Low Impact Development** – Revise terminology and references throughout the code in order to comply with the NPDES Phase I Municipal Stormwater Permit (NPDES Permit) and remove barriers to Low Impact Development. Revisions will ensure consistency with

changes to terminology and updates to definitions and Best Management Practices associated with the NPDES Permit.

- **Hospital/Medical Zone** – Remove all references to the HM Hospital/Medical zoning district. There are no longer any properties with this zoning classification within the City.
- **Development Standards for Parking Garages** – Add provisions to the development standards associated with parking garages to further support pedestrian activity and urban vibrancy along designated pedestrian and core pedestrian streets.
- **Apartment Complex Signs in R-Districts** – Add provisions to allow ground signs for residential developments of four or more dwelling units.
- **Conditional Use Permits** – Establish a three year “sunset clause” for discontinued conditional uses. Presently, the code language allows for the reestablishment of conditionally-permitted uses after long periods of vacancy, which does not provide adequate opportunities for community input and may often cause impacts that were not addressed when the use was originally permitted. Also, include a provision that describes the master plan process for conditional uses.
- **Variances to Building Height** – Include variances to building height as a possible type of variance to development regulations (bulk, area).

Narrowmoor Addition Conservation District

The proposal would amend Tacoma Municipal Code (TMC), Chapter 13.07 – Landmarks and Historic Special Review Districts, to create a new, “standalone” conservation overlay zone to be called the “Narrowmoor Addition Conservation District.” The new zone would designate a 129 acre portion of the “West Slope Neighborhood,” including portions of Narrowmoor Addition #1 – 4, as a conservation special review district overlay zone (A private application by the West Slope Neighborhood Coalition).

Under this proposal, new requirements for design review by the Landmarks Preservation Commission would be introduced for projects involving properties within the conservation district, including:

- New construction;
- Additions to the footprints of existing houses within the district; and,
- Demolitions of existing houses within the district, where greater than 50% of the roof area or exterior walls is removed, or the primary elevation is affected.

Additionally, new lot development standards would be added, including:

- New parcels would be required to be at least 60’ wide;
- New parcels would be required to be “through-lots,” meaning that, where the parent lot fronted streets on its east and west property lines, the new parcel would be required to do the same; and,
- The cumulative footprint of the primary structure, garage and accessory buildings would be limited to 25% of the lot size.

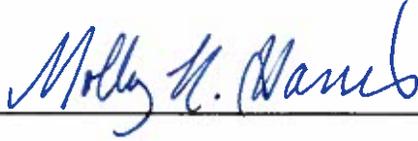
To guide the Landmarks Commission, property owners and City staff in the implementation of these requirements, a set of draft design guidelines will be adopted by the Landmarks Commission should the district be adopted by City Council.

12. Location of the Proposal: (Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any. If a proposal would occur over a range of area, provide the range or boundaries of the site(s).)

The proposed Comprehensive Plan Update, Mixed-Use Centers Review and Affordable Housing Regulations would apply to the entire City of Tacoma. The Code Cleanup amendments will also apply to various zoning districts and areas within the City of Tacoma incorporated area. The Narrowmoor Addition Conservation District zone is located in the City of Tacoma, in a 129 acre portion of the "West Slope Neighborhood," including portions of Narrowmoor Addition #1 – 4.

C. SIGNATURE

**The above answers are true and complete to the best of my knowledge.
I understand that the lead agency is relying on them to make its decision.**

Signature: 

Name of signee: Molly Harris
Position and Agency/Organization: Senior Planner, City of Tacoma

Date Submitted: July 29, 2015

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal that would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Comprehensive Plan Update

As a non-project action, the proposal would not directly impact water, air quality, noise or release of hazardous substances. However, project-level development envisioned by the plan could result in such impacts. Future project specific development proposals within the City that may result these impacts would be reviewed consistent with the applicable provisions of the Tacoma Municipal Code and City of Tacoma SEPA procedures.

Mixed-Use Centers Review

Similar to the Comprehensive Plan Update, the Mixed Use Centers Review is a non-project action and would not directly impact water, air quality, noise or release of hazardous substances. Specific recommendations from the review will undergo further scrutiny as policy updates are considered for adoption into the Comprehensive Plan. Future changes to the Comprehensive Plan resulting from this report would be subject to further review per the City of Tacoma SEPA procedures.

Affordable Housing Regulations

Similar to the Comprehensive Plan Update, the Affordable Housing Regulations are a non-project action and would not directly impact water, air quality, noise or release of hazardous substances. Specific projects proposed as a result of these regulations that could result in these impacts would be reviewed consistent with the applicable provisions of the Tacoma Municipal Code and City of Tacoma SEPA procedures.

Code Cleanup

Similar to the Comprehensive Plan Update, the Code Cleanup is a non-project action and would not directly impact water, air quality, noise or release of hazardous substances. Specific projects consistent with the Land Use Regulatory Code that could result in these impacts would be reviewed consistent with the applicable provisions of the Tacoma Municipal Code and City of Tacoma SEPA procedures. With respect to the changes throughout the code to comply with the NPDES Phase I Municipal Stormwater Permit (NPDES Permit) and barriers to Low Impact Development, these types of impacts should be lessened if the proposal is adopted.

Narrowmoor Addition Conservation District

Similar to the Comprehensive Plan Update, the Narrowmoor Addition Conservation District is a non-project action and would not directly impact water, air quality, noise or release of hazardous substances. Specific projects consistent with the Land Use Regulatory Code that could result in these impacts would be reviewed consistent with the applicable provisions of the Tacoma Municipal Code and City of Tacoma SEPA procedures.

Proposed measures to avoid or reduce such increases are:

The Comprehensive Plan, which all projects and proposals must be consistent with, provides a policy framework that is intended to protect water, air quality, noise impacts and release of hazardous substances, described below:

Water. Proposed policy guidance in the Environment Element carries forward and expands upon the direction established in the current Comprehensive Plan, including guidance related to best management practices, best available science, conservation, maintenance and monitoring of water quality; and protection of watershed health. Draft goals and policies seek to manage the quality and quantity of stormwater runoff entering Tacoma's waterbodies to protect public health, surface and groundwater quality and the ecological function of natural drainage systems; and to protect and preserve groundwater supply through low impact development measures, performance criteria and guidelines for development and operation of commercial and industrial activities, and ongoing monitoring. Draft watershed policies address each of the City's eight watersheds, providing policy guidance tailored to address the unique character and issues of each. Draft goals and policies also address improvement to water quality through improved watershed hydrology, restoration of degraded areas and reduced use of pesticides and chemical fertilizers.

Air. Draft Environment Element goals and policies carry forward current policy to help protect clean air for and to plan for resiliency in the face of climate change and to reduce greenhouse gas emissions.

Hazardous Materials. Draft Environment Element policies support disposal of all wastes in a safe and responsible manner; limiting development of sensitive uses near existing sites that generate hazardous materials and actions to clean up portions of the Commencement Bay ecosystem that have been previously harmed by release of hazardous substances.

Noise. Draft Comprehensive Plan goals and policies propose to use land use and other regulations to limit and mitigate noise, to encourage building and site design to limit noise impacts to building users and residents and to reduce and to reduce noise pollution associated with roadway and highway noise.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Comprehensive Plan Update

As a non-project action, the proposal would not directly impact plants, animals or marine life. However, project-level development envisioned by the plan could impact plants, animals or marine life. Future project specific development proposals within the City that may result in these impacts would be reviewed consistent with the applicable provisions of the Tacoma Municipal Code and SEPA procedures.

Mixed-Use Centers Review

Similar to the Comprehensive Plan Update, the Mixed Use Centers Review is a non-project action and would not directly impact water, air quality, noise or release of hazardous substances. Specific recommendations from the review will undergo further scrutiny as policy updates are considered for adoption into the Comprehensive Plan. Future changes to the Comprehensive Plan would be subject to further review per the City of Tacoma SEPA procedures.

Affordable Housing Regulations

Similar to the Comprehensive Plan Update, the Affordable Housing Regulations are a non-project action and would not directly impact water, air quality, noise or release of hazardous substances. Specific projects proposed as a result of these regulations that could result in these impacts would be reviewed consistent with the applicable provisions of the Tacoma Municipal Code and City of Tacoma SEPA procedures.

Code Cleanup

Similar to the Comprehensive Plan Update, the Code Cleanup is a non-project action and would not directly impact water, air quality, noise or release of hazardous substances. Specific projects consistent with the Land Use Regulatory Code that could result in these impacts would be reviewed consistent with the applicable provisions of the Tacoma Municipal Code and City of Tacoma SEPA procedures. With respect to the changes throughout the code to comply with the NPDES Phase I Municipal Stormwater Permit (NPDES Permit) and barriers to Low Impact Development, these types of impacts should be lessened if the proposal is adopted.

Narrowmoor Addition Conservation District

Similar to the Comprehensive Plan Update, the Narrowmoor Addition Conservation District is a non-project action and would not directly impact water, air quality, noise or release of hazardous substances. Specific projects consistent with the Land Use Regulatory Code that could result in these impacts would be reviewed consistent with the applicable provisions of the Tacoma Municipal Code and City of Tacoma SEPA procedures.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

The Comprehensive Plan, which all projects and proposals must be consistent with, provides a policy framework that is designed to minimize environmental impacts to the natural and built environment that could result from future growth and development. Draft Comprehensive Plan goals and policies provide for protection of fish and wildlife habitat, use of best available science to protect critical areas, enhanced connectivity of habitat areas and open space corridors and preservation and enhancement of the urban forest. With respect to the changes throughout the code to comply with the NPDES Phase I Municipal Stormwater Permit (NPDES Permit) and barriers to Low Impact Development, measures to protect or conserve plants, animals, fish, or marine life should be strengthened if the proposal is adopted.

3. How would the proposal be likely to deplete energy or natural resources?

Comprehensive Plan Update

As a non-project action, the proposal will not deplete energy or natural resources. However, project specific development proposals within the City that may result in increased energy consumption would be reviewed consistent with the City of Tacoma SEPA procedures and requirements of the applicable service provider.

Mixed-Use Centers Review

Similar to the Comprehensive Plan Update, the Mixed Use Centers Review is a non-project action and would not deplete energy or natural resources. Specific recommendations from the review will undergo further scrutiny as policy updates are considered for adoption into the Comprehensive Plan. Future changes to the Comprehensive Plan would be subject to further review per the City of Tacoma SEPA procedures.

Affordable Housing Regulations

Similar to the Comprehensive Plan Update, the Affordable Housing Regulations are a non-project action and would not deplete energy or natural resources. However, project specific development proposals within the City that may result in increased energy consumption would be reviewed consistent with the City of Tacoma SEPA procedures and requirements of the applicable service provider.

Code Cleanup

Similar to the Comprehensive Plan Update, the Code Cleanup is a non-project action and would not deplete energy or natural resources. However, project specific development proposals within the City that may result in increased energy consumption would be reviewed consistent with the City of Tacoma SEPA procedures and requirements of the applicable service provider. With respect to the changes throughout the code to comply with the NPDES Phase I Municipal Stormwater Permit (NPDES Permit) and barriers to Low Impact Development, these types of impacts may be lessened if the proposal is adopted.

Narrowmoor Addition Conservation District

Similar to the Comprehensive Plan Update, the Narrowmoor Addition Conservation District is a non-project action and would not deplete energy or natural resources. However, project specific development proposals within the City that may result in increased energy consumption would be reviewed consistent with the City of Tacoma SEPA procedures and requirements of the applicable service provider.

Proposed measures to protect or conserve energy and natural resources are:

The Comprehensive Plan, which all projects and proposals must be consistent with, provides a policy framework that is designed to minimize environmental impacts to the natural and built environment that could result from future growth and development. Draft Comprehensive Plan goals and policies support sustainable and resource efficient development and redevelopment practices and design and provision of public service facilities that energy efficient and sustainable.

- 4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

As non-project actions, the proposals would not directly impact the areas described above. In addition, the proposals are entirely contained within a designated urban area and do not adjoin any designated agricultural, forest or wilderness areas, nor any wild and scenic rivers. No impacts to farm or forest land normal business operations are anticipated and no mitigation is proposed.

Proposed measures to protect such resources or to avoid or reduce impacts are:

The Comprehensive Plan, which all projects must be consistent with, provides a policy framework that is intended to preserve and enhance critical areas, plant and animal habitat, wetlands and floodplains. Draft goals and policies seek to achieve no net loss of ecological functions over time; limit impervious surfaces in designated critical areas; provide for safe fish and wildlife passage and reduce hazards to birds, bats and other wildlife; protect habitat areas in perpetuity; and encourage informational and educational programs dealing with the protection of wildlife.

The draft Comprehensive Plan Parks and Recreation Element proposes to provide safe, convenient, and equitable access to high quality parks, trails and recreational opportunities for all Tacomans. Goals and policies focus on equitable distribution of parks and open space facilities; partnerships to expand services and facilities; long-term viability of the park system, meeting community needs, a multi-faceted public outreach process; protection of natural and habitat areas; and establishing and maintaining a complete park system that meets diverse needs.

The draft Design and Development Element includes goals and policies to plan, protect and preserve Tacoma's historic and cultural character. In addition, the existing 2011 Tacoma Historic Preservation Plan is being carried forward in Volume II of the updated Comprehensive Plan.

Revisions to terminology and references throughout the code to comply with the NPDES Phase I Municipal Stormwater Permit (NPDES Permit) and remove barriers to Low Impact Development may assist to better preserve and enhance critical areas, plant and animal habitat, wetlands and floodplains.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Comprehensive Plan Update

The draft Comprehensive Plan, which all projects must be consistent with, continues and refines established land use policy for the City of Tacoma. In general, the proposed update is intended to revise and refine the current GMA Comprehensive Plan policy direction to reflect changed conditions and evolving city policy since prior plan adoption. The majority of the goals and policies that address land use are in the draft Urban Form and Design and Development elements. The focus of each of these elements is summarized below:

- The draft Urban Form Element provides policy guidance for the city's overall development pattern, containing goals and policies that guide citywide design and development, the Downtown and Tacoma Mall regional growth centers, crossroads centers, neighborhood centers, employment areas, transit station areas, corridors, and historic residential patterns.
- The draft Design and Development Element includes goals and policies that address the character of the built environment, residential character, mixed use centers and corridors, scenic resources and open space corridors. This element also supports resource efficient design and development, design to promote safety, smooth transitions between differing uses, access to healthy food, protection from environmental hazards, and supports a vibrant arts and culture environment.

Shoreline uses are addressed in the Shoreline Master Program, which is being carried as part of Volume II of the updated Comprehensive Plan.

Mixed-Use Centers Review

Similar to the Comprehensive Plan Update, the Mixed Use Centers Review continues and refines established land use policy for the City of Tacoma. The proposal is not expected to negatively affect land and shoreline use, or to allow or encourage land or shoreline uses incompatible with existing plans. Specific recommendations from the review will undergo further scrutiny as policy updates are considered for adoption into the Comprehensive Plan. Future changes to the Comprehensive Plan would be subject to further review per the City of Tacoma SEPA procedures.

Affordable Housing Regulations

Similar to the Comprehensive Plan Update, the Affordable Housing Regulations continue and refine established land use policy for the City of Tacoma. The proposal is not expected to negatively affect land and shoreline use, or to allow or encourage land or shoreline uses incompatible with existing plans. Project specific development proposals within the City would be reviewed consistent with the Tacoma Municipal Code and the City of Tacoma SEPA procedures.

Code Cleanup

Similar to the Comprehensive Plan Update, the Code Cleanup continues and refines established land use policy and regulations for the City of Tacoma. The proposal is not expected to negatively affect land and shoreline use, or to allow or encourage land or shoreline uses incompatible with existing plans. Project specific development proposals within the City would be reviewed consistent with the Tacoma Municipal Code and the City of Tacoma SEPA procedures. With respect to the changes

throughout the code to comply with the NPDES Phase I Municipal Stormwater Permit (NPDES Permit) and barriers to Low Impact Development, these types of impacts may be lessened if the proposal is adopted.

Narrowmoor Addition Conservation District

Similar to the Comprehensive Plan Update, the Narrowmoor Addition Conservation District continues and refines established land use policy for the City of Tacoma. The proposal is not expected to negatively affect land and shoreline use, or to allow or encourage land or shoreline uses incompatible with existing plans. Project specific development proposals within the City would be reviewed consistent with the Tacoma Municipal Code and the City of Tacoma SEPA procedures

Proposed measures to avoid or reduce shoreline and land use impacts are:

Please see the response to question D.5, above.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Comprehensive Plan Update

As a non-project action, the proposal would not directly impact demand on transportation or public services or utilities. However, project-level development envisioned by the plan would generally increase motorized and non-motorized travel demand in the city. Intercity commuting and local intra-city trips will increase. Similarly, project-level development would result in an increased demand for public services and utilities.

Mixed-Use Centers Review

Similar to the Comprehensive Plan Update, the Mixed Use Centers Review is a non-project action and would not directly impact demand on transportation or public services or utilities. However, project-level development envisioned by the review would generally increase motorized and non-motorized travel demand in the city. Intercity commuting and local intra-city trips will increase. Similarly, project-level development would result in an increased demand for public services and utilities.

Affordable Housing Regulations

Similar to the Comprehensive Plan Update, the Affordable Housing Regulations are a non-project action and would not directly impact demand on transportation or public services or utilities. However, project-level development may increase motorized and non-motorized travel demand in the city. Intercity commuting and local intra-city trips will increase. Similarly, project-level development may result in an increased demand for public services and utilities.

Code Cleanup

Similar to the Comprehensive Plan Update, the Code Cleanup is a non-project action and would not directly impact demand on transportation or public services or utilities.

Narrowmoor Addition Conservation District

Similar to the Comprehensive Plan Update, the Narrowmoor Addition Conservation District is a non-project action and would not directly impact demand on transportation or public services or utilities.

Proposed measures to reduce or respond to such demand(s) are:

The Comprehensive Plan provides a policy framework that is designed to minimize environmental impacts to the natural and built environment that could result from future growth and development. Draft goals and policies in the Transportation Element call for partnerships to serve all users of the regional transportation system, prioritizing the movement of people and goods in order to provide mobility options, establishment of a multi-modal level of service, design of an environmentally and

fiscally sustainable transportation system, development and implementation of a transportation demand management system, and coordination of land use and transportation systems.

Draft public services and utilities goals and policies seek to provide adequate public facilities which address past deficiencies, anticipate growth needs; achieve acceptable levels of service; use fiscal resources efficiently and meet realistic timelines. Proposed utilities goals and policies emphasize effective management to provide reliable, quality service and to maintain facilities so that they are reliable, functional and financially feasible.

Similar to the Comprehensive Plan Update, the Mixed-Use Centers Review, Affordable Housing Regulations, Code Cleanup and Narrowmoor Addition Conservation District all seek to protect and minimize environmental impacts to the natural and built environment that could result from future growth and development.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

In general, the proposal seeks to protect the natural and built environment, so conflicts with local, state or federal laws for the protection of the environment are not anticipated. The City's current Comprehensive Plan is designed to minimize environmental impacts to the natural and built environment that could result from future growth and development. In the proposed update, existing goals and policies that are carried forward, amended goals and policies, and new goals and policies continue to focus on measures that eliminate or minimize the potential impacts of growth on the natural and built environment.

Similar to the Comprehensive Plan Update, the Mixed-Use Centers Review, Affordable Housing Regulations, Code Cleanup and Narrowmoor Addition Conservation District all seek to protect the natural and built environment, so conflicts with local, state or federal laws for the protection of the environment are not anticipated. These proposed changes, consistent with the City's Comprehensive Plan, are designed to minimize environmental impacts to the natural and built environment that could result from future growth and development.

In addition, the proposal is being reviewed for consistency with the Washington Growth Management Act, the Puget Sound Regional Council Vision 2040 and the Pierce County Countywide Planning Policies. If conflicts with local, state or federal laws for the protection of the environment are identified, they will be rectified prior to adoption.

