



Notice of Availability Draft Environmental Impact Statement (DEIS) MLK Subarea Plan

Project Proponent and Lead Agency

City of Tacoma
Community & Economic Development Department
747 Market Street, Room 1036
Tacoma, WA 98402

Project Name: MLK Subarea Plan

Description of the Proposal

The proposed Subarea Plan will supplement current Tacoma policies governing the environment, land use, economics, transportation, design resources, parks and recreation, public services, and utilities to implement the MLK Subarea Plan and to conform to GMA requirements.

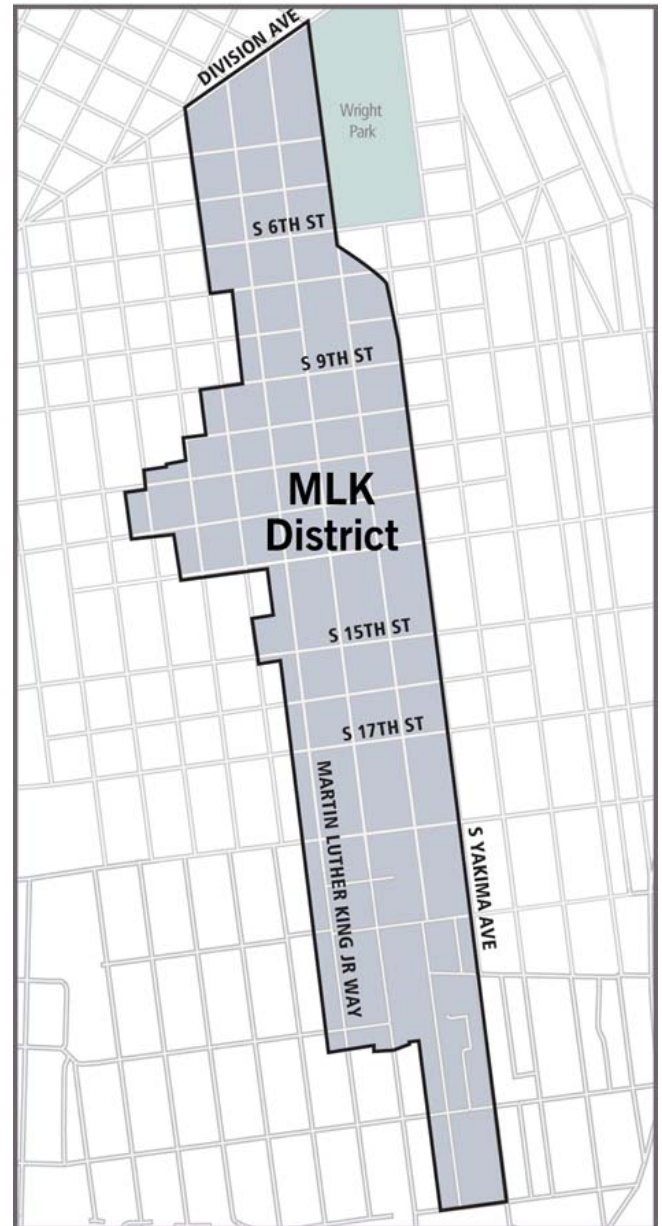
Implementation actions will revise zoning and apply organizational approaches, economic and business recruitment, arts and cultural promotions, historical preservation objectives, complete street typologies, multi-modal transportation plans and projects including streetcar, bike, and pedestrian facilities, sustainability measures, and initiate catalytic projects for city and privately owned key properties, among other measures.

The purpose of the MLK Subarea Plan is to anticipate, support and guide the long-term redevelopment of the MLK district. The plan will serve as a statement of the city's commitment and direction for the area and as a resource for potential investors, property owners, the community, and other public agencies.

Location of the Proposal

The MLK subarea is centered on Martin Luther King Jr (MLK) Way from Division Avenue to south of South 23rd and South 27th Streets (see the map at right). The MLK subarea includes approximately 271 acres and acts as a major gateway into downtown Tacoma and the greater Hilltop neighborhood. The area encompasses numerous significant community facilities, including Tacoma General & Mary Bridge Children's Hospitals, St Joseph Medical Center, the new Community Healthcare Center, and McCarver Elementary School.

MLK Study Area



This project has been funded in part by the United States Environmental Protection Agency (EPA) under assistance agreement PO-00J093-01-0. The contents of this document are those of the author and do not necessarily reflect the views and policies of the US Environmental Protection Agency, nor does mention of trade names or commercial products constitute endorsement or recommendation for use. Grant funds are awarded by Puget Sound Regional Council (PSRC) and Washington State Department of Commerce (DOC).

Alternatives

The Draft EIS analyzes the impacts associated with future development in the MLK Subarea, including additional development that is being planned to occur over approximately the next 20 years, as well as potential increases in employment and population that are being planned for in this area. Preliminary growth targets for the area include 10,000 new jobs and 10,000 additional people by 2030. This new development could represent a maximum of approximately 10 million square feet of new residential and commercial space.

As required, the Draft EIS also evaluates a “no action” – or business as usual – alternative under which it is assumed that development would occur within the MLK Subarea based on existing plan policies, zoning and environmental review procedures.

Planned-Action Environmental Review

As part of the subarea planning process, the City has prepared a non-project environmental impact statement (EIS) for the MLK Subarea Plan. 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. The non-project EIS also eliminates the need for subsequent environmental review associated with project-specific development proposals that are consistent with the subarea’s development regulations. As such, the non-project EIS provides certainty and predictability for urban development proposals; thereby, streamlining the environmental review process within the subarea and encouraging the goals of SEPA and the State’s Growth Management Act.

The City has decided the non-project EIS will proceed under RCW 43.21C.420. Recognizing that RCW 43.21C.420(5)(a) and (b) include a sunset provision, the City wishes to also proceed under RCW 43.21C.031 (planned action) and RCW 43.21C.229 (infill exemption), providing the City with additional SEPA tools that the City may use if provisions in RCW 43.21C.420(5)(a) and (b) expire.

Appeal and Noticing

For a non-project EIS completed under RCW 43.21C.420, the SEPA-based appeal opportunity occurs only in conjunction with issuance of the non-project Final EIS. Consistent with RCW 43.21C.420, a proposed development will not be subject to project-specific SEPA-based administrative or judicial appeals if the proposed development is (1) proposed within 10 years of the issuance of the subarea Final EIS, (2) situated within the subarea, and (3) consistent with the adopted subarea plan and development regulations. Similarly, there are no SEPA noticing requirements for subsequent, site-specific development or redevelopment within the subarea that is consistent with the subarea plan.

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

Proposed Date of Implementation

The MLK Subarea Plan’s planning period extends 20 years or from 2012 to the year 2032. Implementation will commence beginning with the adoption of the MLK Subarea Plan by the Tacoma City Council, which is expected to occur in June 2013.

Date of Issuance of this Draft EIS

December, 3, 2012

Public Open House

A public open house is being held from 6 pm to 8 pm, Wednesday, December 5, 2012 at the Evergreen State College Tacoma Campus (1210 6th Avenue). The purpose of the open house is to provide an opportunity for community members to come and learn more about the draft plan and draft environmental documents and how they can provide input.

Availability of the Draft EIS, Draft Subarea Plan, and Background Materials

The complete MLK Subarea Plan and Appendices, Draft Planned Action Environmental Impact Statement (DEIS) and Appendices can be downloaded from the project website:

www.cityoftacoma.org/MLKPlan

Copies of these documents are also available for review at:

- The Community & Economic Development Department
747 Market Street, Room 1036
Tacoma, WA 98402
- All branches of the Tacoma Public Library.

The document may also be acquired on CD from the Community & Economic Development Department. Physical copies can be acquired for the cost of reproduction from any reproduction or copy business by download from the city website or from a CD copy

Draft EIS Comments

You may submit written comments on the Draft EIS no later than **January 17, 2013**. Comments may be submitted to the Project Manager via mail, fax or e-mail, as follows:

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