



# City of Tacoma

## Adoption of and Addendum to an Existing Environmental Document

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SEPA File Number: SEP2015 – 40000253969

**To:** All Departments and Agencies with Jurisdiction  
**Subject:** Adoption of and Addendum to an Existing Environmental Document

In accordance with WAC 197-11-600, a copy of the SEPA Adoption and Addendum for the project described below is transmitted:

**Applicant:** City of Tacoma  
**Proposal:** Tacoma Mall Neighborhood Subarea Plan and associated regulatory and standards changes  
**Location:** Tacoma Mall Regional Growth Center and proposed expansion area (see Map 1)  
**Lead Agency:** City of Tacoma  
**City Contact:** Elliott Barnett  
Associate Planner  
Planning and Development Services Department  
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**Title of document being adopted and supplemented:** *Draft and Final Programmatic Environmental Impact Statement for the Tacoma Mall Neighborhood Subarea Plan*

**Agency that prepared document being adopted and supplemented:** City of Tacoma

**Date adopted and supplemented document was prepared:**

Draft EIS Issuance: August 11, 2017  
Final EIS Issuance: November 3, 2017

**Description of document (or portion) being supplemented:** The City of Tacoma evaluated the impacts, mitigation measures, and potential significant adverse environmental impacts of two alternatives for addressing growth through the year 2040.

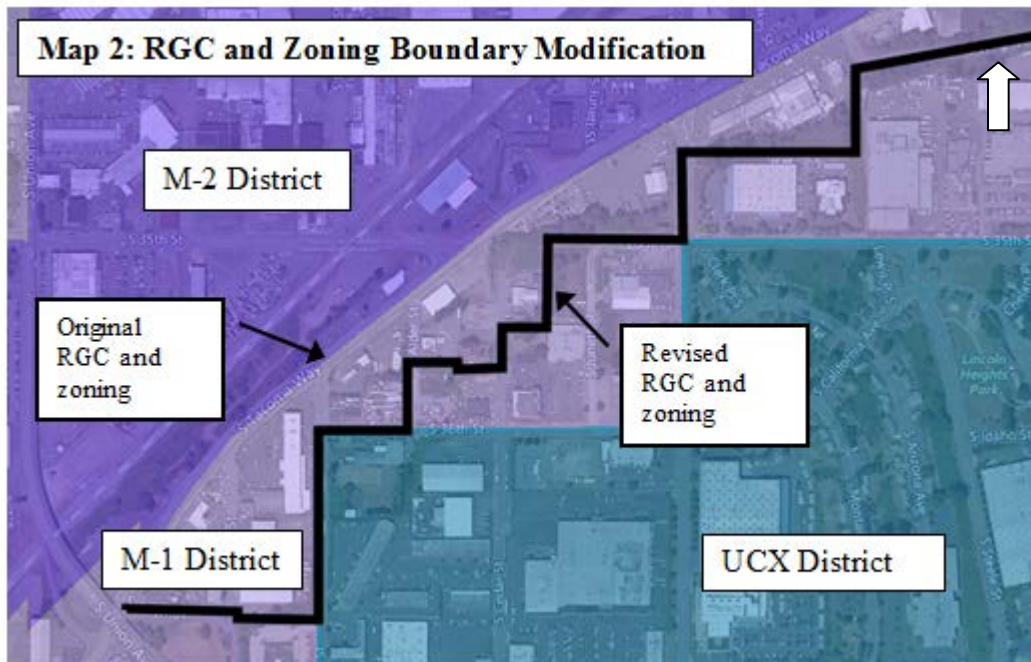
*Alternative 1 (No Action)* would continue the Comprehensive Plan designations and policies, growth targets, development regulations, transportation, infrastructure and utilities goals, policies, standards and practices currently in place within the 485-acre Tacoma Mall Regional Growth Center.

*Alternative 2 (Action)* includes adoption of the Tacoma Mall Neighborhood Subarea Plan, expansion of the Tacoma Mall Neighborhood Regional Growth Center by approximately 116 acres, adoption of a set of regulatory amendments pertaining to zoning, height, land uses, design standards, and connectivity, and adoption of street design guidelines for key corridors.

**Environmental Analysis and Findings:** The City determined that Alternative 2 (Action) is the preferred alternative which will result in significant environmental benefits within the Subarea, City and region.

**February 28, 2018 Revisions:** On February 28, 2018 the City Council Infrastructure, Planning and Sustainability Committee directed that changes be made to the proposed Tacoma Mall Neighborhood Subarea Plan and associated regulatory changes, as originally recommended on October 18, 2017 by the Planning Commission. The Project Description is being modified to include the following changes:

**Regional Growth Center boundary/Industrial Transition:** Reduces the proposed RGC expansion area by approximately 28 acres, with the new northwestern boundary generally following the top of the slope above South Tacoma Way. The revised proposal still adds approximately 90 acres to the existing RGC, and leaves the current M-1 Light Industrial District zoning in place outside of the revised boundary (see Map 2). In addition, stand-alone residential development would be prohibited in the Commercial Industrial Mixed-Use District. These changes are intended to reduce the likelihood of future conflicts between heavy industrial and residential land uses. No significant changes in transportation or other environmental impacts are anticipated.



**Connectivity, pedestrian/bicycle, and street standards:** Increases regulatory thresholds and flexibility for proposed large-block connectivity review and pedestrian/bicycle standards:

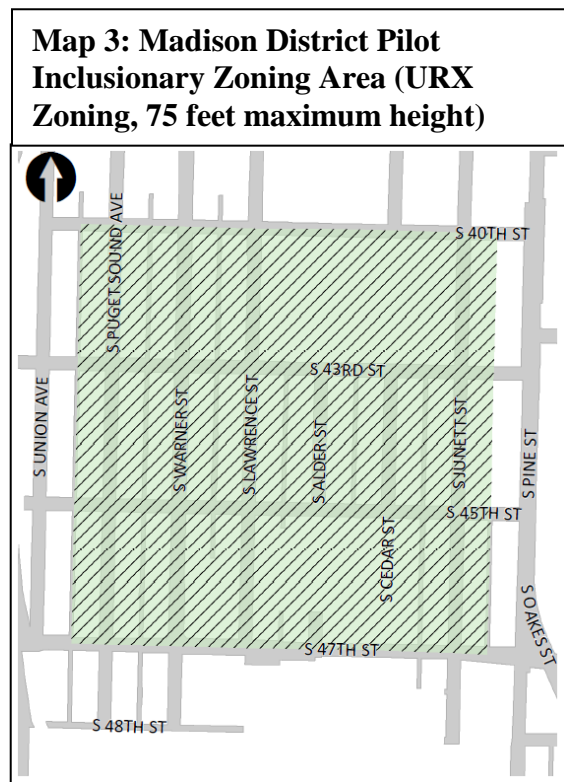
- Subarea Plan Complete Streets guidance would be clarified to indicate that reduced pedestrian standards may be considered adjacent to the freeway.
- The proposed Site Approval process, which consists of a review of large block connectivity, would only be required with projects of 200 dwelling units or 60,000 square feet of new construction. In addition, flexibility to building design/street orientation standards could be proposed; the Future Street Network map would be removed from the Subarea Plan; Tier 2 connections could be either public or privately owned; and, review criteria would be clarified.
- Modifications to proposed Pedestrian/Bike Support Standards would clarify regulatory thresholds for alterations; increase through-block connections threshold to 60,000 square feet of new construction; reduce proposed through-block connections minimum width from 14 to 10 feet; allow flexibility to address site-specific topography and narrow access points; remove a requirement that private pedestrian facilities function “like public streets”; and, allow property owners to secure or gate pedestrian/bike access pathways.

These changes allow more substantial development to occur without a systematic assessment of the connectivity impacts. This may result in a continuation of the existing transportation pattern for a longer period, or require a larger proportion of proactive City investment to achieve connectivity goals. However, regulatory processes, including Traffic Impact Assessment requirements, are in place to ensure that project transportation impacts are adequately addressed.

**Madison District zoning, green streets and affordable housing modifications:** Amends the zoning strategy in the Madison District URX zoning (see Map 3) to require 35 dwelling units per acre minimum (originally proposed at 25); allow 75 feet of height outright (originally proposed at 45); modify the green streets strategy to reflect the increased density; and, remove the proposed onsite tree canopy requirement.

In addition, development of more than 15 dwellings would be required to provide 10% of total units as affordable; development over 25 dwelling units would be required to provide 20% of total units as affordable. Incentives to promote use of this program would include the height increase and permit fee reductions. Code changes would be made to *Tacoma Municipal Code 1.39 Affordable Housing Incentives and Bonuses Administrative Code, 13.06 Land Use Regulatory Code*, and a new chapter would be adopted – *13.18 Affordable Housing Inclusionary Development Areas*.

These changes constitute a shift in the proposed scale of new construction allowed in the Madison District, and shift priorities from green stormwater infrastructure to affordable housing. While some increase in transportation, stormwater and other impacts are anticipated, existing regulatory requirements will ensure they are addressed at the time of development.



**Parks and Open Space policies:** Updates the Subarea Plan for consistency with Metro Parks Tacoma's recently adopted 2018 Strategic Plan, including a new 10-minute walking level-of-service, parks typologies updates and implementation strategies.

**Townhouse design standards:** Adds code to prohibit front doors facing alleys unless the alley is fully paved and sidewalk and street trees are provided for the whole block length.

**The document is available to be read at:** City of Tacoma, Building and Land Use Services, 747 Market Street, Room 345, Tacoma, WA 98402, and online at [www.tacomamallneighborhood.com](http://www.tacomamallneighborhood.com).

**Updated Environmental Analysis and Findings:**

The City of Tacoma has evaluated the modifications to the Subarea Plan and associated regulatory changes and determined that the environmental review conducted through the EIS is adequate and appropriate to meet the environmental review needs. The existing document, as supplemented, meets our environmental review needs for the current proposal and will accompany the proposal to the decision-makers.

This adoption and addendum is issued under WAC 197-11-600(4)(a) & (c) and 197-11-625 and 197-11-630. This addendum and its attachments add analyses or information about the proposal, but do not substantially change the analysis of significant impacts and alternatives in the existing environmental document.

The Responsible Official for the City of Tacoma hereby affirms the findings and conclusions of the Final EIS, as supplemented, pursuant to the *Washington State Environmental Policy Act (SEPA)* and the *Revised Code of Washington (RCW) 43.21C*. 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.

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

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

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

Issue Date: March 29, 2018  
Appeals Deadline: 14 days after final Council action, 5:00 p.m.

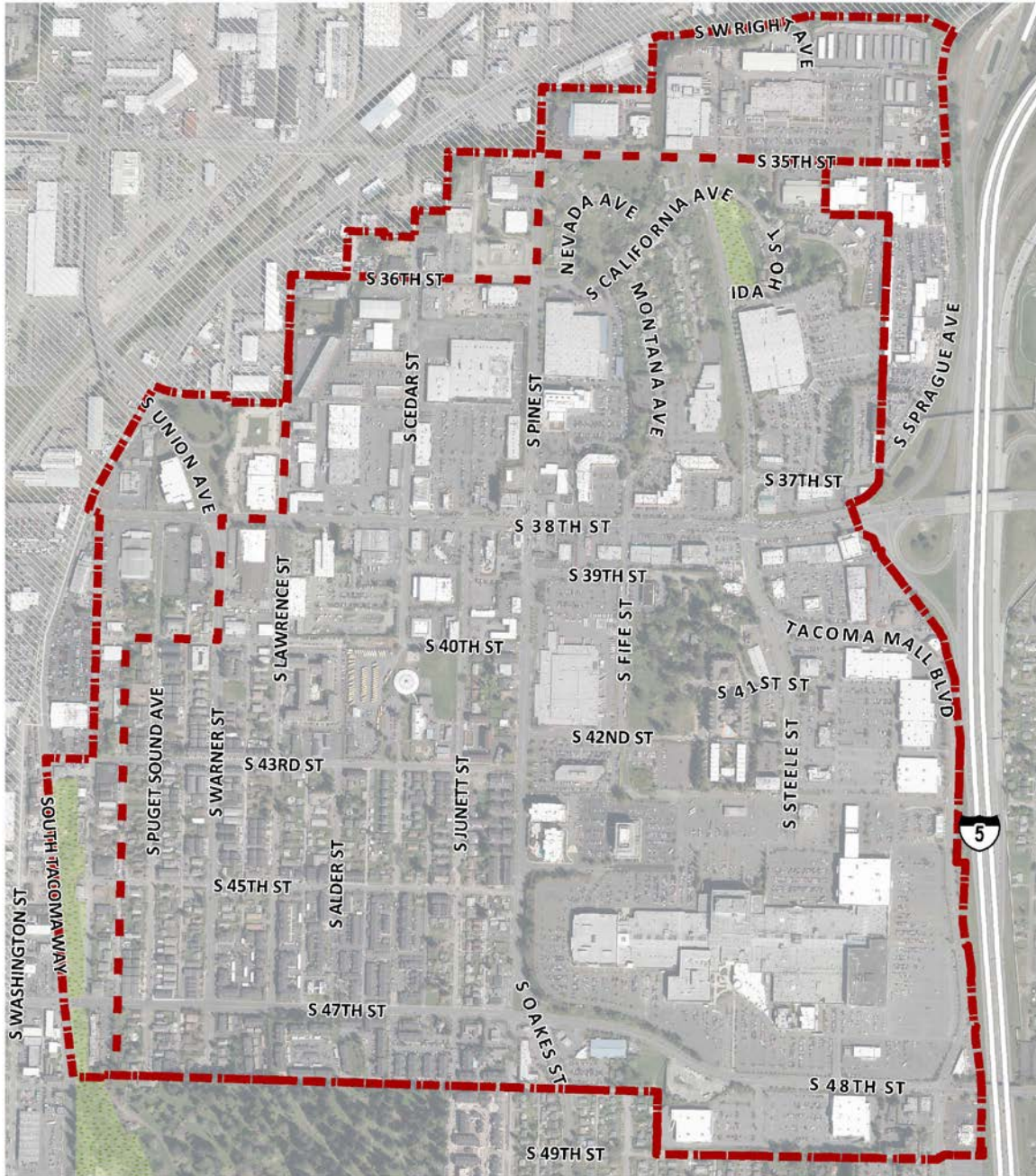
NOTE: The issuance of this EIS Addendum does not constitute project approval. Future project applicants must comply with all other applicable requirements of the City of Tacoma and other agencies with jurisdiction prior to receiving development permits.



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US Army Corps of Engineers, Ron Wilcox, PO Box C-3755, Seattle, WA 98124  
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Department of Natural Resources, SEPA Center, [sepacenter@dnr.wa.gov](mailto:sepacenter@dnr.wa.gov)  
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In addition, this EIS Addendum has been distributed via email to all commenters on the Draft EIS.

File: Planning and Development Services

**Map 1: Tacoma Mall Neighborhood Regional Growth Center (existing and revised RGC and zoning boundary)**



 EXTENDED REGIONAL GROWTH CENTER BOUNDARY  
 SOUTH TACOMA MANUFACTURING/ INDUSTRIAL CENTER

 EXISTING REGIONAL GROWTH CENTER BOUNDARY