



# Notice of Availability

## Draft Environmental Impact Statement (DEIS)

### South Downtown Subarea Plan

#### Co-Lead Agencies

City of Tacoma  
Community & Economic Development Department  
747 Market Street, Room 345  
Tacoma, WA 98402

University of Washington Tacoma  
1900 Commerce Street  
Tacoma, WA 98402

#### Project Name: South Downtown Subarea Plan and EIS

#### Description of the Proposal

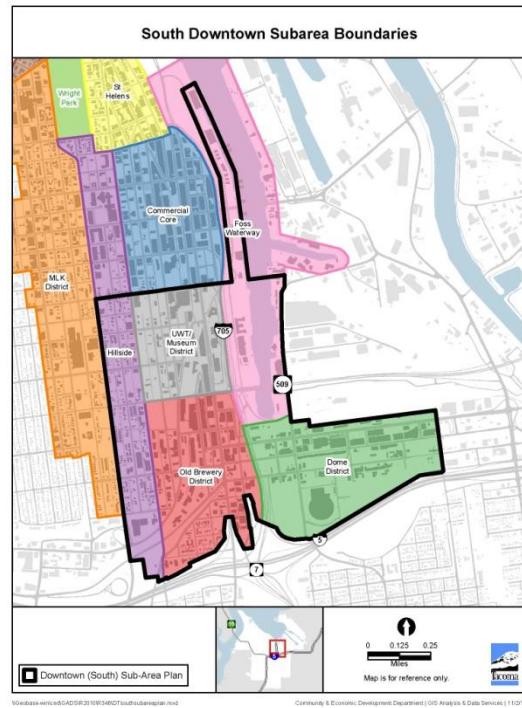
The proposed project involves development of an innovative, area-wide plan for Tacoma's South Downtown that will become an element of the City's Comprehensive Plan. The proposed Subarea Plan will supplement current Tacoma policies and regulations governing transportation, land use, affordable housing, open space, brownfields, capital facilities, and utilities to implement the South Downtown Subarea Plan and to conform to GMA requirements.

Together with the Subarea Plan, a non-project EIS is being prepared that will evaluate the environmental impacts associated with various alternatives that are part of the Subarea Plan and identify measures that will be used to mitigate any potential adverse impacts identified. Specifically, the EIS will analyze the impacts associated with future development in this portion of downtown over approximately the next 20 years, along with potential increases in employment and population that are being planned for in this area.

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

#### Location of the Proposal

The geographic area of the South Downtown Subarea Plan and EIS project encompasses an area of approximately 600 acres extending generally from South 15<sup>th</sup> Street on the north to Interstate 5 on the south and from South Yakima Avenue on the west to East 'D'S Street and East 'L' Street on the east. Also included are properties located along the west edge of the Thea Foss Waterway between South 15<sup>th</sup> Street and South 4<sup>th</sup> Street. This area includes the University of Washington Tacoma campus, the Museum District, the Brewery District, Hillside District, Dome District, and the Foss Waterway, including only the west side of the waterway between 15<sup>th</sup> Avenue and 4<sup>th</sup> Avenue.



## **Alternatives**

The Draft EIS analyzes the impacts associated with future development in the South Downtown Subarea, including additional development that is forecasted 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 40,000 new jobs and 30,000 additional people by 2030. This new development could represent a maximum of approximately 30 million square feet of new residential, educational, and commercial space.

As required, the Draft EIS also evaluates a “no action” alternative under which it is assumed that development would occur within the South Downtown 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 South Downtown 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 meet 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 implementing the State’s Growth Management Act and the Regional Development Plan (Vision 2040).

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) appropriately addresses 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 appropriately addresses the subarea plan and development regulations.

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 South Downtown Subarea Plan’s planning period extends 20 years or from 2014 to the year 2034. Implementation will commence beginning with the adoption of the South Downtown Subarea Plan by the Tacoma City Council, which is expected to occur in December 2013.

## **Date of Issuance of this Draft EIS**

March 26, 2013

### **Public Hearing**

A public hearing is being held at 5:30 pm on **Thursday, April 25, 2013**, at the University of Washington Tacoma Campus (1900 Commerce Street) in the Carwein Auditorium. The purpose of the meeting is to provide an opportunity for community members to come and learn more about the draft plan and draft environmental documents and provide comments on the proposal.

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

The complete South Downtown Subarea Plan and Appendices, Draft Environmental Impact Statement (DEIS) and Appendices can be downloaded from the project website at [www.cityoftacoma.org/planning](http://www.cityoftacoma.org/planning) by clicking on **“South Downtown Subarea Plan and EIS”**.

Copies of these documents are also available for review at:

- The Planning and Development Services Department  
747 Market Street, Room 345  
Tacoma, WA 98402
- All branches of the Tacoma Public Library.

The document may also be acquired on CD from the Planning and Development Services Department at no charge. 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 **May 3, 2013**. Comments may be submitted to the Project Manager via mail, fax or e-mail, as follows:

**Project Manager:** ..... Ian Munce, Special Assistant to the Director

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747 Market Street, Room 345  
Tacoma, WA 98402

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