



Notice of Availability Draft Environmental Impact Statement (DEIS) Tacoma Mall Neighborhood Subarea Plan

Lead Agency

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

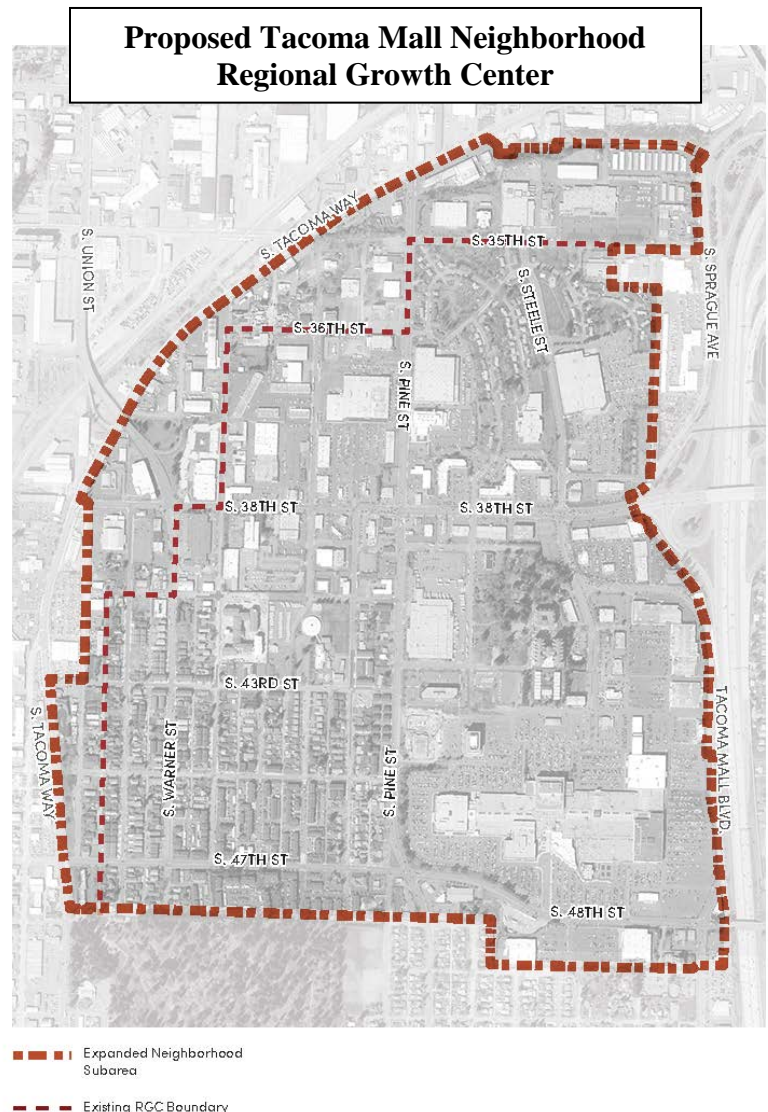
Project Name: Tacoma Mall Neighborhood Subarea Plan and Environmental Impact Statement (EIS)

Description of the Proposal

The purpose of the Tacoma Mall Neighborhood Subarea Plan is to anticipate, support, and guide long-term growth and change in the Mall Neighborhood. The proposed project involves development of an innovative area-wide subarea plan for the Tacoma Mall Regional Growth Center and potential expansion area (identified as the expanded Neighborhood Subarea on the accompanying map), which will become an optional element of the City's Comprehensive Plan. Together with the subarea plan, a non-project EIS is being prepared that will evaluate the probable adverse environmental impacts associated with two growth alternatives, and identify measures that will be used to mitigate the impacts identified.

Specifically, the EIS analyzes the impacts associated with future development in the Tacoma Mall Neighborhood Subarea, including additional development that is being planned to occur over approximately the next 20 years, as well as planned increases in employment and population. Growth targets for the area include 8,385 new jobs and 8,887 additional residents by 2040.

The goal of this EIS is to evaluate potential environmental impacts on an area-wide basis, thus eliminating the need for additional environmental analysis in conjunction with development and redevelopment that occurs on individual sites within the Tacoma Mall Neighborhood Subarea. This environmental review is intended to serve as a catalyst for redevelopment that is consistent with the



community’s vision for the neighborhood, and as an incentive for property owners and developers to favorably consider the Tacoma Mall Neighborhood Subarea when locating a business or investing in the community.

Location of the Proposal

The geographic area of the Tacoma Mall Neighborhood Subarea Plan is shown in the map on page one. This subarea is commonly known as the locally and regionally designated Tacoma Mall Regional Growth Center. The approximately 485-acre area encompasses major commercial destinations such as the Tacoma Mall; retail, commercial and quasi-industrial uses; residential areas; government offices; and public facilities, including the Madison School site. The recommended expansion of the Regional Growth Center shown on the map on page one consists of approximately 116 additional acres. The City of Tacoma intends to designate this Tacoma Mall Neighborhood Subarea as an environmentally reviewed subarea under the provisions of RCW 43.21C.420, or RCW 43.21C.031 and RCW 43.21C.229 if provisions in RCW 43.21C.420(5)(a) and (b) expire.

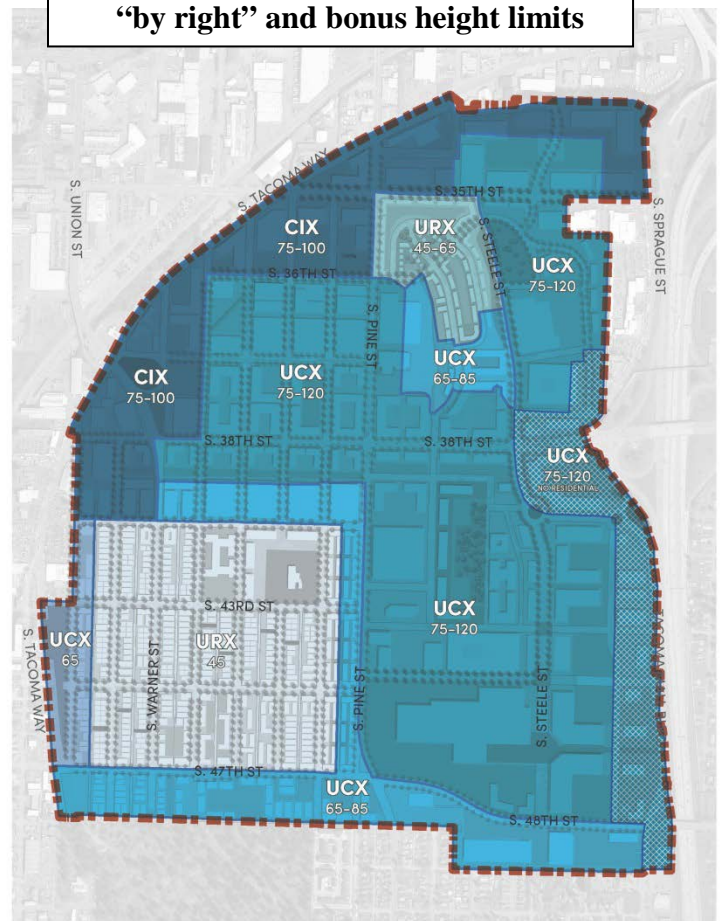
Alternatives

The EIS analyzes two alternatives for the subarea plan, a No Action Alternative and an Action Alternative. Under the No Action Alternative it is assumed that development will occur within the current Regional Growth Center boundaries based on existing zoning and development regulations. Any such development or redevelopment that is proposed within the Tacoma Mall Neighborhood Subarea in conjunction with the No Action Alternative would undergo environmental review on a project-by-project basis. Such projects would be subject to site-specific State Environmental Policy Act mitigation and appeal potential.

The Action Alternative considers growth that occurs within the study area under different development patterns based on the vision, goals and actions recommended in the Tacoma Mall Neighborhood Subarea Plan. The recommended Subarea Plan incorporates an additional 116 acres into the Regional Growth Center and includes a package of development regulation changes and other actions as developed through the subarea planning process. The proposed zoning districts and permitted heights are depicted in the map on this page. Another key change is the enactment of a large parcel connectivity requirement which would require that new streets and pedestrian connections be planned and potentially constructed when large scale development is proposed.

New development that is being planned within this study area may approximate as much as 7 million square feet of floor area. Detailed information and analysis of the plan and proposed code changes are included in the draft Subarea Plan and in Appendix LU-1.

Proposed Zoning Districts with “by right” and bonus height limits



Planned-Action Environmental Review

As part of the subarea planning process, the City has prepared a non-project environmental impact statement (EIS) for the Tacoma Mall Neighborhood 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), and SEPA Guidelines, Effective 16 January 1976, Chapter 197-10, Washington Administrative Code (WAC).

Proposed Date of Implementation

The Tacoma Mall Neighborhood Subarea Plan's planning period extends from 2017 to the year 2040. Implementation will commence beginning with the adoption of the Tacoma Mall Neighborhood Subarea Plan by the Tacoma City Council, which is expected to occur in December of 2017.

Date of Issuance of this Draft EIS

August 11, 2017

Public Hearing

A public hearing is being held at 5:00 pm on **Wednesday, September 6, 2017**, at the Asia Pacific Cultural Center (4851 South Tacoma Way). 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. Testimony will begin no earlier than 5:00pm, at the conclusion of regularly scheduled discussion items.

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

The complete Tacoma Mall Neighborhood Subarea Plan, Draft Environmental Impact Statement (DEIS) and Appendices can be downloaded from the project website at www.tacomamallneighborhood.com or at www.cityoftacoma.org/planning by clicking on “Tacoma Mall Neighborhood 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 **September 15, 2017**. Comments may be submitted to the Project Manager via mail, fax or e-mail, as follows:

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