

City of Tacoma

Preliminary Determination of Environmental Nonsignificance

Tideflats and Industrial Land Use Regulations

SEPA File Number: LU21-0035

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

747 Market Street, Room 345

Tacoma, WA 98402

Proposal: The City of Tacoma is proposing new permanent land use regulations in the Port of Tacoma Manufacturing and Industrial Center and Industrial Zoning Districts City-wide to address the following issues:

- Public notification requirements for permits and land use amendments;
- Conversion of industrial lands to non-industrial uses;
- Encroachment of residential developments on industrial lands; and
- Siting of potentially high risk/high impact heavy industrial uses.

With new permanent regulations, interim regulations first established in November 2017 through Amended Ordinance 28470 and renewed every six months through June of 2021 would expire.

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 website at <http://www.cityoftacoma.org/tideflatsinterim>.

Location: City of Tacoma

Lead Agency: City of Tacoma

City Contact: Stephen Atkinson

Planning and Development Services Department

747 Market Street, Room 345

Tacoma, WA 98402

(253) 905-4146 or satkinson@cityoftacoma.org

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 March 8, 2021.** 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 March 15, 2021.** 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: February 19, 2021

Comment Deadline: March 8, 2021, 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.

SEPA Environmental Checklist

City of Tacoma

Tideflats and Industrial Land Use Regulations

PURPOSE OF CHECKLIST:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

INSTRUCTIONS FOR LEAD AGENCIES:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but

not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [supplemental sheet for nonproject actions \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B – Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1) Name of proposed project, if applicable:

Tideflats and Industrial Land Use Regulations

2) Name of applicant:

City of Tacoma, Planning and Development Services

3) Address and phone number of applicant and contact person:

Stephen Atkinson

Principal Planner

Planning and Development Services Department

747 Market Street

Tacoma, WA 98402

(253) 591-5000

satkinson@cityoftacoma.org

4) Date checklist prepared:

February 19, 2021

Prepared by: BERK Consulting, Inc. on behalf of the City of Tacoma



5) Agency requesting checklist:

City of Tacoma

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

City adoption of legislation is anticipated by May 2021.

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

This is a non-project action. Future development allowed by the proposal would implement zoning and land use regulations.

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

As a non-project action, the proposal is related to the City's environmental review of the One Tacoma Comprehensive Plan, the Container Port Element, the Shoreline Master Program, and the Interim Tideflats Regulations.

- May 2019, Determination of Non-Significance and SEPA Checklist: City of Tacoma 2019 Comprehensive Plan and Land Use Regulatory Code Amendments; The 2019 Annual Amendment to the One Tacoma Comprehensive Plan and the Land Use Regulatory Code (or "2019 Amendment") includes the following six (6) subjects: 1. Future Land Use Map Implementation, 2. Shoreline Master Program Periodic Review, 3. Affordable Housing Action Strategy Incorporation into Comprehensive Plan, 4. Historic Preservation Code Amendments, 5. Manitou Potential Annexation, 6. Minor Plan and Code Amendments.
- September 2015, Determination of Non-Significance and SEPA Checklist: Tacoma's 2015 Annual Amendment: 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.
- February 2014, Determination of Non-Significance and SEPA Checklist: Tacoma's 2014 Annual Amendment: The proposed 2014 Annual Amendment would amend



five elements of the Comprehensive Plan and eight chapters of the Tacoma Municipal Code, including the new Container Port Element.

- June 2011, Determination of Non-Significance and SEPA Checklist: Shoreline Master Program, Comprehensive Plan, and Land Use Regulatory Code Proposed Amendments for 2011.
- 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.*

Prior to or during interim regulations, some development has been allowed or is in permitting:

- Seaport Sound Terminal: During interim regulations, the applicant proposed piling replacement, pier modifications, rail spurs, demolition of refinery equipment and new storage tanks of 166,000 barrels of bulk fuel storage.
- US Oil and Refining: Prior to interim regulations, a permit was filed to convert a portion of the existing facility to ethanol production and mixing of biofuels.
During interim regulations: Commercial Alteration to install a new foundation, support structure and containment for two product transfer pumps.
- Puget Sound Energy – LNG Facility: Puget Sound Energy, Inc. (PSE) is in the process of constructing a natural gas liquefaction and storage facility in the Tideflats. The project was permitted prior to the interim regulations taking effect and as such is considered an existing use under the City's land use codes. Additional building and mechanical permits for the facility have been issued during the interim period, including an office conversion, interior remodel, right-of-way permits for fencing, and other operations.

The City is developing the Tideflats Subarea Plan in collaboration with the Port of Tacoma, City of Fife, Pierce County, and the Puyallup Tribe of Indians. As part of developing the subarea plan, an environmental impact statement (EIS) would be developed.



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

State of Washington Department of Commerce notice of intent to adopt development regulations; Tacoma Planning Commission recommendations; City Council deliberation and approval, and approval by the Department of Ecology for amendments to the City's Shoreline Master Program.

11) Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The City of Tacoma is proposing new permanent land use regulations in the Port of Tacoma Manufacturing and Industrial Center and Industrial Zoning Districts City-wide to address the following issues:

- Public notification requirements for permits and land use amendments;
- Conversion of industrial lands to non-industrial uses;
- Encroachment of residential developments on industrial lands; and
- Siting of potentially high risk/high impact heavy industrial uses.

With new permanent regulations, interim regulations first established in November 2017 through Ordinance 28470 and renewed every six months through October 2020 would expire.

This SEPA Checklist has been prepared to evaluate alternatives illustrating a range of code allowances:

- Option A: Proposal Alternative – Planning Commission Hearing Draft for February 3, 2021.
- Option B: Baseline – the “No Action” Pre-Interim Ordinance.
- Option C: Current Ordinance – the Interim Regulations that are in effect.

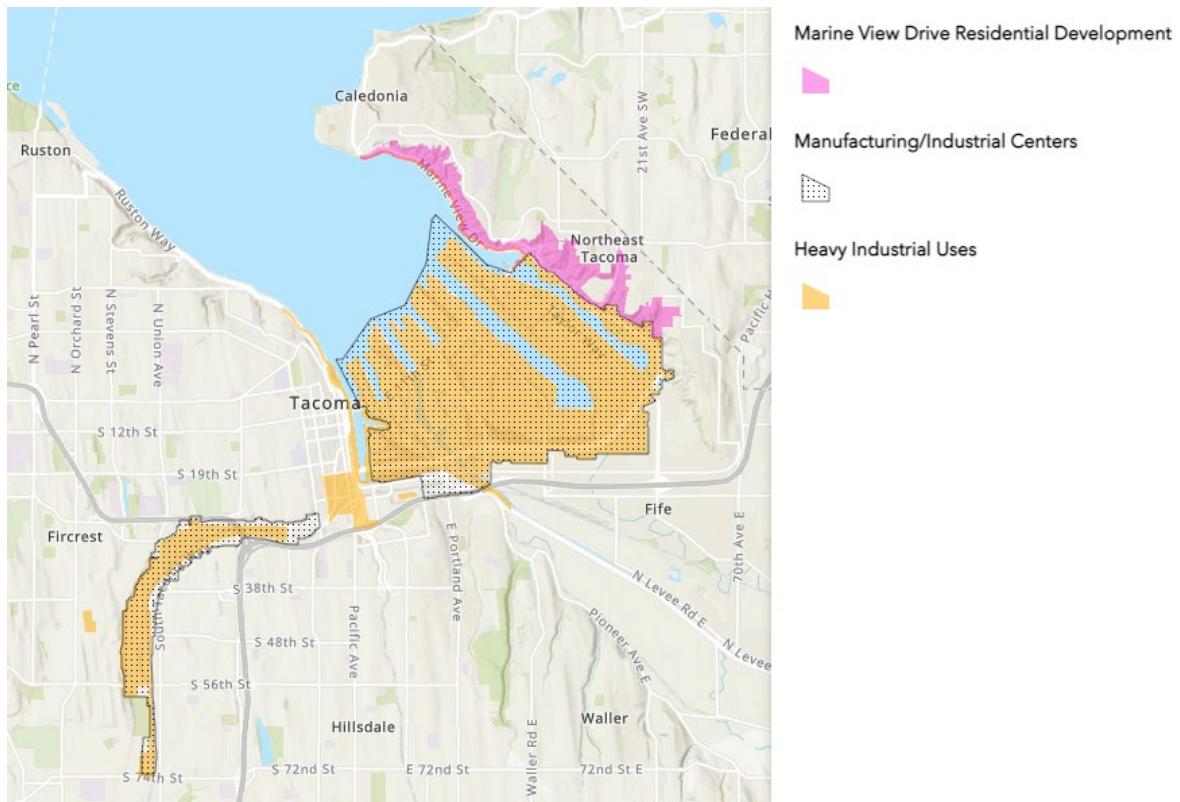
See Appendix A for a detailed description of the proposals and each option.



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, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The land use regulations apply to different components of heavy industrial areas and adjacent residential lands illustrated on Exhibit 1.

Exhibit 1. Study Area



Source: City of Tacoma, 2021



B. Environmental Elements

1. EARTH

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

This is a non-project action. The proposal affects land use regulations city-wide.

b. What is the steepest slope on the site (approximate percent slope)?

Steep slopes are along bluffs bordering Marine View Drive. Under any studied options, when site-specific developments are proposed they will provide information required for development permits.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The USDA Soil Survey indicates much of the study area does not have digital data available. Other areas are considered “Xerorthents, fill areas, Artificial fill and/or dredge spoils.”

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Mapped landslides and erosion hazard areas border Marine View Drive; see 8.H for a map. Under any studied options, when site-specific developments are proposed they will provide information required for development permits including critical areas.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Not applicable – not a site specific proposal.



- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Future development allowed under any studied option could clear sites and construct new development subject to existing development regulations.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Not applicable – not a site specific proposal. No changes to development standards regarding impervious areas are proposed under any options.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

No significant impacts are identified for the non-project proposal. Future site-specific development allowed under proposed regulations are subject to regulations meant to protect health and safety, address geologic hazards, and reduce erosion:

- TMC 2.19.050 Clearing and Grading Requirements.
- TMC 2.19.060 Surface Water Drainage and Temporary Erosion Control Requirements.
- TMC Chapter 12.08 Surface Water Management / Tacoma Stormwater Management Manual.
- TMC Chapter 13.11.700, Geologically Hazardous Areas.
- SMP Chapter 6.4.7, Geologically Hazardous Areas

2. AIR

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

The proposed amendments to Tacoma's land use regulations are meant to help reduce greenhouse gas (GHG) emissions, including carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Greenhouse gases are drivers of climate change. The City monitors greenhouse gas reductions made by the City of Tacoma and the community. See [Staff Report Section D](#) for a

summary of current emissions and trends. About 30% of emissions come from industrial uses and 44% from transportation. City Resolution No. 40509 direct the City to mobilize to transition to a carbon-neutral economy.

Tacoma's Tideflats are home to six fossil fuel storage, refinement, and processing facilities. The heavy industrial uses under review, and expansions of them, or conversion to renewable energy can produce GHG emissions.

Under Option A, the Proposal Alternative, new Major Fossil Fuel Facilities are prohibited. These include: fossil fuel refineries, bulk fossil fuel terminals, natural gas processing, and bulk storage and processing of fossil fuels or combinations. Existing facilities are permitted but cannot expand capacity. Repair and maintenance are allowed. A change to a Renewable Fuel Production Facility is allowed with a conditional use permit; these include fuels that result in a lifecycle GHG emission reduction of at least 50% or more under the Federal Clean Air Act. Renewable Fuel Production Facilities are allowed with a conditional use permit. New or expansion of Major Fossil Fuel Facilities and Renewable Fuel Facilities are subject to GHG emission impact analysis and mitigation offsets as well as annual reporting. Heavy industrial uses including Major Fossil Fuel Facilities and Renewable Fuel Facilities as well as other industrial uses would require expanded notification of permits including SEPA determinations, conditional use permits, and all shoreline permits. As well, Coal Storage and Export is prohibited. Other heavy industrial uses would be restricted including mining, smelters, and chemical manufacturing would be limited through added permitting criteria/procedures or would be prohibited.

Under Option B, the No Action/Pre-Interim regulations, Major Fossil Fuel Facilities, Renewable Fuel Facilities, and Coal Storage and Export as well as other heavy industrial uses (mining, smelters and chemical manufacturing) would be allowed within a single heavy industrial use category in industrial zones; these are allowed outright within the M-2 Heavy Industrial District and PMI Port Maritime Industrial District without special use standards tailored to address the disparate potential impacts of use and activity. The City would not apply requirements to report GHG emissions and offset them. State standards for major facilities GHG reporting would continue.

Under Option C, the Interim Regulations, oil and other Liquefied and Gaseous Fossil Fuels terminals, storage, manufacturing production, processing, etc.: new uses are prohibited. Existing uses would be considered allowed without limits on expansion. The City would not require existing facilities to report or mitigate GHG emissions as



part of an expansion. Renewable Fuel facilities were not specified. Unlisted uses would be prohibited. Also, mining, smelters, and chemical manufacturing would be restricted to existing uses.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Not applicable – not a site specific proposal.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

No significant impacts are identified for the non-project proposal. Under all studied Options, the following regulations apply to future development and can help reduce impacts:

- Facilities that emit at least 10,000 metric tons of carbon pollution – or suppliers of liquid motor vehicle fuel, special fuel, and aircraft fuel that supply products equivalent to at least 10,000 metric tons of carbon dioxide – must annually report their GHG emissions to the State of Washington Department of Ecology (Ecology); this reporting requirement has been in place since 2012. Ecology adopted a rule in 2019 to transition away from hydrofluorocarbons (or HFCs) in products and equipment starting January 1, 2020. Oil refineries were required to reduce their greenhouse gas emissions 10 percent by 2015. If they were not able to reduce their emissions, they were required to maintain an above-average energy efficiency rating.¹
- The 2019 State Legislature adopted [new standards that will increase the efficiency of residential, commercial, and industrial buildings](#) and reduce emissions.
- Through the Puget Sound Clean Air Agency (PSCAA), construction permits are required before constructing a new facility, or before installing or modifying equipment that generates or emits air pollution. Also through PSCAA, Air

¹ See Ecology, Reducing greenhouse gases. Available: <https://ecology.wa.gov/Air-Climate/Climate-change/Greenhouse-gases/Reducing-greenhouse-gases>. Also, see: Ecology, Required greenhouse gas reporting programs. Available: <https://ecology.wa.gov/Air-Climate/Climate-change/Greenhouse-gases/Greenhouse-gas-reporting>. Accessed: February 16, 2021.

- Operating Permits, which are also referred to as Title V permits, are required for major sources of air pollution. This includes manufacturing operations, refineries, solid waste operations, energy facilities, and others. In Tacoma, several manufacturers and US Oil and Refining have Air Operating Permits. Other monitored land uses include gas stations, dry cleaners, spray coaters, and others.²
- Development of industrial, commercial, residential, and institutional uses that exceed categorical exemptions are subject to review under SEPA through TMC Chapter 13.12, Environmental Code. Through this process, the City can identify impacts and mitigation measures to meet the City's policies and codes including protecting air quality and meeting the City's [Resolution No. 40509](#) – Declaration of Climate Emergency.

Under Option A, the Proposal Alternative, the City would limit new Major Fossil Fuel Facilities and allow new or expanded Renewable Fuel Facilities with GHG impact analysis and mitigation offsets along with regular reporting.

3. WATER

a. Surface Water:

- 1) *Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.*

There are streams including the Puyallup River, Hylebos Creek, and Wapato Creek that flow through the study area. Estuarine wetlands and mudflats occur in a few isolated areas adjacent to the waterways and associated with Port of Tacoma restoration sites. The study area abuts Commencement Bay with marine waters.

² See: PSCAA, Permits and Registration. Available: <https://pscleanair.gov/101/Permits-Registration>. Accessed: February 16, 2021.

- 2) *Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.*

Not applicable – not a site specific proposal. Future development that may develop within 200 feet of the surface waters are subject to the City's Shoreline Master Program and Critical Area regulations.

- 3) *Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.*

Not applicable – not a site specific proposal. Future development that would propose fill or dredging would be subject to City clearing and grading regulations as well as Shoreline Master Program and Critical Area regulations.

- 4) *Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.*

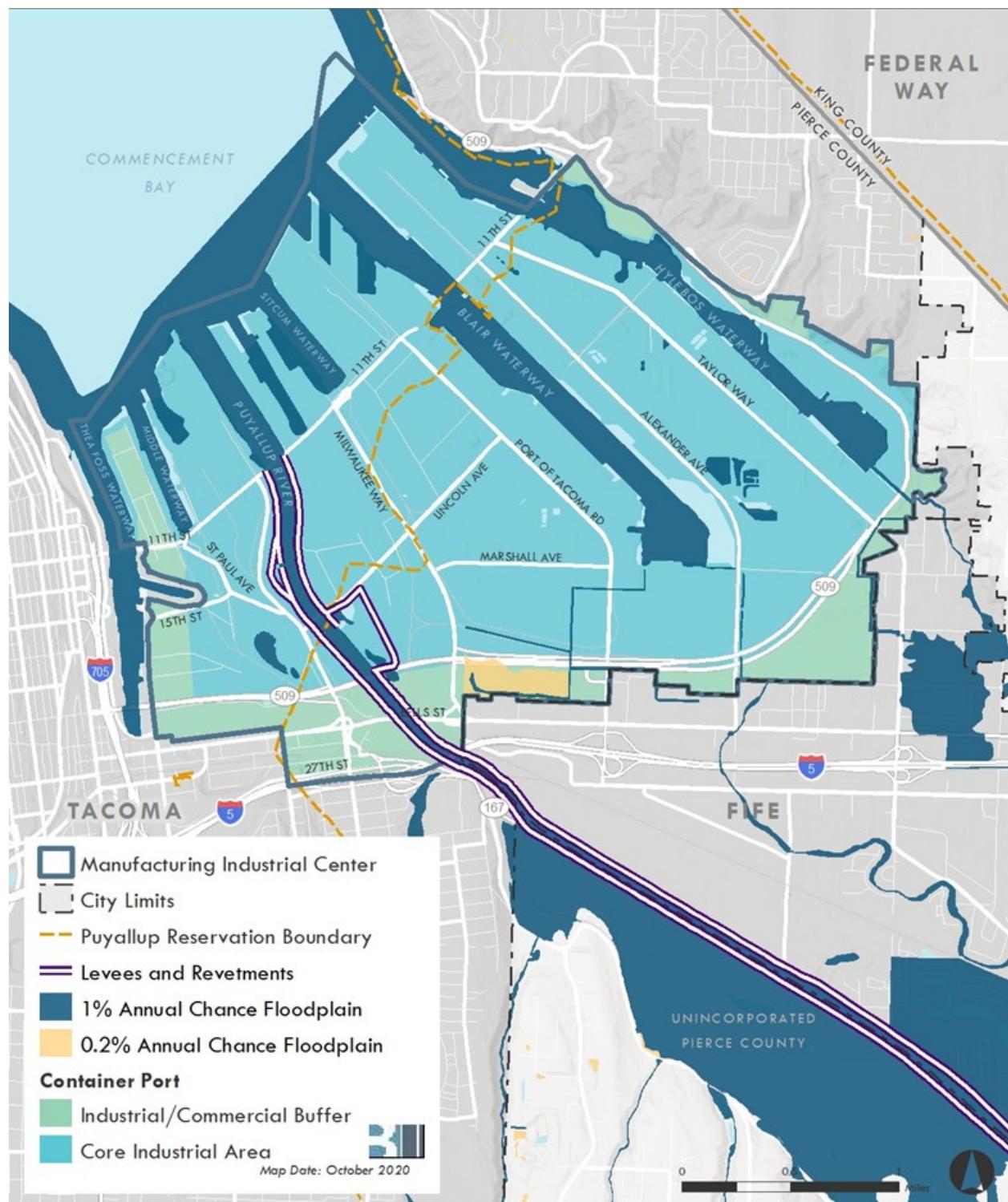
Not applicable – not a site specific proposal. The area is served by the [Tacoma water system](#). Any changes to surface waters would also be subject to the Shoreline Master Program and Critical Area regulations.

- 5) *Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.*

The Port of Tacoma Manufacturing Industrial Center (M/IC) and the South Tacoma M/IC have [mapped areas of floodplains](#), particularly in the Port of Tacoma M/IC. See Exhibit 2.



Exhibit 2. Tideflats Vicinity Floodplain Map



Source: ESA, 2020; BERK, 2020.



- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Not applicable – not a site specific proposal. Future development would be subject to surface water management regulations, including the Tacoma Stormwater Manual.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Not applicable – not a site specific proposal. The study area is served by the [Tacoma water system](#).

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable – not a site specific proposal. Under all Options, [aquifer recharge areas](#) are subject to critical area regulations including TMC Chapter 13.11.800 and SMP Chapter 6.4.9.

Applicable to the South Tacoma M/IC, the South Tacoma groundwater aquifer system serves as a significant source of drinking water for the City of Tacoma. It may supply as much as 40 percent of the City's total water demand during periods of peak summer usage. The South Tacoma Groundwater Protection District is an overlay to base zones. It is meant to prevent the degradation of groundwater in the South Tacoma aquifer system by controlling the handling, storage, and disposal of hazardous substances by businesses. Procedures also ensure properties that have stormwater infiltration facilities and properties that store hazardous substances meet appropriate performance standards, and those properties are properly maintained, inspected, and tested when necessary.

Under Options A and C, added restriction or regulation of mining, smelting, and chemical manufacturing as well as fossil fuel and renewable fuel facilities should further reduce risks to surface and groundwater quality.



c. Water runoff (including stormwater):

- 1) *Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.*

Not applicable – not a site specific proposal. Water runoff could occur from point sources and non-point sources. However, all development is subject to surface water regulations and manuals.

- 2) *Could waste materials enter ground or surface waters? If so, generally describe.*

Not applicable – not a site specific proposal. Future development would be subject to aquifer protection regulations and surface water quality regulations.

- 3) *Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.*

Not applicable – not a site specific proposal. Future development would be required to meet stormwater drainage regulations.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

No significant impacts are identified for the non-project proposal. Under all studied Options, the following regulations apply to future development and can help reduce impacts:

- Aquifer Recharge Areas TMC Chapter 13.11.800.
- Aquifer Recharge Areas SMP Chapter 6.4.9.
- South Tacoma Groundwater Protection District, TMC 13.06.070 Overlay Districts, Part D.
- Clearing and Grading Requirements, TMC 2.19.050.
- Surface Water Drainage and Temporary Erosion Control Requirements, TMC 2.19.060.
- Wastewater and Surface Water Management – Regulation and Rates TMC Chapter 12.08.



- Underground Storage Tank Removal, TMC Chapter 5.47.
- City of Tacoma Stormwater Management Manual, [2016 Version, Draft 2021 Version.](#)

4. PLANTS

- a. Check the types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

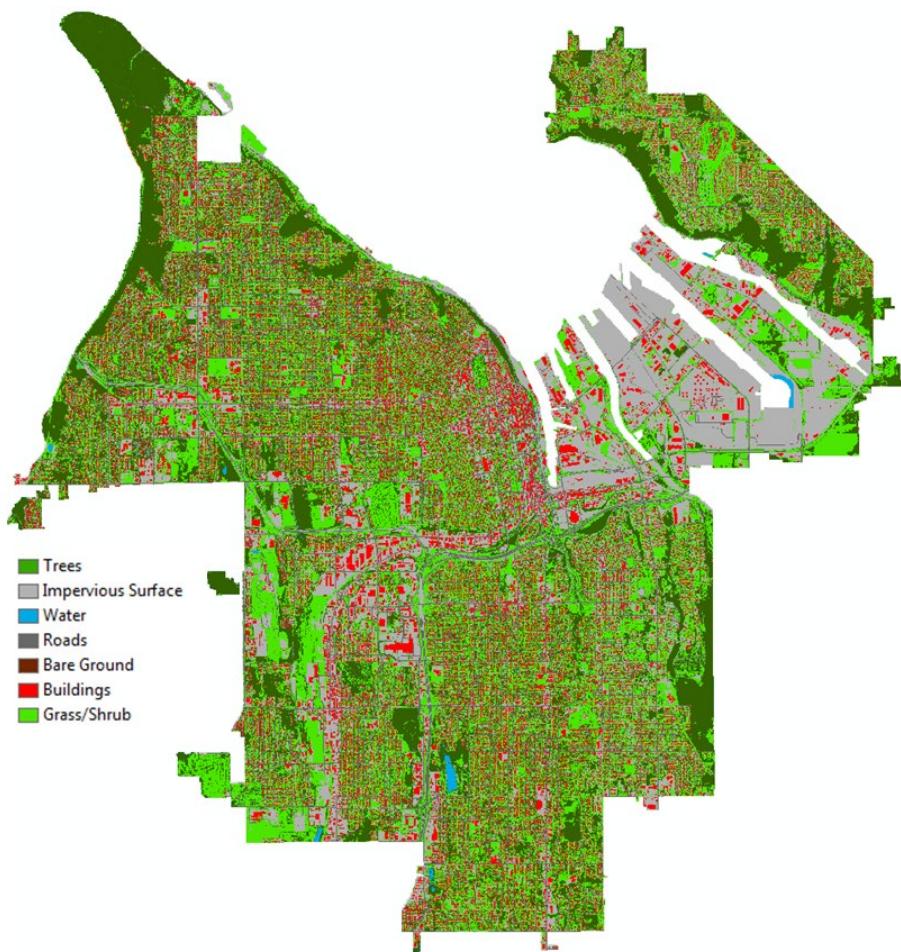
water plants: water lily, eelgrass, milfoil, other

other types of vegetation

The study area contains tree canopy in all extents but particularly near Marine View Drive. See Exhibit 3. The area also contains ornamental lawns and shrubs, and industrial areas with limited vegetation except in streetscapes. There are some mapped wetlands. See section 8.h for a map.



Exhibit 3. Tree Canopy and Impervious Areas, 2009



Source: [University of Washington, 2011](#)

b. What kind and amount of vegetation will be removed or altered?

Not applicable – not a site specific proposal. Much of the area is developed and habitat for plants and animals is very limited. The City has mapped important Fish and Wildlife Habitat, and Open Space Corridors, which are natural areas that provide safe, healthy places for resident and migratory fish and wildlife species that live in and move through the city. See Section 8.h for a map. The area along Marine View Drive has some mapped habitat and Open Space Corridors. In addition, there are Port of Tacoma-managed habitat mitigation sites.

See 4.d below for applicable requirements for new or expanded development. Options A and C reduce residential densities in the Marine View Drive area, which would likely result in less vegetative clearing.



c. List threatened and endangered species known to be on or near the site.

Critical habitat has been identified for water bodies containing endangered and threatened fish species. See [Staff Report Section D](#).

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

No significant impacts are identified for the non-project proposal. Under all studied Options, the following regulations apply to future development and can help reduce impacts:

- Wetlands, TMC Chapter 13.11.300
- Streams and Riparian Habitats, TMC Chapter 13.11.400
- Fish and Wildlife Habitat Conservation Areas, TMC Chapter 13.11.500
- Wetlands SMP Chapter 6.4.5
- Streams and Riparian Habitats SMP Chapter 6.4.6
- Future development in residential zones would be required to meet tree canopy and landscaping requirements (TMC 13.06.020 Residential Districts, Part F development standards and Section 13.06. 090.B landscaping).
- In industrial areas, landscaping is required equal to 5% of parking areas. Perimeter landscaping is required of M-1 parking lots though not M-2 or PMI. Street trees are required with new development in the PMI district.

e. List all noxious weeds and invasive species known to be on or near the site.

Not applicable – not a site specific proposal. General mapping of noxious weeds shows some may exist in the study area on [public lands and rights of way](#) and on [tax parcels](#). Noxious weed laws apply to help prevent the spread of invasive species including RCW 17.10 and WAC Chapter 16-750.



5. ANIMALS

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

X birds: hawk, heron, eagle, songbirds, other:

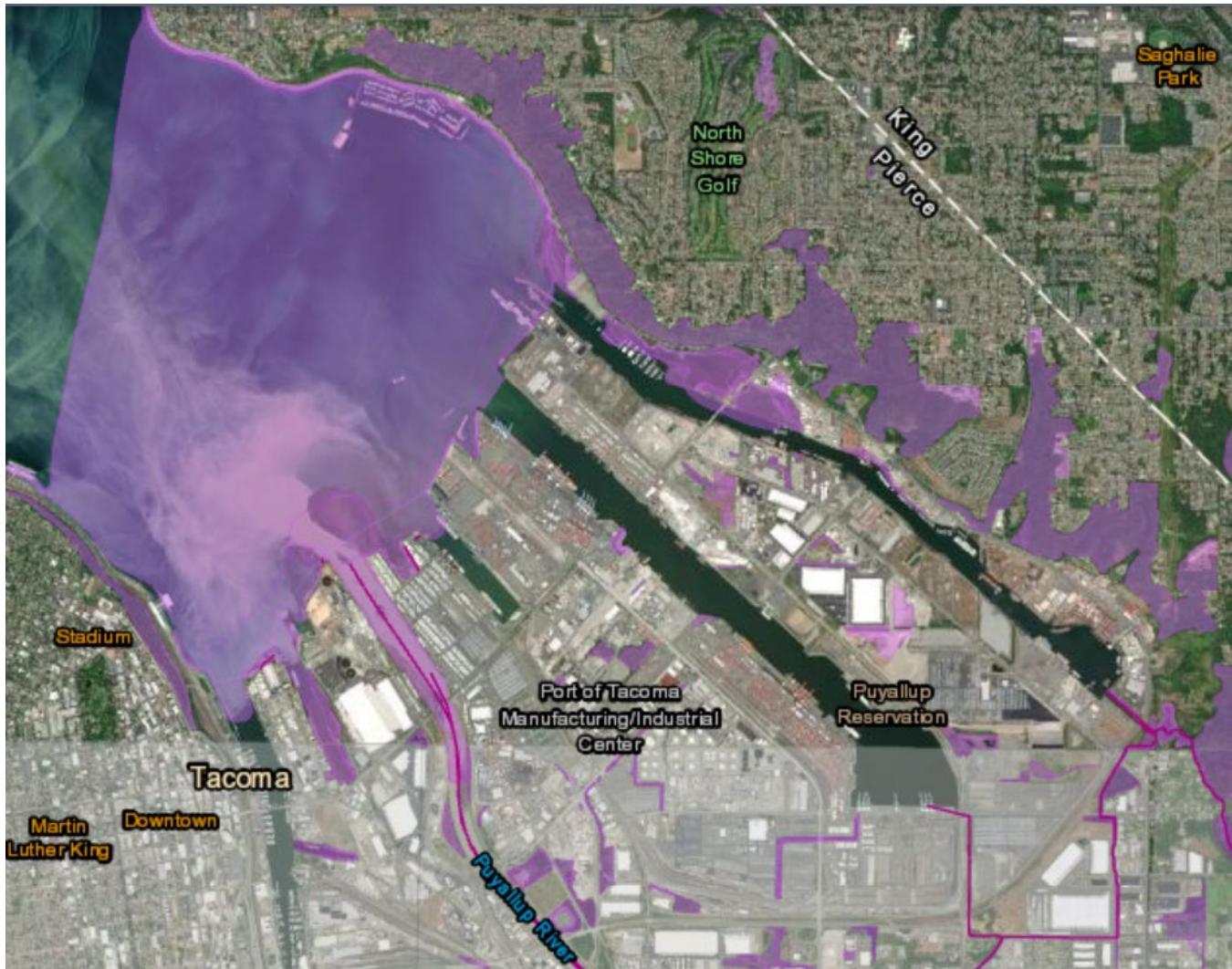
X mammals: deer, bear, elk, beaver, other: marine

X fish: bass, salmon, trout, herring, shellfish, other _____

A range of fish, birds, and mammals are found in the study area, particularly along Marine View Drive where open space and tree canopy is found, and along streams and waterways where sensitive fish and marine mammal species are found. WDFW Priority Habitats and Species that may require protection and management are mapped in the Tideflats and Marine View Drive Area. See Exhibit 4.



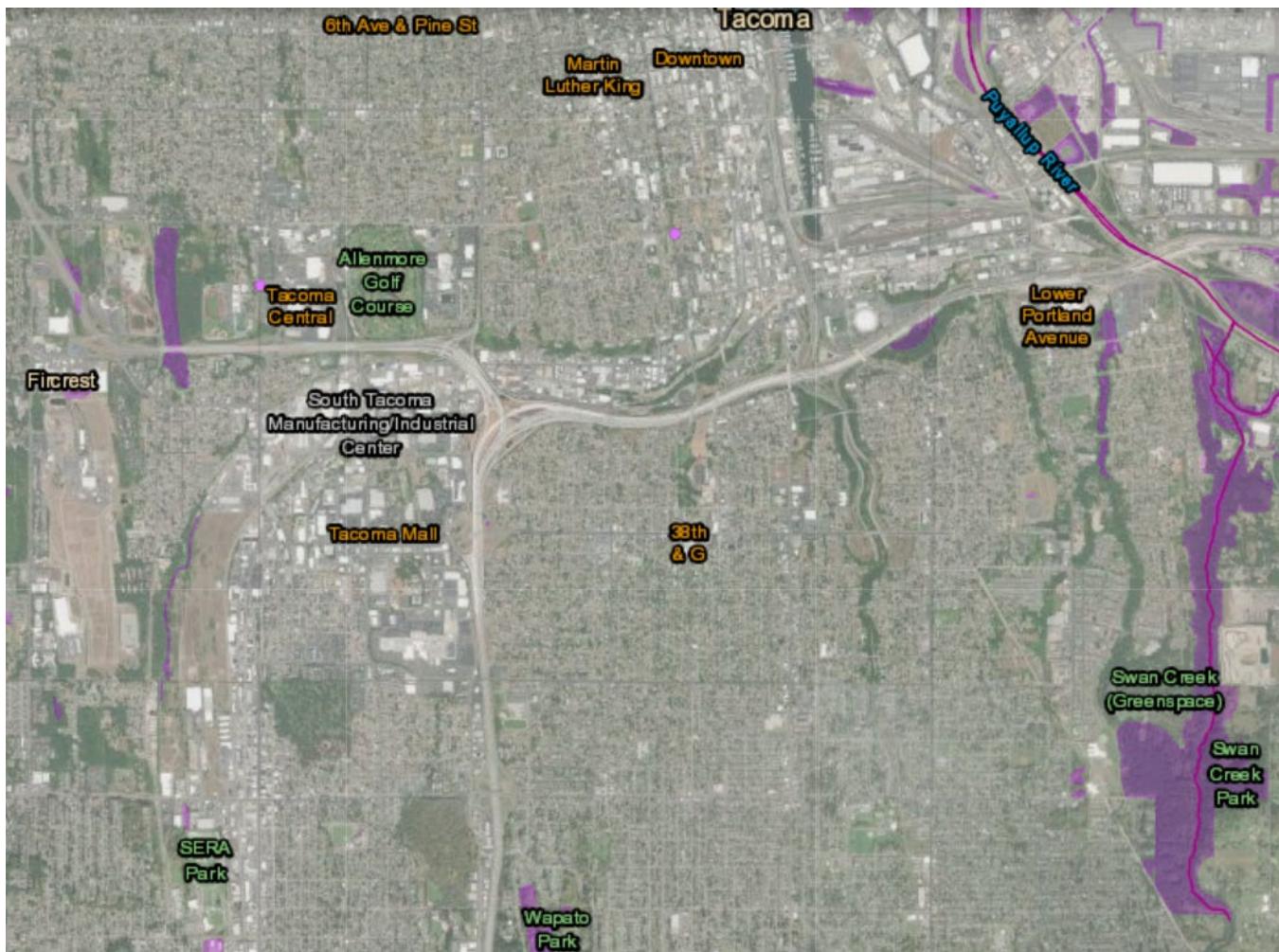
Exhibit 4. State Priority Habitats and Species – Tideflats Area



Source: [WDFW 2021](#)

There are fewer mapped priority areas in the South Tacoma M/IC. See Exhibit 5.

Exhibit 5. State Priority Habitats and Species – South Tacoma M/IC



Source: [WDFW 2021](#)

- b. List any threatened and endangered species known to be on or near the site.

A range of state and federally listed fish and marine mammal species (endangered, threatened, species of concern, candidate) are found in surface waters in the study area, particularly in the Puyallup River, Commencement Bay, and Hylebos Creek, and Wapato Creek: Chinook salmon (Puget Sound), Steelhead (Puget Sound), Bull trout, Sockeye salmon, Coho salmon (Puget Sound), Killer whale (orca). Species with critical habitat in the study area include Chinook salmon (Puget Sound), Bull trout, and Killer whale (orca).

The Puyallup River supports several salmonid species including coastal cutthroat trout, bull trout, steelhead, Chinook (spring and fall) salmon, sockeye, Coho, pink, and chum (WDFW 2020a; WDFW and NWIFC 2020). Wapato Creek and Hylebos Creeks

support a smaller set of species including steelhead, Coho, Chinook (fall), pink, and chum. See [Staff Report Section D](#).

Adult salmonids are typically found in Commencement Bay in August and November, except spring Chinook and steelhead, which are present during the winter and spring (City of Tacoma 2007). Juvenile Chinook salmon use the Commencement Bay nearshore and the waterways, particularly after the releases of hatchery fish in mid to late May (Kerwin 1999, as cited in City of Tacoma 2007). See [Staff Report Section D](#).

Despite substantial modification of the Commencement Bay nearshore, WDFW has documented forage fish (i.e., surf smelt and sand lance) spawning at the west edge of the Middle Waterway, near the mouth of the Puyallup River, and along the upper intertidal zone of the sand–gravel beaches of the former Milwaukee Waterway, which is a small rectangular area located between the Puyallup River and Sicum Waterway (WDFW 2020b). The WDFW surveys documented mostly surf smelt spawning at these locations with only a small area of sand lance spawning observed at the spit on the west side of the Puyallup River.

The Puyallup Tribe operates a robust program to maximize and optimize the shellfish harvest by protecting the habitats and populations of shellfish while also providing a safe environment for commercial, ceremonial, and subsistence fishing opportunities for Tribal members. The Tribe manages this fishery per their Revised Puyallup Tribal Shellfish Code (Chapter 12.12), and it includes crab (Dungeness, red rock, graceful), sea cucumber, geoduck, and spot prawn, among other species.

c. Is the site part of a migration route? If so, explain.

Marine waterways are characterized by narrow intertidal and shallow subtidal margins around a relatively deep channel. These margins are important migratory routes for salmon, waterfowl, and shorebirds, and serve as rearing areas for juvenile and adult salmonids and their prey. See [Staff Report Section D](#).

Commencement Bay is located within the Pacific Flyway, a major north–south migratory corridor which extends from Mexico north into Canada and the state of Alaska. The marine waters along with the restored intertidal wetlands and riparian buffers associated with mitigation sites provide habitat for shorebirds, waterfowl, and upland birds to breed and overwinter. See [Staff Report Section D](#).



d. Proposed measures to preserve or enhance wildlife, if any:

No significant impacts are identified for the non-project proposal. Under all studied Options, the following regulations apply to future development and can help reduce impacts:

- Wetlands, TMC Chapter 13.11.300
- Streams and Riparian Habitats, TMC Chapter 13.11.400
- Fish and Wildlife Habitat Conservation Areas, TMC Chapter 13.11.500
- Wetlands SMP Chapter 6.4.5
- Streams and Riparian Habitats SMP Chapter 6.4.6
- Surface Water Drainage and Temporary Erosion Control Requirements, TMC 2.19.060.
- Wastewater and Surface Water Management – Regulation and Rates TMC Chapter 12.08.
- City of Tacoma Stormwater Management Manual, [2016 Version, Draft 2021 Version.](#)

In addition Options A and C limit or further regulate activities that could affect water quality and some priority or listed species, such as mining, smelting, chemical manufacturing, and fossil fuel and renewable fuel facilities. As well, reducing potential GHG emissions is intended to help avoid negative effects to streamflow, flooding, coastal habitats, and algal blooms to avoid negative impacts to fish and wildlife species as well as to the community as a whole. See [Staff Report Section D](#), regarding PSRC Climate Change Background Report.

e. List any invasive animal species known to be on or near the site.

Not applicable – not a site specific proposal. The [Washington Invasive Species Council](#) has identified certain species considered invasive. The Mediterranean White Snail was detected at the Port of Tacoma in 2005, and addressed through joint efforts by the Washington State Department of Agriculture and the Port of Tacoma. The Council identifies ways to help control potential invasive species in fresh water and Puget Sound.



6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not applicable – not a site specific proposal. Future development could use electric, gas, oil, and solar energy. Major energy users in the city include industrial; transportation, residential, and commercial uses represent smaller shares of energy users. See [Staff Report Section D](#) regarding City GHG emission inventories. Option B would allow a greater range of industrial uses that could use more energy compared to Options A and C that would limit or further regulate industrial uses. Option A regulations would allow for existing fossil fuel uses and new renewable energy facilities provided there is GHG mitigation and offsets could include energy reductions among other strategies.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Not applicable – not a site specific proposal. City regulations allowing for solar energy would not change.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

No significant impacts are identified for the non-project proposal. Under all studied Options, the following regulations apply to future development and can help reduce impacts:

- Energy Code, TMC Chapter 2.10
- The 2019 State Legislature adopted [new standards that will increase the efficiency of residential, commercial, and industrial buildings](#) and efficiency standards for appliances.

Option A regulations would allow for limited fossil fuel facilities and new renewable energy facilities provided there is GHG mitigation and offsets could include energy reductions among other strategies.



7. ENVIRONMENTAL HEALTH

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Some industrial uses involving chemical manufacturing, smelting, or fossil fuel or renewable fuel processing, handling, and storage have risks, impacts, and vulnerabilities, such as: explosive and fire risks, spill, exposure to toxic chemicals, odor, stormwater, and waste products.

1) Describe any known or possible contamination at the site from present or past uses.

The State of Washington Department of Ecology maintains a database of contaminated sites. More than half of the state's identified sites have been cleaned up. More are in progress. In all parts of the study area there are completed, in progress, and pending clean-up efforts. See Exhibit 6 and Exhibit 7.

Exhibit 6. Ecology Clean Up Sites Map – Tideflats Area

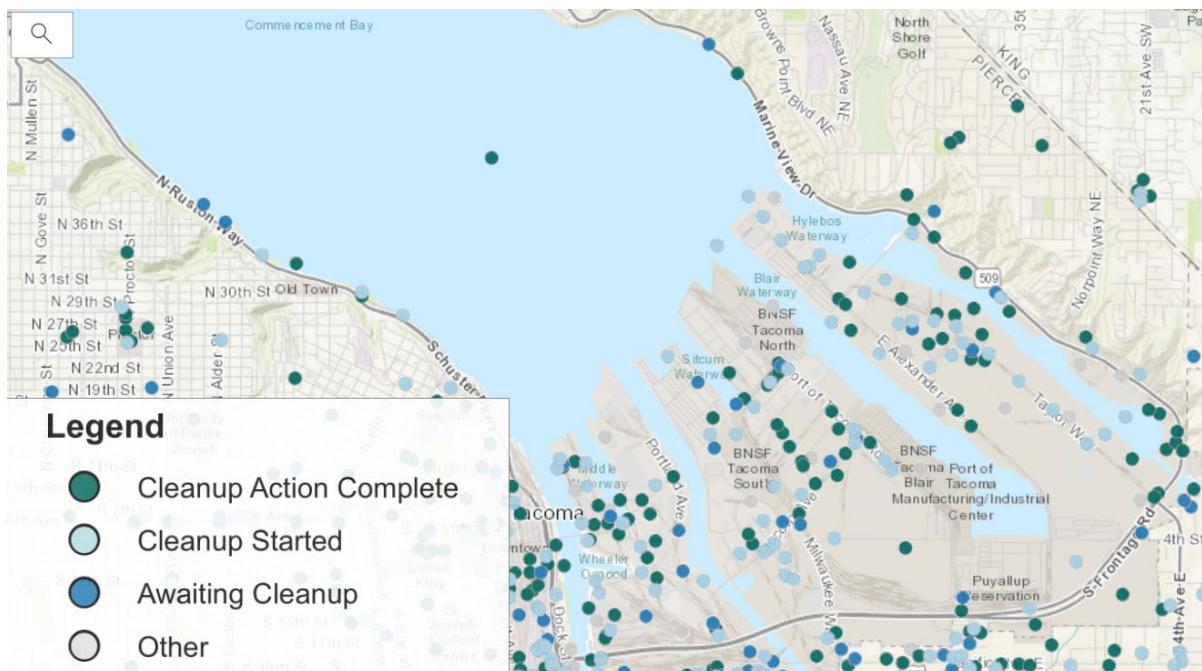
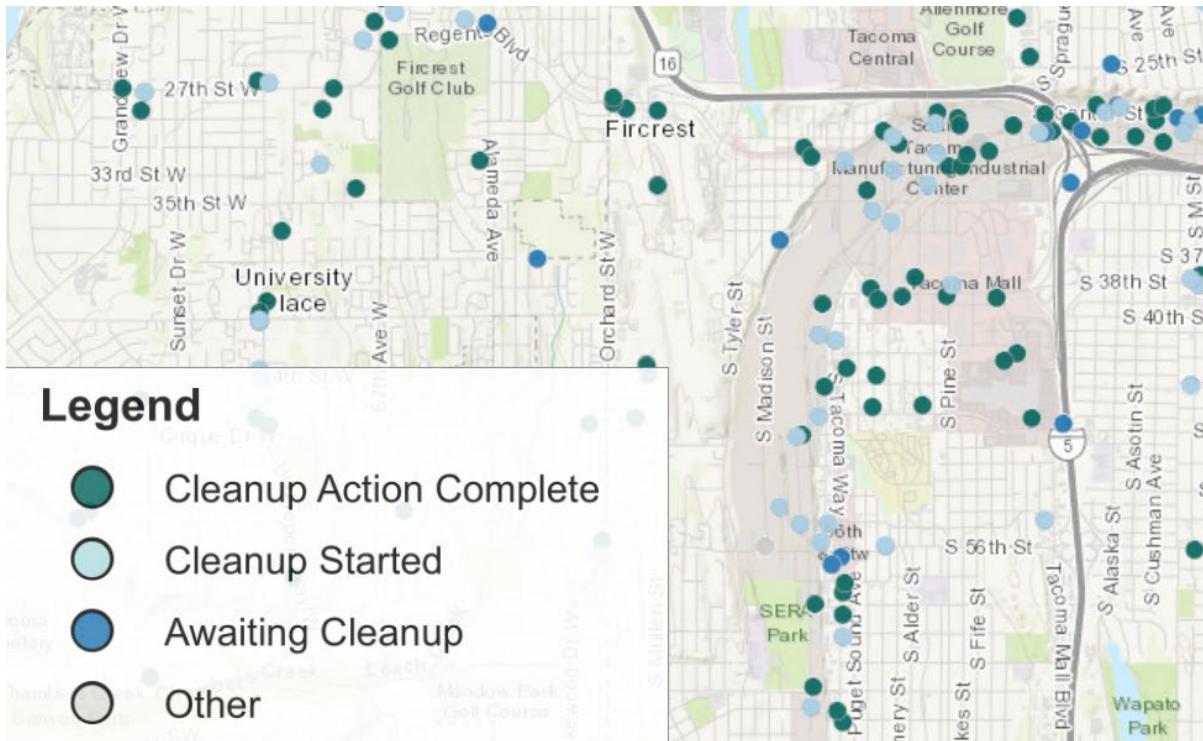


Exhibit 7. Ecology Clean Up Sites Map – South Tacoma Vicinity



Source: [State of Washington Department of Ecology](#), 2021.

- 2) *Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.*

There is an [interstate gas pipeline](#) serving the Tideflats (e.g. BP Pipelines).

Oil transported via pipeline enters the state from British Columbia and continues south along the I-5 Corridor to refineries in Cherry Point, Ferndale, Anacortes, and Tacoma, as well as destinations south of Washington State. See [Tideflats Interim Periodic Report](#), September 2020.

- 3) *Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.*

Not applicable – not a site specific proposal. The City has multiple existing chemical wholesale and distribution facilities. Options A and C would limit or further regulate new uses with chemical manufacturing, smelting, fossil fuel and renewable fuel handling, processing, and storage. Option B would allow a wider range of facilities that could store, use, or produce hazardous chemicals, or explosive materials.

4) Describe special emergency services that might be required.

A [Tideflats Emergency Response Plan](#) was prepared in 2016 to identify the necessary transportation facilities and fire station locations needed to meet the City's response time goals.

5) Proposed measures to reduce or control environmental health hazards, if any:

No significant impacts are identified for the non-project proposal. Under all studied Options, the following regulations apply to future development and can help reduce impacts:

- State [Model Toxics Control Act](#) (Chapter 70.105D RCW)
- State Underground Storage Tank Regulations (Chapter 173-360A WAC)
- Fire and Emergency Medical Services, TMC Title 3, including Fire Prevention Code, and requirements for Mobile Fueling Operations within the South Tacoma Groundwater Protection District
- Nuisances, Prohibited Acts, Pollution, Hazardous Cargo and Unsafe Piers, TMC Chapter 4.26
- Transportation of Hazardous Materials, TMC Chapter 11.09

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Noise sources in the study area include traffic on roads and rail lines, and industrial and commercial equipment and operation in industrial areas.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Not applicable – not a site specific proposal. Future development could produce noise as identified in b.1 above. Option A would limit mining operations to existing ones; new ones would not be allowed reducing potential noise sources due to that use. Option B would allow new mining operations, generally subject to a conditional use and review criteria that includes an evaluation of noise generation (TMC



13.05.010.A.2.d). Option C would prohibit new mining operations but allow existing operations to continue and/or expand subject to established conditional use criteria.

3) Proposed measures to reduce or control noise impacts, if any:

No significant impacts are identified for the non-project proposal. Under all studied Options, the following regulations apply to future development and can help reduce impacts:

- Noise Enforcement, TMC Chapter 8.122

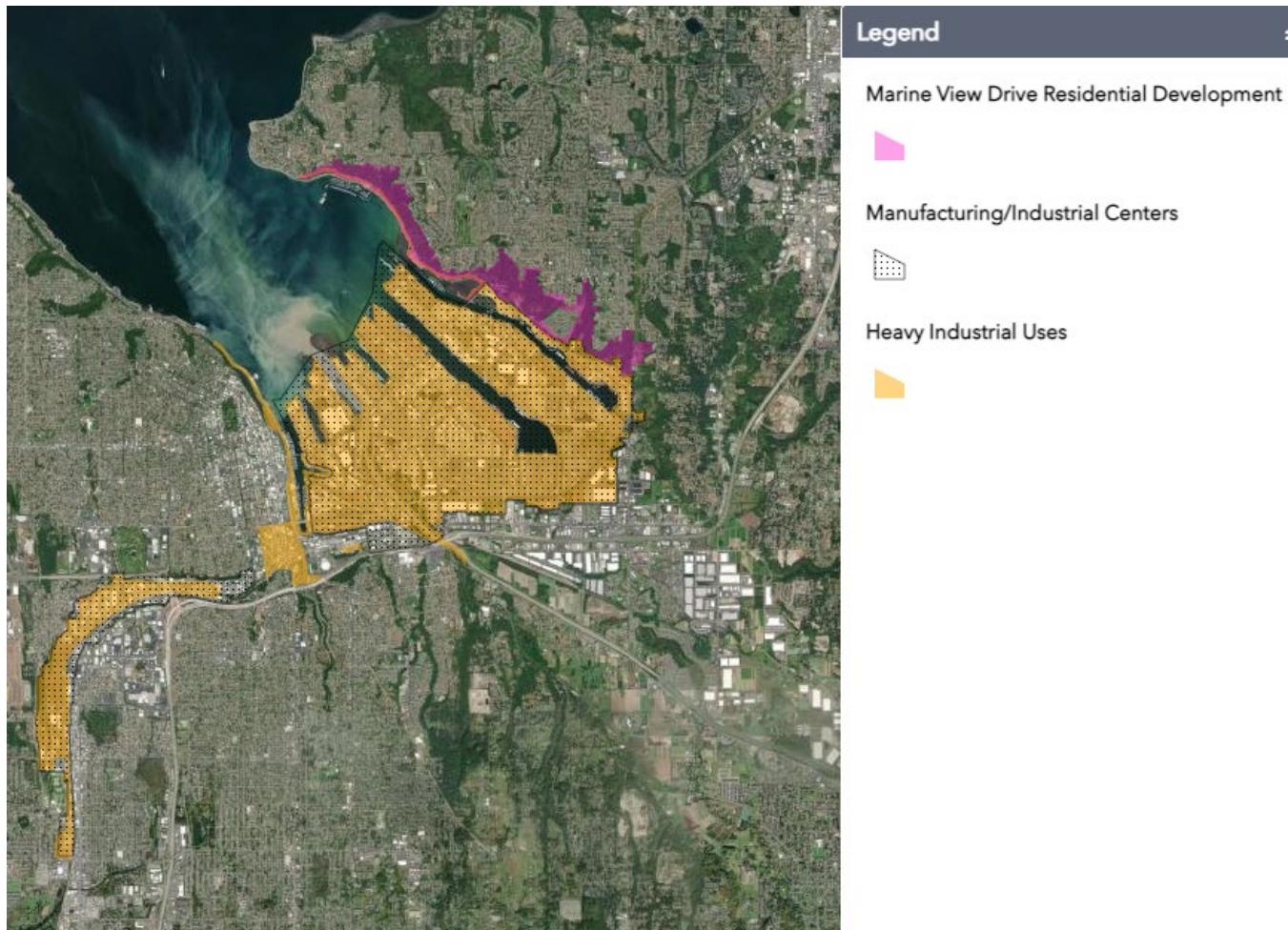
8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Current uses in the study broadly include residential in the Marine View Drive area and heavy industrial in the Port M/IC and South Tacoma M/IC. See Exhibit 8.



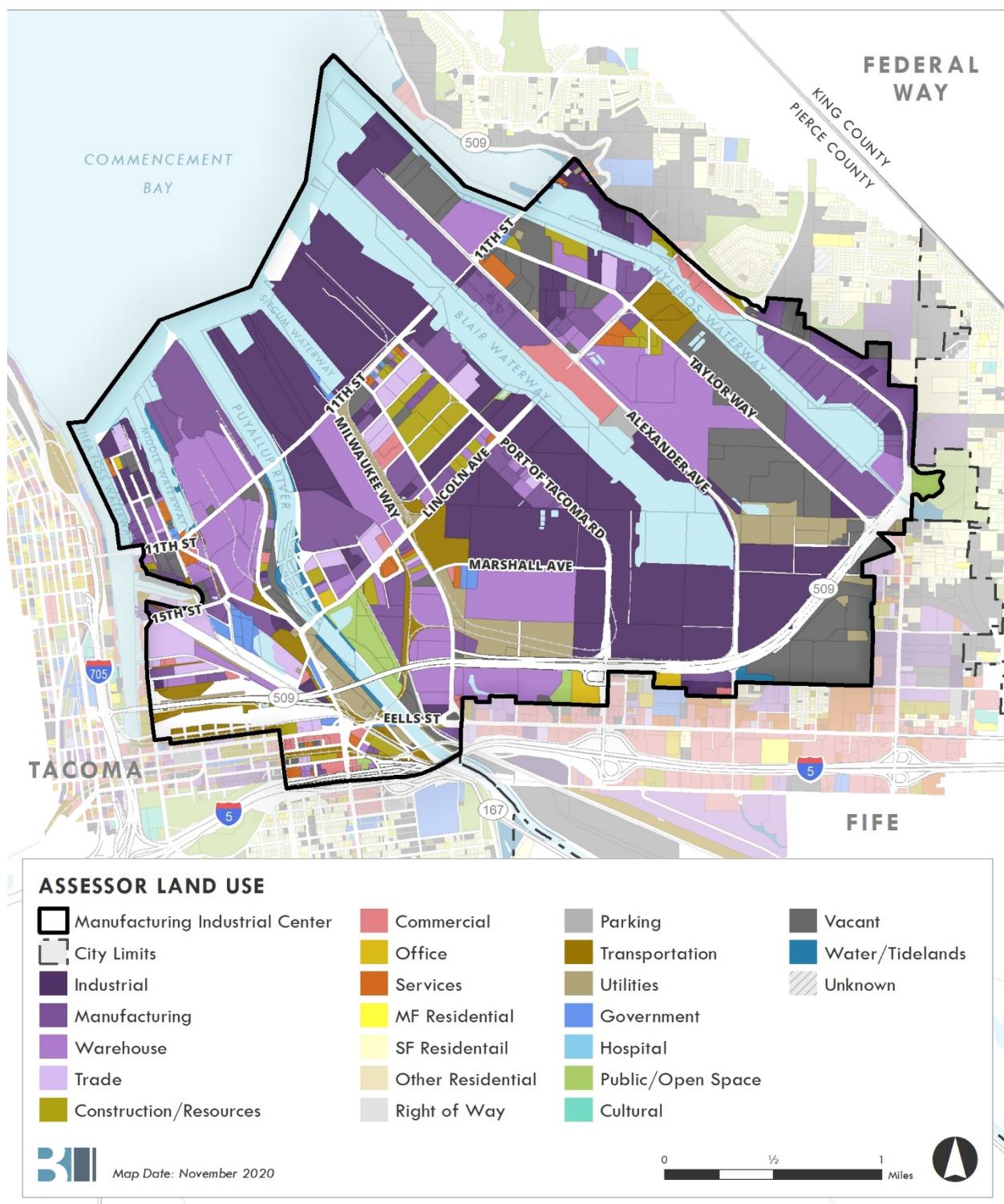
Exhibit 8. Generalized Land Use – Full Study Area



Source: City of Tacoma 2021.

A parcel map shows industrial, manufacturing, warehousing, transportation, utilities, commercial, office, and public uses in the Tideflats area. See Exhibit 9.

Exhibit 9. Tideflats Land Use – Study Area, 2020



Source: City of Tacoma, 2020; BERK, 2020.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial

significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The study area does not contain working farmlands or working forest lands of long-term significance. The area is largely in industrial use in the Port M/IC and South Tacoma M/IC with residential and open space along Marine View Drive.

- 1) *Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:*

There are no working farmlands or working forest lands of long-term significance abutting the study area. Such uses are not designated in the City or County Comprehensive Plans in or abutting the study area.

- c. **Describe any structures on the site.**

As seen on Exhibit 8, there are large industrial and manufacturing structures in the industrial zones and smaller scattered residential uses along Marine View Drive.

- d. **Will any structures be demolished? If so, what?**

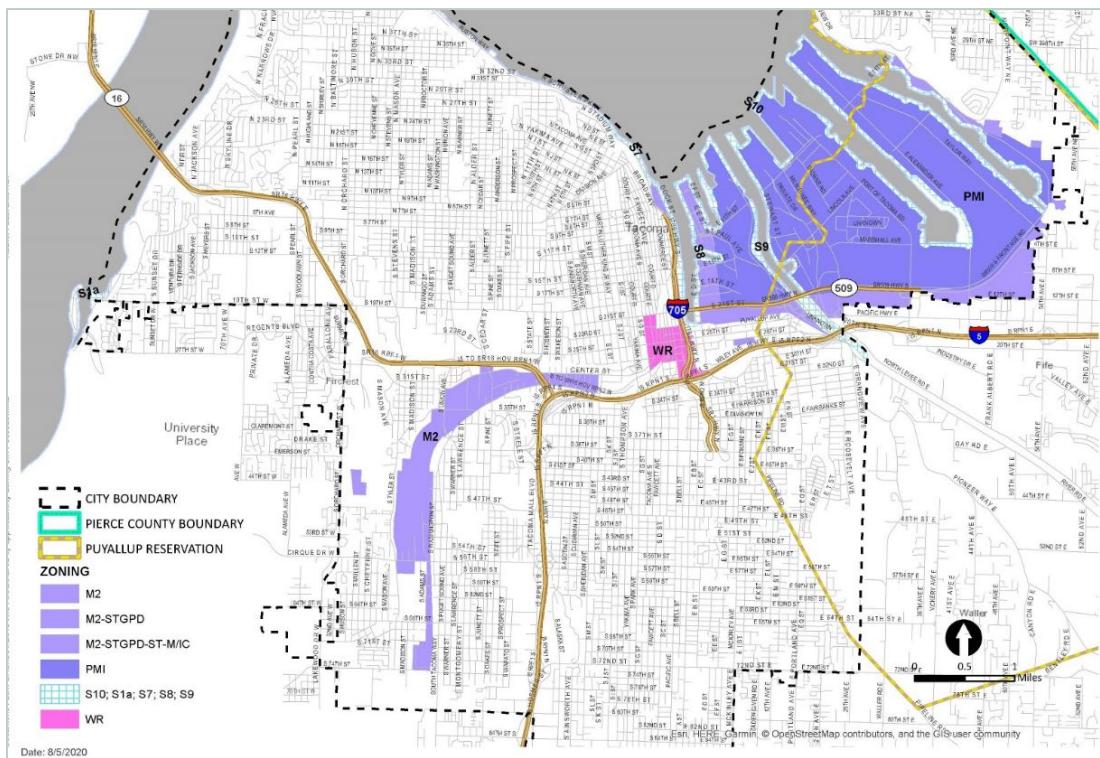
Not applicable – not a site specific proposal.

- e. **What is the current zoning classification of the site?**

Most of the Port M/IC is zoned predominantly Port Maritime and Industrial (PMI), and M-2 to the south and west. South Tacoma M/IC is zoned predominantly M-2 Heavy Industrial. See Exhibit 10.



Exhibit 10. Zones and Industrial Use Restrictions – Area of Applicability

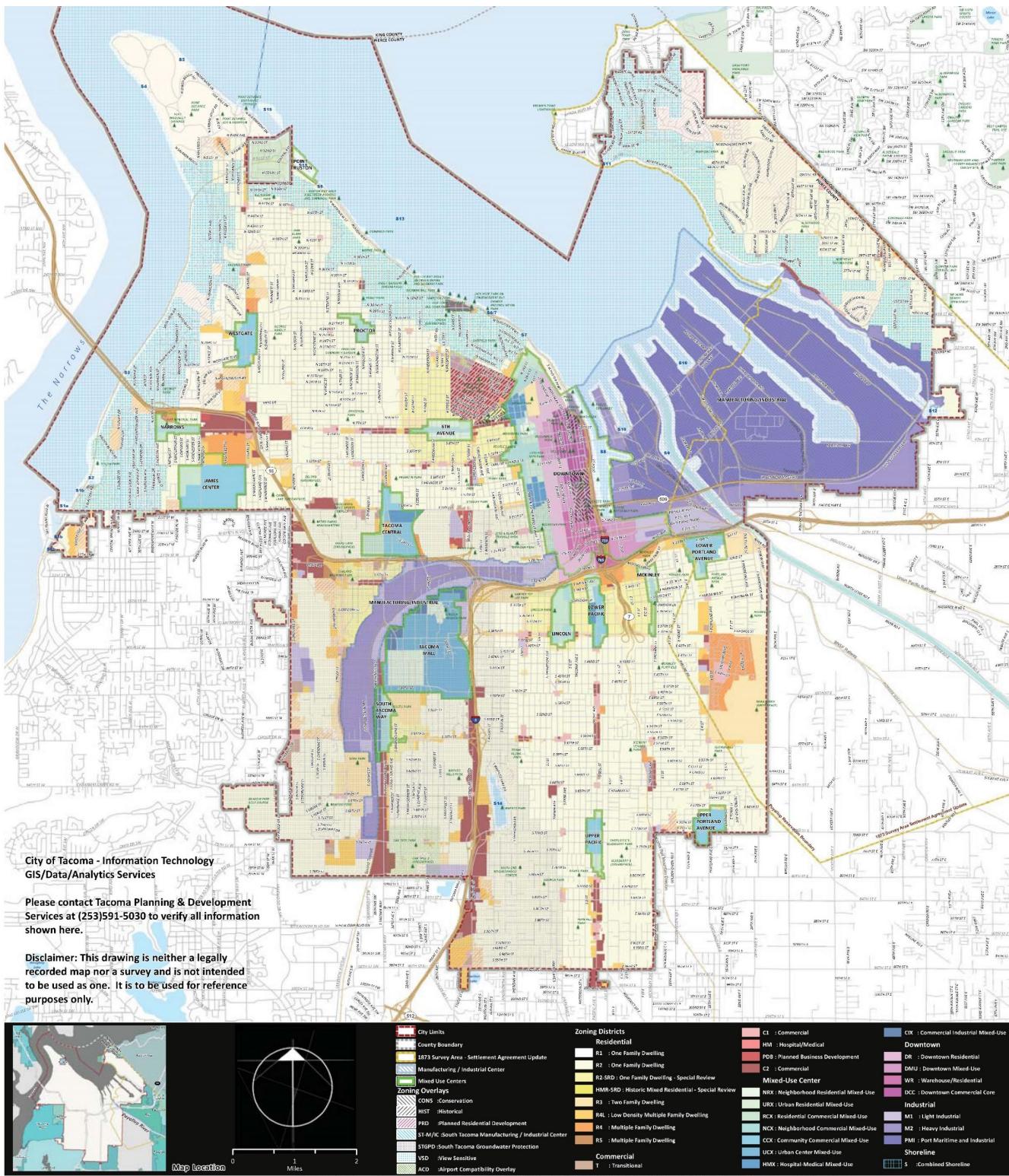


Source: City of Tacoma, 2020.

West of the Port M/IC are Downtown zoning districts. The Marine View Drive area is zoned predominantly R-2 with a View Sensitive District Overlay. Smaller areas of R-2 and R-3. Areas west of the South Tacoma M/IC are also residentially zoned. See Exhibit 11.



Exhibit 11. Citywide Zoning Map



Source: City of Tacoma, 2020.

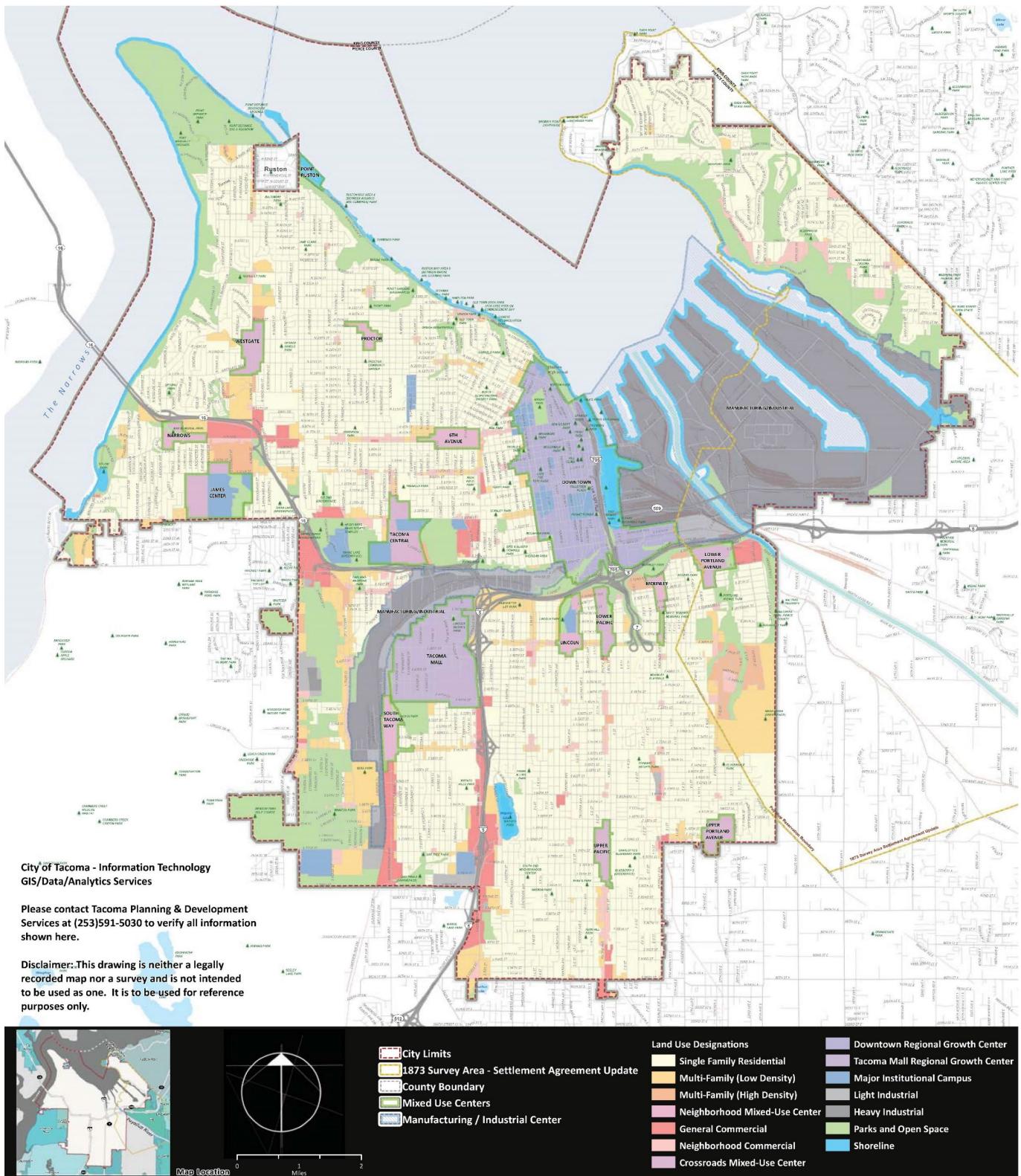


f. What is the current comprehensive plan designation of the site?

The Port M/IC area and the South Tacoma M/IC are designated Heavy Industrial. See Exhibit 12.



Exhibit 12. Tacoma Future Land Use Map



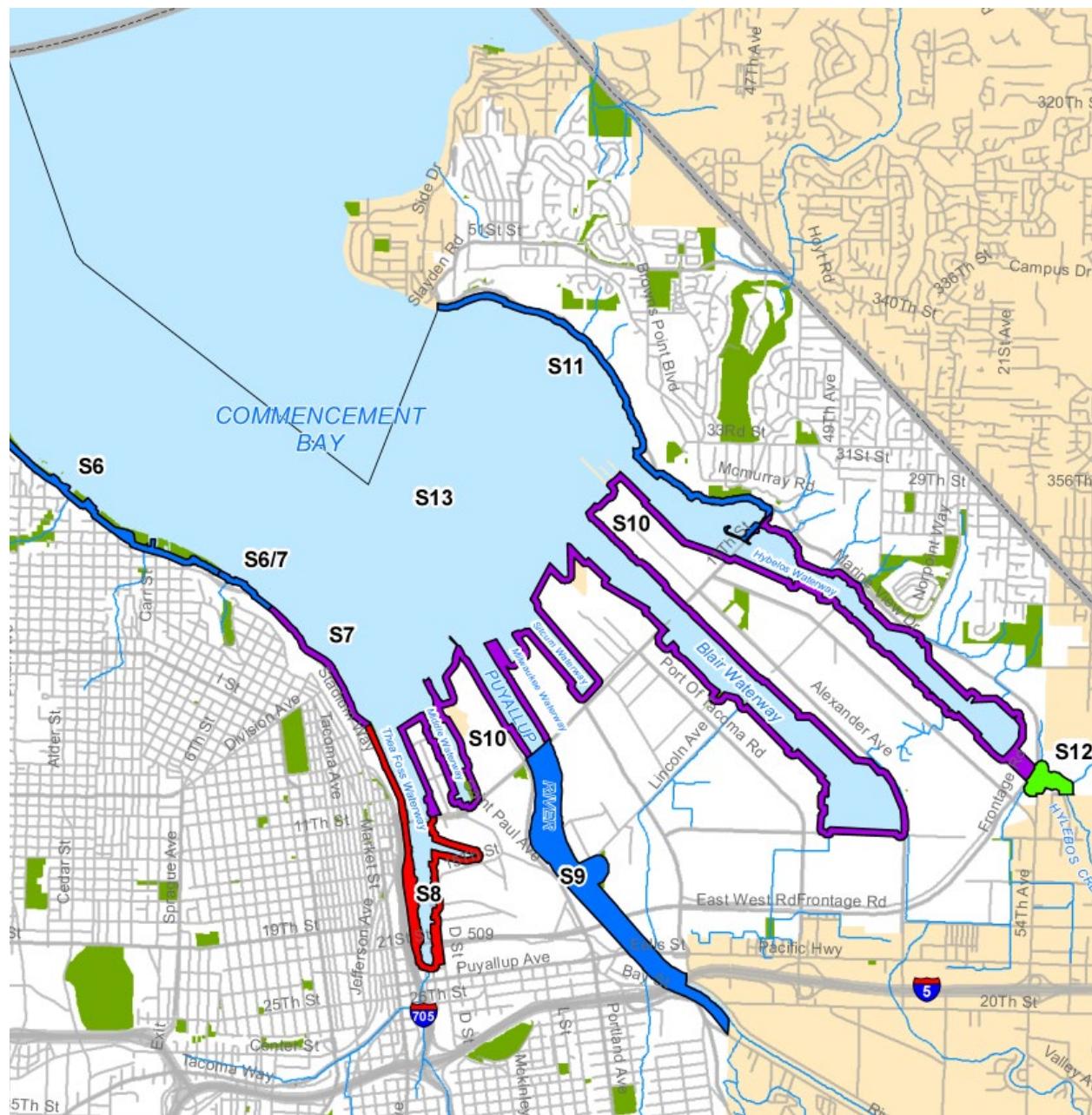
Source: City of Tacoma, 2020.

The Marine View Drive Area is largely designated Parks and Open Space and Single Family Residential. West of the Port M/IC is Downtown Regional Growth Center. West of the South Tacoma M/IC is Single Family Residential.

- g. If applicable, what is the current shoreline master program designation of the site?

The City's SMP establishes 14 distinct shoreline districts. See Exhibit 13. Each district has shoreline environment designations, management policies, and use regulations applicable to properties in that district. See Exhibit 13.

Exhibit 13. Shoreline Environments Designation Map – City of Tacoma, 2020



Source: City of Tacoma, 2020; BERK, 2020.

Properties along Commencement Bay are included within the S-7, S-8, S-9, S-10, and S-11 Shoreline Districts and abuts District S-12. Each district is given a shoreline environment designation such as: Aquatic, Natural, Urban Conservancy, High Intensity, and Downtown Waterfront. Future permitted use activities within each district, as stated in the SMP, are described below for each district.

- **S-7 – Schuster Parkway (High Intensity):** The intent of this district “is to allow development of deep water terminal and light industrial facilities, support and retain water dependent commodity export business(es), and to preserve the character and quality of life in adjoining residential areas, school and park properties.”
- **S-8 – Thea Foss Waterway (Downtown Waterfront):** The intent of this district “is to improve the environmental quality of Thea Foss Waterway; provide continuous public access to the Waterway; encourage the reuse and redevelopment of the area for mixed-use pedestrian-oriented development, cultural facilities, marinas and related facilities, water-oriented commercial uses, maritime activities, water-oriented public parks and public facilities, residential development, and waterborne transportation; and to allow new water-oriented industrial uses where appropriate.”
- **S-9 – Puyallup River (Urban Conservancy):** The intent of this district “to encourage recreational development of the riverfront, ecological restoration activities that restore historic floodplain processes and functions, while allowing industrial development of adjacent upland areas, and to encourage continued preservation of Clear Creek, its associated wetlands, and related ecosystems. Permitted industrial uses will develop and operate in a manner that is compatible with shoreline ecological functions.”
- **S-10 – Port Industrial Area (High Intensity):** The intent of this district “is to allow the continued development of the Port Industrial Area, with an increase in the intensity of development and a greater emphasis on terminal facilities within the City.”
- **S-11 – Marine View Drive (Urban Conservancy):** The intent of this district is “to encourage the development of water-related parks, open space, and recreation facilities, to allow development of marinas and related facilities, water-oriented commercial uses, and residential uses that are compatible with the existing



shoreline processes and functions and that result in a net gain of shoreline functions over time.”

- **S-12 – Hylebos Creek (Natural):** The intent of the S-12 district “is to protect and restore the historic functions of Hylebos Creek and achieve a net gain of shoreline function over time.”
 - **S-13 – Marine Waters of the State (Aquatic):** The intent of this district “is to maintain these water bodies for the use by the public for navigation, commerce and recreation purposes and to manage in-water structures in a consistent manner throughout the City’s shorelines.”
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Designated critical areas include all five types under the City’s Critical Areas Ordinance:

- Wetlands – see Exhibit 14
- Fish and Wildlife Habitat – see Exhibit 14
- Aquifer Recharge Areas – see Exhibit 14
- Geologic Hazard Areas – see Exhibit 15
- Floodplain Hazard Areas – see Exhibit 2



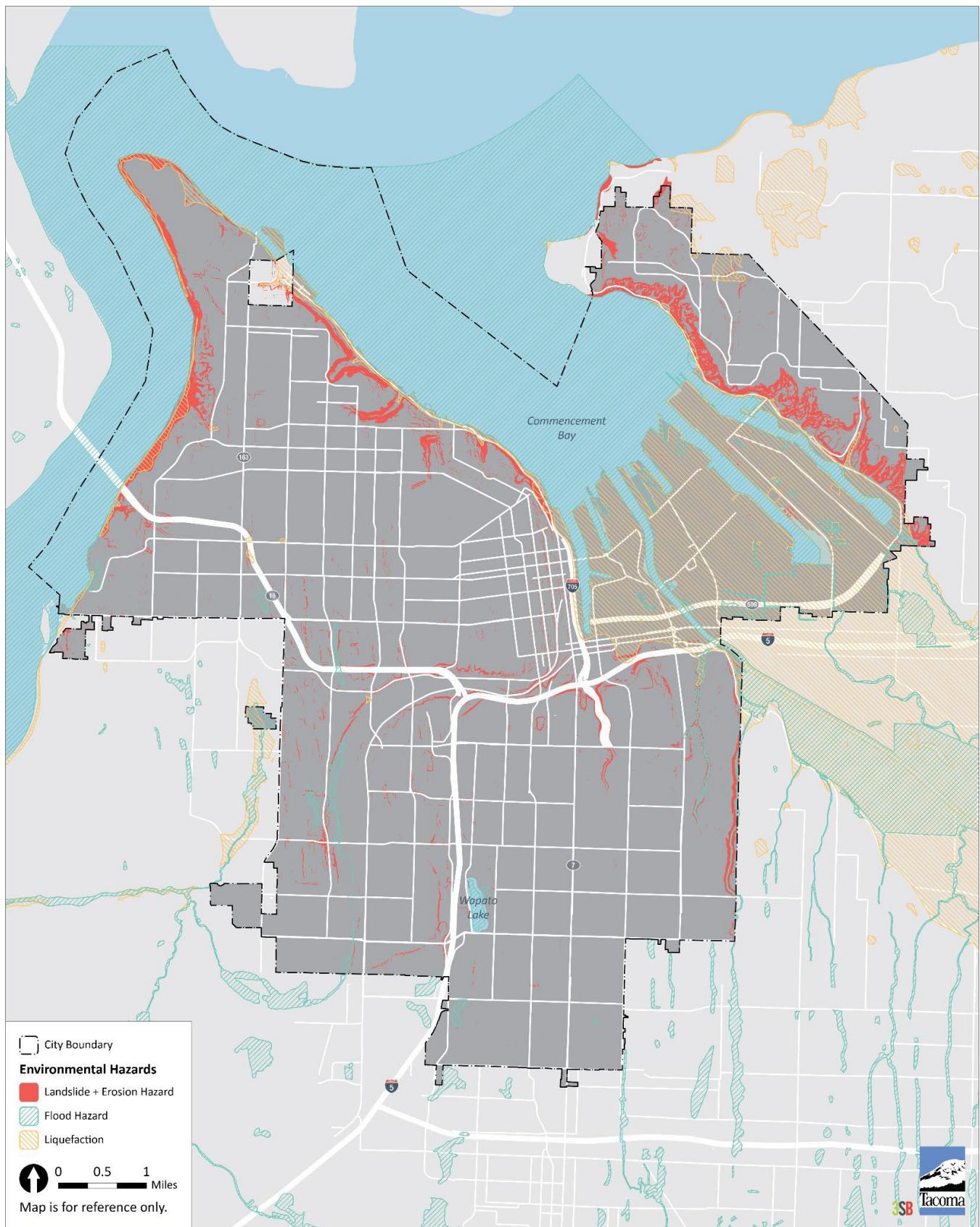
Exhibit 14. Wetlands, Fish and Wildlife Habitat, Aquifer Recharge Areas, and Open Space Corridors



Source: City of Tacoma, [Staff Report Section D](#), Tacoma Comprehensive Plan 2015.



Exhibit 15. Geologic Hazards



Source: City of Tacoma, [Staff Report Section D](#), Tacoma Comprehensive Plan 2015

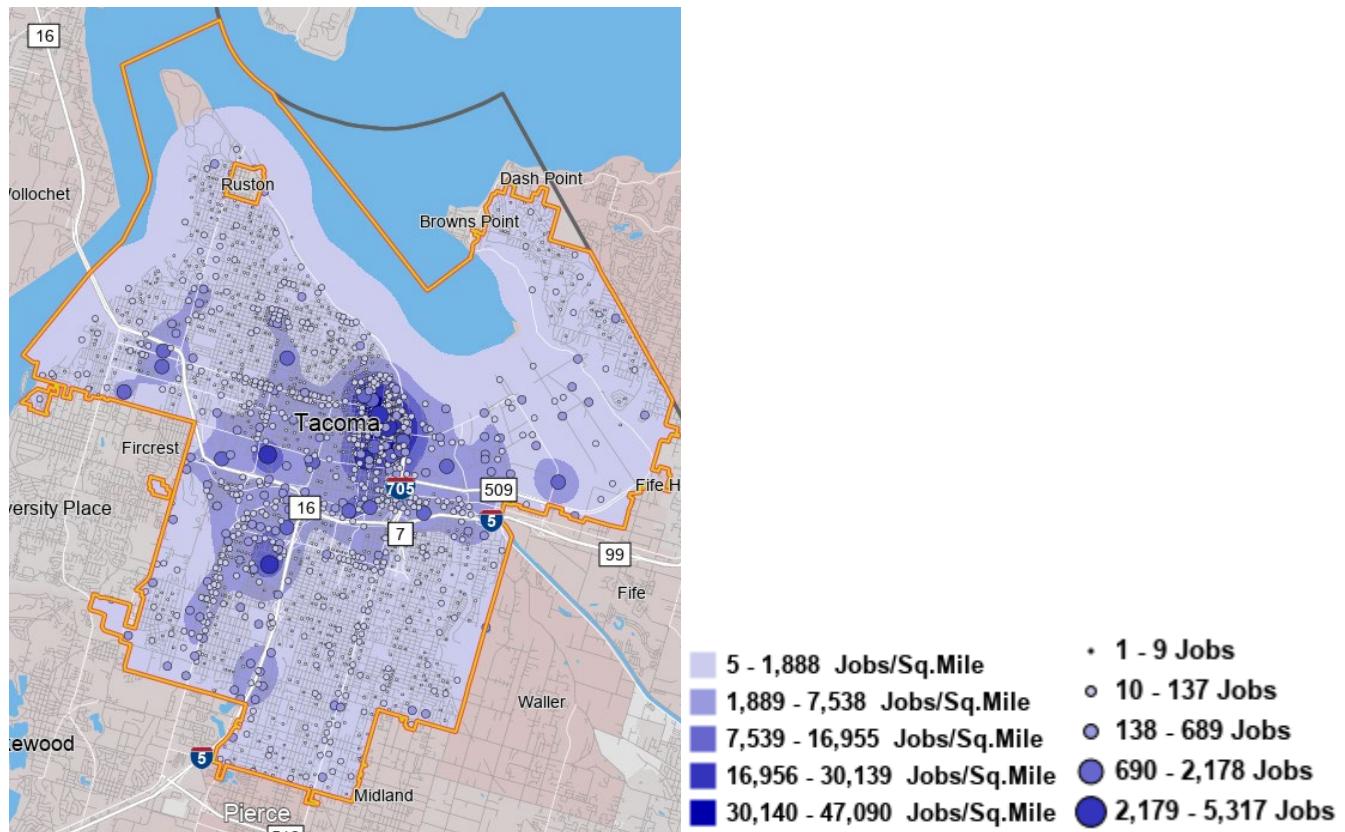
i. Approximately how many people would reside or work in the completed project?

As of 2019, total employment within the Port of Tacoma M/IC was 10,161, an increase of 735 jobs over the past 10 years. The Port M/IC has a small residential population of 353 as of 2020.

Beyond the small residential population there are major institutional uses in the Tideflats with group quarters. Located on Tacoma's Tideflats, the Northwest ICE Processing Center is the fourth-largest immigration detention center in the country. GEO Group, Inc. has operated the facility under contract with U.S. Immigration and Customs Enforcement since 2005. It has the capacity to house up to 1,575 immigrant detainees.

The South Tacoma M/IC is half of the acreage of the Port M/IC. Its employment levels are not immediately available. A map of job density in 2018 shows most jobs in Downtown and the mall area, and areas of low to moderate job densities in the two M/IC districts. See Exhibit 16.

Exhibit 16. Census on the Map Total Jobs Public and Private 2018



Source: Census on the Map 2018.

j. Approximately how many people would the completed project displace?

The non-project action does not propose site specific development that would displace current uses. Under Option A and Option C, there is less likelihood of conversion from industrial uses to non-industrial uses compared to Option B since Options A and C fulfill City policies in the Container Port Element and Comprehensive Plan to protect industrial uses. As well, under Options A and C, there would be less residential density to the east along Marine View Drive improving land use compatibility with industrial uses. Under all Options existing mine, smelter, chemical manufacturing, fossil fuel and renewable fuel can continue. Under Options B and C such uses could expand, whereas Option A would include more strict limits on expansions for fossil fuel facilities (no capacity additions). However, under Option C there is a potential to have new or expanded renewable fossil fuel industries with GHG mitigation. Thus, the job mix could change over time with new industries, but the current jobs are anticipated to remain.

k. Proposed measures to avoid or reduce displacement impacts, if any:

See 8.j above. For both the South Tacoma and Port M/IC there would be a reduction in non-industrial uses in industrial zones under Options A and C. See Appendix A which compares proposed allowable uses in the industrial zones.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

See 8.j and 8.k above regarding the limitation on non-industrial uses in industrial zones. Also, the Marine View Drive overlay would reduce allowable densities to the east of the Port M/IC under Options A and C. Option B would continue to allow some uses discouraged in the City's Comprehensive Plan and Container Port Element.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not applicable. See 8.b.



9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not applicable – not a site specific proposal. Under Options A, B, or C, housing is not a primary use in industrial zones. Housing would be more carefully permitted in the M-1 zone and prohibited in the M-2 and PMI zones under Options A and C. Caretaker quarters would continue to be allowed as would Live/Work and Work/Live.

Under Options A and C there would be limits on density along Marine View Drive. Option A would limit residential development to one dwelling unit per acre, focusing uses on single-family residential. The resulting density would be similar to the low density found in the area today. Under Option C no subdivision or platting would be allowed and residential development would be limited to one unit per established legal lot. Option B would allow residential development with a minimum lot size of 5,000 square feet. Considering the full overlay area proposed, following are statistics regarding ownership and current density, and the number of affected lots:

- Acreage of privately held lands: 761.91 Acres
- Acreage of publicly owned lands: 304.68 Acres
- Average private lot size: 1.88 acres
- Number of private lots: 449

The extent of the overlay may vary to exclude northern and southern extents under Option A that extend beyond the Port M/IC active upland area. If the overlay is reduced in extent it would continue to limit density on the areas in parallel with port terminal activities. Regardless, Biodiversity Corridors and steep slope standards would limit development in areas north and south even if excluded from the proposed density overlay. Biodiversity Corridor standards generally limit clearing and grading to no more than 35% of the lot area.

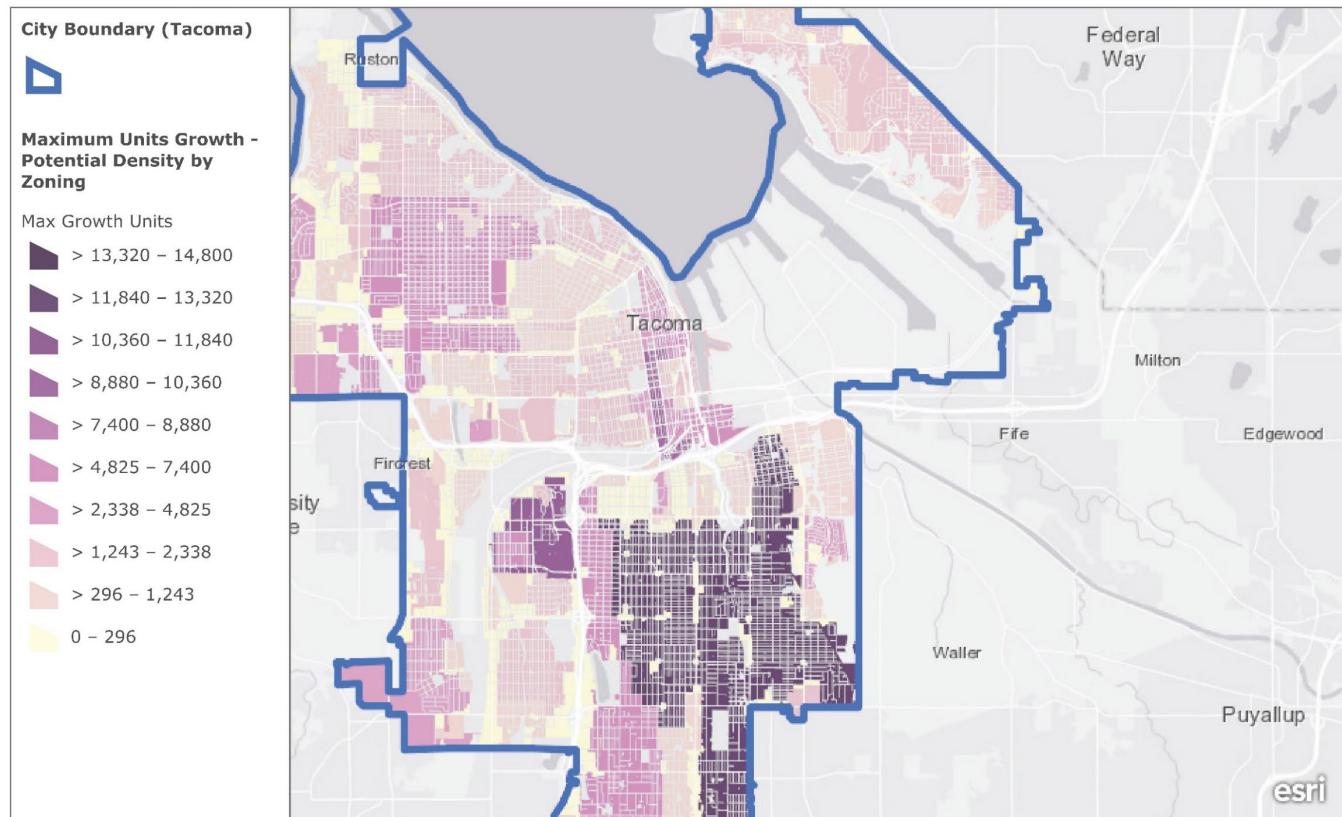
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not applicable – not a site specific proposal. In areas along Marine Drive there are environmental limitations, and Options A and C would reduce housing densities accordingly to one per acre. Option A would not only limit densities but dwelling



types too, to focus on detached single family housing. In addition, housing related uses would be limited in industrial zones under Options A and C to improve land use compatibility with Port M/IC and South Tacoma M/IC and fulfill Comprehensive Plan policies, and for consistency with PSRC Centers criteria for M/IC areas. Other city zones and districts are primary locations for housing and the City would continue to meet its growth targets. See Exhibit 17.

Exhibit 17. Housing Capacity per Zoning May 2020



Housing capacity is based on the allowed housing density by acre per zoning district, discounting right of way, critical areas, setbacks and market factors.

Esri, HERE, NPS | Esri, HERE, NPS | City of Tacoma IT

Source: City of Tacoma, 2020.

c. Proposed measures to reduce or control housing impacts, if any:

No significant impacts are identified for the non-project proposal. The City would continue to implement its Comprehensive Plan housing and mixed use designations, and Land Use Regulatory Code, TMC Title 13. The limitation on residential uses in industrial zones and density reductions along Marine View Drive would improve housing compatibility with employment uses.



10. AESTHETICS

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not applicable – not a site specific proposal. No changes to allowed heights are proposed.

- b. What views in the immediate vicinity would be altered or obstructed?

View protection overlays along Marine View Drive would be retained under all Options. The density reductions along Marine View Drive under Options A and C could help retain tree cover, which could limit the changes to views. See Exhibit 3.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

No significant impacts are identified for the non-project proposal. The zone based height standards and view protection overlays in Land Use Regulatory Code, TMC Title 13 would be retained and applied.

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not applicable – not a site specific proposal. No changes to regulations addressing light and glare are proposed.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable – not a site specific proposal. No changes to regulations addressing light and glare are proposed.

- c. What existing off-site sources of light or glare may affect your proposal?

Not applicable – not a site specific proposal. No changes to regulations addressing light and glare are proposed.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Land Use Regulatory Code, TMC Title 13 would be retained and applied including lighting standards and avoiding light and glare (e.g. signs).

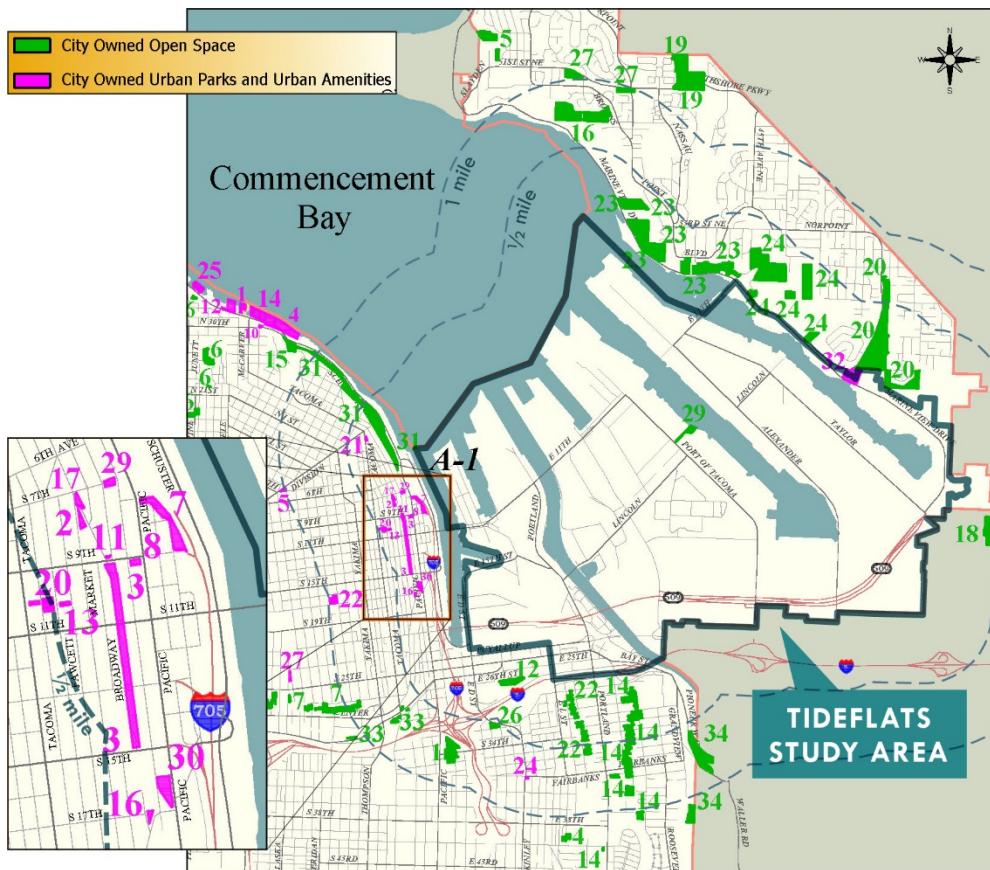


12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Two parks are located in the Port M/IC and many open spaces are located along Marine View Drive. See Exhibit 18.

Exhibit 18. Tacoma Parks and Open Space in Vicinity of Marine View Drive and Tideflats Area, 2020



ID	DESCRIPTION	DISTANCE	SIZE	ID	DESCRIPTION	DISTANCE	SIZE
Urban Parks/Amenities¹				Open Space²			
2	Ben Gilbert Park	Within ½ mile	0.12	7	Center Street	Within 1 mile	11.91
3	Broadway Plaza	Within ½ mile		12	Dome Slope	Within ½ mile	3.34
7	Fireman's Park	Within ½ mile	1.79	14	First Creek	Within ½ mile	23.55
8	Frost Memorial Park	Within ½ mile	0.13	16	Harbor Ridge	Within 1 mile	20.60



11	Gunderson Point	Within ½ mile		18	Hylebos Creek	Within ½ mile	8.96
13	Harbor View Park	Within ½ mile	0.11	20	Julia's Gulch	Within ½ mile	41.66
16	Jefferson Ave Mini Parks	Within ½ mile	0.02	22	M Street Slope	Within ½ mile	6.77
17	Ledger Square	Within ½ mile	0.10	23	Marine View Drive	Within ½ mile	43.61
20	McCormick Park	Within ½ mile	0.56	24	Marine View Drive East	Within ½ mile	39.22
21	Norton Memorial Park	Within ½ mile	0.10	26	McKinley	Within 1 mile	0.83
22	People's Community Center	Within 1 mile	1.56	27	Northshore Parkway	Within 1 mile	4.46
24	Ray C. Roberts Memorial Park	Within 1 mile	0.14	29	Rhone Poulenc	In Study Area	1.73
29	Spanish Steps	Within ½ mile	0.10	31	Schuster Slope	Within ½ mile	22.36
30	Tollefson Plaza	Within ½ mile	0.60	33	South Tacoma Way	Within 1 mile	0.86
32	View Point Park	In Study Area	2.00	34	Swan Creek	Within 1 mile	11.43

Total: 7.33 acres

Total: 241.29 acres

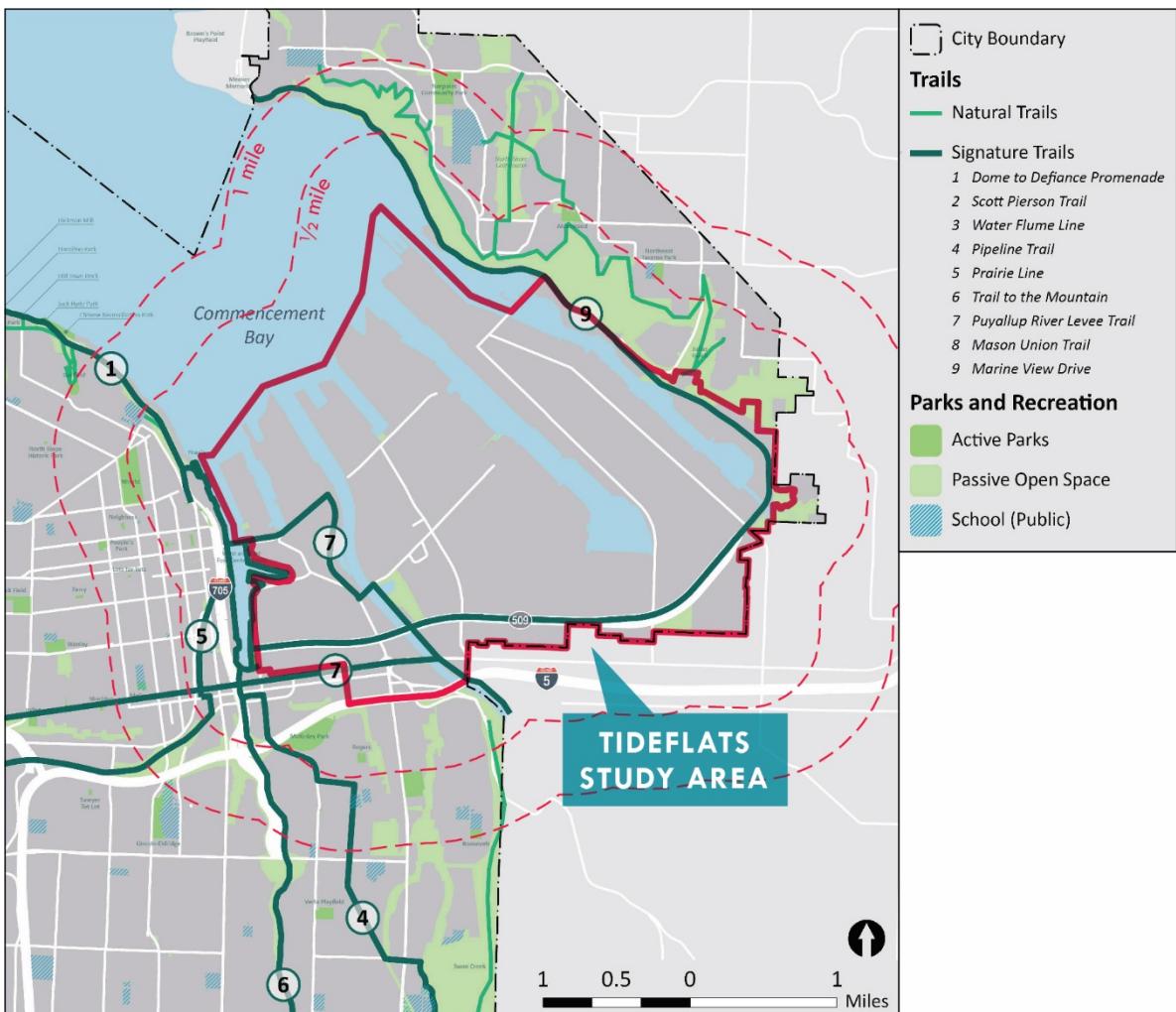
Note: The City departments with primary management responsibility for urban parks/amenities include Public Works – Real Property Services and Street Operations Divisions, and Planning and Development Services. The City departments with primary management responsibility for open space properties include Public Works – Real Property Services and Environmental Services.

Sources: City of Tacoma, 2019; City of Tacoma 2021–2026 Capital Facilities Plan, 2020; BERK, 2020.

Trails are also found in the Tideflats and Marine View Drive areas. See Exhibit 19.



Exhibit 19. Tacoma Signature and Natural Trails Near the Study Area, 2020

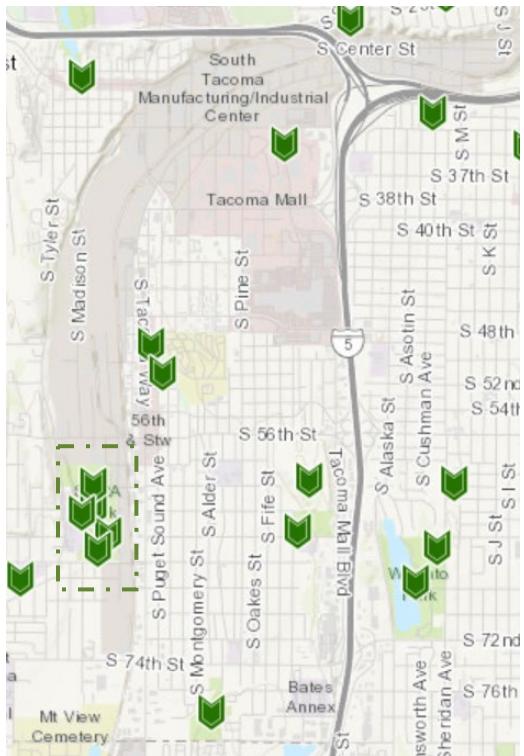


Source: One Tacoma Comprehensive Plan, 2019 (Figure 37); BERK, 2020.

The South Tacoma M/IC does not contain parks but abuts facilities such as SERA Sports Complex. See Exhibit 20.



Exhibit 20. South Tacoma Area Parks



Source: [MetroParks Tacoma](#) 2021.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

The regulations would not displace existing uses. Existing park and recreation uses would continue.

New High Intensity and Destination Park and Recreation facilities, which include stadiums, ballfields, and community centers, would change from a permitted use to a conditional use in the M-1 and M-2 zones under Option A. In the M-2 zone only indoor facilities are allowed.

High Intensity and Destination Park and Recreation facilities would become prohibited in the PMI zone under Option A.

Under Option B all High Intensity and Destination Park and Recreation facilities would be permitted and Option C would prohibit new facilities in the PMI and M-2 but allow expansion of existing uses.

Though there are no golf courses that exist, new ones would not be allowed.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The City would continue to implement the Parks and Recreation Element of its Comprehensive Plan in partnership with MetroParks Tacoma. Existing parks could continue and may require additional permit procedures for conditionally permitted or nonconforming parks under Options A. Option B would continue to allow for Parks, Recreation, and Open Space without additional standards.

13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

Sites listed in the national, state, and city registers are found in Exhibit 21. There are about nine existing resources in the Tideflats area, and two listed and two eligible in the South Tacoma M/IC Vicinity.

Exhibit 21. Historic Register-listed and Determined Eligible Resources

Resource	Built Date	Site No.	Determined Eligible	Listed on NRHP	Listed on WHR	Listed on City of DAHP Property ID
Tideflats Vicinity						
11 th Street Bridge/Murray Morgan Bridge/ City Waterway Bridge	1911	45-PI-654	x	x	x	x 54223
Fire Station No. 18 (Fireboat Station)*	1929	45-PI-653	x	x	x	x 31062
Lincoln Avenue Bridge	1929		x			90499
Puyallup River Bridge	1927		x			31786
Milwaukee Railroad – Puyallup River Bridge	1910		x			31231
Concrete Technology Corporation Plant	1951, 1956		x			91536



Resource	Built Date	Site No.	Determined Eligible	Listed on NRHP	Listed on WHR	Listed on City of Tacoma	DAHP Property ID
Fire Station No. 15	1905	45-PI-650		x	x	x	31605
Educators Manufacturing Company Building	1956 / 1957 / 1962			x			709853
Tacoma Substation (BPA)	1942		x				705968
Puyallup Waterway Crossing**	1909	45-PI-260	x	x	x		700295
Unnamed Building**	1925		x				158399
Fire Station No. 12**	1948		x				705766
M.V. Kalakala Ferry**	1935	45-PI-742	x	x	x		700376
South Tacoma M/IC Vicinity							
The Coffee Pot Restaurant	1929-30			x	x	x	675949
Oakland High School	1908-10					x	n/a
Tacoma Water Works	1939		x				25581
Northwest Chair Company (Self Storage)	1918		x				112685

Note: * Resource is adjacent to the study area; ** Resource is mapped within the study area by DAHP but is no longer present.

Source: DAHP, 2021; Tacoma Register of Historic Places, 2019; ESA 2020; BERK 2021.

The DAHP WISAARD system contains 325 historic-aged built environment records within the Tideflats area. There are a number of sites also with structures greater than 45 years old in the South Tacoma MI/C.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any



material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

The study area is located within the ancestral lands of the Spuyaləpabs̕ who are also known today as the Puyallup Tribe of Indians. DAHP's Statewide Predictive Model classifies the Tideflats area as Very High risk for archaeological sites (DAHP 2010). The South Tacoma M/IC has areas of Moderate and High Risk.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The methods included review of inventoried data with the Department of Archeology and Historic Preservation (WISAARD).

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

There are no anticipated impacts as a result of non-project proposals; no changes to historic or cultural resource regulations are proposed. Under all studied Options, development would be subject to federal, state, and local laws protecting historic and cultural resources, including:

- National Historic Preservation Act (NHPA) (Title 54 United States Code [U.S.C.]);
Section 106 of the NHPA (36 Code of Federal Regulations [CFR] Part 800)
- Native American Graves Protection and Repatriation Act (NAGPRA; 25 U.S.C. 2001–13)
- American Antiquities Act of 1906 (16 U.S.C. 432)
- Archaeological Resources Protection Act of 1979 (ARPA, 16 U.S.C. 470aa–470mm)
- Section 4(f) of the Department of Transportation Act (DOT Act, 49 U.S.C. 303)
- Abandoned Shipwreck Act, of 1988 (ASA, 43 U.S.C. 2101–2106)
- Procedures for State, Tribal, and Local Government Historic Preservation Programs (36 CFR Part 61)
- State Environmental Policy Act (RCW 43.21C, WAC 197-11-330)



- Governor's Executive Order 05-05
- Washington Heritage Register (Senate Bill 363; RCW 27.34.200, WAC 25-12)
- Archaeological Sites and Resources (RCW 27.53)
- Archaeological Site Public Disclosure Exemption (RCW 42.56.300)
- Human Remains (RCW 68.50)
- Indian Graves and Records (RCW 27.44)
- Abandoned and Historic Cemeteries and Historic Graves (RCW 68.60)
- Archaeological Excavation and Removal Permit (WAC 25 48)
- Archaeological activities on state-owned aquatic lands – Agreements, leases, or other conveyances (RCW 79.105.600)
- City of Tacoma Historic Preservation Plan (Amended Ordinance No. 27996)
- City of Tacoma Shoreline Master Program (TMC Title 19, Ordinance No. 28612)
- Landmarks Preservation Commission (TMC Chapter 1.42)
- Preventing Neglect of Historic Properties (TMC Chapter 8.35)
- Historic Preservation Land Use Decisions (TMC Chapter 13.05.040)
- Tacoma Landmarks and Historic Special Review Districts Code (TMC Chapter 13.07)
- Archaeological, Cultural, and Historic Resources (TMC Chapter 13.12.570)

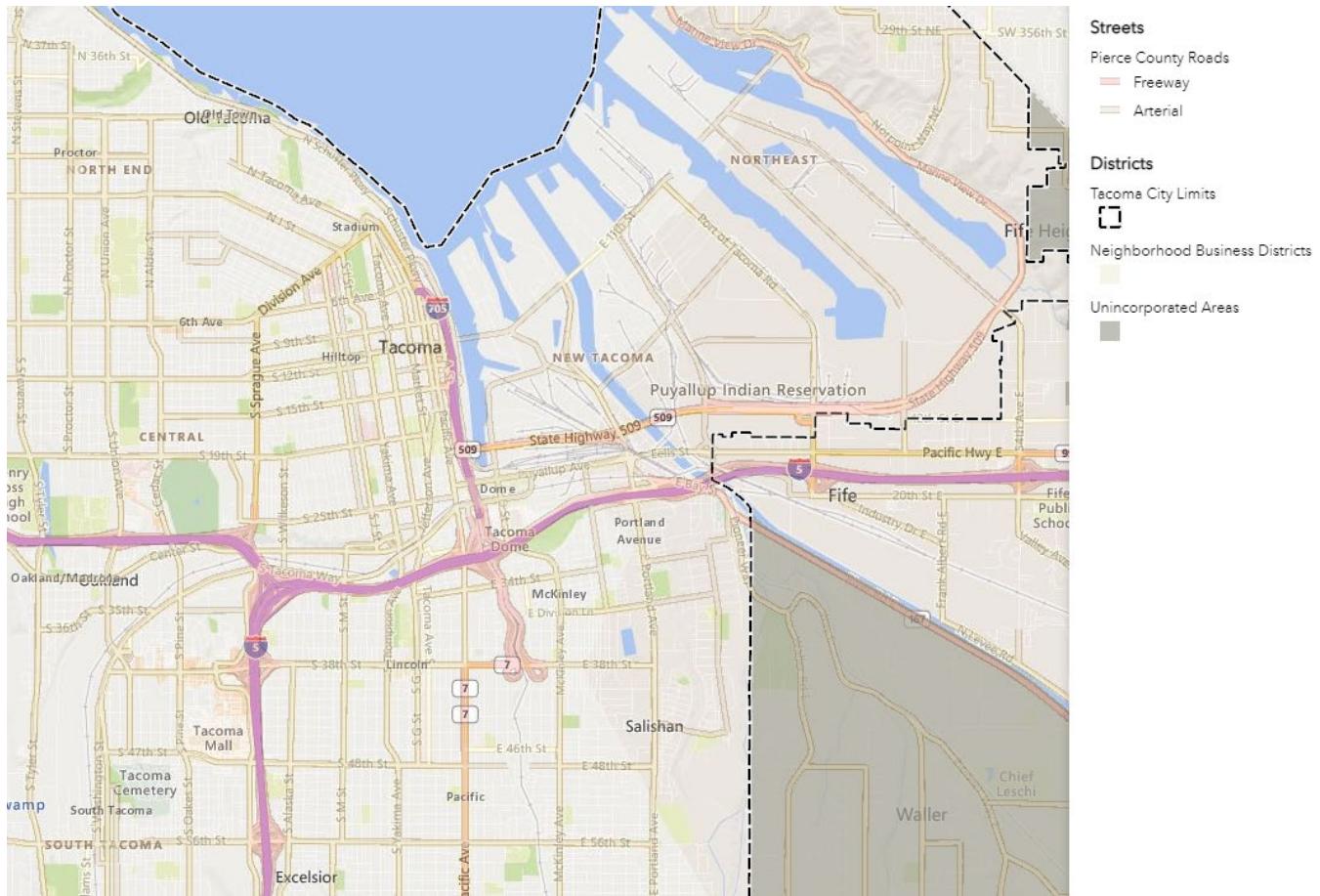
14. TRANSPORTATION

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The study area as a whole is a predominantly vehicle-oriented environment, with a large share of truck freight traveling between it and regional highways as well as along arterials. See Exhibit 22.



Exhibit 22. Freeways and Arterials Port M/IC and South Tacoma M/IC Vicinities



Source: City of Tacoma 2021.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Not applicable – not a site specific proposal. The study area is served by both Pierce Transit and Sound Transit.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Not applicable – not a site specific proposal. No changes are proposed to parking standards as a result of the studied Options.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The nonproject proposals in Options A and C do not alter the City's growth targets or the City's planned roadway and nonmotorized road improvements. Most city roadways within the study area have sidewalks on at least one side of the street outside of the industrial core areas. The study area contains a mixture of bicycle facilities including striped lanes, multiuse trails, and wide shoulders. The Transportation Element of the Comprehensive Plan would continue to be implemented.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The study area includes areas served by water and rail transportation.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Not applicable – not a site specific proposal. The City's Comprehensive Plan is based on growth targets that are the basis for planned improvements; growth projections are not anticipated to change as a result of the Options.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

The study area contains port facilities that move a wide range of goods. No changes to the movement of resource products are anticipated.

- h. Proposed measures to reduce or control transportation impacts, if any:

There are no anticipated impacts as a result of non-project proposals; no changes to transportation regulations are proposed. Under all studied Options, development would be subject to:

- Concurrency Management System, TMC 13.16

- Commute Trip Reduction, TMC 13.15
- Parking, Loading, Pedestrian and Bicycle Support Standards, Transit Support Facilities, TMC 13.06.090.C-H
- Public Works, Title 10, including Sidewalks and Complete Streets

15. PUBLIC SERVICES

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Not applicable – not a site specific proposal. Under all studied Options, future development would have a demand for public services. The Options do not alter growth targets anticipated in the Comprehensive Plan Capital Facilities Element.

The Port M/IC (Tideflats) has a mix of land uses and operations that have the potential for serious fire or EMS emergencies. Emergency response times to the Tideflats have increased over the past several years. The City has adopted an improvement program of roads and new/replaced fire stations.³

The South Tacoma M/IC is considered to have a relatively higher number of moderate and high-risk fires. Both the Port M/IC (Tideflats) and South Tacoma M/IC are considered to have a Specialty Risk (haz-mat/technical rescue/marine firefighting and rescue). The Port M/IC (Tideflats) is anticipated to have the highest overall risk for a natural disaster (earthquake/lahar/landslide/tsunami/flood/drought/ wind). The Port M/IC (Tideflats) is also considered to have a high overall human caused risk for technological reasons (civil disturbance, epidemic, energy emergency).⁴

Options A and C would limit land uses with greater potential for fire and emergency medical services in the Tideflats due to their use of hazardous and explosive materials:

- Smelting

³ Tacoma Fire Department, March 2016. Tideflats Emergency Response Plan. Available: https://cms.cityoftacoma.org/Planning/ER-ITS/Tideflats_ER_Plan_Final_March2016.pdf.

⁴ Tacoma Fire Department. 2016. All-Hazards Risk Assessment. Available: <https://cms.cityoftacoma.org/fire/Website%202013/all-hazards%20risk%20assessment%202016.pdf>.

- Coal Storage and Export
 - Chemical Manufacturing
 - Oil and Liquefied and Gaseous Fossil Fuel
- b. Proposed measures to reduce or control direct impacts on public services, if any.

There are no anticipated adverse impacts as a result of non-project proposals. Future development would be required to meet:

- Fire and Emergency Medical Services, TMC Title 3
- Public Safety, Title 8

16. UTILITIES

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

Urban utilities are available to the study area. Future development would be required to meet City utility standards including Title 12 Utilities addressing power, wastewater, and water.

- b. Describe the utilities that are proposed for the project, the utility providing the service,
and the general construction activities on the site or in the immediate vicinity
which might
be needed.

Not applicable – not a site specific proposal.

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 Lisa Grueter, AICP _____

Position and Agency/Organization Principal, BERK Consulting, Inc. _____

Date Submitted: 2/19/21 _____



D. Supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project 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, 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?*

See B.2, B.3, and B.7.

Proposed measures to avoid or reduce such increases are:

See B.2, B.3, and B.7.

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

See B.4 and B.5.

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

See B.4 and B.5.

- 3) *How would the proposal be likely to deplete energy or natural resources?*

See B.6.

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

See B.6.

- 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?*

See B.4, B.5, B.8, and B.12.

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

See B.4, B.5, B.8, and B.12.

- 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?*

See B.8.

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

See B.8.

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

See B.14, B.15, and B.16.

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

See B.14, B.15, and B.16.

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

Option A would solidify code changes intended to increase consistency with federal, state, and city plans, policies, and strategies. See Exhibit 23. Option B is the least consistent. Option C is similar to Option A though it is not as fully developed with regard to renewable fuels, and is interim in nature.

Exhibit 23. Policy Evaluation Summary

Major Element	Federal/State/Regional Plans	One Tacoma Comprehensive Plan and Supporting Plans
Expanded Permit and Land Use Notifications	Supports State Growth Management Act Goal (11) Citizen participation and coordination.	Supports policies in the One Tacoma Engagement, Administration + Implementation Element.
Limit Conversion of Industrial Lands to Non-Industrial Uses	Supports State Growth Management Act Goal (5) Economic development.	Supports policies in the One Tacoma:



Major Element	Federal/State/Regional Plans	One Tacoma Comprehensive Plan and Supporting Plans
	<p>Consistent with RCW 36.70A.085 Port elements.</p> <p>Supports RCW 90.58.020 and RCW 90.58.100 use preferences to promote uses that are water dependent like marine terminals, those that are water dependent, and water enjoyment.</p> <p>PSRC VISION 2050 supports the Tacoma Tideflats M/IC where employment growth and infrastructure are prioritized.</p>	<ul style="list-style-type: none"> ▪ Container Port Element ▪ Urban Form Element (planning targets) ▪ Economic Development Element
Reduce Residential Encroachment	<p>PSRC VISION 2050 centers policies support limiting encroachment by incompatible uses in industrial areas.</p>	<p>Supports policies in the One Tacoma:</p> <ul style="list-style-type: none"> ▪ Container Port Element ▪ Environment and Watershed Health Element ▪ Design and Development Element



Major Element	Federal/State/Regional Plans	One Tacoma Comprehensive Plan and Supporting Plans
Siting and Expansion of High Risk/High Impact Heavy Industrial Uses	<p>Federal Magnuson Amendment: restrict tanker traffic in Puget Sound in order to protect the navigable waters thereof, the natural resources therein, and the shore area immediately adjacent thereto, from environmental harm.</p> <p>State Ocean Resources Management Act: addressing marine-based industries and activities, such as fishing, aquaculture, tourism, and marine transportation.</p> <p>State Shoreline Management Act, Shorelines of Statewide Significance, Statewide Interests Protected, Reasonable And Appropriate Uses</p>	<p>One Tacoma:</p> <ul style="list-style-type: none"> ▪ Urban Form Element (planning targets) ▪ Environment and Watershed Health <p>City Resolution 40509 to transition to a carbon-neutral economy.</p> <p>Climate Change Resiliency Study (2016)</p> <p>Washington Coastal Resilience Project (2016–2018).</p> <p>Tideflats Emergency Response Plan (2016).</p>

For a complete listing of relevant policies and findings, see:

- [Staff Report and Exhibits Section A: Permit Notification](#)
- [Staff Report and Exhibits Section B: Conversion of Industrial Lands](#)
- [Staff Report and Exhibits Section C: Residential Encroachment](#)
- [Staff Report and Exhibits Section D: Siting of Heavy Industrial Uses](#)



Appendix A: Option Descriptions



Appendix A.

Tideflats and Industrial Land Use Regulations Description

INTRODUCTION AND PURPOSE

The City of Tacoma is proposing new permanent land use regulations in the Port of Tacoma Manufacturing and Industrial Center and Industrial Zoning Districts City-wide to address the following issues:

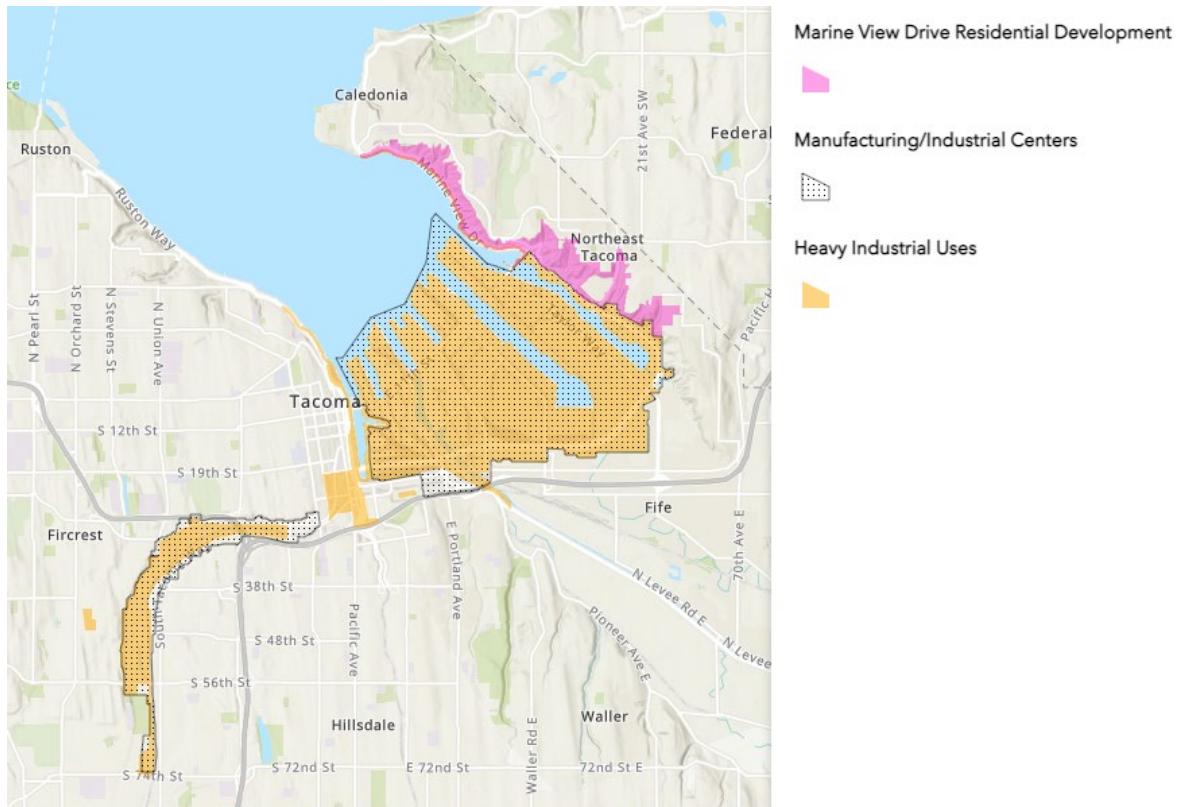
- Public notification requirements for permits and land use amendments;
- Conversion of industrial lands to non-industrial uses;
- Encroachment of residential developments on industrial lands; and
- Siting of potentially high risk/high impact heavy industrial uses.

With new permanent regulations, interim regulations first established in November 2017 through Ordinance 28470, and renewed every six months through June 2 of 2021, would expire.

AFFECTED AREAS

The land use regulations apply to different components of heavy industrial areas and adjacent residential lands illustrated on Exhibit 1.

Exhibit 1. Study Area



Source: City of Tacoma, 2021

ALTERNATIVES

The City is conducting an environmental review of the proposed permanent regulations under the State Environmental Policy Act (SEPA). A SEPA Checklist has been prepared to examine three alternatives to consider a range of possible code changes:

- Option A: Proposal Alternative – Planning Commission Hearing Draft for February 3, 2021.
- Option B: Baseline – the “No Action” Pre-Interim Ordinance.
- Option C: Current Ordinance – the Interim Regulations that are in effect.

Each option is compared below for the major topics evaluated.

OPTION COMPARISONS

Expanded Public Notification

Permit and land use notifications are intended to ensure that potentially impacted parties are aware of permit applications and have an opportunity to participate in the permit process. Due to the size of the City's industrial areas in South Tacoma and the Tideflats, permit notification distances for direct mailing were found insufficient to notify potentially impacted communities of the projects under consideration.

The proposed amendments address TMC 13.05 Land Use Permits and Procedures and TMC 13.02 Planning Commission.

The amendments identify specific permit types that are subject to expanded notification: heavy industrial uses requiring SEPA determinations, conditional use permits, and all types of shoreline permits.

Public hearing notice procedures would be amended to:

- Extend notices to occupants as well as taxpayers;
- Extend notification distances to 2500' of a subject property for all land use designation changes and area-wide zoning reclassifications;
- Extend notification distances for designated Regional Growth Centers and Manufacturing and Industrial Centers to 2500' of the center boundary for land use designation changes and areawide zoning reclassifications.

Other proposed modifications would expand the pool of persons notified beyond taxpayers to include residents/occupants, as well as adjacent cities and the Puyallup Tribe of Indians:

Exhibit 2 compares public notification requirements for permits under each Option studied.

Exhibit 2. Public Notification Requirements for Permits and Land Use Amendments

Element	Option A: Proposal	Option B: No Action/ Pre-Interim	Option C: Current Interim Regulations
Types of Permits subject to expanded notification for Heavy Industrial Uses	<ul style="list-style-type: none">▪ SEPA DNS▪ SEPA EIS▪ Conditional Use Permits	No permit types subject to expanded notification.	Same as Option A.

Element	Option A: Proposal	Option B: No Action/ Pre-Interim	Option C: Current Interim Regulations
Who is Notified of Public Hearings	<ul style="list-style-type: none"> ▪ Shoreline Permits (All) <ul style="list-style-type: none"> ▪ Extend notices to occupants as well as taxpayers. ▪ Adjacent Jurisdictions ▪ Tribes 	<ul style="list-style-type: none"> ▪ Taxpayers 	Same as Option A.
Notification Buffer for Land Use Permits associated with Heavy Industrial Uses	<ul style="list-style-type: none"> ▪ SEPA DNS: 2,500 feet ▪ SEPA EIS: 2,500 feet ▪ Conditional Use Permits: 2,500 feet ▪ Shoreline Permits (All): 2,500 feet 	<ul style="list-style-type: none"> ▪ SEPA DNS: Determined by base permit. ▪ SEPA EIS: 1,000 feet ▪ Conditional Use Permits: 400 feet < 1ac, 1,000 feet > 1 ac ▪ Shoreline Permits (All): 400 feet 	Same as Option A.
Notification Buffer for Rezones and Comprehensive Plan Amendments	<ul style="list-style-type: none"> ▪ Extend notification distances to 2500' of a subject property for all land use designation changes and area-wide zoning reclassifications. ▪ Extend notification distances for designated Regional Growth Centers and Manufacturing and Industrial Centers to 2500' of the center boundary for land use designation changes and areawide zoning reclassifications. 	<ul style="list-style-type: none"> ▪ Rezones: 400 feet to 1,000 feet for public facility site ▪ Comprehensive Plan Amendments: 400 feet 	Same as Option B.
Community Meeting	<ul style="list-style-type: none"> ▪ Required for Heavy Industrial Uses 	<ul style="list-style-type: none"> ▪ SEPA DNS: Optional ▪ SEPA EIS: Required ▪ Conditional Use Permits: Required ▪ Shoreline Permits (All): Required ▪ Rezones: Required 	Same as Option A.

Non-Industrial Uses in Industrial Zones

Regional and local policy supports the retention of industrial lands and protection of such lands from incompatible non-industrial uses; see the Puget Sound Regional Council's VISION 2050 / Manufacturing Industrial Center policies, Growth Management Act Container Port Element requirements, and the Shoreline Management Act use preferences. If the baseline zoning were left in place, significant non-industrial uses could locate in the Port M/IC thereby reducing the available land supply for industrial

use and creating long-term conflicts with prioritized uses and activities. The following code amendments are proposed to:

- Implement use priorities consistent with the Shoreline Management Act and Container Port Element of the Comprehensive Plan;
- Structure allowed, conditional, and prohibited uses based on the defined Core Area (S-10 Shoreline District and the Port Maritime Industrial District (PMI)) and Commercial/Industrial Buffer Area (M-2 Heavy Industrial and M-1 Light Industrial Zones);
- Broadly prohibit non-industrial uses that would have significant impacts on core container shipping activities or that would convert a significant industrial land area to non-industrial use;
- Establish a conditional use permit and criteria for specific non-industrial uses to ensure a site specific review of the potential impacts on existing and planned industrial uses.

Exhibit 3 compares proposed, current, and interim regulations regarding non-industrial uses.

Exhibit 3. Conversion of Industrial Lands to Non-Industrial Uses

Option A Proposal Changes to Option B No Action / Pre-Interim					Difference of Option A Proposal with Option C Current Interim Regulations
Use Category	M-1	M-2	PMI	Use Notes	
Agriculture	<u>CU-N</u>	<u>CU N</u>	<u>CU N</u>		Interim M-1 = CU
Airport	<u>CU-N</u>	<u>CU N</u>	<u>CU N</u>		Interim M-1 = CU
Commercial Recreation and Entertainment	<u>CU** P</u>	<u>CU* P</u>	N	* <u>Indoor</u> only <u>** Indoor and Outdoor</u>	Interim M-1 = P Interim M-2 = CU~ a conditional use permit is required for facilities over 10,000 square feet of floor area in the M-2 district and over 15,000 square feet in the M-1 district.

Option A Proposal Changes to Option B No Action / Pre-Interim					Difference of Option A Proposal with Option C Current Interim Regulations
Use Category	M-1	M-2	PMI	Use Notes	
Cultural Institution	<u>CU P</u>	<u>CU P</u>	N		Interim M-1 = P Interim M-2 = N
Dwellings	<u>CU* P</u>	N*	N*	*In all districts, quarters for caretakers and watchpersons are permitted as is temporary worker housing to support uses located in these districts.	Interim M-1 = N*
Golf Course	<u>N P</u>	<u>N P</u>	N		Interim M-1 = P
Hospital	<u>CU P</u>	<u>N P</u>	N		Interim M-1 = P
Juvenile Community Facility	<u>CU P</u>	<u>N P</u>	<u>N P</u>		Interim M-1 = P
Marijuana Retailer	<u>P* P</u>	<u>CU* P</u>	<u>N P</u>	*Limited to 10,000 square feet of floor area per development site in the M-2 district and 15,000 square feet of floor area per development site in the M-1 District.	Interim M-1 = P, no size limit Interim M-2 = P, no size limit
Office	P*	P*	<u>CU* P</u>	* <u>Within the South Tacoma M/IC Overlay District,</u> <u>Unless</u> an accessory use, limited to 10,000 square feet of floor area per development site in the M-2 district and 15,000 square feet of floor area per development site in the M-1 District.	Interim M-1 = P, no size limit Interim M-2 = P, no size limit

Option A Proposal Changes to Option B No Action / Pre-Interim					Difference of Option A Proposal with Option C Current Interim Regulations
Use Category	M-1	M-2	PMI	Use Notes	
Parks, Recreation and Open Space – High Intensity/Destination Facilities	<u>CU** P</u>	<u>CU* P</u>	<u>N P</u>	Subject to the requirements of Section <u>13.06.560.D</u> <u>13.06.080.L.</u> <u>*Indoor</u> only <u>**Indoor and Outdoor</u>	Interim M-1 = P Interim M-2 = N
Retail	P*	<u>CU* P</u>	<u>N P*</u>	*Limited to 7,000 square feet of floor area, per development site, in the PMI District. ~Within the South Tacoma M/IC Overlay District, Unless an accessory use, limited to 10,000 square feet of floor area per development site in the M-2 district and 15,000 square feet of floor area per development site in the M-1 District. Outside of the South Tacoma M/IC Overlay District, limited to 65,000 square feet per use, unless approved with a conditional use permit. See Section 13.06.640.J.	Interim M-1 = P, different size limitation Interim M-2 = P, different size limitation Interim PMI = P subject to size limits
School, Public or Private	<u>CU P</u>	<u>N P</u>	<u>N P</u>	<u>General K-12 only</u> *General K through 12 education not permitted in the PMI District or in the South Tacoma M/IC Overlay District.	Interim M-1 = P
Work Release Center	CU	<u>N EU</u>	<u>N P</u>		Same as Option A

Limit Residential Developments Near Industrial Zones

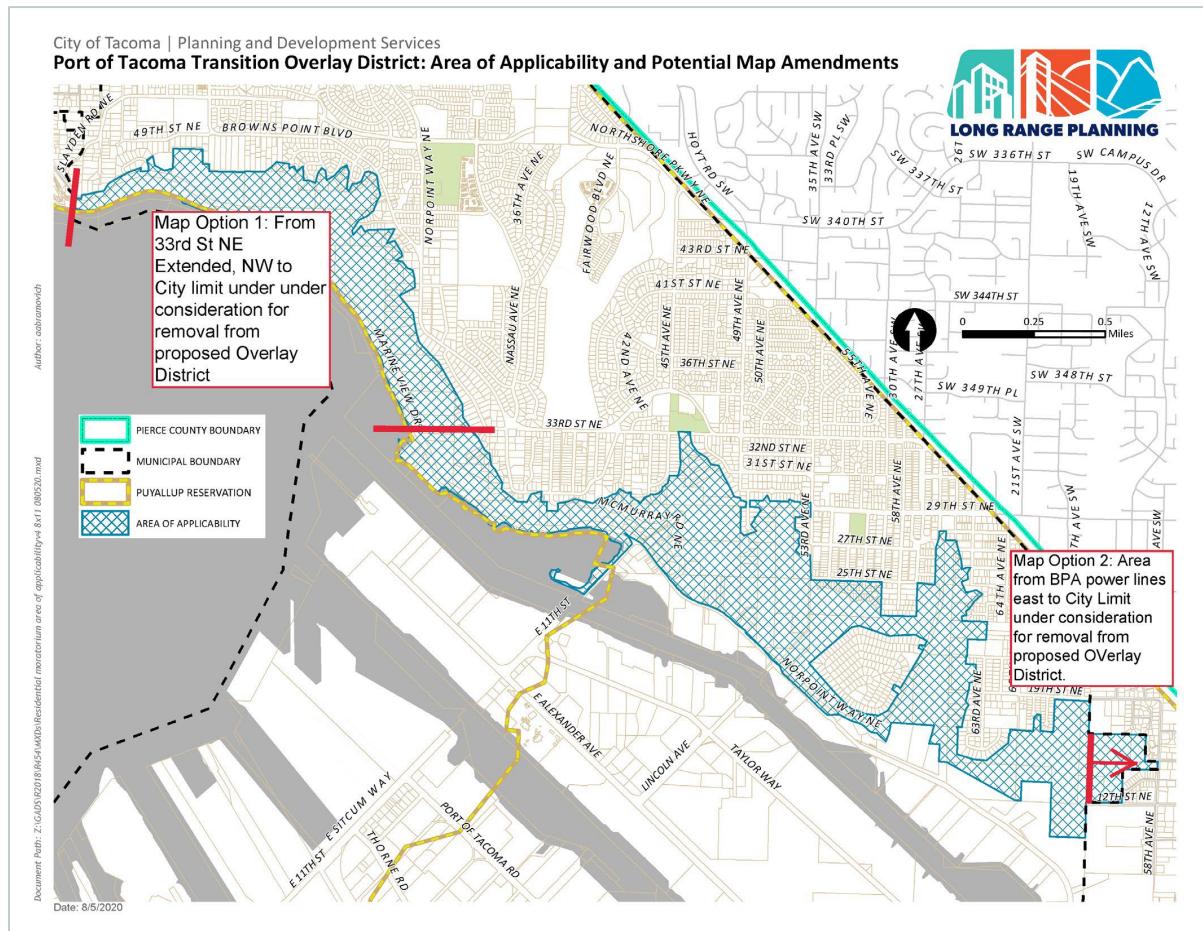
In 2014, the City adopted a Container Port Element in the Comprehensive Plan, consistent with Growth Management Act requirements. The policies in the Container Port Element called for buffers to limit encroachment of incompatible land uses on the Port of Tacoma Manufacturing and Industrial, specifically identifying slopes and other topographical features as natural buffers to be maintained. However, zoning and land use regulations for this area in northeast Tacoma, were not amended to fully implement the adopted policies. Instead, the area remained zoned primarily for single family residential dwellings, with a 5,000 square foot minimum lot size.

The proposed amendments would establish a new Overlay District to limit residential encroachment on the Port of Tacoma Manufacturing and Industrial Center (Port M/IC). The proposal would apply the overlay to the hillside in NE Tacoma as depicted in the map below. In addition:

- The proposal includes an initial map based on the current Interim Regulations, but identifies two areas under consideration for removal from the proposed Overlay.
- The Overlay District would establish minimum lot sizes that would reduce development capacity to a density of 1 unit per acre.
- The Overlay District would require Notice on Title for any new residential unit construction identifying the proximity to an established industrial area.
- Existing critical area regulations for wetlands, fish and wildlife habitat, and steep slopes would continue to apply to this area.

Different boundaries are proposed for the overlay district; see Exhibit 4. Proposed amendments are summarized in Exhibit 5.

Exhibit 4. Overlay District and Map Options



Source: City of Tacoma, 2021.

Exhibit 5. Encroachment of Residential Developments on Industrial Lands

Element	Option A: Proposal	Option B: No Action/ Pre-Interim	Option C: Current Interim Regulations
Base Zone/Other Overlays	<ul style="list-style-type: none"> ▪ R-2 primarily; some R-1, R-3, R-5 ▪ View Sensitive 25 	<ul style="list-style-type: none"> ▪ Same as Option A 	<ul style="list-style-type: none"> ▪ Same as Option A
Transition Overlay District Area	<ul style="list-style-type: none"> ▪ Full Proposal: ▪ Option A-1 Reduction: Remove area from 33rd NE north from overlay. ▪ Option A-2 Reduction: From BPA to eastern city limits, remove from overlay. 	<ul style="list-style-type: none"> ▪ No new overlay. 	<ul style="list-style-type: none"> ▪ Similar to Option A Full Proposal.

Element	Option A: Proposal	Option B: No Action/ Pre-Interim	Option C: Current Interim Regulations
Limitations	<ul style="list-style-type: none"> ▪ Limiting Density 1 DU/1 Acre, no multifamily. ▪ Adding Title Notice. 	<ul style="list-style-type: none"> ▪ No added limitations. 	<ul style="list-style-type: none"> ▪ Limiting Density 1 DU/ 1 Acre. ▪ Adding Title Notice.

High Risk/High Impact Heavy Industrial Uses

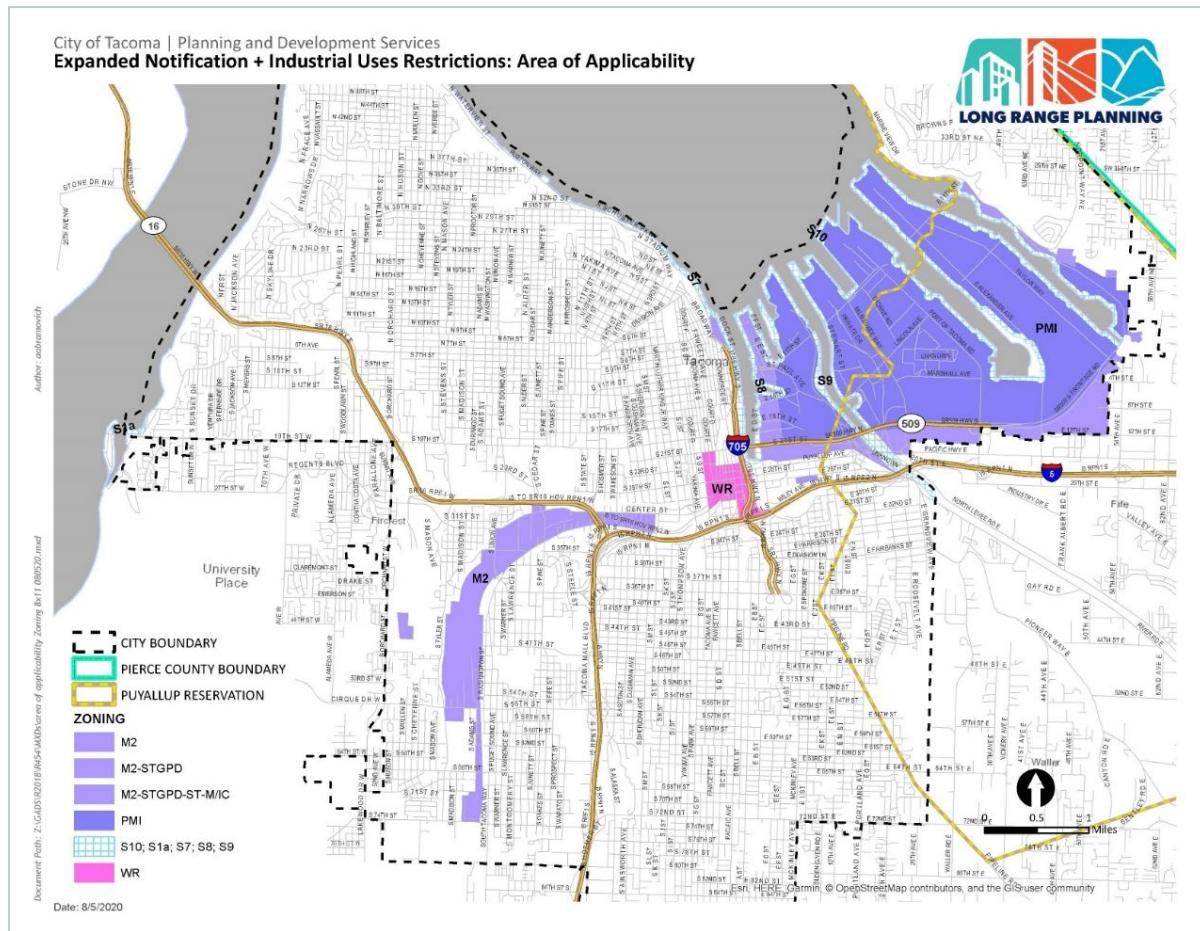
The City is evaluating the siting of specific potentially high risk/high impact heavy industrial uses. Current zoning and land use regulations consolidate a broad spectrum of industrial use and activity within a single heavy industrial use category despite a diverse differentiation of potential impacts and risks associated with such uses. In addition, current regulations permit heavy industrial use outright within the M-2 Heavy Industrial District and PMI Port Maritime Industrial District without special use standards tailored to address the disparate potential impacts of use and activity that fall under this category.

The City's proposal addresses five general use categories, all of which are allowed in different zoning districts throughout the City:

- Mining and Quarrying
- Smelting
- Coal Storage and Export
- Chemical Manufacturing
- Oil and Liquefied and Gaseous Fossil Fuel

Exhibit 6 indicates zoning districts that primarily allow heavy industrial uses.

Exhibit 6. Zones and Industrial Use Restrictions – Area of Applicability



Source: City of Tacoma

For the five land uses, changes would either limit or prohibit their location or expansion. See Exhibit 7.

Exhibit 7. Siting of Potentially High Risk/High Impact Heavy Industrial Uses

Element	Option A: Proposal		Option B: No Action/ Pre-Interim		Option C: Current Interim Regulations	
	Zoning	SMP	Zoning	SMP	Zoning	SMP
Mining and Quarrying / Surface Mining	Define Mining and Quarrying. Existing mines permitted, all others prohibited.	Define Mining and Quarrying. Mining prohibited in all shoreline environments.	Surface Mining: conditional use (CU) in all zones except NRX where prohibited.	Mining prohibited in all shoreline environments.	Mining and Quarrying defined and restricted. Existing mines permitted and may expand, all others prohibited.	Mining prohibited in all shoreline environments.

Element	Option A: Proposal		Option B: No Action/ Pre-Interim		Option C: Current Interim Regulations	
	Zoning	SMP	Zoning	SMP	Zoning	SMP
Smelting	Define smelting. All Districts: Prohibited.	Define Smelting. Limited per zoning.	Smelters allowed in PMI District Only.	Not defined. Could be part of Industrial uses which is broadly defined.	Smelting defined and restricted. Existing permitted and may expand, all others prohibited.	Not defined. Limited per zoning.
Coal Storage and Export	Define coal facilities. All Districts: Prohibited.	Define coal facilities. Limited per zoning.	Not specified/ defined; PMI intent includes "storage of cargo." Industry, Heavy allowed and Port, terminal and industrial allowed.	Not defined. Could be part of Industrial uses which is broadly defined.	Coal terminals defined and restricted. Existing permitted and may expand, all others prohibited.	Not defined. Limited per zoning.
Chemical Manufacturing	Defined. Added CU criteria. Prohibited (P) in residential, commercial, and mixed use districts. PMI: P, except CU where haz. mat. license required. M-2: CU except certain manuf. is prohibited: petrochemical, explosives, fertilizer.	Amend SMP use table to list "Chemical Manufacturing, Processing, and Wholesale Distribution," S-10 Port Industrial and S-13 Marine Waters: primary uses prohibited, supportive allowed with CU. SMP requires handling to meet water quality laws.	Not specified. Industry, Heavy allowed	SMP requires handling to meet water quality laws	Defined and restricted. Existing uses permitted and allowed to expand, all others prohibited.	Limited per zoning. SMP requires handling to meet water quality laws.

Element	Option A: Proposal		Option B: No Action/ Pre-Interim		Option C: Current Interim Regulations	
	Zoning	SMP	Zoning	SMP	Zoning	SMP
Chemical Manufacturing: High Impact Use	Defined: manufacturing, processing, storage, transshipment, or disposal of hazardous materials. CU criteria added. All districts: CU where the primary use is otherwise allowed.	Defined similar to zoning. All districts: CU where the primary use is otherwise allowed. Solid waste disposal and haz mat handling criteria retained.	Storage and treatment of hazardous wastes allowed under Warehouse/ Storage in M-1, M-2, and PMI.	Solid Waste Disposal prohibited except CU in S-10 Port Industrial. Solid waste disposal regs. SMP requires hazardous materials handling to meet water quality laws.	High Impact Uses not specifically defined – considered as part of “Chemical Manufacturing” category above.	High Impact Use not defined. Limited per zoning. Solid waste disposal and haz mat handling criteria retained.
Oil and other Liquefied and Gaseous Fossil Fuels	Terms defined. CU and Special Use Criteria for Major Fossil Fuel Facilities and Renewable Fuel Facilities. New Major Fossil Fuel Facilities are prohibited. Existing facilities permitted but can't expand capacity. Repair and maintenance allowed. Change to Renewable Fuel Production Facility allowed with CU. Renewable Fuel Production Facility allowed with CU. Small Fossil or Renewable Fuel Storage and Distribution not part of definitions of Major ones. Small Fossil Fuel or Renewable Fuel Storage and Distribution	Same definitions as Zoning. Same CU criteria and Special Use Criteria for Major Fossil Fuel Facilities and Renewable Fuel Facilities. Same GHG emission impact and mitigation offsets standard.	Port, terminal, and industrial; water-dependent or water-related Permitted (P) in PMI zone per SMP.	Port/Industrial Development allowed in several shoreline districts as P or CU, particularly if water dependent or water related or if cargo terminal or lay berthing.	Oil and other Liquefied and Gaseous Fossil Fuels terminals, storage, manufacturing production, processing, etc.: new uses are prohibited. Existing uses allowed and expansion permitted. Renewable Fuel facilities not specified. Unlisted uses would be prohibited.	Port, terminal, and industrial; water-dependent or water-related Permitted (P) in PMI zone per SMP.

Element	Option A: Proposal		Option B: No Action/ Pre-Interim		Option C: Current Interim Regulations	
	Zoning	SMP	Zoning	SMP	Zoning	SMP
	would be permitted under the “High Impact” use category. New or expansion of Major Fossil Fuel Facilities and Renewable Fuel Facilities subject to GHG emission impact analysis and mitigation offsets, as well as annual reporting.					
General Amendments for Internal Consistency	Add to Industrial District purpose statements. Amend M-1, M-2, and PMI district intents. Uses not prohibited by City Charter and not prohibited in chapter – PMI Zone = CU.	Not applicable.	Current purpose and district intent statements. Uses not prohibited by City Charter and not prohibited in chapter – PMI Zone = N.	Not applicable.	Current purpose and district intent statements. Uses not prohibited by City Charter and not prohibited in chapter – PMI Zone = P.	Not applicable.