



City of Tacoma
**Preliminary Determination of
Environmental Nonsignificance**

**One Tacoma Comprehensive Plan Periodic Update and
Minor Amendments to the One Tacoma Comprehensive Plan
and Land Use Regulatory Code**

SEPA File Number: LU25-0084

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:

One Tacoma Comprehensive Plan Periodic Update, per requirements of the Growth Management Act and review procedures and schedules as detailed in RCW 36.70A.130, and Minor Amendments to the One Tacoma Comprehensive Plan and Land Use Regulatory Code.

The complete text of the proposed comprehensive plan update and minor amendments, and the associated staff analysis reports are available for review on the project websites at www.cityoftacoma.org/onetacoma and <http://www.cityoftacoma.org/codeamendments>. Hard copies are available by request at the Permit Counter, 747 Market Street, 3rd Floor, Tacoma, WA 98402.

Location: City of Tacoma

Lead Agency: City of Tacoma

City Contact: Adam Nolan
Planning and Development Services Department
747 Market Street, Room 345
Tacoma, WA 98402
(253) 320-8119 or anolan@cityoftacoma.org

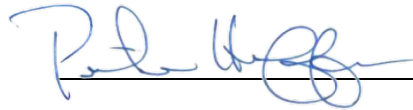
The lead agency for this proposal has made a preliminary determination that this project does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after review of an environmental 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 May 9, 2025.** 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 May 16, 2025.** 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: _____



(Peter Huffman)

SEPA Officer Signature: _____



Issue Date: April 22, 2025
Comment Deadline: May 9, 2025, 5:00 p.m.

NOTE: The issuance of this Preliminary DNS 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.

c:

Puyallup Tribe of Indians; SEPARreview@PuyallupTribe-nsn.gov
Washington State Dept. of Fish and Wildlife; R6SSplanning@dfw.wa.gov
Washington State Dept. of Ecology; seperegister@ecy.wa.gov, evba461@ecy.wa.gov
Port of Tacoma; twarfield@portoftacoma.com
Washington State Dept. of Archaeology and Historic Preservation; sepa@dahp.wa.gov
Sound Transit; perry.weinberg@soundtransit.org, steven.kennedy@soundtransit.org
Tacoma-Pierce County Health Department; SEPA@tpchd.org, ccooley@tpchd.org
Puget Sound Clean Air Agency; SEPA@pscleanair.org
Pierce Transit; planning@piercetransit.org
Tacoma Public Schools; cwillia4@tacoma.k12.wa.us, planning@tacoma.k12.wa.us
City of Federal Way; PlngInquiry@cityoffederalway.com, Brian.Davis@cityoffederalway.com;
planning@cityoffederalway.com
City of Fife; clarson@cityoffife.org
City of Fircrest; aburkhart@cityoffircrest.net
City of Lakewood; FFiori@cityoflakewood.us; cbrunell@cityoflakewood.us
City of Ruston; robw@rustonwa.org
City of University Place; KBriske@CityofUP.com
Pierce County; lhankel@co.pierce.wa.us; sean.gaffney@piercecountywa.gov
Pierce County Assessor-Treasurer; dbrandv@co.pierce.wa.us

File: Planning and Development Services

SEPA ENVIRONMENTAL CHECKLIST

SEPA File Number: LU25-0084

A. BACKGROUND

1. Name of proposed project, if applicable:

- (1) One Tacoma Comprehensive Plan Periodic Update
- (2) Minor Amendments to the One Tacoma Comprehensive Plan and Land Use Regulatory Code

2. Proponent/applicant:

City of Tacoma
Planning and Development Services Department
747 Market Street, Room 345
Tacoma, WA 98402-3701

3. Contact:

Adam Nolan
Planning and Development Services Department
747 Market Street, Room 345
Tacoma, WA 98402-3701
Phone: (253) 320-8119
E-mail: anolan@cityoftacoma.org

4. Date checklist prepared:

March 15, 2025

5. Agency requesting checklist:

City of Tacoma, Planning and Development Services Department

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

Timeline	Activity
March 5, 2025	Planning Commission Public Hearing
June 3, 2025	City Council Public Hearing
June 10, 2025	City Council First Reading of Ordinance
June 17, 2025	Tentative City Council Adoption

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

Concerning Subject #1, the One Tacoma Comprehensive Plan is subject to periodic updates per requirements of the Growth Management Act and review procedures and schedules as detailed in RCW 36.70A.130. The proposed One Tacoma Plan will apply to future land use and development and guide updates to development standards that apply to project permit review. In addition, the Plan includes identified implementation actions in each chapter that are directly related to the goals and policies of that chapter.

Additionally, and Concerning Subject #2, the One Tacoma Comprehensive Plan and the Land Use Regulatory Code are amended on an annual basis consistent with the State Growth Management Act (GMA). Proposed changes to the Land Use Regulatory Code and the Official Zoning Map will provide the basis to evaluate and regulate future development proposals.

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

The proposals, both Subject #1 and Subject #2, are non-project actions and citywide in scope.

The City of Tacoma completed a baseline conditions review pertaining to Subject #1, including:

- **Community Profile**

The Community Profile was developed to help to understand the current context of the city and recent trends as a starting point for comprehensive plan research. It also served as a key resource for shaping the community engagement process by summarizing information about City residents. This Community Profile uses publicly available sources of data, including U.S. Census products, data products from the Department of Housing and Urban Development, and Washington State Office of Financial Management. Some findings from prior analysis and action planning efforts such as the Vision Zero Action Plan and the Analysis of Systemic Disparities in Achievable Housing Options report also appear in this document.

- [Community Profile](#)

- **Baseline Conditions Analysis**

The Baseline Conditions analysis provides important context for each of the Plan elements and identified available data to establish a baseline for metric for monitoring plan goals and performance. Certain elements were developed to satisfy state and regional planning requirements. In addition, the City completed a Best Available Science review to support the development and update of policies and regulations to protect citywide critical areas.

- [Baseline Conditions](#)
- [Best Available Science Review](#)
- [Critical Areas Gap Analysis](#)

- **Equity Assessment**

To advance equity in the Comprehensive Plan update, staff developed an equity assessment framework to guide an audit of the existing plan against equity goals. The equity goals included in the framework were selected after research into the policy context of Tacoma's equity work and historical context. After selecting the equity goals, staff also conducted baseline data analysis to identify priority subgroups for each outcome. This document contains a summary of the contextual research and baseline analysis as a reference document. The accompanying Assessment Framework contains a summary of conclusions and was used to inform policy development for the One Tacoma Comprehensive Plan.

- [Equity Assessment Framework](#)
- [Equity Assessment Context, History, and Baseline](#)

Additionally, the City of Tacoma has completed numerous planning initiatives over the recent years that directly relate to the proposal/s.

- [Home In Tacoma EIS](#) (HIT adopted in 2024)

- [Port of Tacoma Manufacturing and Industrial Center DEIS](#) (Draft Issued April 9, 2024)
- [2030 Tacoma Climate Action Plan](#) (Adopted 2021)
 - [Energy and Emissions Modeling Results](#)
- Subarea Plans for Regional Growth Centers:
 - [Tacoma Mall Subarea Plan EIS](#) (Subarea Plan adopted in 2018)
 - [Hilltop Subarea Plan EIS](#) (Subarea Plan adopted in 2014)
 - [North Downtown Subarea Plan and EIS](#) (Subarea Plan adopted in 2014)
 - [South Downtown Subarea Plan EIS](#) (Subarea Plan adopted in 2013)

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.

The proposals, both Subject #1 and Subject #2, are non-project actions and citywide in scope.

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

The proposals, both Subject #1 and Subject #2, are subject to the following governmental approvals:

- Adoption by Tacoma City Council
- Verification of GMA compliance by Washington State Department of Commerce
- Plan Certification by Puget Sound Regional Council

Future development applications will be subject to consistency review with the One Tacoma Plan, and adherence to zoning and land use classifications and regulations, and various permit requirements before obtaining approval and issuance of permits.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site.

- **One Tacoma Comprehensive Plan Periodic Update (Subject #1)**

Tacoma's Comprehensive Plan, [One Tacoma](#), is the City's official statement concerning its vision for future growth and development. It identifies goals, policies, and strategies for maintaining the health, welfare, and quality of life of Tacoma's residents. The Comprehensive Plan is comprised of numerous individual elements, including elements addressing such important issues as urban form, design and development, environment and watershed health, parks and recreation, housing, economic development, and mobility and infrastructure.

The [Growth Management Act](#) (GMA) requires counties and cities to periodically conduct a thorough review of their plans and regulations to bring them in line with any relevant changes in the GMA, and to accommodate updated growth targets. [RCW 36.70A.130](#) establishes the review procedures and schedule for Comprehensive Plan amendments and periodic review. Tacoma last completed such a "periodic update" in 2015 and is mandated to undertake and complete another "periodic update".

In addition, the City of Tacoma is the designated "Metropolitan City" for Pierce County and is allocated, through [Vision 2050](#) and the [Countywide Planning Policies](#), to accommodate a significant

share of the region's population and employment growth. The Puget Sound Regional Council evaluates and certifies local comprehensive plans for consistency with the multi-county planning policies (see the [Plan Review Manual](#), page 27). The *One Tacoma* Comprehensive Plan update includes a review and update to ensure consistency with the goals and policies of Vision 2050 and to maintain the certification of the City's Plan.

- [Dept. of Commerce Checklist](#)
- [Vision 2050 Checklist](#)

The draft Comprehensive Plan has been developed consistent with the substantive and procedural requirements of the Washington State Growth Management Act as well as multicounty planning policies and countywide planning policies. The table below identifies the specific goals in the GMA that are implemented through Comprehensive Plan policy elements.

Element	Chapter Description	GMA Goal
Growth Strategy (GS)	This chapter describes which land uses are allowed in which places across the city—and how growth in population, housing, and employment will be distributed across these places. It also addresses key transportation connections between these places, to form an overall planned network for the city.	(1) (2) (3) (4) (5) (9) (10) (14)
Complete Neighborhoods (CN)	This chapter articulates how Tacoma's unique neighborhoods should look and feel to the people that live in and visit them. This includes policies affecting local building and site design, such as energy and resource efficiency, safety, views, public realm, and historic and cultural resource preservation. It also addresses connectivity at the neighborhood scale.	(13) (14)
Environment + Watershed Health (EN)	Using an ecological watershed approach, this chapter addresses ways in which Tacoma will invest in trees and forests, open space lands, and quality of air, water, and habitat to support healthy people and places.	(2) (9) (10) (14) (15)
Housing (H)	This chapter includes policies that support Tacoma's housing goals, including the ability for all Tacomans to access and maintain safe and affordable housing that meets their household needs. This includes policies to grow overall housing diversity and stock and programs for anti-displacement and to create equitable access to housing.	(4)
Economic Development (EC)	Policies in this chapter promote access to a diversity of quality economic opportunities, including growth opportunities within an easy and accessible commute. This includes green economy strategies, and a favorable business climate for a range of priority industries.	(5)
Transportation + Mobility Plan (TMP)	This chapter includes the policies that affect how people move within Tacoma and connect to the regional transportation system. It describes the investments in mobility options necessary to achieve connected, compact, and equitable neighborhoods throughout Tacoma.	(3) (5) (10) (12) (14)
Parks + Recreation (P)	This chapter describes investments and programming to achieve a complete parks system for the residents of and visitors to Tacoma. A complete system reflects the City's unique cultural communities and ecological settings and provides high-quality	(9) (12)

	equitable access to recreational opportunities for people of all walks of life.	
Public Facilities + Services (PFS)	This chapter sets standard levels of service and a plan to achieve and/or maintain them given anticipated development. Services and facilities such as police and fire response, libraries, utilities, and schools represent significant public investment and are a core part of a quality neighborhood experience.	(12) (14)
Historic Preservation (P)	This chapter defines the City of Tacoma's preservation goals, policies, and actions for preservation and neighborhood conservation. It provides a framework for organizations engaged in community-based initiatives with interests in protecting and experiencing cultural resources.	(13)
Engagement + Administration (AD)	As this chapter describes, continued equitable engagement, transparency, and accountability are fundamental to the work of plan implementation. Policies in this chapter describe the City's effort to build and sustain partnership with community members in planning for and realizing this vision for Tacoma.	(11)

The Plan proposal incorporates updated housing and employment targets consistent with State and Regional policies but demonstrates an adequate capacity to meet these planning targets with no further changes to the City's zoning and land use regulations. Therefore, the Plan proposal maintains the existing zoning and land use standards as codified in Tacoma Municipal Code Title 13, and as recently amended through the prior "Home in Tacoma" middle housing ordinance.

Per the adopted Countywide Planning Policies, the City's growth targets and capacity are as follows:

City of Tacoma Growth Targets – Per Countywide Planning Policies			
Housing Unit Baseline (2020)	Current Comp Plan Housing Growth Target (2040)	New Housing Unit Growth Target (2044)	Housing Unit Growth Capacity (Existing Zoning)
92,309	59,800	42,390	115,000 new units
Employment Baseline (2020)	Current Comp Plan Employment Growth Target	New Employment Growth Target (2044)	Total Employment Capacity (Existing Zoning)
121,183	97,000	70,800	84,436

The Table indicates that the project proposal reduces the City's overall planned housing and employment growth targets versus the baseline (current adopted One Tacoma Plan) by aligning the City's targets in the proposal with the adopted 2044 Countywide Planning Population, Housing Unit, and Employment Targets (Pierce County Council Ordinance No. 2022-46s) and modifying the Plan horizon from a 25 year plan to a 20 year plan, consistent with Growth Management Act requirements.

- **Minor Amendments to the One Tacoma Comprehensive Plan and Land Use Regulatory Code (Subject #2)**

Proposed by the Planning and Development Services Department, this proposal compiles 24 minor and non-policy amendments to the One Tacoma Comprehensive Plan and the Land Use Regulatory Code, intended to update information, correct errors, address inconsistencies, improve clarity, and enhance applicability of the plan and the code.

The 2025 Minor Amendment package includes 24 items, as briefly described below:

2025 Minor Amendments to the One Tacoma Comprehensive Plan and Land Use Regulatory Code	
(1) Definition: Development site	This proposal adds a definition of the term “development site” to 13.01.060 Zoning definitions. “Development site” is a term that is used throughout the Code and adding a definition provides clarity. This is also related to item 6 regarding split zoning.
(2) Repeal of Residential Infill Pilot Program	This would repeal the remaining Residential Infill Pilot Program (RIPP) items that were not included with the recent Home in Tacoma Code amendments.
(3) Conditional Use Permit: Conditional uses and height	This amendment corrects a Code reference error.
(4) Land use permit code enforcement	This amendment would replace existing Title 13 enforcement provisions with the city's Uniform Enforcement Code for greater consistency citywide.
(5) Pedestrian Streets	These amendments would update Pedestrian Street tables to reflect changes made with Home in Tacoma phase I related to the locations of Mid-Scale Residential land use designations (see the Pedestrian Street/Corridors Map and Future Land Use Map (FLUM) images below) and make other corrections and clarifications.
(6) Split zoning	This amendment would expand the applicability of split zoning provisions for development sites consisting of more than one parcel of land.
(7) Tacoma Mall residential use prohibition	This amendment clarifies the applicability of the existing prohibition of residential uses along I-5 within the Tacoma Mall RGC by correcting inconsistent terminology and adding specific Code citations.
(8) Mixed-Use Center districts residential use maximum building setback	This amendment corrects an inconsistency between the maximum setback requirements and the districts' minimum setbacks.

(9) Retail marijuana limits	This amendment expands the maximum number of retail marijuana stores to be consistent with the State's Cannabis Social Equity program.
(10) Shoreline sign regulation	This amendment clarifies that signs located in areas subject to Shoreline regulations are subject to both general sign regulations as well as Shoreline District standards.
(11) Mass reduction building design standards: Mixed-Use Center and Downtown districts	This amendment adds clarity to when mass reduction requirements apply consistent with the intent of these requirements.
(12) Commercial districts maximum setbacks exception	This amendment adds an exception to maximum building setbacks where they conflict with public easements consistent with similar exceptions found elsewhere in the Code.
(13) Day Care Allowances in the Residential Use Table	This amendment corrects an inconsistency within the Residential Use Table regarding Day Care Centers.
(14) Garage Setbacks on Alleys and Parking Stall Sizes	This amendment addresses an inconsistency between the recently revised minimum size for standard parking stalls and the garage setback requirement in the new residential building design standards (20-feet), specifically along alleys, where new parking is strongly encouraged (if not required in most cases).
(15) Conversion of existing accessory structures to Accessory Dwelling Units	This amendment allows the conversion of existing accessory structures, such as a garage, to an ADU even if that existing accessory building doesn't meet certain basic development standards, such as setbacks and height limits to be consistent with State law.
(16) Density standards in the JBLM Airport Compatibility Overlay District (ACD)	This amendment adds a provision in the ACD standards to ensure the density is not significantly increased to be consistent with the ACD intent to limit any significant increases in density in this area.
(17) Expand Use Limitations in the Port of Tacoma Transition Overlay District	This amendment adds the new housing types and terminology created in Home in Tacoma in the Port of Tacoma Transition Overlay District standards to ensure residential density is limited in this area to be consistent with the intent of the overlay district.
(18) Major Transit Stop Definition	This amendment revises two definitions of "major transit stop" to be consistent with State law.

(19) Middle Housing Definition	This amendment revises the definition of “middle housing” to be consistent with State law.
(20) Minimum Density for Pre-Existing Lots	This amendment adds minimum density standards for UR-2 and UR-3 to be consistent with State law.
(21) “Courtyard Housing” and “Rowhouse” Housing Types Design Standards	This amendment revises design standards for “courtyard housing” and “rowhouses” to be the same as “houseplex” and thereby consistent with State law.
(22) Backyard Building Definition	This amendment removes the pedestrian access design standard from the definition for “backyard building” (aka “accessory dwelling unit”) to be consistent with State law.
(23) Backyard Building Pedestrian Access Requirement	This amendment revises the pedestrian access standards for “backyard building” to be the same as “houseplex” and thereby consistent with State law.
(24) Backyard Building Setback Requirements Along Alleys	There is not a standard allowing ADUs to be sited at a lot line if the side lot line abuts a public alley, which is inconsistent with State Law.

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. If a proposal would occur over a range of area, provide the range or boundaries of the site(s).)

The proposals, both Subject #1 and Subject #2, are citywide in scope and applicability.

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: Adam Nolan

Position and Agency/Organization: Senior Planner, City of Tacoma

Date Submitted: April 22, 2025

D. SUPPLEMENTAL SHEET FOR NONPROJECT 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 that 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?

The proposals, both Subject #1 and Subject #2, are non-project actions and include no further amendments to land use or zoning that would affect overall growth assumptions within the city. As such, the proposal would not directly impact water and air quality, release hazardous substances, or produce noise, beyond the current baseline. Impacts resulting from future project-specific development proposals would be reviewed, and properly mitigated, at the time of permitting with the applicable provisions of the Tacoma Municipal Code.

Proposed measures to avoid or reduce such increases are:

The Comprehensive Plan, which all projects and proposals must be consistent with, provides a policy framework that is intended to protect water and air quality, and to avoid or minimize impacts on the health and welfare of the city's residents and environmental assets, including through proactive planning and management, and through environmental restoration and preservation (Design + Development and Environment + Watershed Health Elements).

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

The proposals, both Subject #1 and Subject #2, are non-project actions and include no further amendments to land use or zoning that would affect overall growth assumptions within the city. As such, the proposal would not directly impact plants, animals, fish, or marine life, beyond the current baseline. Impacts resulting from future project-specific development proposals would be reviewed, and properly mitigated, at the time of permitting with the applicable provisions of the Tacoma Municipal Code.

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

The Comprehensive Plan, which all projects and proposals must be consistent with, provides a policy framework that is designed to minimize environmental impacts to the natural and built environment that could result from future growth and development. Draft Comprehensive Plan goals and policies provide for protection of fish and wildlife habitat, use of best available science to protect critical areas, enhanced connectivity of habitat areas and open space corridors and preservation and enhancement of the urban forest (Urban Form, Design + Development, and Environment + Watershed Health Elements).

3. How would the proposal be likely to deplete energy or natural resources?

The proposals, both Subject #1 and Subject #2, are non-project actions and include no further amendments to land use or zoning that would affect overall growth assumptions within the city. As such, the proposal would not directly impact energy or natural resources. Impacts resulting from future project-specific development proposals would be reviewed, and properly mitigated, at the time of permitting with the applicable provisions of the Tacoma Municipal Code, SEPA procedures, and requirements of applicable service providers.

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

The Comprehensive Plan, which all projects and proposals must be consistent with, provides a policy framework that is designed to minimize environmental impacts to the natural and built environment that could result from future growth and development. Draft Comprehensive Plan goals and policies support sustainable and resource efficient development and redevelopment practices, including of public service facilities, that are energy efficient, sustainable, and promote overall improvement to the City's protection and conservation of energy and natural resources (Urban Form, Design + Development, Public Facilities + Services Element).

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?

The proposals, both Subject #1 and Subject #2, are non-project actions and include no further amendments to land use or zoning that would affect overall growth assumptions within the city. As such, the proposal would not directly impact environmentally sensitive areas. Impacts resulting from future project-specific development proposals would be reviewed, and properly mitigated, at the time of permitting with the applicable provisions of the Tacoma Municipal Code.

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

The Comprehensive Plan, which all projects must be consistent with, provides a policy framework that is intended to preserve and enhance critical areas, plant and animal habitat, wetlands and floodplains. Draft goals and policies seek to achieve no net loss of ecological functions over time; limit impervious surfaces in designated critical areas; provide for safe fish and wildlife passage and reduce hazards to birds, bats and other wildlife; protect habitat areas in perpetuity; and encourage informational and educational programs dealing with the protection of wildlife.

The Draft Comprehensive Plan Parks and Recreation Element proposes to provide safe, convenient, and equitable access to high quality parks, trails and recreational opportunities for all Tacomans. Goals and policies focus on equitable distribution of parks and open space facilities; partnerships to expand services and facilities; long-term viability of the park system, meeting community needs, a multi-faceted public outreach process; protection of natural and habitat areas; and establishing and maintaining a complete park system that meets diverse needs.

The draft Design + Development Element includes goals and policies to plan, protect and preserve Tacoma's historic and cultural character.

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?

The proposals, both Subject #1 and Subject #2, are non-project actions and include no further amendments to land use or zoning that would affect overall growth assumptions within the city. As such, the proposal would not directly impact the compatibility of land or shoreline uses. Impacts resulting from future project-specific development proposals would be reviewed, and properly mitigated, at the time of permitting with the applicable provisions of the Tacoma Municipal Code.

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

The Comprehensive Plan, which all projects and proposals must be consistent with, provides a policy framework that is designed to minimize environmental impacts to the natural and built environment that could result from future growth and development and to promote overall improvement to the City's efforts to avoid or reduce shoreline and land use impacts (Urban Form, Design + Development, Environment + Watershed, and Parks + Recreation Elements).

Additionally, the Shoreline Master Program provides goals, policies, and regulations for shoreline use and protection.

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

The proposals, both Subject #1 and Subject #2, are non-project actions and include no further amendments to land use or zoning that would affect overall growth assumptions within the city. As such, the proposal would not directly impact demand on transportation, public services, or utilities. Impacts resulting from future project-specific development proposals would be reviewed, and properly mitigated, at the time of permitting with the applicable provisions of the Tacoma Municipal Code.

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

The Comprehensive Plan, which all projects and proposals must be consistent with, provides a policy framework that is designed to minimize environmental impacts to the natural and built environment that could result from future growth and development and to promote overall improvement to the City's efforts to demands on transportation, public services, and utilities. (Urban Form, Design + Development, Transportation + Mobility Plan, Public Facilities + Services, and Parks + Recreation Elements). Impacts resulted from future project-specific development proposals would be reviewed, and properly mitigated, at the permitting level consistent with the applicable provisions of the Tacoma Municipal Code.

The Transportation and Mobility Plan provides an analysis of the existing transportation system, the ability for the network to meet increased demand, and the goals and actions needed to meet the 20-year vision. Compliance with all local, state and federal codes would be required at the time of project-specific development review. Specific mitigation measures would be addressed at the time of project-specific development review.

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

In general, the proposal seeks to protect the natural and built environment, so conflicts with local, state or federal laws for the protection of the environment are not anticipated. The City's current Comprehensive Plan is designed to minimize environmental impacts to the natural and built environment that could result from future growth and development. In the proposed update, existing goals and policies that are carried forward, amended goals and policies, and new goals and policies continue to focus on measures that eliminate or minimize the potential impacts of growth on the natural and built environment.

No conflicts with local, state or federal laws for the protection of the environment are anticipated. The proposals, both Subject #1 and Subject #2, are also being reviewed for consistency with the State Growth Management Act, the Puget Sound Regional Council Vision 2050 and the Pierce County Countywide Planning Policies. If conflicts with local, state or federal laws for the protection of the environment are identified, they will be rectified prior to adoption.