

1. INTRODUCTION AND PROJECT OVERVIEW

This document summarizes public comments received by the City of Tacoma (City) during the State Environmental Policy Act (SEPA) Programmatic Environmental Impact Statement (EIS) scoping period for the Tacoma Tideflats Subarea Plan and Planned Action between June 21 and August 5, 2022.

This summary contains an overview of the Tacoma Tideflats Subarea Plan (Plan) and Planned Action project, the EIS SEPA scoping process, a discussion of EIS scoping public engagement efforts, and a summary of comments provided during the 45-day EIS scoping comment period. Attachment A presents a copy of the Determination of Significance and Request for Comments on the Scope of the Programmatic EIS. Attachment B provides a copy of the legal notice.

1.1 PROJECT OVERVIEW

The proposed project involves development of an innovative, area-wide subarea plan for Tacoma's Tideflats, which will become an optional element of the City's Comprehensive Plan. The subarea plan is expected to include elements related to land use, economic development, the environment, public facilities and services, and transportation. The subarea plan is being developed for consistency with the Growth Management Act, Shoreline Management Act, multicounty planning policies, countywide planning policies, and the City of Tacoma Comprehensive Plan. The City also plans to adopt a Planned Action ordinance for the Tacoma Tideflats area.

The Tideflats subarea plan is intended to create a shared long-term vision and more coordinated approach to development, environmental review, and strategic capital investments in the Tideflats. Completion of the subarea plan will support the ongoing eligibility for and prioritization of transportation funding in the regional manufacturing and industrial center.

The Plan area is based on the current Port of Tacoma Manufacturing Industrial Center (MIC) which is defined both in the Puget Sound Regional Council's VISION 2050 as well as the City of Tacoma Comprehensive Plan. In recognition of the regional significance of the MIC, the City of Tacoma, Port of Tacoma, Puyallup Tribe of Indians, City of Fife, and Pierce County have partnered to develop a Tideflats Subarea Plan for adoption by the City of Tacoma as part of the City's Comprehensive Plan. The planning effort is guided by a Steering Committee comprised of two elected representatives of each partner government.

1.2 ALTERNATIVES

Four Preliminary EIS Alternative Concepts were developed by the Tideflats Steering Committee for the Tacoma Tideflats Subarea Plan and Planned Action EIS and recommended to the City of Tacoma as SEPA lead agency as the basis for the scoping period. The identification of Guiding Principles helped frame and shape how the preliminary alternative concepts were structured. The Guiding Principles and Alternatives

are based on community input received during the community visioning process, consideration of the regional planning framework, input from the five participating governments, and the overarching themes and anticipated outcomes from the intergovernmental Work Plan.

EIS alternatives considerations included:

- The four Alternatives presented are intended to convey a range that will be tested and evaluated in the EIS. All alternatives assume the subarea remains a Manufacturing Industrial Center (MIC).
- Agencies are encouraged to describe alternatives as different ways to meet objectives. Alternatives may, however, emphasize or weight benefits and outcomes differently.
- Impacts have not been assessed at this stage; impact analysis will be performed as part of EIS.
- Alternatives are conceptual, they provide high-level direction, but are not yet parcel or use specific.
- The purpose of alternatives is to present options to decision-makers and the public in a meaningful way.
- Alternatives should be distinct and different enough to allow for meaningful comparison and should represent a range of reasonable options; it is not necessary to consider every possible option.
- The final subarea plan need not be identical to any single alternative but must be within the range of alternatives considered. The subarea plan can mix and match and pull elements from each alternative.
- Identifying a preferred alternative is not required but can be designated at any point in the process.
- A 'no action' alternative is required and provides a benchmark for comparison with 'action' alternatives.
- Some information, such as a fiscal analysis, will inform and influence the plan but is not included in the EIS.

Details and conceptual maps for each alternative are included in a document on the City website:

https://www.cityoftacoma.org/UserFiles/Servers/Server_6/File/cms/Planning/Tideflats/Subarea%20Plan/EIS%20Scoping/Preliminary%20Alternatives%203.24.2022.pdf.

1.3 SEPA THRESHOLD ENVIRONMENTAL DETERMINATION

The City has determined that the Tacoma Tideflats Subarea Plan and Planned Action project is likely to have a significant adverse environmental impact. An EIS under RCW 43.21C.030(2) (c) will be prepared. Agencies, affected tribes, and members of the public were invited to comment on the scope of this proposed EIS including the alternatives, probable significant adverse impacts, proposed mitigation measures, and licenses or other approvals that may be required. An expanded 45-day scoping comment period was provided pursuant to the Washington Administrative Code (WAC) 197-11-410 and included one public scoping meeting. Due to continued precautions for COVID-19, the meeting was held virtually.

2. SCOPING PROCESS

Scoping is one of the earliest steps in the EIS process, as mandated by SEPA (Washington Administrative Code [WAC] 197-11-408) and includes a public comment period. The purpose of scoping is to determine the range, or “scope,” of issues to study in the EIS. Pursuant to SEPA, the City notified the public of the intent to prepare an EIS so that agencies, tribes, communities, organizations, and members of the public had an opportunity to comment on the scope of the impacts and range of alternatives to be analyzed. The scoping comment period started on June 21 and ended on August 5, 2022.

The scoping comment period is the first of two formal opportunities in the SEPA process for the public to provide comments. The public will have a second opportunity after the publication of the Draft EIS. The public comment period for the Draft EIS is expected to take place during the spring 2023.

A SEPA Determination of Significance was issued by the City on June 21, 2022.

2.1 NOTIFICATION AND OUTREACH ACTIVITIES

The City followed legal notification requirements and conducted outreach activities to notify agencies, tribal governments, and members of the public and stakeholders of the scoping comment period and public scoping meeting in accordance with Section 13.12.610 of the City of Tacoma Municipal Code.

2.1.1 Outreach Activities

The City developed both a Scoping Notice and Legal Notice (see Attachments A and B). The following chart lists the different methods used to share information with the community. Information is included on pre-scoping outreach activities as well as EIS scoping outreach events.

Pre-Scoping Notification and Engagement – City staff conducted early community engagement to present the preliminary alternatives recommended by the Steering Committee, and to share information on the scoping process and how to participate.	
May 18, 2022	Planning Commission
June 2, 2022	Tideflats Advisory Group
June 6, 2022	Community Informational Meeting
June 14, 2022	City Council
Public Notice – The following public notices were provided to encourage participation in the pre-scoping meetings: <ul style="list-style-type: none"> • Update to the project website: www.cityoftacoma.org/tideflatsplan • Notice to the Planning Commission e-mail distribution lists • Mailed public scoping notice to 9,500 taxpayers and occupants within 2500’ of the Port of Tacoma Manufacturing and Industrial Center • E-mail notice provided to approximately 400 interested parties • Information on how to participate in the Community Informational Meeting was shared at the Planning Commission and Tideflats Advisory Group meetings. 	
Scoping Meetings – City staff conducted the following scoping meetings during to support public comments on the proposed scope of the EIS and Alternatives.	
June 23, 2022	Tideflats Advisory Group
July 6, 2022 and August 3, 2022	Tacoma Planning Commission
July 13, 2022	Community Scoping Meeting

Public Notice – The following public notices were provided to encourage participation in the Scoping meetings:

- Update to the project website: cityoftacoma.org/tideflatsplan
- Notice to the Planning Commission e-mail distribution lists
- Mailed public scoping notice to 9,500 taxpayers and occupants within 2500' of the Port of Tacoma Manufacturing and Industrial Center
- E-mail notice provided to approximately 400 interested parties
- Information on how to participate in the Community Scoping Meeting was shared at the Planning Commission and Tideflats Advisory Group meetings
- Public notice signs were posted at eight locations throughout the Tideflats from June 21, 2022, to August 5, 2022
- Legal notice was placed in the Tacoma Daily Index publication for issuance on June 21, 2022
- Digital advertisement placed in the News Tribune on July 8, 9, and 11, 2022
- The public scoping meeting was advertised via social media and a Facebook event page
- The Determination of Significance was uploaded to the SEPA Register and distributed to the City of Tacoma SEPA recipients
- The public scoping meeting was advertised via social media and a Facebook event page

2.2 SCOPING MEETING

Due to the ongoing COVID-19 pandemic, the City opted to host a virtual public scoping meeting via Zoom on July 13, 2022. The project team provided information about the proposed Subarea Plan and Planned Action, the SEPA process, and an opportunity to provide a verbal comment on the scope of the proposed EIS. 43 attendees joined the virtual public scoping meeting and 15 provided verbal scoping comments. A recording of the meeting is included on the project website at www.cityoftacoma.org/tideflatsplan

3. SUMMARY OF SCOPING COMMENTS

3.1 COMMENT REVIEW METHODOLOGY

This section provides a high-level summary of comments received during the SEPA scoping process. The comments are organized by topic according to general themes. Many of these topics are overlapping, and best professional judgement was used to classify a given comment into an appropriate category. Comments have been summarized, paraphrased, and are grouped generally for review purposes. This summary highlights the most common topics.

Comments received during scoping will be used to inform the analysis presented in the Draft EIS. The purpose of this summary is to provide information on the comments received and does not indicate any position by the City regarding the stated information. Comments will be considered and addressed in the Draft EIS as appropriate. A combined total of 103 verbal and written comments were received. Of this number:

- 15 verbal comments were provided at the public scoping meeting
- Comments were provided at the June 23, 2022 Technical Advisory Group (TAG) meeting and are counted as one comment from an organization, though themes from individual commenters at the meeting are included within the topic in the summary
- 87 unique comments were submitted via writing, including through the online comment portal, email, and mail

3.2 ELEMENTS OF THE ENVIRONMENT

3.2.1 Air Quality

The following comments relate to air quality and emissions:

- Request for cumulative air quality analysis, including how each alternative would affect air quality
- Request for short and long-term cumulative health impact assessment that includes PM 2.5, toxic air pollution, hazardous air pollution, and volatile organic compounds

3.2.2 Environmental Health

The following comments relate to contaminated sites, sediments, and pollutant generators:

General Comments

- Assure stewardship, support, and rehabilitate the natural and built environment
- Analyze the value of pollution, heat and urban dead zones, loss of healthy soil and aquatic life

Earth Contamination and Remediation

- Evaluate which alternatives include mitigation measures to remediate current, and prevent future, Superfund sites
- Analyze soil and sediments for toxins, including dioxin
- Study whether future development may release historical deposits of pollution and prevent future pollution
- Evaluate pollution reduction practices (e.g., feasibility of requiring risk bonding for businesses on the Tideflats to move the economic burden of pollution to the polluters instead of the public)
- Impact of existing pollution, such as methane from the LNG plant and arsenic in the landfill, to any future industry that may be added to the Tideflats

3.2.3 Earth

The following comments related to natural disasters:

- Consider impacts of natural disasters and their effects due to geographic location, such as liquification, tidal waves, lahars, and flooding
- Consider the impacts to the delta, Commencement Bay, and Puget Sound from natural disasters

3.2.4 Land and Shoreline Use – Plans and Policies

The following comments relate to zoning, development, land and shoreline use, plans and policies, and public access:

Land Use Zoning

- Analyze short- and long-term effects of future industrial uses in the plan
- Rezone current industries to mitigate toxicity
- Restrict new development on the Tideflats and strongly encourage business owners to locate or relocate their business elsewhere in the city or county
- Consider a light industrial commercial buffer from residential areas, using the Fife transition area as an example
- Establish an equitable buffer-zone for protection of the northwest slope

Shoreline Use

- Restore the shoreline
- Consolidate all habitat preservation/restoration area points from each alternative into the final
- Consider consistent zoning between waterways (e.g., make the Hylebos Waterway reflect the zoning that is found on the Thea Foss Waterway)
- Analysis should be realistic about ability to impact the Puyallup River due its size and features

- Impact to local waterways

Plans and Policies

- Study what the impact will be of zoning codes changes to availability and potential loss of industrial land and infrastructure
- Analyze how each alternative meets state and federal law, including the law around container ports

Public Access

- Study which alternatives create more access to the Tideflats for culture, education, scientific, and recreational activities available to the public
- Impacts to boat access
- Opportunities for the public to engage with the Tideflats
- Study the impacts of recreation, including parks and opportunities for viewing riparian activities

Many comments specifically requested a study of the impacts to changing the zoning on the northeast side of the Tideflats. Comments included:

- Study the impacts of transitioning the northeast side to light industrial and/or commercial
- Study the impacts and benefits of transitioning the northeast shore into recreational zoning (no industry) for boating, beaches, and parks or a waterfront area
- Add the same buffer to Hylebos on the northeast side as on the downtown side and treat both areas the same
- Ensure the northeast side is as clean as the downtown area

3.2.5 Plants and Animals

The following comments relate to requests for analysis of potential impacts to plants and animals or their habitat.

General

- Request analysis of how each alternatives impacts, protects, or restores salmon, shellfish, orca, beaver, otter, migratory birds, other wildlife, and threatened and endangered species
- Include the restoration of Puyallup anadromous fish habitat and delta ecosystem as one of the main factors in the decision-making process
- Consider upstream and downstream impacts
- Consider a wildlife corridor that may encompass one of the biodiversity sites identified near the Manke Lumber location along SR 509 (Manke Gulch), Julia's Gulch Park, and Hylebos

- Restore prior biodiversity, including seals, river otters, mussels, anemones, salmon, falcons, eagles, owls, whales, and dolphins in the Thea Foss Waterway
- Prioritize ecological health of the Tideflats

Trees

- Request for analysis of impacts to preserving trees and greenspace, especially in areas with low access to greenspace and tree canopy
- Protection of the cottonwood trees at Thorne Road and Maxwell Way, near the salt marsh q̣ẉiq̣ẉəlut, which is important for bird habitat including eagles
- Examine impacts to tree canopy coverage and implement goals that are consistent with the City's existing tree canopy goals and the Urban Forest Management Plan

3.2.6 Public Services

The following comments relate to requests for analysis of public services:

- Examine how public safety will be impacted under each alternative
- Identify incident and hazard response (fire, police, etc.), required infrastructure maintenance (roads, rail, shoreline), etc. for each type of heavy industrial use in the Tideflats

3.2.7 Water

Protecting water quality was an emerging theme in the scoping comments:

- Analyze how much toxic stormwater and wastewater is projected to run into Commencement Bay and the Puyallup River under each alternative
- Study how each alternative will impact aquifer recharge areas, including pollution from toxic tire debris, paving over permeable land, groundwater contamination, and storm water runoff
- Impacts to local hydrology, such as drinking water from upstream on the Green River, and groundwater withdrawals
- Impacts to the wastewater treatment plant capacity and disposal of gray water into Commencement Bay

3.2.8 Energy

A common theme in the scoping comments included an emphasis on transitioning away from fossil fuels and relying more on green energy. The theme of energy has been broken into the following subtopics:

Fossil Fuels

- Determine the greenhouse gas impact from the amount of fossil fuels that would be allowed in the Tideflats under each alternative

- Minimize and prevent existing and future projects and industries that rely on fossil fuels in the Tideflats
- Pursue an alternative that is the least fossil fuel dependent
- Study the impacts of the potential for renewable energy and low/zero carbon fuels under each alternative
- Include the local and regional economic, socioeconomic and health cost of increasing fossil fuels

Green Energy

- Explore how alternatives will promote or create green industries
- Impact on ability to apply for permitting for green energy projects and clarity around what zoning would allow that
- Green hydrogen requires carbon emissions and focus should be on green industry and zero emissions
- Analyze where potential green jobs would be located

3.2.9 Population, Employment, Housing

The following comments relate to population, employment, and housing:

Population

- Analyze impact to people staying in live-work housing and people living near the Port
- Analyze impact to overall quality of life

Employment

- Analyze the potential for job creation, including technical port jobs and green jobs,
- Need more information about how jobs will be created, specifically the 10,000 jobs in the alternatives
- Make clear requirements of the Growth Management Act regarding jobs
- Job security for existing jobs
- Study what type of employment and industries will exist in the Tideflats into the future

Housing

- Explore how the alternatives will affect the number of low-income housing units and any requirements for low-income housing
- Study how the alternatives impact those experiencing homelessness
- Impacts of each alternative to home values

3.2.10 Transportation

The following comments related to traffic, transit, transportation infrastructure, and pedestrian impacts:

- Analyze how each alternative will impact traffic congestion, pedestrian safety, daily mobility of residents, and wear and tear on public roadways
- Request to include a pedestrian/bike trail along the northeast Tacoma waterfront that would connect to our existing or future trail systems throughout the South Sound
- Impact of increase in car traffic to, and parking at, the Port of Tacoma
- Analyze access to public transit
- Need a focus on proactive and significant investment and infrastructure to improve transportation
- Traffic study of mobility of freight, goods, and people

3.3 SOCIOECONOMICS, ENVIRONMENTAL JUSTICE, AND TRIBAL RIGHTS

The following comments relate to social equity, tribal consideration, and environmental justice:

3.3.1 Cultural Resources

- Analyze how aspects of the different alternatives impact Puyallup Tribal sovereignty, as well as how air and water quality will be impacted on the Puyallup Indian reservation
- Meaningfully engage with Puyallup Tribe of Indians on future decisions in the Tideflats
- Ensure that economic prosperity in the Tideflats is equitable to the Puyallup Tribe of Indians
- Consider the Puyallup Tribe of Indians' long history of stewardship and vitality in the area, and incorporate Indigenous knowledge in solutions to support environmental protection and a thriving economy
- Consider impacts to the Medicine Creek Treaty of 1854
- Study how to restore natural habitat, fisheries, existing tree canopy, and native habitat within the Tideflats while strengthening the presence of the Puyallup Tribe of Indians culture on their ancestral lands

3.3.2 Environmental Justice

- Study how aspects of the alternatives will impact Black, Brown, and Indigenous communities
- Include overburdened communities in the scope of the EIS
- Study how aspects of the alternatives impact equity, the City of Tacoma's equity goals, and systemic racism and ongoing inequities
- Study how aspects of the alternatives will impact redlined neighborhoods

3.4 PUBLIC HEALTH

The following comments related to public health and a common theme included a request for a cumulative health impact assessment:

3.4.1 Public Health

- Study how to provide a safe and less polluted environment for port employees, local residents, and the Puyallup Indian Tribe
- Study how public health will be impacted by air pollution projected in each alternative (see also comments in air quality comment section)
- Study how tree populations would impact the health of workers in the Tideflats
- Workers who must work outside are subject to increasing risk of heat exposure
- Public health and safety should be their own guiding principle
- Request for clarity around what a “cleaner” place to live means
- Include a cumulative health impact assessment for each alternative that encompasses traffic emissions, facility emissions, noise pollution and light pollution, toxic/hazardous air pollution including PM2.5, and volatile organic compounds (see also comments in air quality section)
- Ensure health assessment includes outcomes for employees and nearby residents of the Tideflats

3.5 ECONOMIC DEVELOPMENT

The following comments relate to industry, wealth, and businesses in the Tideflats:

- Study the impacts of creating an economic green zone, as well as which alternatives would best support an economic green zone
- Identify clean and innovative industries/businesses and the value that they would bring the region in terms of revenue and employment density
- Study impacts of the Plan to the marine industrial sector
- Create jobs that promote environmental stewardship and healthy communities
- Ensure businesses comply with safety and sustainability standards
- Study the impacts of promoting scientific research and regenerative environmental practices through the creation of an innovation hub in the Tideflats
- Study the monetary and economic value of elements of the environment, public access, and the waterfront
- Study and analyze the businesses that proposed zoning may put out of business, including number of employees, average wage and salaries paid to employees, and tax revenue
- Consider impacts to the Puyallup River and Commencement Bay with regards to shipping and the economic value that brings

3.6 CLIMATE CHANGE AND RESILIENCE

The following comments address themes related to climate change and resilience:

3.6.1 Climate Change and Resilience

- Study which alternatives promote or create green industries that will help address the climate crisis
- Study the impacts of a hydrogen facility in the Tideflats
- Identify industries needed to meet decarbonization goals
- Analyze the impact if all the fossil fuel facilities expanded to an additional 15%
- Analyze sea level rise projections
- Provide measures for how to study whether improvements are being made toward climate change resilience

3.7 EIS AND SEPA PROCESS

Comments were made about the overall EIS and Tideflats Subarea Plan process, including public meeting notifications, and who should be included in the overall process. Themes included:

- Encourage wider public participation and outreach in the EIS process
- Virtual public scoping meeting was not widely advertised
- Engage the Tideflats Steering Committee and Tideflats Advisory Group in the process
- Potential changes to the Tideflats should be made collaboratively with impacted parties involved
- Scoping information was vague about what will cause potential adverse environmental effects, and what projects are expected as an outcome of the proposal
- Process should be open, transparent, and inclusive
- Interested in more detail for the guiding principles that inform the alternatives, including the enforceable actions that will result in the goals
- Concern that having the EIS process occur once will not account for the environmental impact for specific projects moving forward
- Request for clarity around who the scientists and environmental subject matters experts are
- Request for clarity around how the criteria in the guiding principles will be defined and measured
- Analysis should be holistic and interdisciplinary, e.g., decarbonization goals, job growth and density, and being a leader in the green economy are all interrelated
- Guiding principles should be more directly connected to the alternatives

- Clarification about whether analysis will be done for each element of each alternative, or only on each alternative holistically
- Would be helpful if analysis included a matrix to compare impacts across alternatives
- Request for more details about meaning of “incompatible use” vs going out of business
- Clarification about whether the alternatives are already set in stone
- Clarification about whether adding an amendment would receive the same level of analysis as the current existing alternatives
- Clarification about the overall process and how feedback will be shared with the Steering Committee and City Council

DRAFT

4. NEXT STEPS

4.1 DRAFT EIS PUBLICATION AND REVIEW

The City has reviewed all of the scoping comments received and will use them as appropriate to shape the environmental analysis included in the Draft EIS.

The Draft EIS, anticipated to be published in 2023, will be available for public review and comment. Following publication of the Draft EIS, organizations, agencies, tribes, and the public will have an opportunity to comment on the content of the document. A public scoping meeting will be held during the Draft EIS comment period. Notice of the public scoping meeting and the public comment period will be sent directly to all parties who submitted scoping comments, tribes, agencies with jurisdiction, and those who have specifically asked to receive notices about the project. Notice will also be posted on the project website (www.cityoftacoma.org/tideflatsplan). After the Draft EIS comment period, the City will prepare the Final EIS.

ATTACHMENTS

- A. Scoping Notice
- B. Legal Notice

Tideflats Subarea Plan and EIS Public Scoping Notice



Attachment A: Public Scoping Notice

PLANNING
TACOMA MUNICIPAL BUILDING
747 MARKET STREET, ROOM 345
TACOMA, WA 98402



TACOMA TIDEFLATS SUBAREA PLAN

PLAN AND EIS PUBLIC SCOPING NOTICE

Comment Deadline: August 5, 2022 at 5:00pm PST

Agencies, affected tribes and members of the public are invited to comment on the scope of this proposed EIS. You may comment on the alternatives, probable significant adverse impacts, proposed mitigation measures, and licenses or other approvals that may be required.

VISIT: www.cityoftacoma.org/tideflatsplan

QUESTIONS? E-mail: planning@cityoftacoma.org

PUBLIC SCOPING MEETING

July 13, 2022 from 6:00 – 8:30 PM

VIRTUAL MEETING: bit.ly/tideflatsmtg.

Purpose: The purpose of the meeting is to present information about the proposed Subarea Plan and Planned Action, the SEPA process, and to provide a verbal comment opportunity on the scope of the proposed EIS.

HOW TO PROVIDE WRITTEN COMMENTS

Mail: Planning, 747 Market Street, Room 345, Tacoma, WA 98402.

Online Comment Form:

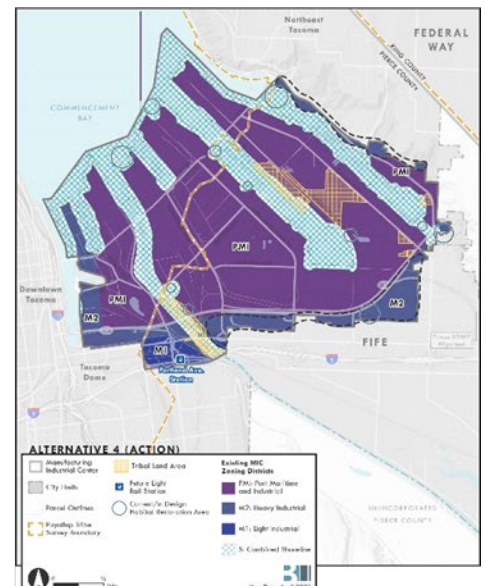
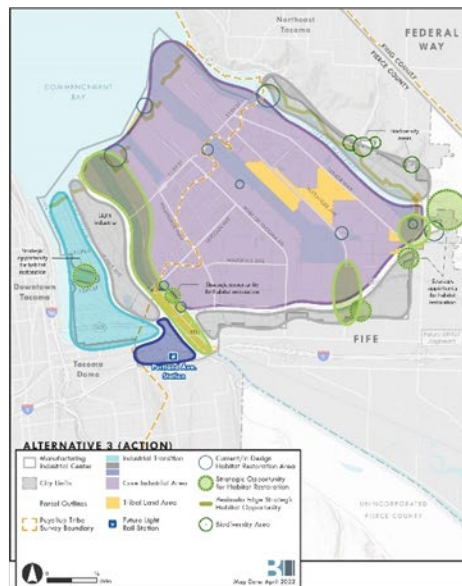
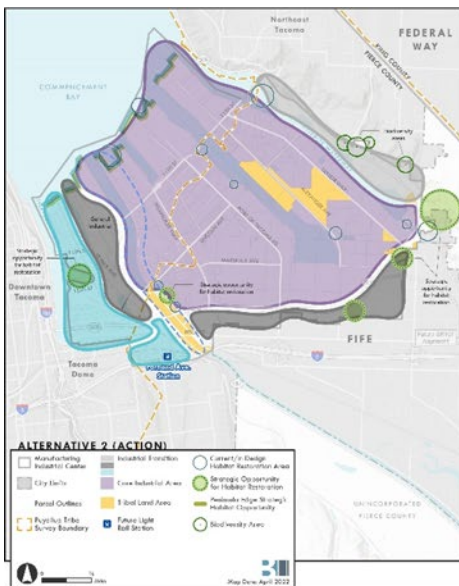
www.cityoftacoma.org/tideflatsplan

BACKGROUND

Located in the heart of Commencement Bay, the Tideflats is a unique environment containing marine shoreline, river delta, tidal creeks, and freshwater and salt marshes, providing vital saltwater and estuarine habitat for salmon, shellfish, and other marine life. The Tideflats subarea is within the ancestral lands of the Puyallup Tribe of Indians and continues to serve as an important location for cultural traditions and the practice of tribal treaty rights. The area is also designated as the Port of Tacoma Manufacturing Industrial Center (MIC). In recognition of the regional significance of the Tideflats, the City of Tacoma, Port of Tacoma, Puyallup Tribe of Indians, City of Fife, and Pierce County have partnered to develop a Subarea Plan for adoption by the City of Tacoma as part of the City's Comprehensive Plan.

What might the future look like for Tacoma's Tideflats?

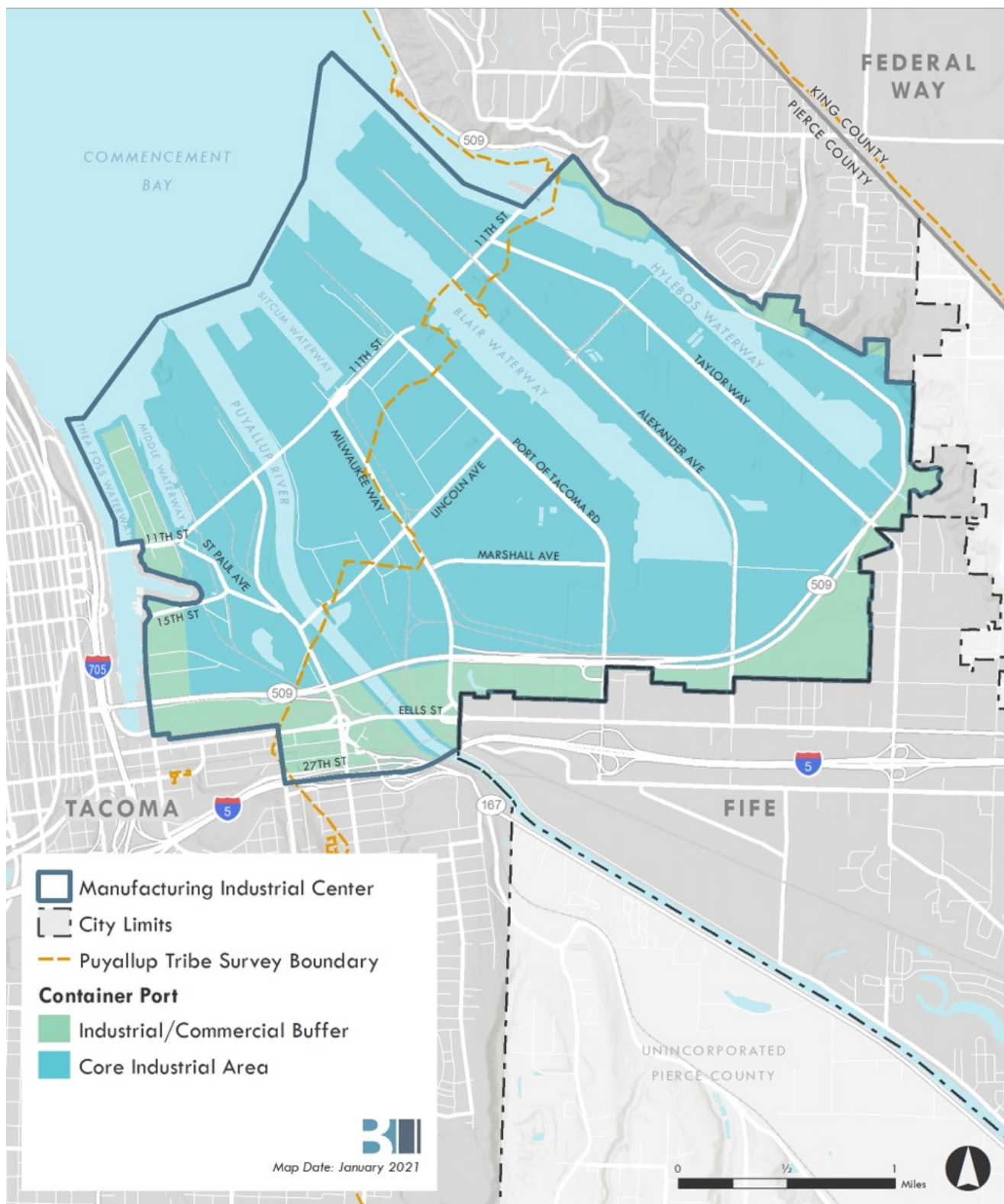
The following maps represent three potential future development scenarios. The Plan and EIS will also consider future development that may occur under the City's baseline plans, programs, and regulations.



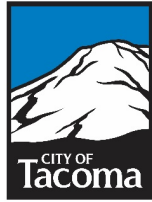
The Tideflats subarea planning process is intended to create a shared long-term vision and more coordinated approach to development, environmental review, and strategic capital investments in the Tideflats. Completion of the subarea plan will support the ongoing eligibility for and prioritization of transportation funding in the regionally designated manufacturing and industrial center.

¿Necesitas información en español? • 한국어로 정보가 필요하십니까? • Cần thông tin bằng tiếng Việt? • Нужна информация на русском? • ត្រូវការព័ត៌មានជាភាសាខ្មែរ?

planning@cityoftacoma.org • TacomaFIRST 311 @ (253) 591-5000



Plan Area: Port of Tacoma Manufacturing and Industrial Center



Determination of Significance Notice of Environmental Impact Statement (EIS) Public Scoping and Public Scoping Meeting

Tideflats Subarea Plan and Planned Action Environmental Impact Statement

SEPA File Number: LU22-0124

Proponent: City of Tacoma (City)

Project Name: Tacoma Tideflats Subarea Plan and Planned Action EIS

Funding: The Subarea Plan and EIS are jointly funded by the City of Tacoma, Port of Tacoma, and Puyallup Tribe of Indians.

Description of the Proposal: The proposed project involves development of an innovative, area-wide subarea plan for Tacoma's Tideflats, which will become an optional element of the City's Comprehensive Plan. The subarea plan is expected to include elements related to land use, economic development, the environment, public facilities and services, and transportation. The subarea plan is being developed for consistency with the Growth Management Act, Shoreline Management Act, multicounty planning policies, countywide planning policies, and the City of Tacoma Comprehensive Plan.

Planned Action Environmental Review: A planned action environmental review involves detailed State Environmental Policy Act (SEPA) review and preparation of EIS documents in conjunction with sub-area plans, consistent with [RCW 43.21C.031](#), [RCW 43.21C.440](#), and [WAC 197-11-164](#) through [WAC 197-11-172](#). Completing a non-project EIS presents a cumulative impact analysis for the entire subarea, rather than piecemeal analysis of the environmental impacts and mitigation on a project-by-project basis. As a result, the environmental impacts and mitigation are comprehensively evaluated at the subarea-wide level. Such up-front analysis of impacts and mitigation measures then facilitates environmental review of subsequent individual development projects. The City would not make a threshold determination and may not require additional environmental review, for a future development proposal that is determined to be consistent with the planned action ordinance. This will provide certainty and predictability for both development proposals and the community, streamline the environmental review process within the subarea, and encouraging the goals of SEPA¹ and the State's Growth Management Act (Chapter 36.70A RCW). Community members, agencies, and tribes are encouraged to participate and provide comment during this planned action environmental review effort while the evaluation is under preparation since it will guide future development proposals and future threshold determinations would be limited.

Location: The Plan area is based on the current Port of Tacoma Manufacturing Industrial Center (MIC) which is defined both in the Puget Sound Regional Council VISION 2040 as well as the City of Tacoma Comprehensive Plan. However, studies and recommendations from the Plan process will likely extend beyond this Plan area, including the lands immediately adjacent to the MIC and depending on the topic under review (air and water quality, traffic impacts, freight corridors, land use transitions, economic

¹ SEPA is the State Environmental Policy Act (Chapter 43.21C RCW). Regulations that implement SEPA are called the SEPA Rules (Chapter 197-11 WAC).



impacts and strategies, etc.). The City of Tacoma intends to designate this Tacoma Tideflats Subarea as a planned action under the provisions of RCW43.21C.440.

Lead Agency: The City of Tacoma is lead agency for SEPA compliance.

Environmental Impact Statement Required: The City of Tacoma has determined that the Tacoma Tideflats Subarea Plan is likely to have a significant adverse environmental impact. An EIS under RCW 43.21C.030(2) (c) will be prepared. This decision was made after review of information on-file with the City. Preliminary indications are that the following environmental parameters will be evaluated in this EIS:

- Air Quality
- Stormwater and Water Quality
- Plants and Animals
- Land and Shoreline Use/Plans and Policies
- Population, Employment, and Housing
- Cultural Resources
- Transportation
- Public Utilities
- Public Services

Alternatives: It is proposed that the EIS analyze several alternatives as part of the Tacoma Tideflats Subarea Plan. The Alternatives include a No Action Alternative and three Action Alternatives. It is anticipated that the alternatives will be based on variations of elements such as the mix of industrial zoning and land uses, employment growth scenarios, transition areas, housing types and location, sea level rise adaptation strategies, fish and wildlife habitat restoration, and shoreline public access and recreation.

For purposes of the No Action Alternative, it is assumed that development would occur within the Tacoma Tideflats Subarea based on existing zoning and development standards. Development or redevelopment that is proposed within the Tacoma Tideflats Subarea in conjunction with the No Action Alternative would undergo environmental review on a project-by-project basis. Such projects would be subject to site-specific mitigation and potential SEPA-based appeals.

The alternatives are described in more detail on the project webpage found at www.cityoftacoma.org/tideflatsplan.

EIS Scoping: Agencies, affected tribes and members of the public are invited to comment on the scope of this proposed EIS. You may comment on the alternatives, probable significant adverse impacts, proposed mitigation measures, and licenses or other approvals that may be required. Methods for presenting your comments are described below. The expanded scoping process is being provided pursuant to the Washington Administrative Code (WAC) 197-11-410 and will include one public scoping meeting. Due to continued precautions for COVID-19, this meeting will be held virtually.

Please note that the City of Tacoma does not discriminate on the basis of disability in any of its programs, activities, or services. To request this information in an alternative format or a reasonable accommodation, please contact the City Clerk's Office at 253-591-5505. TTY or speech-to-speech users, please dial 711 to connect to Washington Relay Services.



Comment Deadline: All comments are due no later than 5:00 pm on Friday, August 5, 2022, Pacific Standard Time (PST).

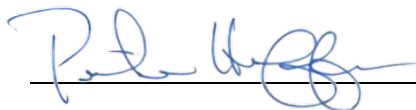
Methods to Provide Comments:

- **Written comments may be submitted:**
Online at www.cityoftacoma.org/tideflatsplan.
By mail to:
Attn: Stephen Atkinson, Principal Planner, Long Range Planning Division
City of Tacoma, Planning and Development Services
747 Market Street, Room 349
Tacoma, WA 98402
- **Virtual EIS Public Scoping Meeting – An EIS Scoping meeting is scheduled from 6:00-8:30 pm PST, Wednesday, July 13, 2022.** The purpose of the meeting is to present information about the proposed Subarea Plan and Planned Action, the SEPA process, and to provide a verbal comment opportunity on the scope of the proposed EIS. To participate in the scoping meeting attendees are requested to register in advance and may sign up to provide an official scoping comment using the following meeting link: bit.ly/tideflatsmtg. Attendees who do not sign up to provide a scoping comment in advance may still make a verbal scoping comment at the meeting. A court reporter will be in attendance to transcribe comments.

Project-related information can be reviewed on the project website at:
www.cityoftacoma.org/tideflatsplan.

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

Signature:



Issue Date: June 21, 2022
Comment Deadline: August 5, 2022



LEGAL NOTICES	LEGAL NOTICES	LEGAL NOTICES	LEGAL NOTICES	LEGAL NOTICES	LEGAL NOTICES
CITY OF TACOMA					

LEGAL NOTICES	LEGAL NOTICES	LEGAL NOTICES	LEGAL NOTICES	LEGAL NOTICES	LEGAL NOTICES
<p>City of Tacoma Environmental Services Department/Science and Engineering Division</p> <p>REQUEST FOR BIDS E522-0004F</p> <p>2022 STORMWATER & WHITE WATER ULTRAVIOLET CURED-IN-PLACE PIPE SEWER REHABILITATION PROJECT IN VARIOUS TACOMA LOCATIONS</p> <p>Submittal Deadline: 11:00 a.m. Pacific Time, Tuesday, July 5, 2022</p> <p>Submittals must be received by the City's Procurement and Payables Division prior to 11:00 a.m. Pacific Time. For electronic submittals, the City of Tacoma will designate the time of receipt recorded by our email, bidcityoftacoma.org, as the official time of receipt of all parts of electronic bid submittals.</p> <p>Submittal Delivery: Sealed submittals will be received as follows:</p> <p>By Email: bidcityoftacoma.org</p> <p>Maximum file size: 35 MB. Multiple emails may be sent for each submittal.</p> <p>By Carrier: If possible, please include a flash drive of your full submittal.</p> <p>City of Tacoma Procurement & Payables Division Tacoma Public Utilities 3628 S 35th Street Tacoma, WA 98409</p> <p>In Person: If possible, please include a flash drive of your full submittal.</p> <p>City of Tacoma Procurement & Payables Division Tacoma Public Utilities Administration Building North Guard House (east side of main building) 3628 S 35th Street Tacoma, WA 98409</p> <p>By Mail: If possible, please include a flash drive of your full submittal.</p> <p>City of Tacoma Procurement & Payables Division Tacoma Public Utilities PO Box 11007 Tacoma, WA 98411-0007</p> <p>Bid Opening: Held virtually each Tuesday at 11AM. Attend via this link or call 1 (253) 215-8782.</p> <p>Submittals in response to a RFB will be recorded as received. As soon as possible on the day of submittal deadline, preliminary results will be posted to www.tacomapurchasing.org.</p> <p>Solicitation Documents: An electronic copy of the complete solicitation documents may be viewed and obtained by accessing the City of Tacoma Purchasing website at www.tacomapurchasing.org.</p> <p>Bidder: For the Bid Holders List to receive notices of addenda, questions and answers and related updates.</p> <p>Click here to see a list of vendors registered for this solicitation.</p> <p>Pre-Proposal Meeting: A pre-proposal meeting will be held via conference call from 11:00 AM - 12:30 PM on June 27th, 2022 to answer questions regarding the project in general as well as the Disadvantaged Business Enterprise Program (DBE) requirements included in the Contract. Prospective bidders are strongly urged to attend this meeting. You can join this meeting by calling 888-950-4528 and entering 544766.</p> <p>Project Scope: The Madison District Green Infrastructure project is replacing approximately 18 blocks of residential roadways between South 43rd Street and South 47th Street and between South Tacoma Way and Pine Street with approximately two standard asphalt blocks and approximately 15 pervious asphalt blocks with tapered sidewalks. Work also includes replacing 3400LF of Stormwater, replacing or installing 1500LF of Surface Water pipe, and replacing 6000LF and removing 2000LF of Water pipe. Driveways, curb ramps, street trees, and landscaping are included as well.</p> <p>Estimate: \$10.5 Million to \$11.5 Million</p> <p>Paid Sick Leave: The City of Tacoma requires all employees to provide paid sick leave as set forth in Title 18 of the Tacoma Municipal Code. For more information, visit our Minimum Employment Standards Paid Sick Leave website.</p>	<p>City of Tacoma Environmental Services/Science & Engineering Division</p> <p>REQUEST FOR BIDS E522-0004F</p> <p>MADISON DISTRICT GREEN INFRASTRUCTURE PROJECT</p> <p>Submittal Deadline: 11:00 a.m. Pacific Time, Tuesday, July 5th, 2022</p> <p>Submittals must be received by the City's Procurement and Payables Division prior to 11:00 a.m. Pacific Time. For electronic submittals, the City of Tacoma will designate the time of receipt recorded by our email, bidcityoftacoma.org, as the official time of receipt of all parts of electronic bid submittals.</p> <p>Submittal Delivery: Sealed submittals will be received as follows:</p> <p>By Email: bidcityoftacoma.org</p> <p>Maximum file size: 35 MB. 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