

Tacoma Tideflats Planned Action Ordinance Framework

I. Recitals

WHEREAS, the State Environmental Policy Act (SEPA) and its implementing regulations provide for the integration of environmental review with land use planning and project review through the designation of planned actions by jurisdictions planning under the Growth Management Act (GMA), including the City of Tacoma (City); and

WHEREAS, Section 43.21C.440 of the Revised Code of Washington (RCW), Sections 197-11-164 through 172 of the Washington Administrative Code (WAC) allow for and govern the adoption and application of a planned action designation under SEPA; and

WHEREAS, the City has adopted SEPA Rules regarding Planned Actions in Tacoma Municipal Code (TMC) 13.12.550; and

WHEREAS, the designation of a planned action expedites the permitting process for projects of which the impacts have been previously addressed in an environmental impact statement (EIS); and

WHEREAS, after public participation and coordination with affected parties, the City, as lead SEPA agency, issued the Tacoma Tideflats Subarea Plan Draft Environmental Impact Statement (DEIS) on April 9, 2044 and a Final Environmental Impact Statement **XXX**, 2025 (FEIS), which identifies the impacts and mitigation measures associated with planned development in the Future Planned Action Area; and

WHEREAS, the City Council adopted Ordinance **XXX** adopting the Tacoma Tideflats Subarea Plan; and

WHEREAS, the City Council adopted Ordinance **XXX** addressing Zoning Map and Zoning Code Amendments, respectively and Ordinance **XXX** addressing design standards, to regulate development within the Planned Action Area; and

WHEREAS, a subarea of the city consisting of the Tacoma Tideflats as depicted on the map attached hereto as **Exhibit A** and incorporated herein by this reference, has been identified as a planned action area for future redevelopment to a manufactured industrial center (Planned Action Area); and

WHEREAS, the City desires to designate a planned action under SEPA for the Tacoma Tideflats (Planned Action) and to mitigate development consistent with procedures and criteria contained in this ordinance including mitigation measures (**Exhibit B**) and a supplemental SEPA checklist (**Exhibit C**); and

WHEREAS, adopting a Planned Action for the Tacoma Tideflats with appropriate standards and procedures will help achieve efficient permit processing and promote environmental quality protection; and

WHEREAS, the City Council of the City of Tacoma finds that adopting this Ordinance and its Exhibits is in the public interest and will advance the public health, safety, and welfare.

NOW, THEREFORE, the City Council of the City of Tacoma do ordain as follows:

II. Findings

The findings of the City of Tacoma City Council are as follows:

- A.** The procedural and substantive requirements of SEPA (RCW 43.21C) have been complied with.
- B.** The procedural requirements of GMA (RCW 36.70A) have been complied with.
- C.** The proposed action is consistent with the One Tacoma Comprehensive Plan as amended.
- D.** The proposed amendments have been reviewed and processed in accordance with the SEPA Procedures and Policies in Chapter 13 TMC.
- E.** All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State law and the City's municipal code.
- F.** The Tacoma City Council finds and determines that regulation of land use and development is subject to the authority and general police power of the City, and the City reserves its powers and authority to appropriately amend, modify, and revise such land use controls in accordance with applicable law.
- G.** The Planned Action EIS adequately identifies and addresses the probable significant environmental impacts associated with the type and amount of development planned to occur in the designated Planned Action Area.
- H.** The mitigation measures identified in the Planned Action EIS, attached to this Ordinance as **Exhibit B**, and incorporated herein by reference, together with adopted Tacoma development regulations are adequate to mitigate significant adverse impacts from development within the Planned Action Area.
- I.** The Community Plan, zoning regulations, and Planned Action EIS identify the location, type, and amount of development that is contemplated by the Planned Action.
- J.** Future projects that are implemented consistent with the Planned Action will protect the environment, benefit the public, and enhance economic development.
- K.** The City provided several opportunities for meaningful public involvement and review in the Subarea Plan and Planned Action EIS processes, including a community meeting consistent with RCW 43.21C.440; has considered all comments received; and, as appropriate, has modified the proposal or mitigation measures in response to comments.
- L.** Essential public facilities as defined in RCW 36.70A.200 are excluded from the Planned Action as designated herein and are not eligible for review or permitting as Planned Action Projects unless they are accessory to or part of a project that otherwise qualifies as a Planned Action Project.

M. The designated Planned Action Area is located entirely within an Urban Growth Area and is smaller than the overall City boundaries.

N. Implementation of the mitigation measures identified in the Planned Action EIS will provide for adequate public services and facilities to serve the proposed Planned Action Area.

III. Planned Action Area and Projects: Procedures and Criteria

A. Planned Action Area

This Planned Action designation shall apply to the area shown in **Exhibit A** of this Ordinance.

B. Environmental Document

A Planned Action Project determination for a site-specific project application within the Planned Action Area shall be based on the environmental analysis contained in the Planned Action EIS. The mitigation measures contained in **Exhibit B** of this Ordinance are based upon the findings of the Planned Action EIS and shall, along with adopted City regulations, provide the framework the City will use to apply appropriate conditions on qualifying Planned Action Projects within the Planned Action Area.

C. Planned Action Project Designated

Land uses and activities described in the Planned Action EIS, subject to the standards in Subsection III.D of this Ordinance and the mitigation measures contained in **Exhibit B** of this Ordinance, are designated Planned Action Projects pursuant to RCW 43.21C.440. A development application for a site-specific project located within the Planned Action Area that meets the criteria in Subsections III.D and III.E may be designated a Planned Action Project pursuant to the process in Subsection III.G.

D. Planned Action Qualifications

The following standards shall be used to determine if a site-specific development proposed within the Planned Action Area was contemplated as a Planned Action Project and has had its environmental impacts evaluated in the Planned Action EIS:

1. Qualifying Land Uses

A. The following general categories/types of land uses are defined in the Tideflats Subarea and can qualify as Planned Actions:

1. Priority subarea uses as defined in the Tideflats Subarea Plan, including maritime sector (including cargo and container port operations, terminals, and marshalling yards, and other supportive uses), green energy sector, industrial symbiosis sector, green building technology sector, advanced manufacturing, clean water and clean technology, and related supportive land uses such as workforce development and office.

2. Other compatible industrial activities such as urban horticulture, warehousing, and wholesaling.
3. Shoreline management priorities, including habitat restoration projects, sea level rise adaptation measures, and public access and recreation facilities, including open spaces, natural trails and interpretive features.
4. Recreational boating facilities such as marinas and launch ramps.
5. Street and non-motorized circulation improvements consistent with the planned improvements in the Tideflats Subarea Plan.
6. In the Seaport Transition-TOD zone, mixed-use residential with either a commercial or industrial ground floor.
7. Other complementary uses that support primary functions of the area or promote water-orientation:
 - a. Civic, Cultural, Governmental and Utility Facilities as identified in the EIS and allowed in the Tacoma Zoning Code.
 - b. Retail, medical facilities, cultural establishments, and craft production.

B. Ineligible Planned Action Projects: The following types of land uses are ineligible as a planned action project:

1. Expansion of an existing petroleum fuel facility
2. Chemical manufacturing, processing, or storage
3. Metal recycling facilities
4. Land Uses Unlisted in Section D.1.A above.

C. Planned Action Project Land Uses: A land use can qualify as a Planned Action Project land use when:

1. It is within the Planned Action Area as shown in Exhibit A of this Ordinance; and
2. It is within one or more of the land use categories described in Subsection 3.D(1)(a) above; or
3. It is a common accessory use or appurtenant to a permitted use.
4. A Planned Action Project may be a single Planned Action land use, or a combination of Planned Action land uses together in a mixed-use development.

D. Eligible Planned Action Projects Requiring Project-Level Review for Air Quality: Per RCW 43.21c.440(3)(b), the City shall not require additional environmental review for an eligible planned action project that is determined to be consistent with this planned action ordinance, except for impacts that are specifically deferred to the project level. For Planned Actions in D.1.A.1, priority subarea uses, the City hereby requires project-level air quality review consistent with Exhibit B.X. The determination of consistency, and the adequacy of any environmental review that was specifically deferred, are subject to administrative appeals consistent with RCW 36.70B.060 in Title 13 XXX.

2. Development Limits

A. Land Use: The following maximum levels of new land uses are addressed by this Planned Action Ordinance:

Growth, 2020–2044

	Employment	Housing*
2020	11,479	4
2044	20,008	494
Growth	8,529	490

SOURCES: City of Tacoma, 2023; BERK, 2023

* In Seaport Transition TOD (STT) District

B. Shifting development amounts between land uses identified in Subsection III.D(2)(A) may be permitted by the responsible official or designee provided the person trips for the preferred alternative are not exceeded and the development impacts identified in the Planned Action EIS are mitigated consistent with **Exhibit B** of this Ordinance.

C. Further environmental review may be required pursuant to WAC 197-11-172, if any individual Planned Action Project or combination of Planned Action Projects exceeds the development levels specified in this Ordinance and/or alter the assumptions and analysis in the Planned Action EIS.

3. Transportation Limits

A. Concurrency. All Planned Action Projects shall meet the City’s transportation concurrency requirements standards per as enacted according to the Transportation Element and Transportation Master Plan.

B. Impact Fee. All Planned Action Projects shall pay applicable impact fees for improvements addressed in TMC Chapter ~~XXX~~.

C. Mitigation. Each planned action shall provide its proportionate share of transportation capital improvements considered in the Planned Action EIS to the extent such facilities are not included in the impact fee basis but are system improvements necessary for growth.

D. Discretion.

(i) The City’s SEPA Responsible Official shall determine incremental and total trip generation, consistent with the Institute of Traffic Engineers (ITE) Trip Generation Manual (latest edition) or an alternative method accepted by the responsible City official at their sole discretion, for each project permit application proposed under this Planned Action.

(ii) The City’s SEPA Responsible Official shall condition Planned Action Project applications to meet the provisions of this Planned Action Ordinance and the Tacoma Municipal Code.

(iii) Planned Action Project applicants shall pay a proportionate share of the costs of the projects identified in **Exhibit B**. The City’s SEPA Responsible Official shall allocate responsibility for required improvements between individual Planned Action Projects based upon their identified impacts and share of mitigation costs per **Exhibit B**.

4. Elements of the Environment and Degree of Impacts

A proposed project that would result in a significant change in the type or degree of adverse impacts to any element(s) of the environment analyzed in the Planned Action EIS will not qualify as a Planned Action

Project. The City's Responsible Official may consider parameters in WAC 197-11-794 and WAC 197-11-794 to address change in adverse impacts.

5. Changed Conditions

Should environmental conditions change significantly from those analyzed in the Planned Action EIS, the City's SEPA Responsible Official may determine that the Planned Action Project designation is no longer applicable until supplemental environmental review is conducted.

E. Planned Action Project Review Criteria

1. When evaluating a Planned Action according to the permit process in Subsection F, the City's SEPA Responsible Official, or authorized representative, may designate as a Planned Action Project, pursuant to RCW 43.21C.440, a project application that meets all of the following conditions:

- (i) the project is located within the Planned Action Area identified in **Exhibit A** of this Ordinance;
- (ii) the proposed uses and activities are consistent with those described in the Planned Action EIS and Subsection III.D of this Ordinance;
- (iii) the project is within the Planned Action thresholds and other criteria of Subsection III.D of this Ordinance;
- (iv) the project is consistent with the One Tacoma Comprehensive Plan and the Tacoma Municipal Code;
- (v) the project's significant adverse environmental impacts have been identified in the Planned Action EIS;
- (vi) the project's significant impacts will be mitigated by application of the measures identified in **Exhibit B** of this Ordinance and other applicable City regulations, together with any conditions, modifications, variances, design standards, or special permits that may be required;
- (vii) the project complies with all applicable local, state and/or federal laws and regulations and the SEPA Responsible Official determines that these constitute adequate mitigation; and
- (viii) the project is not an essential public facility as defined by RCW 36.70A.200 unless the essential public facility is accessory to or part of a development that is designated as a Planned Action Project under this Ordinance.

2. The City shall base its decision to qualify a project as a Planned Action Project on review of the SEPA Checklist form in WAC 197-11 together with the supplemental Planned Action Ordinance Checklist in **Exhibit C**, and review of the Planned Action Project submittal and supporting documentation, provided on City required forms, using the procedures of Subsection III.G.

F. Effect of Planned Action Designation

1. Designation as a Planned Action Project by the City's SEPA Responsible Official means that a qualifying project application will be reviewed in accordance with this Ordinance.

2. Upon determination by the City's SEPA Responsible Official, pursuant to the process in Subsection 3.G, that the project application meets the criteria of Subsection III.D and qualifies as a Planned Action

Project, the project shall not require a SEPA threshold determination, preparation of a EIS, or be subject to further review pursuant to SEPA. Planned Action Projects will still be subject to all other applicable City, state, and federal regulatory requirements. The Planned Action Project designation shall not excuse a project from meeting the City's code and ordinance requirements apart from the SEPA process.

G. Planned Action Project Permit Process

Applications submitted for qualification as a Planned Action Project shall be reviewed pursuant to the following process:

1. Development applications shall meet all applicable requirements of the Tacoma Municipal Code, Tacoma Zoning Code, and this Ordinance in place at the time of the Planned Action Project application.
2. Applications for Planned Action Projects shall:
 - (i) be made on forms provided by the City;
 - (ii) include the SEPA checklist in WAC 197-11;
 - (iii) meet all applicable requirements of the Tacoma Municipal Code and this Ordinance.
3. The City's SEPA Responsible Official shall determine whether the application is complete and shall review the application to determine if it is consistent with and meets all of the criteria for qualification as a Planned Action Project as set forth in this Ordinance.

4. Determination of Consistency

- (i) If the City's SEPA Responsible Official determines that a proposed project qualifies as a Planned Action Project, they shall issue a Determination of Consistency and shall mail or otherwise verifiably deliver said Determination to the applicant and the owner of the property as listed on the application, as well as federally recognized tribal governments and agencies with jurisdiction over the Planned Action Project, pursuant to RCW 43.21C.440(3)(b).
- (ii) Upon issuance of the Determination of Consistency, the review of the underlying project permit(s) shall proceed in accordance with the applicable permit review procedures specified in the Tacoma Zoning Code and Municipal Code, except that no SEPA threshold determination, EIS, or additional SEPA review shall be required.
- (iii) The Determination of Consistency shall remain valid and in effect as long as the underlying project application approval is also in effect.
- (iv) Public notice and review for qualified Planned Action Projects shall be tied to the underlying project permit(s). If notice is otherwise required for the underlying permit(s), the notice shall state that the project qualifies as a Planned Action Project. If notice is not otherwise required for the underlying project permit(s), no special notice is required by this Ordinance.

5. Determination of Inconsistency

- (i) If the City's SEPA Responsible Official determines that a proposed project does not qualify as a Planned Action Project, they shall issue a Determination of Inconsistency and shall mail or otherwise verifiably deliver said Determination to the applicant; the owner of the property as listed on the application; and federally recognized tribal governments and agencies with jurisdiction over the Planned Action Project, pursuant to RCW 43.21C.440(3)(b).

(ii) The Determination of Inconsistency shall describe the elements of the Planned Action Project application that result in failure to qualify as a Planned Action Project.

(iii) Upon issuance of the Determination of Inconsistency, the City's SEPA Responsible Official shall prescribe a SEPA review procedure for the non-qualifying project that is consistent with the City's SEPA regulations and the requirements of state law.

(iv) A project that fails to qualify as a Planned Action Project may incorporate or otherwise use relevant elements of the Planned Action EIS, as well as other relevant SEPA documents, to meet the non-qualifying project's SEPA requirements. The City's SEPA Responsible Official may limit the scope of SEPA review for the non-qualifying project to those issues and environmental impacts not previously addressed in the Planned Action EIS.

6. To provide additional certainty about applicable requirements, the City or applicant may request consideration and execution of a development agreement for a Planned Action Project, consistent with RCW 36.70B.170 et seq.

IV. Monitoring and Review

A. The City should monitor the progress of development in the designated Planned Action area in association with the City periodic review of its Comprehensive Plan to ensure that it is consistent with the assumptions of this Ordinance and the Planned Action EIS regarding the type and amount of development and associated impacts, the mode and location of person trips, and with the mitigation measures and improvements planned for the Planned Action Area.

B. This Planned Action Ordinance shall be reviewed by the SEPA Responsible Official every five (5) years in conjunction with the City's regular Comprehensive Plan review cycle, or 5-year monitoring report, whichever is first. The review shall determine the continuing relevance of the Planned Action assumptions and findings with respect to environmental conditions in the Planned Action Area, the impacts of development, and required mitigation measures (**Exhibit B**). Based upon this review, the City may propose amendments to this Ordinance or may supplement or revise the Planned Action EIS.

Passed by majority vote of the Tacoma City Council in open meeting this _____ day of _____, **2025**.

Signed in authentication thereof this _____ day of _____, 2025.

Mayor

Attest:

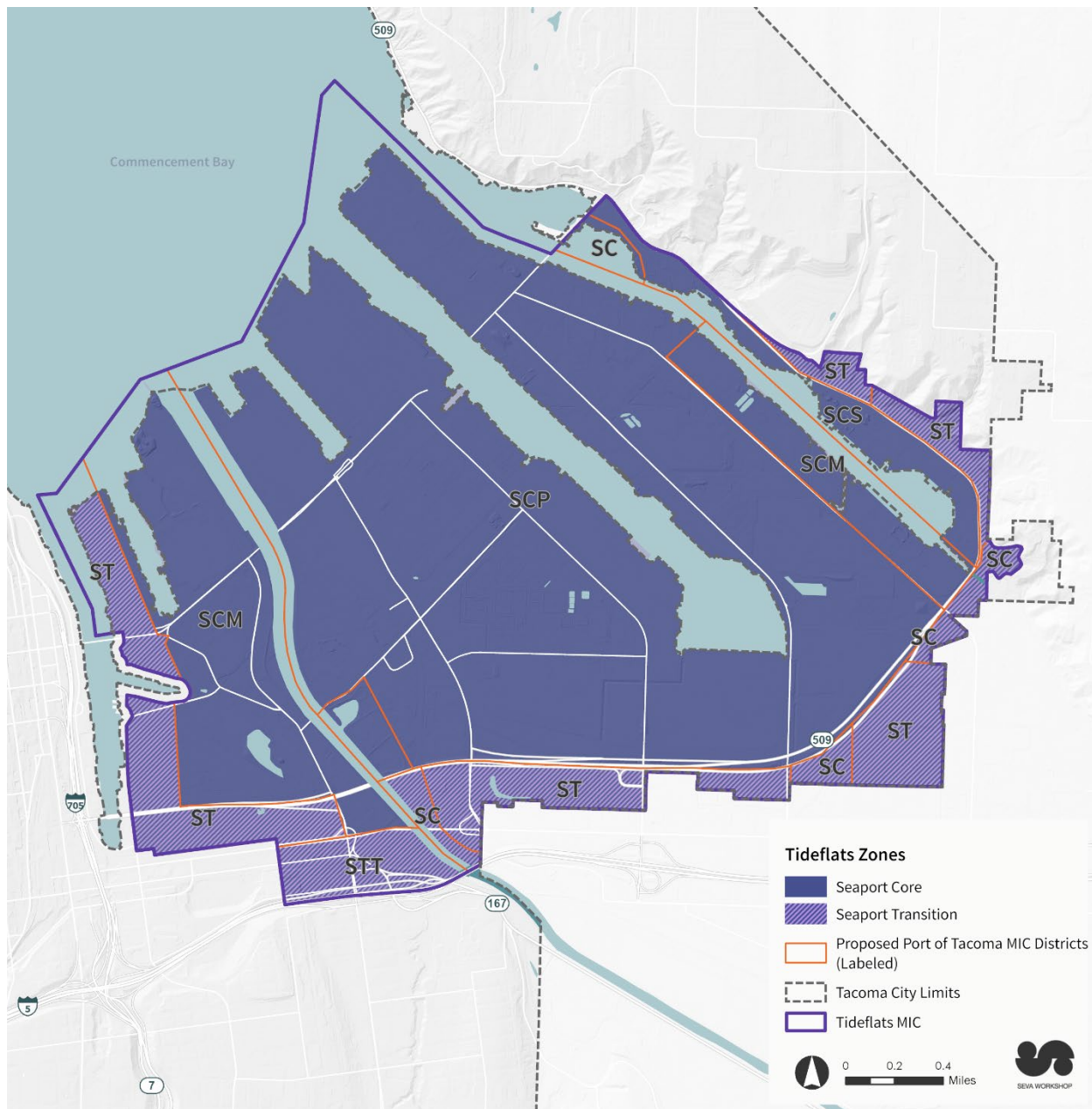
City Clerk

Approved as to Form:

City Attorney

V. Exhibit A: Planned Action Area

Planned Action Area



VI. Exhibit B. Mitigation Measures

A. Introduction

This section includes B-1 Mitigation Measures referenced in the Planned Action EIS and adopted codes and regulations in Section B-2. Performance standards are included to ensure conformity with mitigation measures that were incorporated into the Subarea Plan and Zoning Code.

Definitions of mitigation measures and performance measures include:

- Mitigation Measure: means to prevent, reduce or control adverse environmental effects of a planned action consistent with WAC 197-11-768, as described in the Final EIS and incorporated into Exhibit B of this Ordinance.
- Performance Measure: A criterion that a planned action must adhere to in order to demonstrate mitigation is achieved consistent with the Final EIS.

B. Mitigation Measures

1. Land and Shoreline Use

- A. Performance Standard: Planned Action projects shall demonstrate compliance with the heightened review and permit process in proximity to Tribal properties and with consultation requirements within the reservation per TMC ~~XXX~~. The City may condition a project to meet Subarea Plan policies and Planned Action mitigation measures, and ensure that treaty rights are respected based on input from the Tribe as part of the Planned Action formal process.
- B. Performance Standard: Planned actions shall meet lighting and landscape standards of the applicable industrial district per TMC 13.06.060.
- C. Mitigation Measure: Planned Action projects in shoreline jurisdiction shall identify the footprint of development subject to a 2 feet and 5 feet of relative sea level rise (RSLR). Planned action projects shall identify adaptation measures to reduce risk of sea level rise to the subject development. Shoreline development applications shall submit a feasibility evaluation regarding the use of soft shoreline typologies per the Tacoma Tidelands Sea Level Rise Adaptation Guide, July 2024, or equivalent measures. Planned actions shall be consistent with shoreline master program shoreline stabilization methods in the Tacoma Shoreline Master Program.

2. Population, Employment, and Housing

- D. Performance Standard: Planned Action projects by public agencies shall provide relocation assistance for uses displaced, including Port container shipping expansion, restoration projects, or sea level rise adaptation measures and meet State Uniform Relocation Assistance and Real Property Acquisition Policies Act (Chapter [8.26](#) RCW) and State regulations (Chapter [365-24](#) WAC).

3. Plants and Animals

- E. Performance Standard: Planned Action projects shall demonstrate consistency with Shoreline Master Program and Critical Areas regulations.
- F. See mitigation measure 1D regarding sea level rise.

4. Cultural Resources

- G. Performance Standard: Planned Action projects shall conform to TMC 13.12.570 Archaeological, Cultural, and Historic Resources regarding any submittal and assessment requirements, mitigation, and unanticipated discovery plans.
- H. See mitigation measure 1D regarding sea level rise.

5. Air Quality and Greenhouse Gas Emissions

- A. Performance Standard: All Planned Action projects shall submit a completed Tacoma Climate Action Plan Consistency Checklist.
- B. Performance Standard: Residential, office, or other uses that include sensitive populations, including the elderly or children, located within the Subarea shall ensure HVAC systems utilize MERV 16 or HEPA (high efficiency particulate arrestance) air particulate matter filters.
- C. Deferred Air Quality Review: Eligible planned action projects subject to deferred air quality evaluation shall:
 - 1) Provide documentation to demonstrate consistency with federal and state criteria pollutants and air toxics limits regarding use operation and transportation generation. This is demonstrated by compliance with and implementation of Northwest Ports Clean Air Strategy, PSCAA regulations, Ecology air quality or stormwater regulations and permits, and associated agency with jurisdiction SEPA conditions where applicable.
 - 2) Prepare an inventory of air toxics using an accepted methodology from the Department of Ecology, Puget Sound Clean Air Agency or equivalent based on the best available information.
 - 3) A GHG reduction plan regarding construction, initial operations and horizon operations. An inventory of GHG emissions will be provided based on the accepted methodologies from the Department of Ecology, Puget Sound Clean Air Agency, or equivalent based on the best available information.
 - 4) Conditions of Approval or Mitigation Measures:
 - i. Based on the applicant's assessment of compliance with these plans and regulations, and a review of EPA's Air Toxics Screening Assessment (AirToxScreen) to estimate health risks for air toxics, the City may condition planned action projects to reduce pollutant generation and apply mitigation recommendations in the 2023 Tacoma Seattle Air Toxics report or to comply with the Tideflats Health Impact Assessment.
 - ii. Based on the review of the GHG inventory and reduction plan and the completed Tacoma Climate Action Plan Consistency Checklist, the City may condition projects to mitigate significant impacts and to align with overall GHG reduction targets. Proposed mitigation

measures shall be based first on the Optional elements identified in the Tacoma Climate Action Plan Consistency Checklist.

6. Transportation

- A. Mitigation Measure – Subarea Specific Transportation Improvements: Planned action proposals shall pay their fair share of improvements in Table 6-1 below to the following based on person trips.
- 1) The total daily person trips generated by the preferred alternative for uses related to the Subarea between 2019 and 2044 is approximately 51,500. To determine the proportionate share of impacts related to the given development, the developer must calculate its daily person trip generation. This development trip generation is then divided by the Subarea total to determine percentage share of impacts. This percentage share is then applied to the total project cost of transportation mitigations (as listed in the PAO) to give the developers proportionate share of cost.
 - 2) EXAMPLE: Development generates 200 net new daily person trips; $(200 \text{ net new daily person trips} / 51,500 \text{ total daily trips}) = 0.39\%$. For purposes of the example, total project costs are \$54,900,000. Thus, share of costs for development is ~\$214,110, or ~\$1,071 per daily person trip.

Table 6-1. Planned Action Transportation Mitigation

Project	Description	Estimate	Rounded
TA-P01 Lincoln Ave & Portland Ave	This project is to improve the intersection of Lincoln Ave and Portland Ave to reduce intersection delay. In 2022, the Port prepared several design concepts and have forwarded them to the City. A \$2.5 million earmark has been awarded to the City of Tacoma to support this project.	\$16,500,000	\$16,500,000
TA-P05 Portland Avenue & E 26th Street	Perform a detailed engineering study at the intersection of Portland Avenue and E 26th Street to determine appropriate traffic control updates for the intersection. This should be done in coordination with Sound Transit's Tacoma Dome Link Extension.	\$200,000	\$200,000
TA-P06 Portland Ave & Puyallup Ave	Evaluate potential multimodal, safety, and capacity improvements along Portland Avenue as well as Puyallup Avenue to improve safety at the intersection of Portland Avenue and Puyallup Avenue. This cost just includes an estimate to perform an intersection control evaluation or like study.	\$500,000	\$500,000
TA-P07 East Foss Esplanade and Shoreline Access	Establish a shared use path adjacent to the waterway, where feasible, connecting the north and south ends of the Foss Waterway, from the Dome District to the Center for Urban Waters. When a shoreline alignment is infeasible improvements should be made to accommodate the facility on E D Street. This cost estimate just represents the cost to perform an active transportation corridor study.	\$350,000	\$400,000
TA-P11a - Foss Peninsula Shared Use Facilities (11th St)	Establish shared use facilities for E 11th, St. Paul, and E 15th Street serving the Foss Peninsula. This sub-project focuses specifically on improvements to E 11th Street.	\$2,163,574	\$2,200,000
TA-P11b - Foss Peninsula Shared Use Facilities (St Paul Ave)	Establish shared use facilities for E 11th, St. Paul, and E 15th Street serving the Foss Peninsula. This sub project focuses on the cost to do an Active Transportation Corridor Study along St. Paul Ave.	\$350,000	\$400,000
TA-P13 SR 509 Three Grade Crossing Removal	Remove three grade crossing connected with a single railroad crossing signal activation system on SR 509 between Port of Tacoma Road and Alexander Ave. Three at-grade public crossings, the tracks in-between, and all associated signal components will be removed and replaced with asphalt.	\$500,000	\$500,000
TA-P15 Lincoln Ave Bridge Widening	2022 Tacoma Tideflats Truck Modeling identified the need to add additional lanes for traffic to cross the Puyallup River. Project should incorporate a shared use path. No defined concept at this time. This estimate represents just the cost to perform a TS&L Study.	\$5,000,000	\$5,000,000
TA-P16 Lincoln Ave Corridor Improvements	Improvements to the Lincoln Ave corridor were a part of the 2022 Tacoma Tideflats Truck Modeling work to ideate ways to improve freight fluidity. Project should incorporate a shared use facility.	\$10,650,476	\$10,700,000

Project	Description	Estimate	Rounded
TA-P20 SR 509/Marine View Drive Multimodal Improvements	Construct multimodal and safety improvements along SR 509 and Marine View Drive, including the improvements identified in the Puyallup Tribe's Road Safety Audit.	\$14,719,123	\$14,800,000
TA-P21 Milwaukee Way & Pacific Hwy	This intersection is the last intersection before the FWMB. The pending replacement and removal of the weight restriction of the FWMB provides an opportunity to improve this intersection for freight and improve the utility of Milwaukee Ave for Port business and freight activities.	\$872,215	\$900,000
TA-P25 Alexander Ave & 12th Street E	Perform a detailed engineering study to confirm the appropriate intersection control and configuration at the intersection of Alexander Avenue E and 12th Street E.	\$100,000	\$100,000
TA-P36 Tideflats ITS Project Implementation	Implement the short- and mid-term project recommendations contained in the Tideflats Intelligent Transportation Systems Plan (2025). The cost estimate for this implementation is based on estimated project costs as of May 2025, and will be updated to match the adopted ITS Plan when complete.	\$2,700,000	\$2,700,000
	<u>Total PAO Mitigation List Cost</u>	<u>\$54,605,388</u>	<u>\$54,900,000</u>

- 1) Unless amended, or replaced with a transportation impact fee, mitigation fees consistent with the proportionate share of costs shall be applied to planned action applications.
- 2) Expenditure of Funds – Account: The City shall earmark mitigation fee receipts and retain them in an interest-bearing account, expending them on projects identified in Table 6-1.
- 3) Mitigation Fee Payable at Permit Issuance: The mitigation fee shall be payable at the time of building permit issuance. For projects that require longer-term construction periods prior to occupancy and impacts to the transportation system, the City may allow for the mitigation fee to be paid prior to the issuance of occupancy permits subject to a construction schedule and supporting information provided to the satisfaction of the City.
- 4) Credit: The City shall provide a credit for the value of dedication or improvement to or new construction of any system improvements provided by the developer related to projects in Table 6-1 above. The applicant shall be entitled to a credit for the value of the land or actual costs of capital facility construction against the fee that would be chargeable under the formula in O-1) above.
 - a. The dedication, improvement, or construction shall be conducted at suitable sites and constructed at acceptable quality as determined by the City. Such improvement or construction shall be completed, dedicated, or otherwise transferred to the City prior to the determination and award of a credit.
 - b. The value of a credit for right of way and easements shall be established on a case-by-case basis by an appraiser selected by, or acceptable to the City. The appraiser must be licensed in good standing by the State of Washington for the category of the property appraised. The appraisal shall be in accord with the most recent version of the Uniform Standards of Professional Appraisal Practice and shall be subject to review and acceptance by the City. The appraisal and review shall be at the expense of the applicant.
- 5) Period of Expenditure: The current owner of property on which traffic mitigation fees have been paid may receive a refund of such fees if the mitigation fees have not been expended or encumbered within 10 years of receipt of mitigation fees, unless the City has made a written finding that extraordinary or compelling reasons exist to extend the time for expending or encumbering the mitigation fees.
- 6) The Planned Action Share Transportation Fees will be incorporated into the City of Tacoma's master fee schedule. Fees shall be subject to biennial review to affirm the cost basis.

7. Public Services

- B. Mitigation Measure: Each planned action project shall pay a SEPA mitigation fee to pay their fair share of planned improvements to stations in the study area per the expected incidents, and needs for apparatus, access, and building space consistent with 2024 Tacoma Fire Facilities Master Plan for Stations 5 and 6, or the City's capital facility plan or capital improvement program for the Fire Department. This mitigation measure shall sunset if an impact fee is adopted under RCW 82.02.

Table 7-1. Projected Station Square Feed Needed by Alternative

	Number
Jobs (Net)	8,529
Added Industry Sq. Ft. @1,000 SF per Job	8.53 M
Future Incidents at Rate per Square Foot of Stations 5 and 6 Rate: 0.000369164, 2023	3,149
Residential Units (Net)	490
Population Increase (2.42 persons per household, 2021 US Census)	1,186
Calls per 1,000 population (235,000 service population and 45,000 2019 calls for service)	0.192
Potential Residential Incidents	228
Total Future Employment & Residential Incidents	3,377

SOURCES: TFD, 2022; ; BERK 2023

Table 7-2. Fire Department Capital Needs for Apparatus, Access, and Building Space

Project	Cost
Station 5 Deficient in size by 26%. Currently at maximum staffing capacity without room for growth. (Master Plan)	\$1,000,000
Station 6 Renovation and Addition (Master Plan, 2025-2026 Public Safety Projects in CFP)	\$5,100,000
Fire Engines (Staff estimate)	\$800,000
Aerial ladder trucks (Staff estimate)	\$2,000,000
Total	\$8,900,000
Per Incident	\$2,635

SOURCES: TFD, 2022, [2023](#); City of Tacoma, 2024; BERK 2023

- C. Mitigation Measure: Planned action projects in shoreline jurisdiction shall provide for public access consistent with the Shoreline Master Program. Planned action projects outside of shoreline jurisdiction shall provide for parks and open space, or a fee in lieu, based on the City's level of service and project demand consistent with City plans and standards. The City of Tacoma and Port of Tacoma interlocal agreement provides pay-in-lieu opportunities.

8. Utilities

- D. Performance Standard: Require potable water, wastewater, and stormwater connections for all new development.

- E. Mitigation Measure: Require sponsors of future corridor improvement projects serving the Planned Action Area to coordinate with utilities to identify joint opportunities.
- F. Mitigation Measure: Utilities serving the Planned Action Area shall be designed to consider 5ft RSLR in that have a 50+ year design life. New or redeveloped infrastructure shall be designed in a manner that does not preclude implementation of future adaptation strategies geared toward more severe RSLR scenarios. This can be accomplished in a number of ways such as maintaining a buffer area between the shoreline and critical infrastructure.

C. Codes and Regulations Serving as Mitigation

1. Land and Shoreline Use

- G. **Shoreline Master Program (SMP).** The existing SMP regulations are unchanged and will continue to apply to all new development. Many of the SMP regulations support protections for industrial maritime activities at the shorelines in industrial areas under all alternatives. These designations require water-dependent and water-related uses at the shoreline and will provide protection from incompatible land uses for all alternatives for land that is within 200 feet of the shoreline. No-net-loss of shoreline ecological function with any shoreline activity is required, and voluntary habitat restoration is encouraged.
- H. **Application of the City's Noise Ordinance (TMC Chapter 8.122).** can mitigate impacts from noise that is 10 A-weighted decibels (dBA) greater than outdoor ambient noise during the day or 5 dBA at night.
- I. **Application of Puget Sound Clean Air Agency Air Operating Permit Conditions.** Industrial and commercial development is subject to regional air quality permit requirements and federal and state air quality standards.

2. Population, Employment, and Housing

- J. **Housing Displacement.** Implement anti-displacement strategies identified in Tacoma's Affordable Housing Action Strategy (AHAS) (City of Tacoma 2018).
- K. **Rental Business License.** The business license and certification that the owner meets housing standards helps ensure that all rental housing in Tacoma is safe and meets basic housing maintenance requirements.

3. Plants and Animals

- L. **Critical Areas Preservation,** Chapter 13.11 is based on Best Available Science and classifies, protects, and preserves Tacoma's critical areas including Wetlands, Fish and Wildlife Habitat Conservation Areas, Flood Hazard Areas, Geologically Hazardous Areas, and Aquifer Recharge Areas.

4. Cultural Resources

- M. Comply with the requirements established by RCW 27.53.060 (Disturbing archaeological resource or site—Permit required—Conditions—Exceptions—Penalty.) and Chapter 25-48 WAC (Archaeological Excavation and Removal Permit).

- N. Comply with procedures included in Indian Graves and Records (RCW 27.44), Human Remains (RCW 68.50), and Abandoned and Historic Cemeteries and Historic Graves (RCW 68.60) shall apply.

5. Air Quality and Greenhouse Gas Emissions

- O. Comply with Tacoma's Urban Forest Management Plan and Tacoma Street Tree Standards.
- P. Comply with TMC development standards addressing air quality or greenhouse gas emissions reporting or reduction.
- Q. Comply with Puget Sound Clean Air Agency Regulations.

6. Transportation

- R. All Planned Action Projects shall implement necessary improvements based on:
 - 1) Transportation Master Plan
 - 2) Tideflats and Port of Tacoma ITS Strategic Plan
 - 3) Transportation Design Manual
 - 4) Transportation Management Plans and Commute Trip Reduction Plans
 - 5) Transportation Concurrency Management System (Chapter 13.16)
 - 6) Transportation Impact Fees
 - 7) Parking Standards

7. Public Services

- S. All new development in the subarea is required to meet the City of Tacoma development regulations as well as the International Building Code. The Fire Code provides minimum fire and safety standards for buildings, access roads, processes, and fire protection equipment installations. Adequate fire flow to serve potential development is required. Future development is also required to comply with code requirements for emergency access to structures.

8. Utilities

- T. Through the capital facilities planning process, the City of Tacoma ES, Tacoma Power, Tacoma Water, PSE, and private providers would continue to address changing demand for utilities services associated with development and how utility infrastructure can respond to maintain level of service standards.
- U. Development shall comply with applicable standards with Title 12 Utilities.

D. Supplemental Checklist

This form supplements the standard SEPA Checklist at [WAC 197-11-960](#). This form supports the City's determination of consistency. The applicant shall fill in fields referenced for applicants. City staff shall complete the consistency fields referenced.

Table D-1. Proposal Elements and Planned Action Consistency

Proposal	Applicant Information	Consistency (City to Complete)
Property Information	Address:	In Planned Action Area?
	Parcel #:	<input type="checkbox"/> Yes
	Parcel Acres:	<input type="checkbox"/> No
Land Use	Dwellings # (Net)	Consistent with Planned Action Land Uses and TMC?
	▪ Attached:	<input type="checkbox"/> Yes
	▪ Detached:	<input type="checkbox"/> No
	Employment Sq Ft (Net):	Beginning Housing Unit Balance:
	▪ Office	Post Project Housing Unit Balance #:
	▪ Retail	
	▪ Industrial	Beginning Job Balance:
	Average Tenant Space Sq Ft:	
	Estimated Jobs (Net):	Post Project Job Balance #:
	Building Height Ft:	
	Stories #:	
Transportation	Frontage Type:	Traffic Impact Fee Addresses Project Contribution to System Need:
	Transportation Impact Fee Due:	<input type="checkbox"/> Yes
		<input type="checkbox"/> No
	Transportation Improvements required per Table D-1 or City standards to address safety, circulation, and access:	
Parks, Stormwater, Utilities	Shoreline Access, Open Space Sq Ft:	Fire Service Adequacy?
	Water Adequacy Certificate?	<input type="checkbox"/> Yes
	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/> No	Parks and Open Space Adequacy?
	Sewer Adequacy Certificate?	<input type="checkbox"/> Yes
	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/> No	

Table D-1 Applicant Narrative

Table D-1 City Discussion

D-2. Mitigation Measure Consistency

EIS Topic	Description of Exhibit B Mitigation (Applicant Information)	Consistent (City to Complete)	Discussion (City to Complete)
Land and Shoreline Use		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Population, Employment, and Housing		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Plants and Animals		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Cultural Resources		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Air Quality and Greenhouse Gas Emissions		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Transportation		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Public Services		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Utilities		<input type="checkbox"/> Yes <input type="checkbox"/> No	

Table D-2 Applicant Narrative

Table D-2 City Discussion

E. Tacoma Climate Action Plan Consistency Checklist

[\[Oakland Equitable Climate Action Plan \(ECAP\) Consistency Review Checklist\]](#)

[\[Tacoma CAP\]](#)

Tacoma Climate Action Plan Indicator Checklist

CATEGORY	BETTER STRATEGY	INDICATOR	PERFORMANCE STANDARD	PROJECT COMPLIANCE
NATURAL SYSTEMS & LOCAL FOOD	BREATHING	Exceed national average per capita rate spent on tree care	Required. Submit tree care plan for landscaping that is privately maintained.	
		Increase tree planting and care in high heat, very low and low opportunity equity neighborhoods	Required. Achieved through implementation of landscaping and tree canopy standards. Optional: Contribute funds to Urban Forestry Program.	
		Increase acres of actively managed open space ecosystem habitat by 24%. Protect 6% more acres.	Protection: Required. Achieved through critical area standards (TMC 13.11) and Shoreline Master Program, Title 19. Enhancement: Optional. May be achieved through critical area buffer restoration, contribution to Open Space Fund, voluntary stewardship agreements, or purchase of Transfer of Development Rights Credits.	
	LIVING	Increase natural heat Island intervention projects in hottest neighborhoods by 100%	Optional. Contribute funds to Urban Forestry Program; Provide grant funding for depave and rain garden programs through the Pierce Conservation District, Make a Splash Grant, or Watershed Council Grants or equivalent	
BUILDINGS & ENERGY	LIVING	Reduce fossil fuel energy use from buildings by 33%	Required. Achieved through application of Washington State Building Code. Optional: Provide capacity for electric vehicle charging that exceeds building and energy code requirements;	

CATEGORY	BETTER STRATEGY	INDICATOR	PERFORMANCE STANDARD PROJECT COMPLIANCE
			Achieve LEED status or equivalent; Provide solar ready roof.
MOBILITY & LAND USE	LIVING	Eliminate fatalities and serious injuries from collisions by 2035 to achieve Vision Zero (reduce by 66% by 2030)	Required. Achieved through compliance with street frontage standards and contribution of SEPA mitigation fee and impact fee
	BREATHING	Increase public electric vehicle charging locations by 5 times, especially in low and very low opportunity equity neighborhoods	Required: Onsite electrical vehicle charging per building codes. Optional: Exceed building code standards; Establish off-site or public charging stations.
	LIVING	Increase bicycle infrastructure miles by 80%	Required: Achieved through compliance with SEPA transportation mitigation fee and public access improvements.
		Increase miles of sidewalks by 14%	Required. Achieve through compliance with street frontage standards and contribution of SEPA mitigation fee and impact fee.
		Increase number of ADA-compliant curb ramps by 78%	Required. Achieved through compliance with street frontage standards.
		Increase compact, complete, walkable neighborhoods	Achieved through compliance with street frontage standards and contribution of SEPA mitigation fee and impact fee.
CONSUMPTION	RESOURCE USE	Decrease per-capita waste generation by 14%	Deconstruction required if demolition is proposed.
		Increase metric tons of GHGs from diverted materials from Recycling and Recovery Center by 17%	Provide plan for diverting reusable and recyclable materials for day to day operations. Other actions consistent with CAP.
	RESOURCE USE	Increase number of EnviroStar businesses by 5x	Required. Achieved through Envirostar certification or equivalent.

CATEGORY	BETTER STRATEGY	INDICATOR	PERFORMANCE STANDARD	PROJECT COMPLIANCE
GREEN ECONOMY				
GOVERNANCE AND ENGAGEMENT	TOGETHER	Community-led climate equity projects and programs		
		Northwest Ports Clean Air Strategy	Contribute funds towards implementation of Northwest Ports Clean Air Strategy. This option is available for all planned action projects if an Interlocal Agreement is in place with the local Port district.	
		Transportation Demand Management (TDM)	Required. For projects that are subject to the Commute Trip Reduction Program (per TMC 13.15), achieved by meeting the required elements of TMC 13.15.070. Optional: Incorporate one or more of the additional measures described in TMC 13.15.070.D.	

VII. Appendix

A. Prior Planned Action EIS with Subarea Plans

- [Hilltop Subarea Plan and EIS](#)
- [North Downtown Subarea Plan and EIS](#)
- [South Downtown Subarea Plan and EIS](#)
- [Tacoma Mall Neighborhood Subarea Plan](#)

B. City Code Addressing Planned Actions

13.12.550 SEPA Planned Action EIS

A. The Responsible Official may authorize preparation of a Planned Action for a specific type of development, other than for an essential public facility or facilities as defined in RCW 36.70A.200, or for a specific geographical area that is less extensive than the jurisdictional boundaries of the City. The Planned Action must have the significant impacts adequately addressed in an environmental impact statement prepared in conjunction with a comprehensive plan, a comprehensive plan amendment, a subarea plan or for the phased project.

B. Ordinance. A Planned Action must be designated by ordinance of the City Council. The adopting ordinance must describe the planned action projects and may establish a time period for completion of the planned action projects.

C. Project actions must be included in the designated ordinance and impacts addressed in an EIS prepared in conjunction with a comprehensive plan, amendment thereto, a subarea plan or a phased project.

D. Planned action project review. Projects developed within a planned action area shall be exempted from further environmental review. However, the project proponent shall describe the environmental mitigation to be provided by subsequent or implementing projects, and must include a checklist (not a SEPA Checklist, but as set forth in the planned action EIS) that is to be filed with the project application and used to verify that:

1. The project meets the description in, and will implement, any such mitigation and
2. The probable significant adverse environmental impacts of the project have been adequately addressed in the EIS.

E. The adopting ordinance will state that if notice is otherwise required for the underlying permit the notice shall state that the project has qualified as a planned action and that if notice is not otherwise required for the underlying permit no special notice is required. The adopting ordinance may limit a planned action to a time period identified in the ordinance.