



Notice of Availability Final Environmental Impact Statement (Final EIS)

Tideflats Subarea Plan and Planned Action Environmental Impact Statement (EIS)

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.

Date of Issuance of this Final EIS: August 28, 2025

SEPA Lead Agency: City of Tacoma, Planning and Development Services

Description of Proposal: The Proposed Action 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 includes 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 planning process for the Tideflats Subarea 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.

Planned Action Environmental Review: A planned action environmental review involves detailed State Environmental Policy Act (SEPA) review and preparation of environmental impact statement (EIS) documents in conjunction with subarea plans, consistent with Revised Code of Washington (RCW) 43.21C.031, RCW 43.21C.440, and Washington Administrative Code (WAC) 197-11-164 through WAC 197-11-172. Completing a non-project EIS presents a cumulative impact analysis for an 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 encourage the goals of SEPA 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 of the Proposal: The Subarea 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 2050 as well as the City of Tacoma Comprehensive Plan. However, studies and recommendations from the subarea planning process will likely extend beyond this Subarea 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 impacts and strategies, etc.).

Alternatives: The Draft EIS analyzed four alternatives, including a No Action Alternative and three development alternatives. The three development alternatives were measured against the baseline assumptions in the No Action Alternative. The analysis of the alternatives led to the development of a Preferred Alternative. The alternatives are described in more detail on the project webpage found at www.tacoma.gov/tideflats. The City selected a Preferred Alternative, described in the Final EIS, that combines elements of Alternatives 2 and 3 as analyzed in the Draft EIS.

Proposed Date of Implementation: Since this is a non-project EIS, there is no proposed specific date of implementation. The future of the City of Tacoma is currently directed by the City's existing (2023) Comprehensive Plan and the associated subarea plans and implementing regulations. The purpose of this Final EIS is to inform and assist the public and City of Tacoma decision-makers in considering future growth, transportation improvements, and policy/code proposals appropriate within the Tideflats Subarea.

Availability of the Draft EIS and Final EIS and Background Materials: The Draft and Final EIS documents are available online at the City of Tacoma webpage: www.tacoma.gov/tideflats.

Printed copies of the Final EIS are available for review at:

747 Market Street
3rd Floor Permit Counter
Tacoma, WA 98402

For questions contact Stephen Atkinson, Principal Planner, at SAtkinson@tacoma.gov or 253.905.4146.

Project-related information can be reviewed on the project website at www.tacoma.gov/tideflats.

Appeal and Noticing: Appeals must be filed in conjunction with appeals of the adopted amendments to the Growth Management Hearings Board; appeals shall be taken in accordance with procedures and limitations set forth in RCW 43.21C.075 and WAC 242-02. In addition to Growth Management Hearings Board requirements, a copy of the appeal shall be filed with the Planning and Development Services Department, 747 Market Street, Room 345, Tacoma, Washington 98402.

This Notice of Availability is provided in accordance with the Washington State SEPA of 1971, Chapter 43.21C of the RCW, and SEPA Guidelines, Effective January 16, 1976, Chapter 197-10, WAC.

Responsible Official: Peter Huffman

Position/Title: Director, Planning and Development Services Department

Signature:  _____

Issue Date: August 28, 2025