



Notice of Availability: Draft Environmental Impact Statement, LRP22-0003

February 5, 2024

Proponent and SEPA Lead Agency

City of Tacoma  
Planning and Development Services Department  
747 Market Street, Room 345  
Tacoma, WA 98407

Project Name: Home In Tacoma Phase 2 (HIT 2)

Description of the Proposal

The City of Tacoma is proposing to adopt new zoning designations, development standards, and other actions, together referred to as Home In Tacoma Phase 2 (the Proposal), to increase housing supply, affordability, and choice for current and future residents and ensure that housing development supports multiple goals. The Proposal is intended to implement the policy direction adopted in Phase 1 (Ordinance No. 28793, December 2021) along with applicable state law.

Location of the Proposal

Home In Tacoma Phase 2 will primarily affect areas that are designated as Low-scale and Mid-scale Residential on the City's Future Land Use Map, as well as other areas dispersed throughout the City of Tacoma.

Alternatives

The Draft EIS evaluates three alternatives:

- Baseline Alternative (the No Action Alternative)
- Lower Zoning Alternative
- Higher Zoning Alternative

The action alternatives are defined primarily based on the number of new housing units likely to be developed under new zoning designations, over an approximately 30-year horizon (out to 2050) but also provide a comparison of allowed density (number of dwellings allowed based on lot area), allowed housing types and building scale (height, building width, Floor Area Ratio and similar), and the potential bonus density and scale available in exchange for affordable housing and other public benefits.

Appeal and Noticing

This notice of availability is provided in accordance with the Washington State Environmental Policy Act (SEPA) of 1971, Chapter 43.21C of the Revised Code of Washington (RCW) as revised 1983, and SEPA

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 to request a reasonable accommodation, please contact the Planning and Development Services Department at (253) 251-2051 (voice) or [mcrabtree@cityoftacoma.org](mailto:mcrabtree@cityoftacoma.org) (email). For TTY, dial 711 to connect to Washington Relay Services.

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Нужна информация на русском? Потрібна інформація українською мовою?

Guidelines, Effective 16 January 1976 as revised 4 April 1984, Chapter 197-10, Washington Administrative Code (WAC).

Appeal provisions will be contained and published in the final EIS.

#### Proposed Date of Implementation

The Home In Tacoma Phase 2 proposals will be implemented upon adoption by the City Council. Council action is tentatively scheduled to begin in May 2024.

Date of Issuance of this Draft EIS: February 5, 2024

Public Hearing: Planning Commission meeting, March 6, 2024, 5:30 pm, Council Chambers, 747 Market Street

#### Availability of the Draft EIS, draft zoning and standards package, and background materials

The Draft EIS is available in electronic format on the City of Tacoma's website, [cityoftacoma.org/homeintacoma](http://cityoftacoma.org/homeintacoma). Paper copies are available for review at the City of Tacoma Customer Service Center at 747 Market Street, 2<sup>nd</sup> floor lobby, Tacoma WA 98402.

#### Draft EIS Comments

The public comment period on the Draft EIS will end at 5:00 pm on March 8, 2024. Comments on the Draft EIS must be submitted to the City of Tacoma, in writing, by 5:00 pm on March 8, 2024. The public is encouraged to submit comments along with a name and email or mailing address through one of the following options:

- Email: [homeintacoma@cityoftacoma.org](mailto:homeintacoma@cityoftacoma.org)
- Online Comment Portal: [www.cityoftacoma.org/homeintacoma](http://www.cityoftacoma.org/homeintacoma)
- Mail: 747 Market Street, Room 345, Tacoma WA 98402
- Hardcopy letter or comment form at the Draft EIS open houses
- For more information contact Elliott Barnett, Senior Planner, at 253-312-4909

#### Public open houses

- Tuesday, February 20, 6-7:30 pm on Zoom
- Thursday, February 22, 6-7:30 pm at Bates Technical College South Campus, 2201 S. 78th St
- Wednesday, February 28, 6-7:30 pm at University of Puget Sound Upper Marshall Hall, 1500 N. Warner St.
- Saturday, March 2, 2-4pm at Eastside Community Center Social Hall, 1721 E. 56th St.



## Home In Tacoma – Phase 2 Public Review Package is Ready

February 5, 2024

It is time to make your voice heard about the future of housing in Tacoma! After several years of community-wide discussions, the City of Tacoma is seeking input on the proposed Home In Tacoma zoning and standards changes, as well as on the Draft Environmental Impact Statement. The Tacoma Planning Commission is seeking input through March 8, 2024, in order to finalize recommendations to the City Council.

The City of Tacoma is proposing to adopt new zoning designations, development standards, and other actions, together referred to as Home In Tacoma Phase 2 (the Proposal), to increase housing supply, affordability, and choice for current and future residents and ensure that housing development supports multiple goals. The Proposal is intended to implement the policy direction adopted in Phase 1 (Ordinance No. 28793, December 2021) along with applicable state law.

The Proposal will primarily affect areas that are designated as Low-scale and Mid-scale Residential on the City's Future Land Use Map, as well as other areas dispersed throughout the City of Tacoma. Home In Tacoma Phase 2 will be implemented upon adoption by the Tacoma City Council, the decision-makers for this project, which is tentatively scheduled to take place in May 2024.

Citywide notices, including mailed postcards, emails, social media, press release and more, are being shared to encourage review and comments on the Proposal. Draft materials, including draft code, summary sheets, online engagement forums and interactive maps are available online at [Home In Tacoma Project: AHAS Planning Actions - City of Tacoma](#).

The Home In Tacoma online engage forum is also available for community members to leave comments on topics including zoning, parking, housing types and tree requirements. [Home in Tacoma | Social Pinpoint \(mysocialpinpoint.com\)](#)

### **PUBLIC HEARING DATE- MARCH 6TH, 2024 at 5:30 PM**

- In person at City Council Chambers, 747 Market St.
- On Zoom at [www.zoom.us/j/84416624153](https://www.zoom.us/j/84416624153)
- Dial In: +1 253 215 8782; Webinar ID: 844 1662 4153
- Provide written comments to [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org) or mail to: Planning Commission, 747 Market Street Room 345, Tacoma, WA 98402

Tacoma has worked hard to develop proposals that will help meet our community's housing needs. Thank you for your attention to this effort.



<https://www.cityoftacoma.org/homeintacoma> |

City of Tacoma | 747 Market Street Tacoma, WA 98402 | (253) 312-4909



# Home in Tacoma

## And you!



The draft Home In Tacoma package is here - It's time to give your thoughts on housing growth!

Home In Tacoma is changing residential zoning city-wide to allow more housing types to be built.

Through 2023, the City worked with the community and listened to residents, and now has a draft package that includes:

- New “Urban Residential” zones
- Middle Housing types and design standards
- Expanded tree planting and protections
- Reduced parking requirements
- Bonuses to promote affordability
- Strategies for homeownership
- And more!

See the full packet at [cityoftacoma.org/homeintacoma](http://cityoftacoma.org/homeintacoma)



## There are many ways to connect

Attend Public Hearing

Comment on Interactive Map

Provide Written Comments

Online Engagement Forum

## Attend an event to learn more!

- **Tuesday, February 20**, 6–7:30 P.M. on ZOOM
- **Thursday, February 22**, 6–7:30 P.M. @ Bates Technical College South Campus, 2201 S. 78th St.
- **Wednesday, February 28**, 6–7:30 P.M. @ University of Puget Sound Upper Marshall Hall, 1500 N. Warner St.
- **Saturday, March 2**, 2–4 P.M. @ Eastside Community Center Social Hall, 1721 E 56th St.

Scan here to leave comments



# PUBLIC HEARING NOTICE

The City is asking for public comment on the Home In Tacoma Phase 2 zoning and standards package and on an environmental review (EIS) of potential growth impacts.

Join us on Wednesday, March 6th, 2023, at 5:30pm at the Planning Commission Public Hearing

- **In person** at City Council Chambers, 747 Market St.
- **On ZOOM** at [www.zoom.us/j/84416624153](https://www.zoom.us/j/84416624153)  
Dial In: +1 253 215 8782; Webinar ID: 844 1662 4153

**Provide written comments** to [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org) or mail to: Planning Commission 747 Market Street Room 349, Tacoma, WA 98402

**Leave comments** on our interactive online map at [cityoftacoma.org/homeintacoma](https://cityoftacoma.org/homeintacoma)

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## Comments due by March 8th, 2024

Email: [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org)  
Web: [cityoftacoma.org/homeintacoma](https://cityoftacoma.org/homeintacoma)  
Phone: (253) 591-5030 (Option 6)



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TacomaFIRST 311 at (253) 591-5000



CITY OF TACOMA  
PLANNING SERVICES  
747 MARKET STREET – ROOM 345  
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