



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

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**College Park Historic Special Review District Overlay Zone**

**SEPA File Number: LU22-0086**

**TO:** All Departments and Agencies with Jurisdiction

**SUBJECT:** Preliminary Determination of Environmental Nonsignificance

In accordance with WAC 197-11-340, a copy of the Preliminary Determination of Environmental Nonsignificance for the project described below is transmitted:

**Applicant:** City of Tacoma  
Planning and Development Services Department  
747 Market Street, Room 345  
Tacoma, WA 98402

**Proposal:**

This proposal would create a new overlay zone within the City of Tacoma, named the College Park Historic Special Review District. Within the district, exterior alterations to properties listed as “historic contributing” structures that require development permits from the City will require design review approval from the Tacoma Landmarks Preservation Commission prior to issuance of permits.

The complete text of the proposed amendments and the associated staff analysis reports are available for review at the Planning and Development Services Department at the below address and posted on the website at [www.cityoftacoma.org/collegeparkHD](http://www.cityoftacoma.org/collegeparkHD).

**Location:** City of Tacoma

**Lead Agency:** City of Tacoma

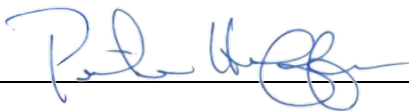
**City Contact:** Reuben McKnight  
Planning and Development Services Department  
747 Market Street, Room 345  
Tacoma, WA 98402  
(253) 591-5220 or [RMCKNIGH@cityoftacoma.org](mailto:RMCKNIGH@cityoftacoma.org)

The lead agency for this proposal has made a preliminary determination that this project does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after review of an environmental checklist and other information on file with the lead agency. This information is available to the public upon request. This Preliminary Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2). **Comments must be submitted by 5:00 p.m. on June 3, 2022.** The Responsible Official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. **Unless modified by the City, this determination will become final on June 10, 2022.** There is no administrative appeal for this determination. Appeals must be filed in conjunction with appeals of the adopted amendments to the Growth Management Hearings Board;

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

The Puyallup Tribe is notified that this initiates the consultation process.

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

Signature: 

SEPA Officer Signature: 

Issue Date: May 11, 2022  
Comment Deadline: June 3, 2022, 5:00 p.m.

NOTE: The issuance of this Preliminary Determination of Nonsignificance does not constitute project approval. Future project applicants must comply with all other applicable requirements of the City of Tacoma and other agencies with jurisdiction prior to receiving development permits.

- c: Puyallup Tribe of Indians, Planning and Land Use Department, 3009 E. Portland Ave., Tacoma, WA 98404 (U.S. mail only)
- Puyallup Tribe of Indians, SEPA Review [SEPAReview@puyalluptribe-nsn.gov](mailto:SEPAReview@puyalluptribe-nsn.gov)
- Tacoma Public School District 10, Chris Williams, [cwillia4@tacomak12.wa.us](mailto:cwillia4@tacomak12.wa.us); [planning@tacoma.k12.wa.us](mailto:planning@tacoma.k12.wa.us)
- Tacoma Planning and Development Services Department, Shirley Schultz, [Shirley.schultz@cityoftacoma.org](mailto:Shirley.schultz@cityoftacoma.org)
- Tacoma Planning and Development Services Department, Reuben McKnight, [reuben.mcknight@cityoftacoma.org](mailto:reuben.mcknight@cityoftacoma.org)
- Tacoma Pierce County Health Department, SEPA Review Team, [sepa@tpchd.org](mailto:sepa@tpchd.org)
- Port of Tacoma, Tony Warfield, [twarfield@portoftacoma.com](mailto:twarfield@portoftacoma.com)
- Metro Parks Tacoma, Matthew F. Keough, [matthewke@tacomaparks.com](mailto:matthewke@tacomaparks.com)
- Metro Parks Tacoma, Joe Brady, [joeb@tacomaparks.com](mailto:joeb@tacomaparks.com)
- Pierce Transit, Bus Stop Program, Tina Vaslet, [tvaslet@piercetransit.org](mailto:tvaslet@piercetransit.org)
- Puget Sound Clean Air Agency, [sepa@pscleanair.org](mailto:sepa@pscleanair.org)
- Department of Archaeology and Historic Preservation, [sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)
- Department of Ecology, [separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov)
- Department of Natural Resources, SEPA Center, [sepacenter@dnr.wa.gov](mailto:sepacenter@dnr.wa.gov)
- Department of Transportation, Olympia Region Development Services Team, [OR-SEPA-REVIEW@wsdot.wa.gov](mailto:OR-SEPA-REVIEW@wsdot.wa.gov)
- City of Federal Way, [PlngInquiry@cityoffederalway.com](mailto:PlngInquiry@cityoffederalway.com)
- City of Federal Way, Brian Davis, [Brian.Davis@cityoffederalway.com](mailto:Brian.Davis@cityoffederalway.com)

File: Planning and Development Services

# SEPA ENVIRONMENTAL CHECKLIST

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**SEPA File Number: LU22-0086**

**A. BACKGROUND**

**1. Name of proposed project, if applicable:**

College Park Historic Special Review District Overlay Zone

**2. Proponent/applicant:**

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

**3. Contact:**

Reuben McKnight  
 Planning and Development Services Department  
 747 Market Street, Room 345  
 Tacoma, WA 98402-3701  
 Phone: (253) 591-5220  
 E-mail: [RMCKNIGH@cityoftacoma.org](mailto:RMCKNIGH@cityoftacoma.org)

**4. Date checklist prepared:**

May 11, 2022

**5. Agency requesting checklist:**

City of Tacoma, Planning and Development Services Department

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

Timeline	Activity
<b>Phase 1 – Landmarks Preservation Commission Review</b>	
June 2021	Landmarks Preservation Commission acceptance of historic nomination
July 2021	Adoption of review schedule, public release of proposal
August 2021	Discussion of district significance, boundaries and potential design guidelines First public information session (August 11, 2021)
September 2021	Second public information session
October 2021	Public opinion survey issued
November 2021	Discussion of survey results, preliminary recommendations
January 2022	Adopt preliminary recommendations
February 2022	Public Hearing
March 2022	Adopt findings and recommendations to Planning Commission
<b>Phase 2 – Planning Commission Review</b>	
May 4, 2022	Planning Commission review Landmarks Commission recommendation; set hearing date

June 1, 2022	Planning Commission Public Hearing
June-July 2022	Adopt findings and recommendations to City Council
<b>Phase 3 – City Council Review and Adoption</b>	
July-September 2022	City Council review and adoption

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

There are no plans for future additions, expansions or further activity related to the College Park Historic Special Review District.

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

There is no environmental information that has or will be prepared that is related to this proposal.

**9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

There are no known applications; however, future development applications would be subject to the approved amendments to the Tacoma Municipal Code related to the requirements of an historic special review district.

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

The proposed amendments are subject to the following governmental approvals:

- Positive recommendation by the Tacoma Planning Commission
- Adoption by Tacoma City Council

Future development applications would be subject to the approved amendments to the Tacoma Municipal Code related to the requirements of an historic special review district.

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

The complete text of the proposed amendments and the associated staff analysis reports are available for review on the website at [www.cityoftacoma.org/collegeparkHD](http://www.cityoftacoma.org/collegeparkHD).

Proposed by residents of the “College Park Neighborhood,” this application seeks to establish a new historic special review overlay zone, in which design review by the Tacoma Landmarks Preservation Commission would be required for development proposals for exterior alterations and new construction subject to permit requirements within the district boundaries.

**12. Location of the Proposal: (Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any. If a proposal would occur over a range of area, provide the range or boundaries of the site(s).)**

The area proposed for the historic overlay zone is in Tacoma’s North End, south of the Proctor Business District and adjacent to the University of Puget Sound Campus (UPS). The district forms an inverted L shape, bordering the north and east edges of the UPS campus along N 18th and N Alder Streets respectively, with N 21st Street forming the northern boundary, Pine Street forming the eastern boundary, with N 8th Street at the southernmost edge, and N Union forming the western edge.

**13. C. SIGNATURE**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.



Signature: \_\_\_\_\_

Name of signee: Reuben McKnight

Position and Agency/Organization: Historic Preservation Officer, City of Tacoma

Date Submitted: May 11, 2022 \_\_\_\_\_

## **D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS**

*Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal that would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.*

### **1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

The proposed district is a non-project actions and as such would not directly impact water and air quality, release hazardous substances, or produce noise.

The proposal is not anticipated to either drive new development or prevent new development from occurring. There is no anticipated impact to development density, which will continue to be controlled by underlying zoning. As the proposal will not increase or decrease development, alter construction materials, or impact transportation, there is no anticipated impact on environment, emissions, and water runoff.

#### **Proposed measures to avoid or reduce such increases are:**

Future project-specific development proposals that may result in such impacts would be reviewed, and properly mitigated, at the permitting level consistent with the applicable provisions of the Tacoma Municipal Code.

It is possible that the existence of the Historic Special Review District Overlay Zone, by virtue of the design review requirements, would have very minor reduced environmental impact to the area as there could be a small reduction in the overall amount and rate of future construction in the area and possibly a small reduction in future vehicle traffic in the area.

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

The proposed district is a non-project action and as such would not directly impact plants, animals, fish, or marine life.

The proposal is not anticipated to either drive new development or prevent new development from occurring. There is no anticipated impact to development density, which will continue to be controlled by underlying zoning. As the proposal will not increase or decrease development, alter construction materials, or impact transportation, there is no anticipated impact on environment, emissions, and water runoff.

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

Future project-specific development proposals that may result in impacts to plants, animals, fish or marine life would be reviewed, and properly mitigated, at the permitting level consistent with the applicable provisions of the Tacoma Municipal Code.

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

The proposed district is a non-project action and as such would not directly impact energy or natural resources.

The proposal would impose a minor limitation of development potential and possibly reduce the amount of new development and major remodels in the subject areas. In addition, historic district guidelines emphasize repair over replacement and discourage demolition for the sake of new construction. This could result in a very minor conservation of energy and natural resources,

however such gains may be offset with general improvements to energy efficiency that new development may present.

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

Future project-specific development proposals that may result in these impacts would be reviewed, and properly mitigated, at the permitting level consistent with the applicable provisions of the Tacoma Municipal Code.

**4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

The proposed district is a non-project action and as such would not directly impact environmentally sensitive areas or areas designated for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands.

There is no anticipated positive or negative direct impact as a result of this proposal.

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

Future project-specific development proposals that may result in these impacts would be reviewed, and properly mitigated, at the permitting level consistent with the applicable provisions of the Tacoma Municipal Code.

**5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

The proposed district is a non-project action and as such would not directly impact the compatibility of land or shoreline uses with the Comprehensive Plan.

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

Future project-specific development proposals that may result in these impacts would be reviewed, and properly mitigated, at the permitting level consistent with the applicable provisions of the Tacoma Municipal Code.

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

The proposed district is a non-project action and as such would not directly impact the transportation system or public services and utilities.

The proposed district would represent a minor refinement to existing code regulating exterior design for alterations of existing buildings and construction of new structures and there are no anticipated positive or negative impacts. However, there is potential that future design guidelines would include specifications and standard plans for certain street improvements, including sidewalk design, streetlights, and driveway approaches, similar to other historic districts.

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

Any amendments to Public Works Standard Plans would be reviewed and approved by the Public Works Standards Committee, City Engineer and Landmarks Preservation Commission.

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

In general, the proposal seeks to protect the built environment, so conflicts with local, state or federal laws for the protection of the environment are not anticipated. If conflicts with local, state or federal laws for the protection of the environment are identified, they will be rectified prior to adoption.