

Staff SEPA Determination Findings Report

Project Title: Demolition of 459C and 465 E 15th Street Buildings

Date: June 22, 2026

Environmental Project Manager: Kristin Evered

Proponent: Port of Tacoma

Project location:

Proposal Summary: The Port of Tacoma proposes to demolish two existing buildings on East 15th street, Port Parcel 92, identified by Tacoma addresses 459C (13,000 SF) and 465 (21, 700 SF). Buildings on the property will be demolished, leaving the foundation in place. Utilities will be abandoned in place. There will be no ground disturbance. Construction debris will be disposed of off-site, by truck, at an appropriate upland facility.

Government Approvals Permits required:

Port of Tacoma

- SEPA Determination
- City of Tacoma Demolition Permit

SEPA Findings:

- **Air:**
 - Minor, short-term air emissions will occur because of heavy equipment and vehicles used during demolition. There would not be additional long-term air emissions.
 - Construction equipment will meet all state and local emission standards, including Puget Sound Clean Air Agency regulations.
 - Low sulfur fuel will be used, and the Port's anti-idling policy will be enforced.
- **Water & Erosion:**
 - No waste materials will be discharged to surface water. The contractor will develop and implement a spill prevention plan, and work under a Water Quality Monitoring Plan.
- **Plants:** There are no threatened or endangered plant species on or near the site.
- **Animals:** The Tacoma tideflats are part of the Pacific flyway for migrating birds. Adult salmon migrate from Commencement Bay into the Puyallup River, Hylebos Creek or Wapato Creek systems, and juveniles migrate downstream into Commencement Bay.
- **Energy and Natural Resources:**
 - No energy will be needed to meet the completed project's energy needs.

- **Environmental Health:** There are no anticipated environmental health hazards associated with this project. Hazardous building materials surveys will be conducted and any necessary abate will occur prior to demolition.
- **Noise:**
 - Noise: There is no long-term expected increase in noise due to operations as these heavily industrialized locations experience a high level of ambient noise associated with existing commercial and industrial operations.
 - Short-term noise associated with the project includes construction equipment maneuvering in, out, and around the project area for the duration of construction operations. The noise level of this equipment is not considerably different than that of vessels typically coming and going from marine terminals. There will be no long-term changes to noise types and levels at the facility.
- **Land Use:**
 - The Thea Foss Waterway or within 200 feet of the OHWM, is subject to the Shoreline Management Act and the City Shoreline Management Master Program (Chapter 13.10 TMC). The project is located within the S-8 Shoreline District for commercial, industrial and high-density residential uses.
- **Housing:** No housing will be eliminated, and none is proposed.
- **Aesthetics:** There are no proposed structures within the scope of this project.
- **Light and Glare:** No light or glare will be produced by the project.
- **Recreation:** No recreation opportunities will be impacted by the proposal.
- **Historical and Cultural Preservation**
 - A Professional history and archaeology firm conducted a historical survey of 465 E 15th street and the determined that the structure is not eligible for listing in the NRHP and 459 E 15th Street is less than 50 years old.
 - There is low potential to impact cultural resources as there will be no ground disturbance. However, a Port specific Inadvertent Discovery Plan will be implemented if any archaeological or cultural resources are discovered.
- **Transportation**
 - The proposal will not require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities.

Conclusion:

Staff conclude that this project does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under Revised Code of Washington (RCW) 43.21C.030(2)(c).



Mark Rettmann
Senior Program Manager