

From: [Daniel Villa](#)
To: [ECY RE WOIA NOI \(WO\)](#)
Subject: Bridge Industrial Warehouse Project - LU21-0125
Date: Friday, April 29, 2022 10:21:09 AM

Dear Ecology,

I wanted to reach out because I am deeply concerned about the proposed Bridge Industrial warehouse project in South Tacoma, and its implications for the air and water quality in an already marginalized community. What's more, EarthJustice consulted industry standard statistics that show the traffic impact figures given by the developer are underestimated by at least half - [they estimate up to 12,000](#) vehicle trips per day.

What's very concerning for the storm water run-off during the construction phase, is that the northernmost building requires the most excavation which is where the most contaminated soil is in the entire site. I don't see how this massive construction project could not contaminate the nearby wetlands which feed into Flett Creek, not to mention being directly above an aquifer.

I am writing to ask if you would support the following actions:

- an environmental impact statement (EIS)
- a health impact assessment (HIA)
- a moratorium on all permitting within the South Tacoma Groundwater Protection District until it is appropriately updated and properly enforced, and the Economic Green Zone proposal is fully processed

My understanding is that this project triggers several SEPA guidelines for requiring an EIS:

- work occurring within critical areas and/or on lands with water
- construction of a parking lot for more than 40 vehicles (this site will have over 1200)
- construction of a building over 12,000 square feet (this site will have 2.5 MILLION)
- fill or excavation more than 500 cubic yards
- storm water, water or sewer utilities more than 12" in diameter

Please let me know if you will support the above requests and call for them to happen.

If this is not the appropriate email for this message, please forward it to the appropriate office in Ecology.

For a better tomorrow,

Daniel Villa
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PS - Here are other reasons why I believe we this warehouse project is harmful and warrants a full EIS:

Equity

– The city is supposed to take equity into account when making decisions and to that end have created an [equity map for reference](#). This part of Tacoma is one of the poorest, most diverse areas of town with the worst health outcomes yet will be subjected to even more environmental injustice should this project proceed.

Antiracism

– The city has [declared that they wish to dismantle racist systems](#) yet this project would allow more polluting, industrial projects to be developed in South Tacoma, it would only be continuing the history of environmental injustice that has its roots in the racist redlining policies of the past (Redlining is the practice of refusing to provide mortgages, insurance, or other goods or services to areas deemed a poor economic risk, particularly when the residents are nonwhite).

Air Pollution

– The warehouse project is estimated, by the developers, to create 1,400 diesel truck and 3,600 vehicle trips daily, with most trucks exiting Highway 16 onto S Union Ave, polluting the air horribly for that neighborhood. EarthJustice estimates there could be up to 12,000 vehicle trips daily. Council members already acknowledge that transportation is a leading cause of pollution in our city, so why would we want to increase it so much? In California, which has struggled with a booming warehouse industry, policies dictate that warehouses should be sited [no closer than 1000 feet](#) to homes to keep people away from truck emissions. These emissions are linked to increase health consequences – [from asthma to bronchitis to cancer](#).

Aquifer

– The warehouse land is in the [South Tacoma Ground Water Protection District](#) which is designated as an environmentally (geohydrologically) sensitive area. We will rely on this groundwater more as the climate crisis unfolds and dries up the sources for the Green River. On at least one day of the year we have relied on this aquifer for 40% of Tacoma's water needs. We need the South Tacoma Economic Green Zone proposal to go through and create better protections for our water by updating city policies.

Jobs

– Proponents of the project will undoubtedly claim it will bring jobs to the area. Cities in California [have not found that to be the whole story](#): "The growth brought some jobs, but research shows that many of the jobs don't pay living wages, and poverty

levels remain high in the region, particularly among Black and Latino communities.” Nobody knows who the tenants of the warehouses would be, and some unions are worried they will bring automation and threaten jobs instead.