


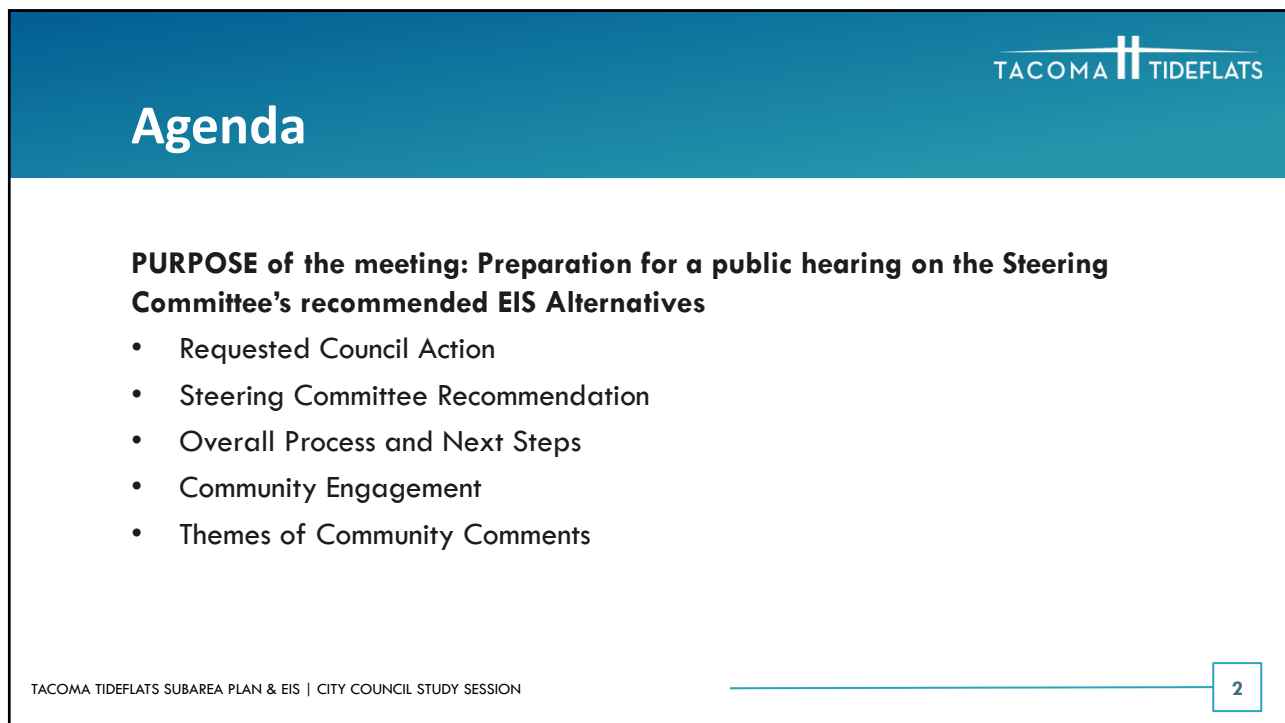
TACOMA TIDEFLATS
SUBAREA PLAN

City Council

September 13, 2022 | Study Session



1



TACOMA TIDEFLATS

Agenda

PURPOSE of the meeting: Preparation for a public hearing on the Steering Committee's recommended EIS Alternatives

- Requested Council Action
- Steering Committee Recommendation
- Overall Process and Next Steps
- Community Engagement
- Themes of Community Comments

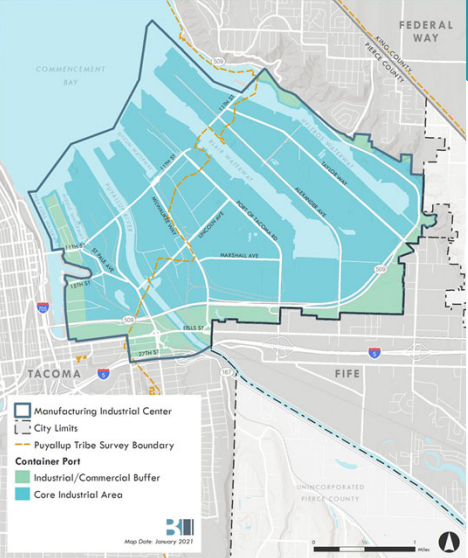
TACOMA TIDEFLATS SUBAREA PLAN & EIS | CITY COUNCIL STUDY SESSION

2

2

Requested Action

- City Council Resolution confirming the future development scenarios to be studied in the EIS
 - Establishing a reasonable range of growth and land use scenarios
 - Identify impacts of scenarios to inform policy decisions and develop a Draft Subarea Plan



TACOMA TIDEFLATS

Map Date: January 2021

3


TACOMA TIDEFLATS SUBAREA PLAN & EIS | CITY COUNCIL STUDY SESSION

3

Steering Committee Recommendation

March 24, 2022

1. Guiding Principles
2. Preliminary Alternatives



4

2

Categories of Guiding Principles

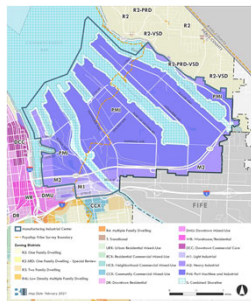
- Environment and Health
- Tribal Assets
- Transportation and Infrastructure
- Land Use and Economic Development
- Governance and Collaboration



5

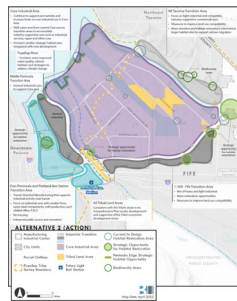
Range of Alternatives

ALTERNATIVE 1



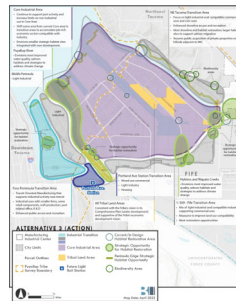
Permit by Permit Review
Primarily Heavy Industry
Lower Employment Trend

ALTERNATIVE 2



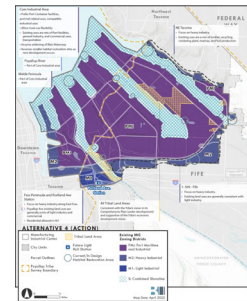
Coordinated Mitigation
Mix of Heavy and Light
Expand Industrial Employment

ALTERNATIVE 3



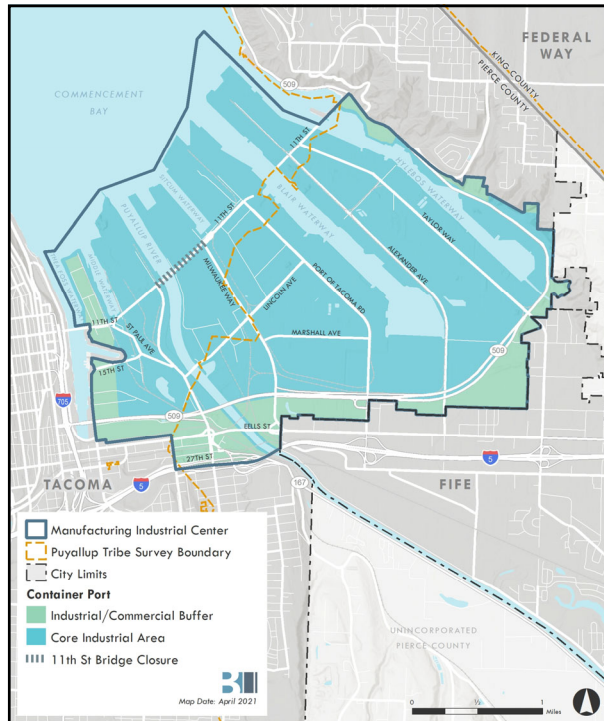
Proactive Investment
Light Industrial Transitions
Mixed Employment

ALTERNATIVE 4



Proactive Investment
Primarily Heavy Industry

6

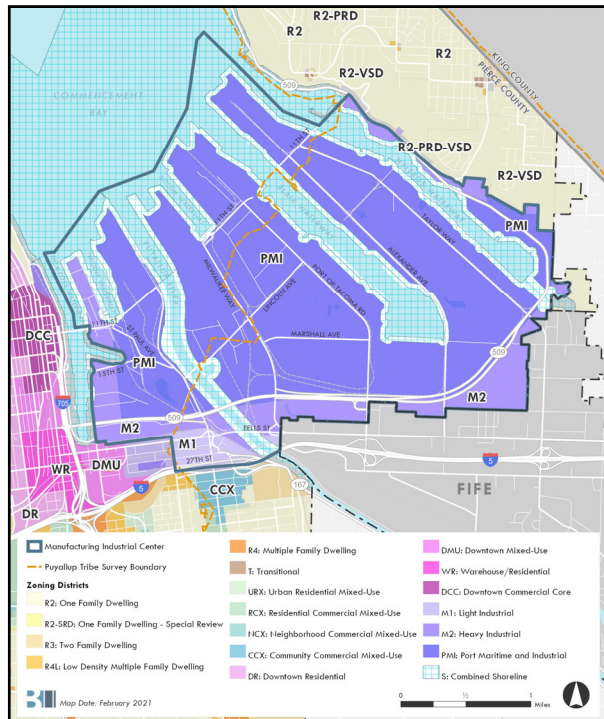


Alternative 1

Container Port Element

- **Core Area:** Identify the core port area and protect the long-term viability of this area. Use preferences are for cargo terminals, port-related container activity, compatible manufacturing, rail related uses and other supportive uses.
- **Industrial/Commercial Buffer:** Establish an Industrial/Commercial Buffer that will protect the viability of the core area while providing for compatible use and development with surrounding area. Allow greater mix of industrial activity and compatible uses. Establish development standards for greater compatibility with surrounding areas.

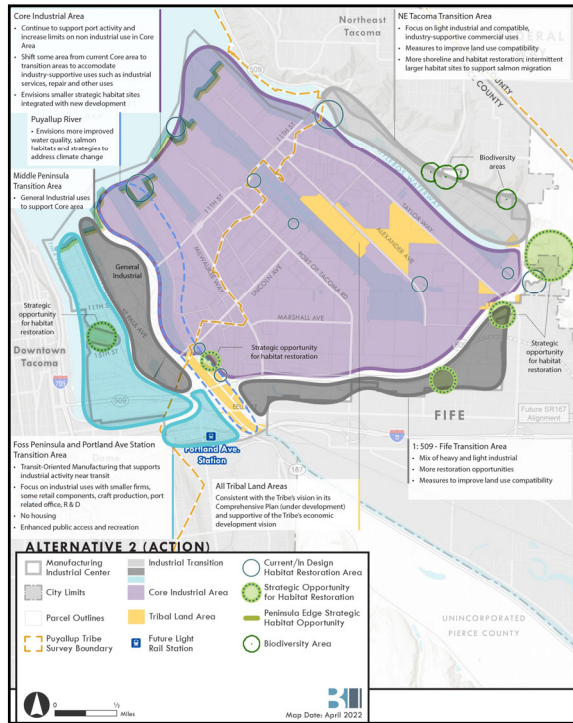
7



Alternative 1

- **Baseline:** Incorporates recent Tideflats and Industrial Land Use Amendments (Non-Interim Regulations).
- **Job Growth:** 2,000 new jobs (current trend).
- **Housing** is generally prohibited with exception of M-1
- **Buffer Areas:** Primarily zoned for heavy industrial activity
- **Fish and Wildlife:** Impacts and mitigation performed permit by permit
- **Public Access:** System plan + coordinated permit mitigation
- **Transportation Improvements:** Permit mitigation; grant funding

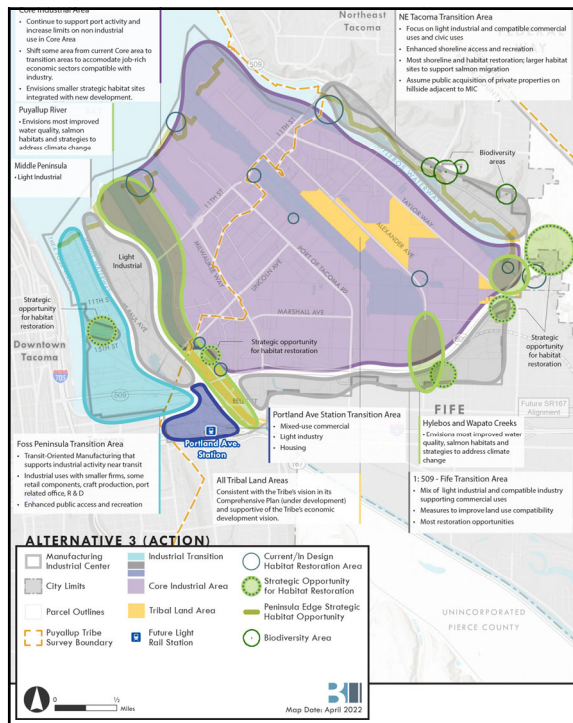
8



Alternative 2

- **Growth Target: 10,000 new jobs (PSRC Target)**
 - Focus on employment dense industrial sectors and more aggressive industrial growth.
 - More restrictions on non-industrial uses, and limits on housing in the Portland Ave/Thea Foss area.
- **Transition Areas: Light Industrial + Transit Oriented Manufacturing**
- **Restoration: Coordinated mitigation strategies; shared priority sites**
- **Public Access: Expands in conjunction with restoration and transition areas**
- **Climate Adaptation: Tests sea level rise protection and accommodation strategies**
- **Transportation: Shared priority projects, proactive investment**

9



Alternative 3

- **Growth Target: 10,000 new jobs**
 - Economic focus: Uses more directly serving the Port of Tacoma.
 - Greater mix of industrial and commercial/civic employment
- **Transition Areas:**
 - Shift to light industrial land uses with more use flexibility for compatible commercial/civic uses.
 - Transit Oriented Development with light industrial around Portland Ave Station
- **Puyallup River water quality and habitat focus**
- **Restoration: More proactive investment**
- **Public Access: More proactive investment**
- **Climate Adaptation: Tests sea level rise accommodation and managed retreat**
- **Transportation: Shared priority projects, proactive investment**

10

ALTERNATIVE 4 (ACTION)

- Manufacturing Industrial Center
- Tribal Land Area
- City Limits
- Parcel Outlines
- Puyallup Tribe
- Survey Boundary

Existing MIC Zoning Districts

- PM1: Port Maritime and Industrial
- M2: Heavy Industrial
- M1: Light Industrial
- S: Combined Shoreline

Alternative 4

- Avoid displacement of port supportive uses
- Allow some additional housing near high capacity transit
- Coordinate and accelerate fish and wildlife habitat restoration
- Greater coordination and enhancement of shoreline access and recreation
- Shared priority transportation projects, coordinate mitigation agreements, prioritize freight routes, and consider sea level rise in transportation planning

11

11

Planning Process and Milestones

PLANNING FRAMEWORK

+

WORK PLAN

+

COMMUNITY INPUT

*We are here

SEP/OCT 2021	PRESENT – FALL 2022	FALL – SUMMER 2023	2023-2024
Guiding Principles/ Benefits	EIS Alternatives*	Draft EIS Draft Plan	Final EIS Final Plan
<ul style="list-style-type: none"> Reviewed Guiding Principles with the Advisory Group 	<ul style="list-style-type: none"> Steering Committee Recommendation Public Comment Period City Council Public Hearing and Resolution 	<ul style="list-style-type: none"> Tideflats Advisory Group Steering Committee Draft Recommendation to Planning Commission 	<ul style="list-style-type: none"> Planning Commission recommendation to the City Council City Council Public Hearing and Ordinance

TACOMA TIDEFLATS SUBAREA PLAN & EIS | CITY COUNCIL STUDY SESSION

12

12

Scoping Notice and Engagement

Notification

- **Direct Mailing**
 - 3 x 9000 taxpayers and occupants
- **Interested Party List**
 - 400 + interested parties
- **SEPA Distribution**
- **Facebook Event Page and Social Media**
- **News Tribune Ad**
- **Legal Notices**
- **Public Notice Signs**

Engagement

- **Pre-Scoping Meetings:**
 - Planning Commission (May 18)
 - Tideflats Advisory Group (June 2)
 - Community Informational Meeting (June 6)
 - City Council (June 14)
- **Scoping Comment Period: June 22 – August 5**
 - Tideflats Advisory Group (June 23)
 - Planning Commission (July 6 and August 3)
 - Community Scoping Meeting (July 13)
 - Online comment form

13

Scoping Comments

- **Comments received through August 5, 2022**
 - Scoping Meeting: 15 commenters
 - Written Comments: Approximately 90 comments
 - Steering Committee: Pierce County
 - Tideflats Advisory Group
 - Oral comments from scoping meeting
 - Written comments from individual members
 - Planning Commission

14

Themes of Comments

- **Air Quality** – how each alternative would affect air quality
- **Earth** – Consider mitigation measures to remediate soil contamination and pollution reduction; Consider impacts of natural disasters
- **Plants and Animals** – impacts of alternatives on endangered species; Prioritize and expand restoration; evaluate impacts to trees canopy and consider expansion of tree canopy in the area
- **Public Services** – Impacts to public safety and emergency response
- **Environmental Justice and Public Health** – Impacts to BIPOC/frontline communities/ employees; Consider City equity goals; Impacts to Tribal Treaty Rights; Economic prosperity
- **Climate Change and Resilience:** Identify strategies to support “green” industries, meet decarbonization goals; Consider impacts of fossil fuel expansion; Tree canopy and heat exposure

15

Themes of Comments

- **Economic Development** - Evaluate impacts to existing businesses, as well as number of jobs, wages, and tax revenues; Consider strategies to support “clean” industries; Consider economic value of other attributes (environmental, recreation, etc.); Consider job security for existing workers; job creation goals.
- **Land Use** – Ability for green industry to locate in Tideflats; Impacts to housing/homelessness; Minimize expansion of fossil fuels; consider greenhouse gas impacts from alternatives; Consider impacts on boating access; how do alternatives support expanded public access to waterfront; analyze potential loss of industrial lands; consider land use consistency with Container Port GMA.
- **Transportation** – Conduct study of mobility of freight, goods, and people; consider impacts to congestion and pedestrian safety; Consider transit accessibility; Expanded bike and pedestrian facilities; Proactive investment to improve transportation.

16

Characterization of Comments

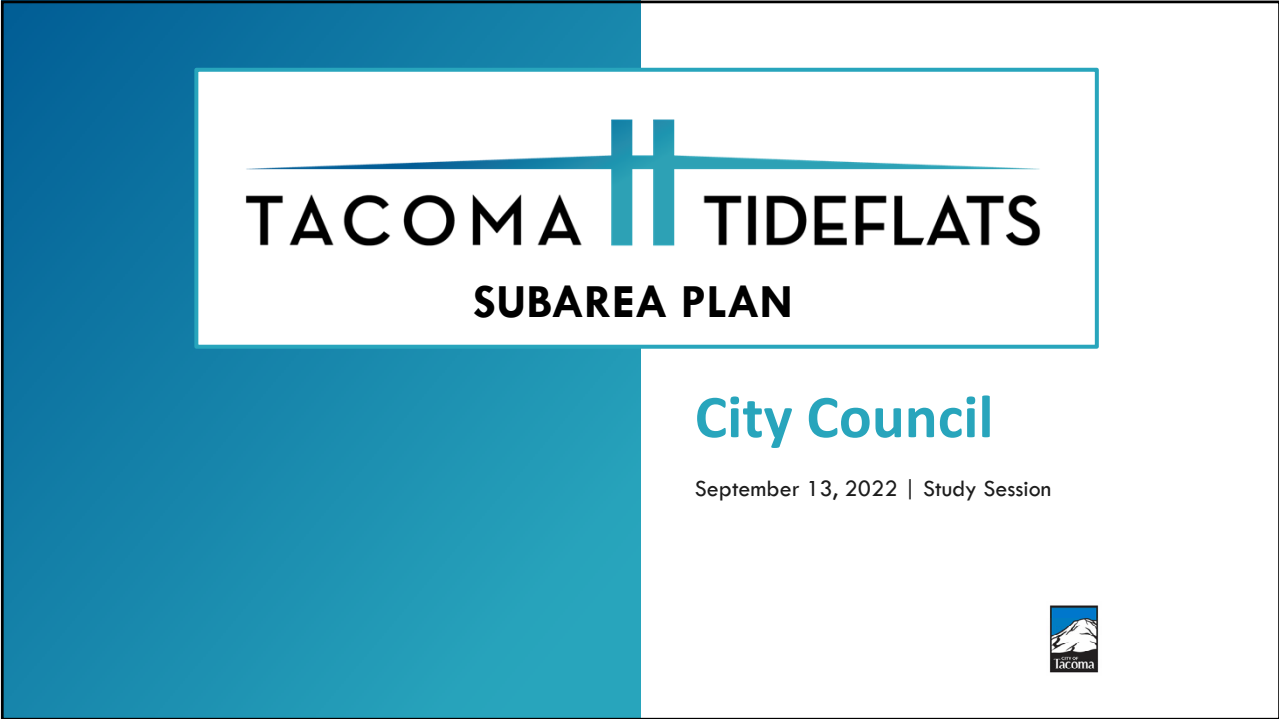
1. Majority of comments are focused on key questions or issues to evaluate as part of the scope of the EIS
2. Some comments are outside the purview of the EIS but are within the scope of work of the Plan and additional studies.
3. Comments requesting specific modifications to the proposed alternatives
4. Comments identifying support for a specific alternative
5. Comments advocating for specific outcomes
6. Comments on process and public engagement moving forward through plan development

17

Next Steps: City Council Process

Date	Topic
September 13, 2022	<ul style="list-style-type: none"> • City Council Study Session to review scoping comments • Public Hearing
September 20, 2022	<ul style="list-style-type: none"> • City Council Study Session to review public testimony • Consider potential amendments*
October 4, 2022	<ul style="list-style-type: none"> • City Council Resolution
November 8, 2022*	<ul style="list-style-type: none"> • 45-day comment period if amendments are introduced • Additional Steering Committee (October 13) and Advisory Group Meetings (September 29)

18



TACOMA TIDEFLATS
SUBAREA PLAN

City Council
September 13, 2022 | Study Session

