



TACOMA TIDEFLATS
SUBAREA PLAN

City Council

June 14, 2022 | Study Session



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Agenda

Purpose of the meeting: Provide a status update on the Subarea Plan and Environmental Impact Statement (EIS) and City Council's role in the next phase.

- Introduction and background
- Next milestone – in progress
- Introduce Preliminary Alternatives as recommended by the Steering Committee

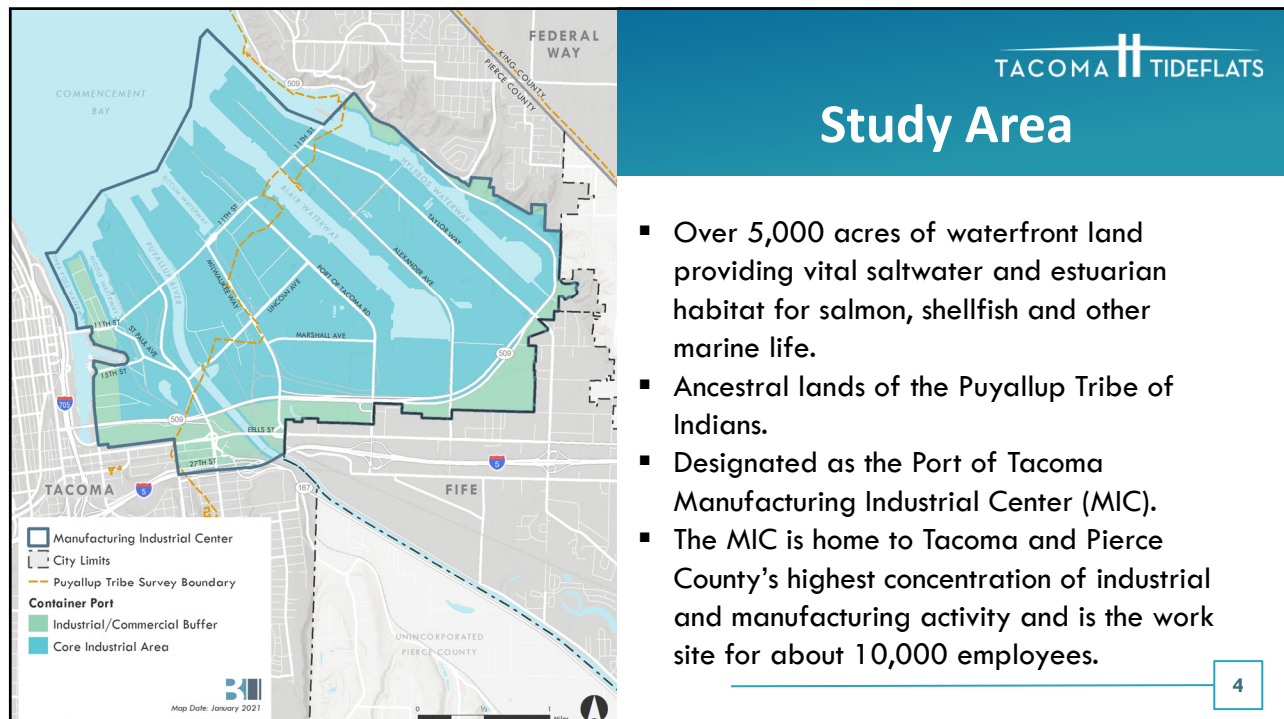
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Introduction and Background

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What is a Manufacturing and Industrial Center?

- A designation established in 2002 in the Puget Sound Regional Council's *VISION 2040* and the City of Tacoma's Comprehensive Plan.
- Ten MICs designated in the Puget Sound Region targeted for significant regional employment growth.
- Manufacturing and industrial uses are protected from encroachment.
- Designation provides regional funding priority for major transportation projects, e.g., Port of Tacoma Road, Taylor Way, SR 167, and freight projects.

What is a Subarea Plan?

Subarea planning allows for the establishment of a shared, long-term vision, and a more coordinated approach to development, environmental review, and strategic capital investments in a focused area.

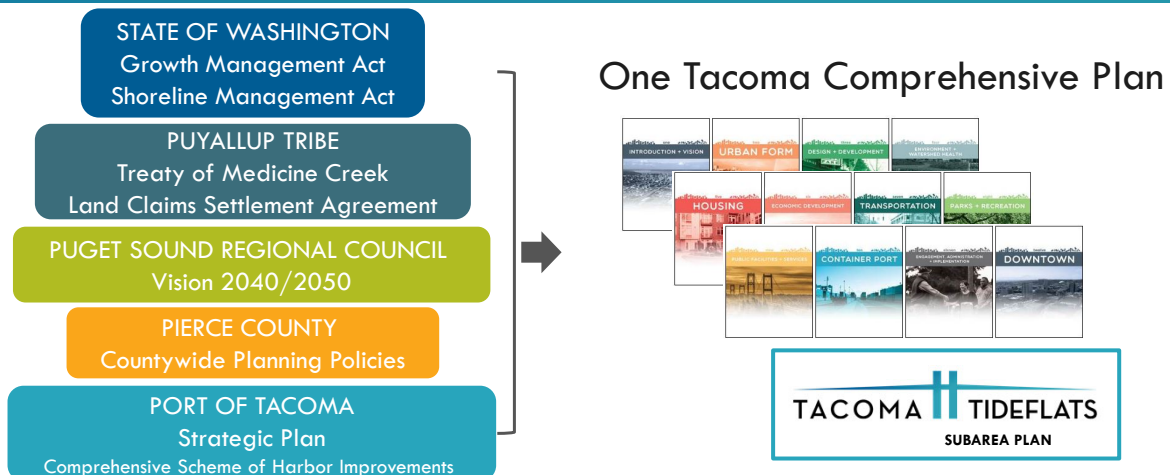
- Considers how broad city-wide policies apply within a specific area.
- Situate the goals and policies within the specific conditions of an area.
- Allows for greater assessment of potential impacts of growth and development and strategies to mitigate those impacts.
- Define how the subarea relates to neighborhoods and communities surrounding it.

Benefits of a Subarea Plan

- Coordinated approach to development and mitigation.
- Improve predictability for permitting for applicant and community.
- Increase eligibility for transportation funding and capital investments.
- Enhanced and streamlined environmental review.

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Policy Framework for the Subarea Plan



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Shared Planning

- The Subarea Plan and EIS is a shared planning effort among five participating governments.
- The goal is to have ongoing collaboration and dialogue to implement the plan.



Completed Milestones

Steering Committee Recommended EIS Alternatives

- Steering Committee forwarded the proposed Alternatives on March 24, 2022

Community Visioning Process and Report

- Steering Committee reviewed report on August 12, 2021
- Visioning Report documents methods of engagement, public participation, and engagement outcomes
- Visioning process conducted between February – July 2021

Baseline Conditions Report

- Steering Committee reviewed on March 11, 2021
- Documents existing policies, programs, regulations as well as baseline conditions for topics to be addressed in the EIS.

Public Engagement Plan

- Steering Committee Reviewed and Approved on July 9, 2020

Intergovernmental Work Plan

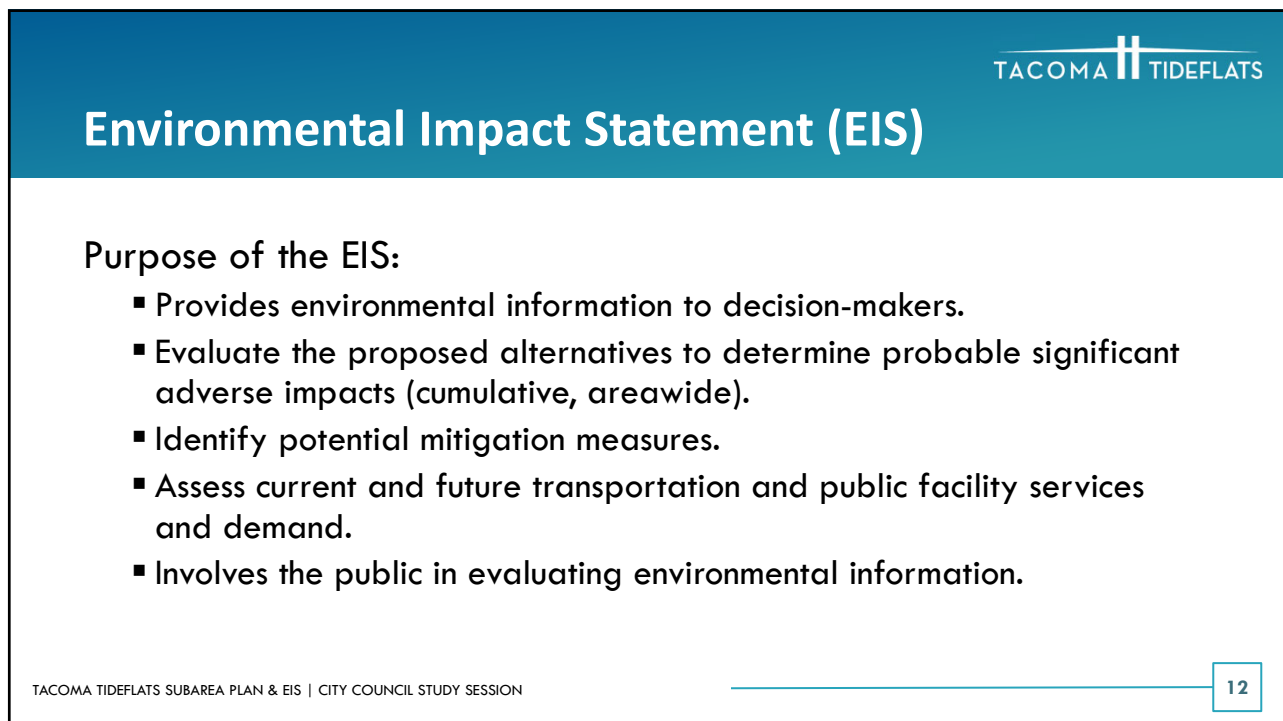
- Steering Committee finalized on February 10, 2019




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Next Milestone:
Finalize Scope and Alternatives for
Environmental Impact Statement

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Environmental Impact Statement (EIS)

Purpose of the EIS:

- Provides environmental information to decision-makers.
- Evaluate the proposed alternatives to determine probable significant adverse impacts (cumulative, areawide).
- Identify potential mitigation measures.
- Assess current and future transportation and public facility services and demand.
- Involves the public in evaluating environmental information.

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Environmental Impact Statement Scoping

- First step in the environmental impact statement process.
- Narrow the focus of the environmental impact statement to significant issues.
- Initiates the involvement of community members and public agencies.
- Alerts lead agency of areas of concern or controversy early in process.
- Explore alternatives to address areas of concern.

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Scoping Timeline and Next Steps

March 24, 2022: Tideflats Steering Committee recommended Preliminary Alternatives for scoping process

1. Pre-Scoping Meetings (2022):

- Planning Commission (May 18)
- Tideflats Advisory Group (June 2)
- Community Informational Meeting (June 6)
- City Council (June 14)

2. Scoping Comment Period (2022): June 21 – August 5

- Tideflats Advisory Group (June 23)
- Planning Commission (July 6)
- Community Scoping Meeting (July 13)

3. City Council Process:

August to October/November 2022

- August 9 - Study Session and resolution to set the hearing
- September 13 – Tentative date for public hearing
- September 20 – Study Session
- If amendments are introduced:
 - 45-day comment period
 - Comments from Tideflats Advisory Group and Steering Committee

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Types of Comments

▪ Preliminary Alternatives Document

- Guiding Principles
- Maps
- Element Comparison

▪ Scope of Environmental Review

- Probable significant adverse impacts
- Proposed mitigation measures

Environmental Elements:

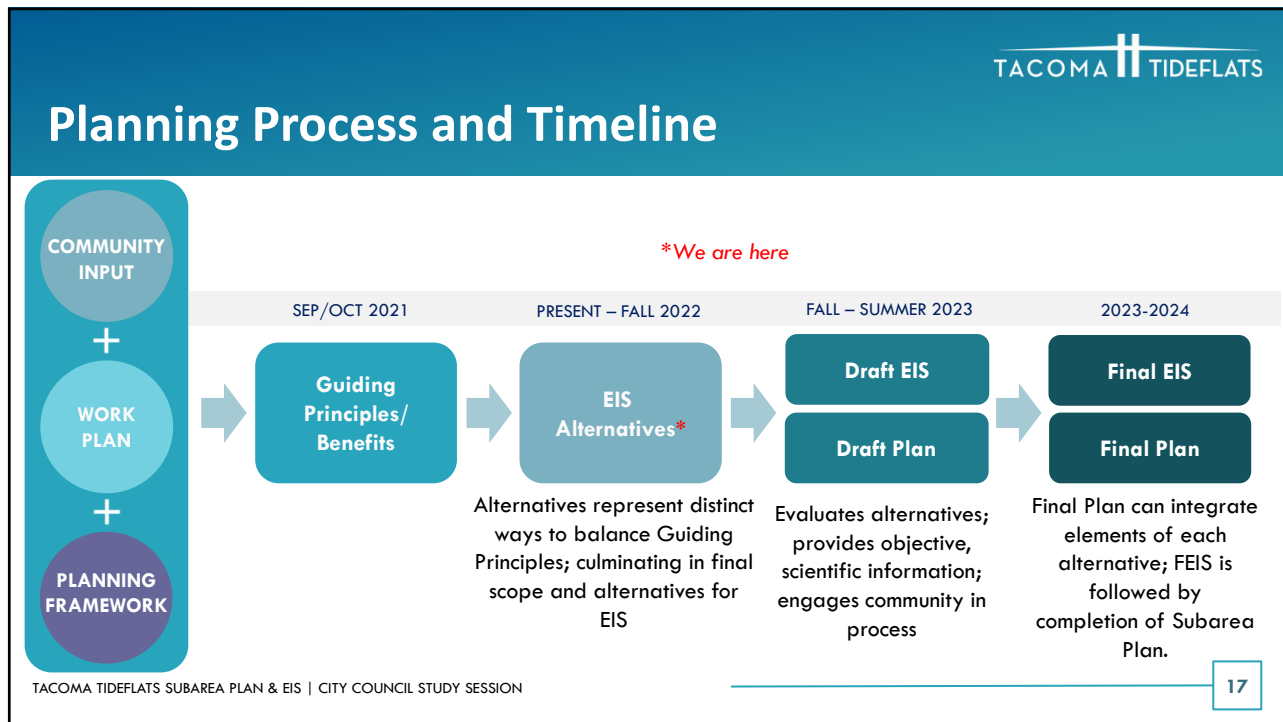
- Earth
- Air
- Water
- Plants
- Animals
- Energy and natural resources
- Environmental Health
- Land and shoreline use
- Housing
- Aesthetics
- Light and glare
- Recreation
- Historic and Cultural Preservation
- Transportation
- Public services
- Utilities

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How to Provide Comments

- Public Scoping Meeting – July 13, 2022 at 6:00 PM (Zoom)
- Online Comment form: cityoftacoma.org/tideflatsplan
- Written Comments: Planning, 747 Market Street, Room 345, Tacoma WA 98402

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Steering Committee Recommendation

- Guiding Principles
- Preliminary Alternatives

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Alternatives

- Alternatives are basic building blocks of the EIS
- Establish project goals and consider alternatives to meet those goals with a lower environmental cost
- Represent a reasonable range of choices, reflecting different community interests and input
- The final action chosen by decision-makers need not be identical to any single alternative in the EIS, but must be within the range of alternatives discussed

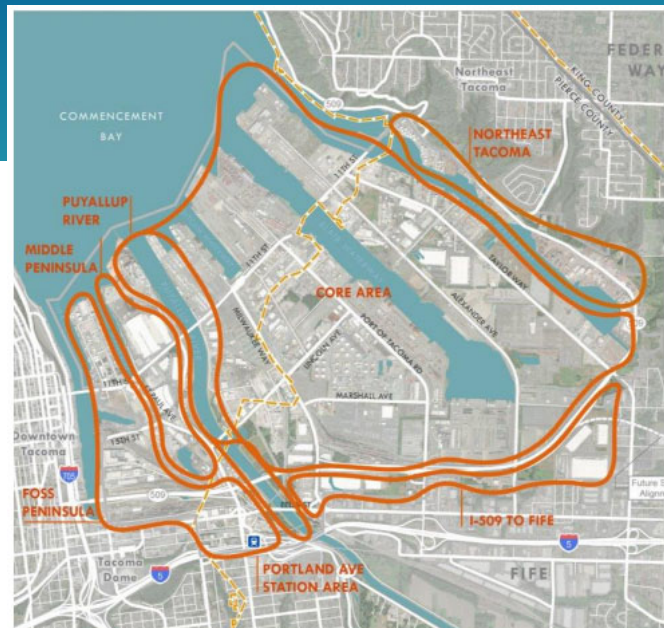
Categories of Guiding Principles

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



Character Areas

- Core Area
- Northeast Tacoma
- I-509 to Fife Transition
- Puyallup River
- Middle Peninsula
- Foss Peninsula
- Portland Ave Station Area



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Alternatives - Elements

- Employment Growth/Density
- Industrial concentration/zoning/light and heavy use mix
- Transition areas and transition concepts
- Housing
- Industrial use flexibility
- Public access and recreation
- Shoreline restoration
- Sea level rise
- Decarbonization

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Range of Alternatives

ALTERNATIVE 1

ALTERNATIVE 2

ALTERNATIVE 3

ALTERNATIVE 4

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