



TO: Elizabeth A. Pauli
FROM: Stephen Atkinson, Principal Planner, Planning and Development Services
Peter Huffman, Director, Planning and Development Services
COPY: City Council and City Clerk
SUBJECT: Resolution – Set Tideflats Subarea Plan/EIS Alternatives Public Hearing –
August 9, 2022
DATE: July 25, 2022

SUMMARY AND PURPOSE:

A resolution setting Tuesday, September 13, 2022, as the date for a public hearing before the City Council on proposed Tideflats Subarea Plan and Environmental Impact Statement Alternatives, as recommended by the Tideflats Steering Committee.

BACKGROUND:

In recognition of the regional significance of Port of Tacoma Manufacturing-Industrial Center (MIC), the City of Tacoma, Port of Tacoma, Puyallup Tribe of Indians, City of Fife, and Pierce County have partnered to develop a Tideflats Subarea Plan for adoption by the City of Tacoma as part of the City’s Comprehensive Plan. The Tideflats Subarea Plan and companion Environmental Impact Statement (EIS) process is intended to create a shared long-term vision and more coordinated approach to development, environmental review, and strategic capital investments in the Tideflats. Completion of the subarea plan will support the ongoing eligibility for and prioritization of transportation funding in the regional manufacturing and industrial center

On March 24, 2022, the Tideflats Steering Committee unanimously recommended a range of preliminary future development alternatives to be used as the basis for the State Environmental Policy Act (SEPA) Planned Action EIS scoping process. That recommendation completed a major milestone identified in the Work Plan. The recommendation includes proposed Guiding Principles and a range of alternatives including the “No Action” alternative (representing the baseline conditions), and three “Action” alternatives, representing a range of policy choices for consideration in the plan. Alternatives are one of the basic building blocks of an EIS. They present options in a meaningful way for decision-makers.

Following this recommendation, the City of Tacoma has initiated the EIS public scoping process. As part of this scoping process, the City Council is holding a public hearing to gather community input, prior to making a final recommendation on the EIS scope and future development alternatives to be considered. Upon completion of the scoping process, the consultant team will conduct the environmental analysis and work with the Steering Committee to develop the draft plan.

Additional information about the Tideflats Subarea Plan/EIS and the Preliminary Alternatives is available on the project webpage: www.cityoftacoma.org/TideflatsPlan.

COMMUNITY ENGAGEMENT:

Public engagement is a key element of the Tideflats Subarea Plan/EIS process. On July 9, 2020, the Tideflats Steering Committee approved the Public Engagement Plan. This Plan identifies the key notification strategies and engagement methods for ensuring broad and representative community participation in the development of the Subarea Plan and EIS. In addition, the plan describes the decision making process for the Subarea Plan and EIS, the



role of the partner governments, as well as methods for accountability and evaluation of the engagement process. Since the finalization of the Steering Committee’s recommendations on the Preliminary Alternatives, significant outreach has occurred, including engagement with the Planning Commission, Tideflats Advisory Group, the City Council, other stakeholder and community groups, and a Community Scoping Meeting on July 13, 2022. This public hearing is another important part of the community engagement process prior to City Council making a final recommendation.

2025 STRATEGIC PRIORITIES:

Setting this public hearing will not have a significant impact on the City’s 2025 Strategic Priorities, however the Tideflats Subarea Plan and EIS is structured around the following overarching themes, which tie directly to the City’s strategic priorities around equity and accessibility, economy/workforce, and livability:

- Economic Prosperity for All
- Environmental Remediation and Protection
- Transportation and Capital Facilities Planning
- Public Participation and Outreach

Explain how your legislation will affect the selected indicator(s).

There is not significant impact on the equity indicators associated with setting the public hearing date.

ALTERNATIVES:

The request is for the City Council to set and conduct a public hearing. As such, the alternative at this juncture is to:

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1. Schedule the public hearing at a later date.	This alternative would provide the City Council with additional time to consider the recommendation prior to the public hearing.	This alternative would detrimentally impact the City Council’s ability to complete its review and recommendation per the current project schedule.

EVALUATION AND FOLLOW UP:

Completing this phase of the Tideflats Subarea Planning and EIS process will allow the project to move forward to the Subarea Plan drafting and EIS analysis phases. These future phases will continue to be coordinated through the multi-jurisdictional Tideflats Steering Committee, Tideflats Advisory Group, City Council, and Planning Commission and will involve substantial community engagement.

STAFF/SPONSOR RECOMMENDATION:

Staff recommends the City Council conduct the public hearing on September 13, 2022. The City Council is tentatively scheduled to debrief and discuss the public hearing input at a study session on September 20, 2022 and consider its final recommendations on September 27, 2022.

FISCAL IMPACT:

There is no fiscal impact related to setting the public hearing date.