


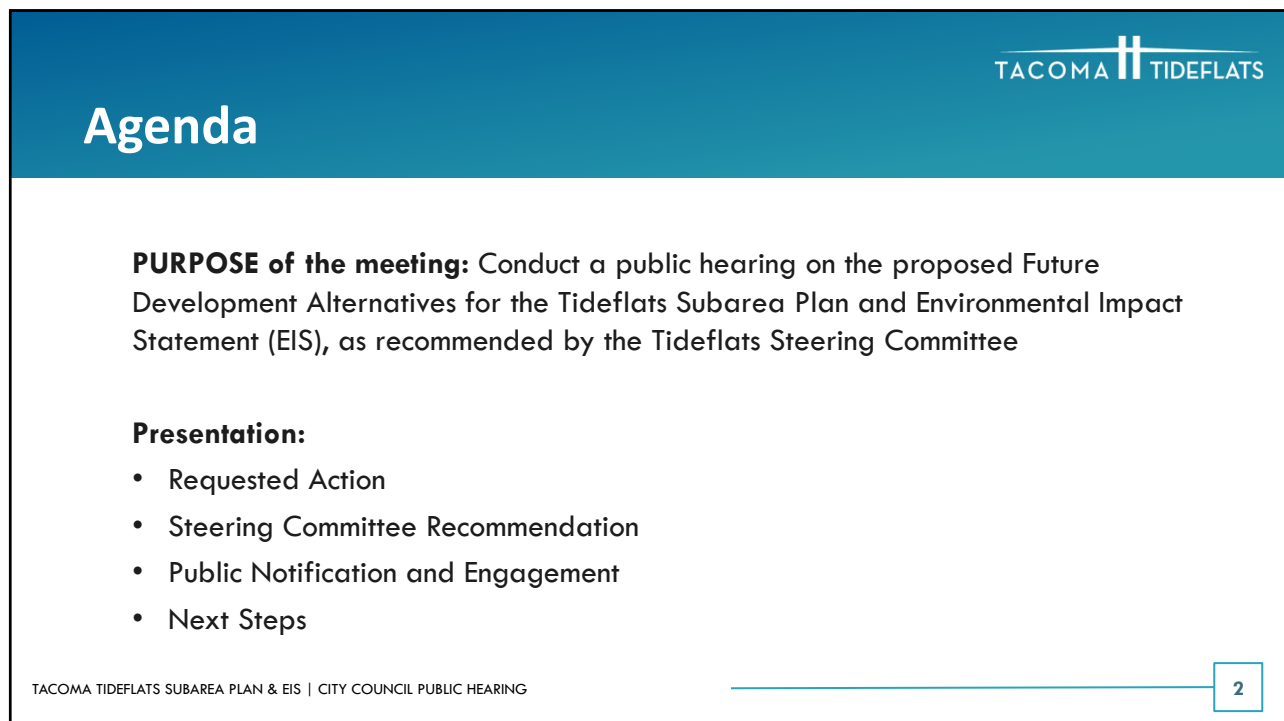
TACOMA || TIDEFLATS
SUBAREA PLAN

City Council

September 13, 2022 | Public Hearing



1



TACOMA || TIDEFLATS

Agenda

PURPOSE of the meeting: Conduct a public hearing on the proposed Future Development Alternatives for the Tideflats Subarea Plan and Environmental Impact Statement (EIS), as recommended by the Tideflats Steering Committee

Presentation:

- Requested Action
- Steering Committee Recommendation
- Public Notification and Engagement
- Next Steps

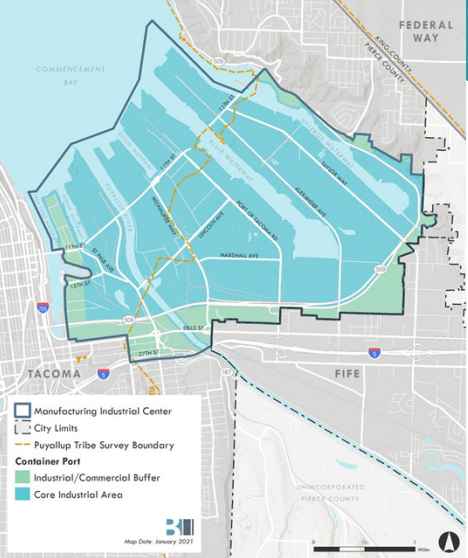
TACOMA TIDEFLATS SUBAREA PLAN & EIS | CITY COUNCIL PUBLIC HEARING

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 PUBLIC HEARING

3

Steering Committee Recommendation

March 24, 2022

1. Guiding Principles
2. Preliminary Alternatives



4

2

Categories of Guiding Principles

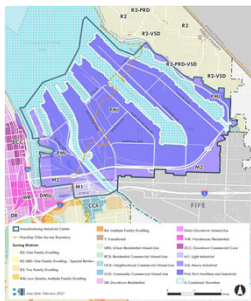
- Environment and Health
- Tribal Assets
- Transportation and Infrastructure
- Land Use and Economic Development
- Governance and Collaboration



5

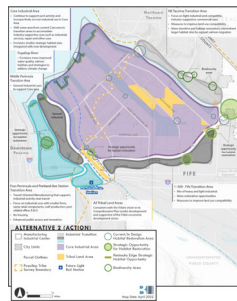
Range of Alternatives

ALTERNATIVE 1



Permit by Permit Review
Primarily Heavy Industry
Lower Employment Trend

ALTERNATIVE 2



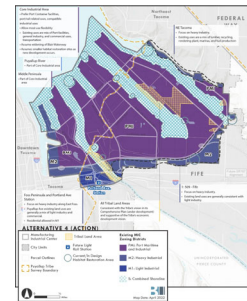
Coordinated Mitigation
Mix of Heavy and Light
Expand Industrial Employment

ALTERNATIVE 3



Proactive Investment
Light Industrial Transitions
Mixed Employment

ALTERNATIVE 4



Proactive Investment
Primarily Heavy Industry

6

Elements of Alternatives

- **Land Use and Employment Growth Scenarios**
- **Transition Areas**
- **Housing and non-Industrial Land Uses**
- **Fish and Wildlife Habitat Restoration**
- **Public Access and Recreation**
- **Decarbonization**
- **Sea Level Rise Adaptation**

7

EIS Alternatives - Process



8

Scoping Notice and Engagement

Notification

- **Direct Mailing**
 - 3 x 9000 taxpayers and occupants
- **Interested Party List**
 - 400 + interested parties
- **State Environmental Policy Act (SEPA) Distribution**
 - Agencies, neighborhood councils, adjacent jurisdictions
- **Facebook Event Page and Social Media**
- **News Tribune Ad**
- **Legal Notices**
- **Public Notice Signs**

TACOMA TIDEFLATS SUBAREA PLAN & EIS | CITY COUNCIL PUBLIC HEARING

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

9

9

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

TACOMA TIDEFLATS SUBAREA PLAN & EIS | CITY COUNCIL PUBLIC HEARING

10

10

Themes of Comments

- Air Quality
- Earth Plants and Animals
- Public Services
- Environmental Justice and Public Health
- Climate Change and Resilience
- Land Use and Employment
- Economic Development and Green Economy
- Transportation and Public Access and Recreation

11

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)

12



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SUBAREA PLAN

City Council

September 13, 2022 | Public Hearing

