



WEEKLY REPORT TO THE CITY COUNCIL

September 8, 2022

Members of the City Council
City of Tacoma, Washington

Dear Mayor and Council Members:

ITEMS OF INTEREST

1. There are no approved **Purchase Contract Awards** for the week of September 5, 2022.
2. Planning and Development Services Director Peter Huffman forwards the attached **Planning Commission's recommendation pertaining to the South Tacoma Groundwater Protection District (STGPD) moratorium**. On June 28, 2022, the City Council adopted Amended Substitute Resolution No. 40985 requesting the Planning Commission develop recommendations, within 60 days (i.e., by August 27, 2022), as to whether a moratorium on heavy industrial uses and storage of hazardous materials within the STGPD is warranted. Upon completing review and deliberations through a public process, and based on public comments received, the Commission reached the following conclusion and recommendation:

"The City Council should consider enacting a moratorium on permits for new and expansion of metal recycling, auto wrecking, vehicle service and repair, vehicle service and repair – industrial, as well as new underground storage tanks, within the South Tacoma Groundwater Protection District, for a duration of one year, to prevent the vesting of new land uses that may pose a risk to groundwater resources until the Groundwater Code Update can be complete in 2023."

Enclosed please find the "Planning Commission's Findings of Fact and Recommendations Report on Consideration for a Moratorium within the South Tacoma Groundwater Protection District, August 17, 2022," that provides pertinent background information about the City Council's request and summarizes the Commission's public review and community process.

3. City-funded Temporary and Emergency Shelter Performance: The City posts weekly information about its Temporary and Emergency Shelter locations including current census, number of available beds and exits to housing. This information can be found at: https://www.cityoftacoma.org/UserFiles/Servers/Server_6/File/cms/NCS/City%20Authorized%20Emergency%20Shelter%20Sites/Weeklydataupdate.pdf and is updated weekly.
4. Encampment Outreach: The City's Homeless Engagement and Alternatives Liaison (HEAL) Team (formerly the Homeless Outreach Team) performs encampment outreach throughout the week to provide individuals opportunities to connect to shelter, behavioral health, substance use and employment services.

For the week of August 29 - September 2, 2022, staff visited eight locations. This resulted in twenty-six individuals being contacted and five individuals connected to resources.

5. Emergency Rental Assistance Portal Closed August 1, 2022: The Pierce County Rental Assistance program stopped on August 1, 2022. This is a one-stop portal used by Pierce County residents seeking rental assistance. Applications will be processed normally until all funds have been distributed, this includes both Pierce County and City of Tacoma funds. This closure will not affect applications already in process. Since 2021, the City has provided 1,043 households with \$7,676,961 in rental assistance **(this is an increase of 19 households and \$154,098, in assistance over last report)**. The City has now fully expended its ERA 1 award and its set aside for utility assistance from ERA 2 funds. When we launched this program in 2020, we set a goal of having at least 45% of the households served headed by a person of color, to date, 65% of the households served are headed by a person of color. The City's Rental Assistance Fund at the Greater Tacoma Community Foundation has received 30 gifts totaling \$32,820.
6. Please see the attached City of Tacoma **Weekly Meeting Schedule**.
7. Tacoma Police Chief Avery Moore provides the attached **Weekly Crime Report**.
8. Senior Meal Delivery: Access to healthy meals and social and emotional support are important to our senior population. The City's contracted partner ensured in person, pickup, and delivery of 274 meals for the week of August 29 - September 2, 2022. **Lunches provided are available to Tacoma seniors (age 60 years and older) Monday through Friday on a first come-first serve basis, from 12 PM to 12:30 PM.**

Lunch at Beacon Activity Center:

- Sit-down lunches are available on Monday and Tuesday
- "To Go" lunches are available on Wednesday, Thursday, and Friday

Lunch at Lighthouse Activity Center:

- Sit-down lunches are available on Thursday and Friday
- "To Go" lunches are available on Monday, Tuesday, and Wednesday

STUDY SESSION/WORK SESSION

9. **The City Council Study Session of Tuesday, September 13, 2022, will be conducted as a hybrid meeting.** This meeting can be attended in-person at the Tacoma Municipal Building, Council Chambers located at 747 Market Street on the 1st floor or be heard by dialing (253) 215 – 8782 or through Zoom at: www.zoom.us/j/89496171192 and entering the meeting ID 894 9617 1192; and passcode 896569 when prompted. This meeting will be broadcast on TV Tacoma and live streamed on Facebook.

Discussion items will include: (1) **Tideflats Update**; (2) **Council Action Memorandum - Camping Ordinance**; (3) **Other Items of Interest - Council Consideration Request – UWT Celebrando Comunidad 2022 – Latinx Celebration and Awards**; (4) **Committee Reports**; (5) **Agenda Review and City Manager's Weekly Report**.

On our first agenda item, **Planning and Development Services staff will review the preliminary alternatives for the Tideflats Subarea Plan and Environmental Impact Statement (EIS), as recommended by the Tideflats Steering Committee, in preparation for the public hearing at the September 13, 2022, City Council meeting.** The presentation will provide an overview of the Tideflats Subarea Planning process, the EIS scoping period, and overall schedule to complete the plan. Staff will also provide an update on comments received from the Planning Commission, Tideflats Advisory Group, and Tideflats Steering Committee.

On our second agenda item, **Council Member John Hines will introduce an ordinance establishing a ten block buffer prohibiting camping and the storage of personal belongings on public property around temporary shelters and punishable as a misdemeanor offense.** Current temporary shelters include the Stability Site, the Tacoma Emergency Micro-Shelter Site #3, the Tacoma Emergency Micro-Shelter Site #4, the Mitigation Site at South 82nd and Pacific, the RISE Center Emergency Stabilization Shelter, the Mitigation Site at South 35th and Pacific, and those located at Altheimer Memorial Church of God in Christ, Bethlehem Baptist Church, and Shiloh Baptist Church. Further, upon occupancy of any future temporary shelters, the 10 block buffer prohibiting camping and the storage of personal belongings around these sites on public property shall apply.

Under other items of interest, the following item will be discussed:

- Council Consideration Request -Council Member Olgy Diaz: **UWT Celebrando Comunidad 2022 – Latinx Celebration and Awards**

10. The updated **Tentative City Council Forecast and Consolidated Standing Committee Calendars** are attached for your information.

COMMITTEE OF THE WHOLE

11. **The Committee of the Whole special meeting of Tuesday, September 13, 2022, will be conducted as a hybrid meeting.** This meeting can be attended in-person at the Tacoma Municipal Building, Council Chambers located at 747 Market Street on the 1st floor or be heard by dialing (253) 215 – 8782 or through Zoom at: www.zoom.us/j/89496171192 and entering the meeting ID 894 9617 1192; and passcode 896569 when prompted. This meeting will be broadcast on TV Tacoma and live streamed on Facebook.

During the September 13, 2022, Committee of the Whole, staff from the Office of Management and Budget will be provide the Mayor and Council Members a budget forecast update and preview of possible revenue options.

MARK YOUR CALENDARS

12. There are no new events at this time:

Sincerely,

A handwritten signature in cursive script, appearing to read "Elizabeth Pauli".

Elizabeth Pauli
City Manager

EAP: ram



City of Tacoma
Planning Commission

Christopher Karnes, Chair
Andrew Strobel, Vice-Chair
Morgan Dörner
Robb Krehbiel
Brett Marlo
Matthew Martenson
Brett Santhuff
Anthony Steele
Alyssa Torrez

August 17, 2022

The Honorable Mayor and City Council
City of Tacoma
747 Market Street, Suite 1200
Tacoma, WA 98402

RE: South Tacoma Groundwater Protection District – Consideration for a Moratorium

Honorable Mayor Woodards and Members of the City Council,

The City Council adopted Amended Substitute Resolution No. 40985 on June 28, 2022, requesting the Planning Commission to develop recommendations, within 60 days (i.e., by August 27, 2022), as to whether a moratorium on heavy industrial uses and storage of hazardous materials within the South Tacoma Groundwater Protection District (STGPD) is warranted.

Upon completing review and deliberations through a public process, and based on public comments received, the Commission reached the following conclusion and recommendation:

“That the City Council should consider enacting a moratorium on permits for new and expansion of metal recycling, auto wrecking, vehicle service and repair, vehicle service and repair – industrial, as well as new underground storage tanks, within the South Tacoma Groundwater Protection District, for a duration of one year, to prevent the vesting of new land uses that may pose a risk to groundwater resources until the Groundwater Code Update can be complete in 2023.”

Enclosed please find the *“Planning Commission’s Findings of Fact and Recommendations Report on Consideration for a Moratorium within the South Tacoma Groundwater Protection District, August 17, 2022”* that provides pertinent background information about the City Council’s request and summarizes the Commission’s public review and community engagement process, findings of fact, deliberations, and formulation of recommendations.

Along with the above recommendation, the Commission also wishes to highlight some of the key issues, concerns and suggestions that were identified, and deliberated to various extents, during our review process:

- 1. Focused, Targeted and Limited Moratorium** – Based on our review of information provided and our understating of the need for groundwater protection and aquifer recharge, we believe that a moratorium is warranted. However, a broad moratorium could result in detrimental, inequitable and/or disproportionate impacts to diverse businesses and uses that are of various types, purposes, characteristics, operations and maintenance needs, and risks to the environment. We suggest that taking a cautious approach would be more appropriate and pragmatic, hence the recommendation for a focused, targeted and limited moratorium.
- 2. Work Plan for One-Year Moratorium** – According to the Tacoma Municipal Code (TMC), Section 13.05.030.E.3, “Moratoria or interim zoning may be effective for up to one year if a work plan is developed for related studies requiring such longer period.” We suggest that the “Work Plan for STGPD Code Amendments” adopted by Resolution No. 40985 as part of the 2022 Annual Amendment can be referenced as the base for such a work plan for the one-year moratorium, with its scope and implementation schedule properly adjusted according to the need of the moratorium.

3. **Community Engagement and Outreach** – We acknowledge staff's efforts to reach out to the community and stakeholders, including broadcasting the Commission's meetings and conducting a community meeting (on July 27, 2022) during the need assessment stage for the moratorium. However, while we have heard overwhelmingly supportive comments from residents for the moratorium, we have not heard enough opposing viewpoints, nor have we heard anything from the business community. We hope to see enhanced community engagement, with targeted outreach to those businesses that would potentially be affected by the moratorium, if enacted.
4. **Subject Matter Experts (SMEs)** – While we acknowledge and appreciate the expertise and support from our partnering agencies, including the Tacoma-Pierce County Health Department, the Tacoma Water, the Environmental Services Department, the Fire Department, and the Planning and Development Services Department, we have not heard from other stakeholder agencies, such as the State's Department of Ecology, and the City's Economic Development Department. There is a need to engage with more subject matter experts (SMEs), to the extent of retaining consultant services, as some citizens have suggested.
5. **Economic Green Zone** – Given the short time limit of 60 days set by Resolution No. 40985 for the Commission to develop our recommendations, we have not been able to review all identified issues to the extent needed. Those issues include, but are not limited to, infiltration, impervious surface, legacy contamination, cleanup of contaminated sites, air quality, tree canopy, use compatibility, and buffers and transition areas. We suggest these issues, and any additional issues that may be identified, be properly addressed in the Economic Green Zone/South Tacoma Manufacturing-Industrial Center Subarea Plan and Environmental Impact Statement effort, which is the "STGPD Phase 2" plan as approved by the City Council, per Resolution No 40985. This is a critical effort to re-evaluate the future of industrial use and activity in South Tacoma and to consider how we increase employment opportunities while ensuring a healthy, safe, and sustainable environment for South Tacomans. We recommend that the City Council fully fund and staff this important endeavor and in a timeframe that dovetails with the STGPD Work Plan.

We acknowledge the uniqueness of the STGPD area, the legacy contamination issues in the area, and the importance of the continued and strengthened protection of the groundwater and aquifer recharge area. We respectfully request that the City Council consider enacting a focused, targeted and limited moratorium for the STGPD area and take into account our other recommendations as presented. If the moratorium is enacted, we hope issues are resolved in relatively short order, and not to see residents, businesses, economic development activity or growth of the urban neighborhoods unduly impacted by the moratorium or any unexpected consequences.

Sincerely,



CHRISTOPHER KARNES, Chair
Tacoma Planning Commission

Enclosure



**SOUTH TACOMA GROUNDWATER PROTECTION DISTRICT
CONSIDERATION FOR A MORATOIRUM**

**TACOMA PLANNING COMMISSION
FINDINGS OF FACT AND RECOMMENDATIONS**

AUGUST 17, 2022

A. SUBJECT:

South Tacoma Groundwater Protection District – Consideration for a Moratorium.

B. PROJECT INITIATION:

On June 28, 2022, the City Council adopted Amended Substitute Resolution No. 40985 approving the “Work Plan for South Tacoma Groundwater Protection District (STGPD) Code Amendments”, one of the applications for the 2022 Annual Amendment to the *One Tacoma* Comprehensive Plan and Land Use Regulatory Code 2022 (“[2022 Amendment](#)”).

The resolution also initiated consideration of a moratorium for the STGPD, and provided the following direction to guide the Planning Commission’s deliberations:

“Immediately following the adoption of the South Tacoma Groundwater Protection District Work Plan, as part of the first phase of that Work Plan, the Planning Commission will conduct a public process to develop findings of fact and recommendations as to whether a moratorium on heavy industrial uses and storage of hazardous materials within the South Tacoma Groundwater Protection District is warranted, and if so, to recommend the scope, applicability, and duration for City Council consideration within 60 days of the effective date of this resolution.”

The Council’s request was made based primarily on public comments received and the Commission’s recommendation that the Council consider the merits of a moratorium on future development projects. The 60-day timeframe set forth in the resolution implies that the intended deadline for the Commission’s recommendations is August 27, 2022.

C. FINDINGS OF FACT: BACKGROUND

1. Comprehensive Plan and Land Use Regulatory Code

The *One Tacoma* Comprehensive Plan, updated in 2015 by Ordinance No. 28335, is Tacoma’s comprehensive plan as required by the State Growth Management Act (GMA) and consists of several plan and program elements. As the City’s official statement concerning future growth and development, the *One Tacoma Plan* sets forth goals, policies and strategies for the health, welfare and quality of life of Tacoma’s residents. The Land Use Regulatory Code, Title 13 of the Tacoma Municipal Code (TMC), is the key regulatory mechanism that implements and supports the Comprehensive Plan.

2. Annual Amendments

The *One Tacoma Plan* and the implementing regulations are subject to continuous review, evaluation and modifications in order to remain effective, relevant, and responsive to changing circumstances. According to the GMA, local comprehensive plans cannot be amended more than once a year. During such annual amendment processes, all proposed amendments to the Comprehensive Plan and development regulations must be reviewed

concurrently, where appropriate, so to address the cumulative effect of the revisions and to maintain internal consistency among the various plan components and external consistency with regional, countywide, and adjacent jurisdictional plans.

Annual amendments shall be adopted by ordinance of the City Council following the procedures identified in TMC 13.02.070. The City is currently utilizing an alternate-cycle approach for Comprehensive Plan amendments, with City-initiated amendments generally processed in odd-year adoption cycles and private-initiated amendments processed in even-year adoption cycles. The recently completed 2022 Annual Amendment process started in January 2021 when the Planning Commission began to accept applications and ended in June 2022 when the City Council adopted the amendment package based primarily on the Commission's recommendations. (www.cityoftacoma.org/2022Amendment)

3. South Tacoma Neighborhood Council Application

The South Tacoma Neighborhood Council (STNC) submitted an application to the Planning Commission in March 2021 for consideration during the 2022 Annual Amendment process. The application sought to (a) update the *One Tacoma Plan* and the TMC applicable to the South Tacoma Groundwater Protection District (STGPD) and the aquifer recharge areas to address environmental and health risks and further prioritize protection of the STGPD; and (b) transform the South Tacoma Manufacturing/Industrial Center into an Economic Green Zone that fosters environmentally sustainable industry specifically within South Tacoma, above and near this water source.

4. Phased Approach

The Planning Commission conducted an assessment of the STNC's application, pursuant to TMC 13.02.070.E, and considered public comments received through a public scoping hearing in June 2021, and made a determination in July 2021 to move the application forward for technical analysis following a two-phased approach:

- **Phase 1: STGPD Code Amendments** – Update TMC 13.06.070.D pertaining to STGPD, to be done in the future 2023 Amendment Cycle, with creation of a work plan to occur during the 2022 Amendment cycle, developed in collaboration with the City of Tacoma Environmental Services Department, Tacoma Public Utilities – Tacoma Water, and the Tacoma-Pierce County Health Department. The work plan may include review of allowed land uses, review of the One Tacoma Comprehensive Plan, refinement of allowed uses and boundaries, and periodic update of the STGPD to ensure the regulations fulfill the intent of protecting the district.
- **Phase 2: Creation of an Economic Green Zone** – Evaluate the establishment of an Economic Green Zone (EGZ) to attract green industry to the City's manufacturing/industrial centers, taking into account the recently adopted 2030 Climate Action Plan and Climate Adaptation Strategy (Resolution No. 40878, November 30, 2021).

5. Planning Commission Recommendation – Work Plan for STGPD Code Amendments and Consideration of a Moratorium

Upon completing technical analyses and factoring in public comments, the Planning Commission forwarded its recommendations on the 2022 Amendment Package to the City Council in May 2022. With respect to the STNC's application, the Commission recommended that the City Council:

- (a) Approve the Work Plan for STGPD Code Amendments;

- (b) Acknowledge that the Work Plan represents the “Phase 1A Response” to the STNC’s application and that the implementation of the Work Plan to be carried out in the 2023 Amendment cycle represents the “Phase 1B Response”;
- (c) Acknowledge the perspectives, expectations and comments concerning the implementation of the Work Plan as provided by the partnering agencies, including the Environmental Services Department, Tacoma Water, and the Tacoma-Pierce County Health Department;
- (d) Acknowledge that the review process for the potential Economic Green Zone (EGZ) designation represents the “Phase 2 Response” to the STNC’s application; that the scope of work is anticipated to be comprehensive and comparable to the scale of a subarea plan, requiring the consideration for multifaceted aspects, such as land use designation changes, area-wide rezones, transportation and capital facilities improvements, environmental reviews, sustainability strategies, “green economy” strategies and incentives, groundwater and aquifer monitoring programs, and extensive community engagement; that the work is expected to be carried out during the general timeline of 2022-2024, potentially starting with a scoping process in late 2022 to define and refine the scope of work; and that additional staffing and budgetary resources may be needed to accomplish the work in a timely and effective manner; and
- (e) Consider the merits of a moratorium on future development projects, given that significant permit activity and development during the phased process could pre-empt the broader planning efforts.

6. City Council Review and Direction

The City Council and its Infrastructure, Planning and Sustainability Committee conducted reviews of the 2022 Amendment Package in May-June 2022, including holding a public hearing on June 7, 2022, and adopted the package on June 28, 2022 with four legislations. The Work Plan for STGPD Code Amendments was approved with Amended Substitute Resolution No. 40985, which also initiated the consideration of a moratorium for the STGPD. (See **Section B. Project Initiation** above.)

7. Interim Zoning and Moratoria

Interim Zoning and Moratoria are temporary mechanisms the City Council can enact to allow, or more commonly to prevent, new development under existing rules while a process is undertaken to evaluate and update the existing zoning and/or development regulations. The process for enacting Interim Zoning and Moratoria are the same, and are governed by State law and City code (RCW 36.70A.390 and TMC 13.05.030.E).

a. What is Interim Zoning?

Interim Zoning is an immediate change to existing zoning classifications or regulations where new classifications or regulations are temporarily imposed. Such temporary controls are designed to regulate specific types of development so that when new plans and/or zoning are adopted they will not have been rendered moot by intervening development.

b. What is a Moratorium?

A moratorium is the suspension of accepting or processing new applications for building, zoning, subdivision, or other types of development permits in order to preclude new development from occurring for a specified period of time while new or revised policies, zoning or regulations are considered. A moratorium may be imposed on all development types or all permit applications, or just on specific types of development or permit

applications and is generally applied to a specific geographic area or, if citywide, fairly specific circumstances.

c. When should Interim Zoning or a Moratorium be used?

There are two reasons to enact a moratorium or interim regulations – in response to an emergency situation or when a temporary protective measure is necessary:

- Emergency situation. An emergency situation is defined as when human health and safety is jeopardized and/or public or private property is imminently endangered.
- Temporary protective measure. A temporary protective measure is needed to protect the status quo or prevent harm from the vesting of rights to develop under existing regulations.

d. What is the Adoption Process?

The City Council has the sole authority to enact a moratorium or interim regulations, but the Council or Planning Commission can initiate the consideration of one.

e. Initiation

To initiate consideration of a moratorium or interim regulations, the City Council or Planning Commission makes a determination at a public meeting that a moratorium or interim zoning may be warranted. If the Council initiates, that determination is then forwarded to the Planning Commission for findings of fact and a recommendation.

f. Initial Planning Commission Review

If the Planning Commission has not already done so, the Commission is tasked with providing findings of fact and a recommendation to the Council. The Commission's recommendation should include:

- Whether the action is warranted
- The appropriate scope and duration for the moratorium or interim regulations
- The work plan and timeline for crafting the new or revised policies, zoning or regulations needed

g. Council Enactment

After receiving findings of fact and a recommendation from the Planning Commission, the Council holds a public hearing before deciding whether to adopt the moratorium or interim regulations, with appropriate findings justifying its action.

h. Duration and Renewals

Moratoria and Interim Zoning can be in place for up to six-months but can be initially enacted for up to one-year if a work plan for related studies is developed requiring the longer period. A moratorium or interim zoning can be renewed for additional six-month intervals provided the Council holds another public hearing and findings of fact are made to support each renewal.

i. If an emergency exists:

If an emergency exists, the City Council can immediately enact a moratorium or interim regulations (with or without a prior Planning Commission recommendation) and notice can be only the appearance of the item on the agenda. As part of the emergency adoption, the Council must refer the ordinance to the Planning Commission for findings of fact and a recommendation. The Council shall hold a public hearing within 60-days of adoption and after receiving a recommendation and findings from the Planning Commission. Following its public hearing, the Council shall decide whether to retain,

modify or terminate the moratorium or interim regulations, and adopt findings supporting its action.

D. FINDINGS OF FACT: SCOPE OF REVIEW

As directed by the City Council and referenced in Section B above, the scope of review includes heavy industrial uses and hazardous materials storage within the South Tacoma Groundwater Protection District.

1. Area of Applicability – South Tacoma Groundwater Protection District

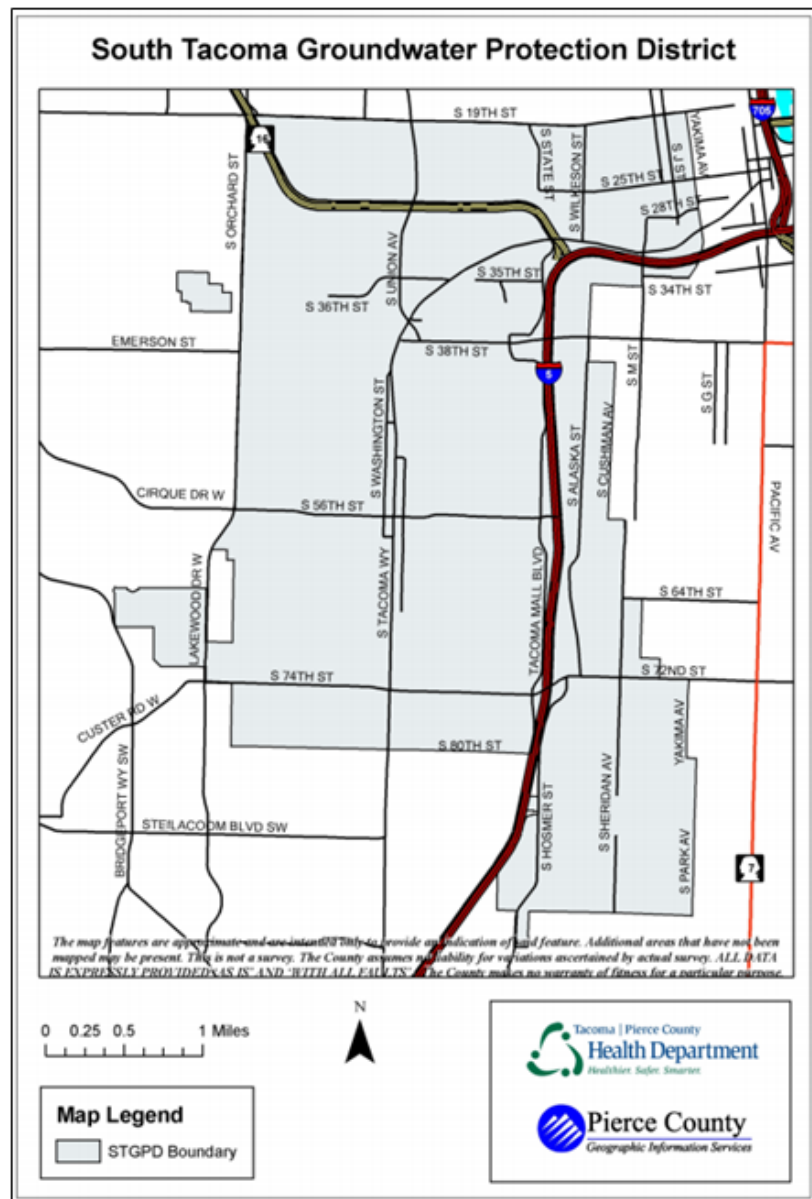
The South Tacoma Groundwater Protection District (STGPD) was created in 1988 as an overlay zone in Title 13 of the TMC. It encompasses the South Tacoma aquifer recharge area. The STGPD was created to protect aquifer drinking water from contamination. The boundaries were expanded east past I-5 in 2006. The regulations were updated in 2011 to allow stormwater infiltration.

2. Heavy Industrial Uses:

Heavy Industrial Uses, per the Tacoma Municipal Code, are defined as follows: “Manufacturing of any and all parts or products, provision of industrial services, and commercial production and sale of goods and services. This classification includes, but is not limited to, basic industrial processing from raw materials, food processing, industrial boatyards, industrial recycling facilities, scrap metal yards, CDL waste recycling facilities, port/terminal uses, log yards, sawmills, chemical plants, hulk hauling yards, wrecking yards, and bulk or raw materials storage.”

3. Hazardous Materials Storage:

Title 13 Land Use Regulatory Code defines “Hazardous substances” as “any liquid, solid, gas, or sludge, including any material, substance, product, commodity, or waste, regardless



of quantity which may pose a present or potential hazard to human health or to the quality of the drinking water supply in the South Tacoma aquifer system when improperly used, stored, transported, or disposed of or otherwise mismanaged.”

E. FINDINGS OF FACT: POLICY CONTEXT

1. Environment and Watershed Health

Policy EN–1.5 Protect the quantity, quality and function of high value environmental assets identified in the City’s natural resource inventories, including: ... groundwater.

Policy EN–3.23 Encourage infiltration of stormwater to promote aquifer recharge and assure continuous and adequate groundwater supply.

Policy EN–3.26 Prevent groundwater contamination through performance criteria and guidelines for siting, design, construction and operation of commercial and industrial structures and activities.

Policy EN–3.27 Support an ongoing effort to monitor groundwater quality in order to determine the effectiveness of the groundwater program over time.

Policy EN–3.28 Protect the quality of groundwater used for public water supplies to ensure adequate sources of potable water for Tacoma and the region.

2. Economic Development

Policy EC–1.1 Strive to capture 46% of urban Pierce County’s employment growth by 2040.

Policy EC–1.2 Ensure that there is sufficient zoning and development capacity to accommodate the 2040 employment growth allocations.

Policy EC–2.2 Encourage investment in, and alignment of, public efforts to reduce racial, gender, ethnic and disability-related disparities in income and employment opportunity.

Policy EC–4.2 Promote a culture throughout the City organization that continuously improves the quality, predictability, timeliness and cost of the development process.

Policy EC–6.20 Strictly limit Comprehensive Plan Map amendments that convert industrial land and consider the potential for amendments to otherwise diminish the economic competitiveness or viability of prime industrial land.

Policy EC–6.22 Maintain properties currently developed with industrial users and strive to offset the reduction of development capacity with the addition of prime industrial capacity that includes consideration of comparable site characteristics.

3. Design and Development

Policy DD–9.2 Improve the interface between non-residential activities and residential areas, in areas where commercial or employment areas are adjacent to residential zoned land.

Policy DD–9.3 Use land use and other regulations to limit and mitigate impacts, such as odor, noise, glare, air pollutants, and vibration that the use or development of a site may have on adjacent residential or institutional uses, and on significant fish and wildlife habitat areas.

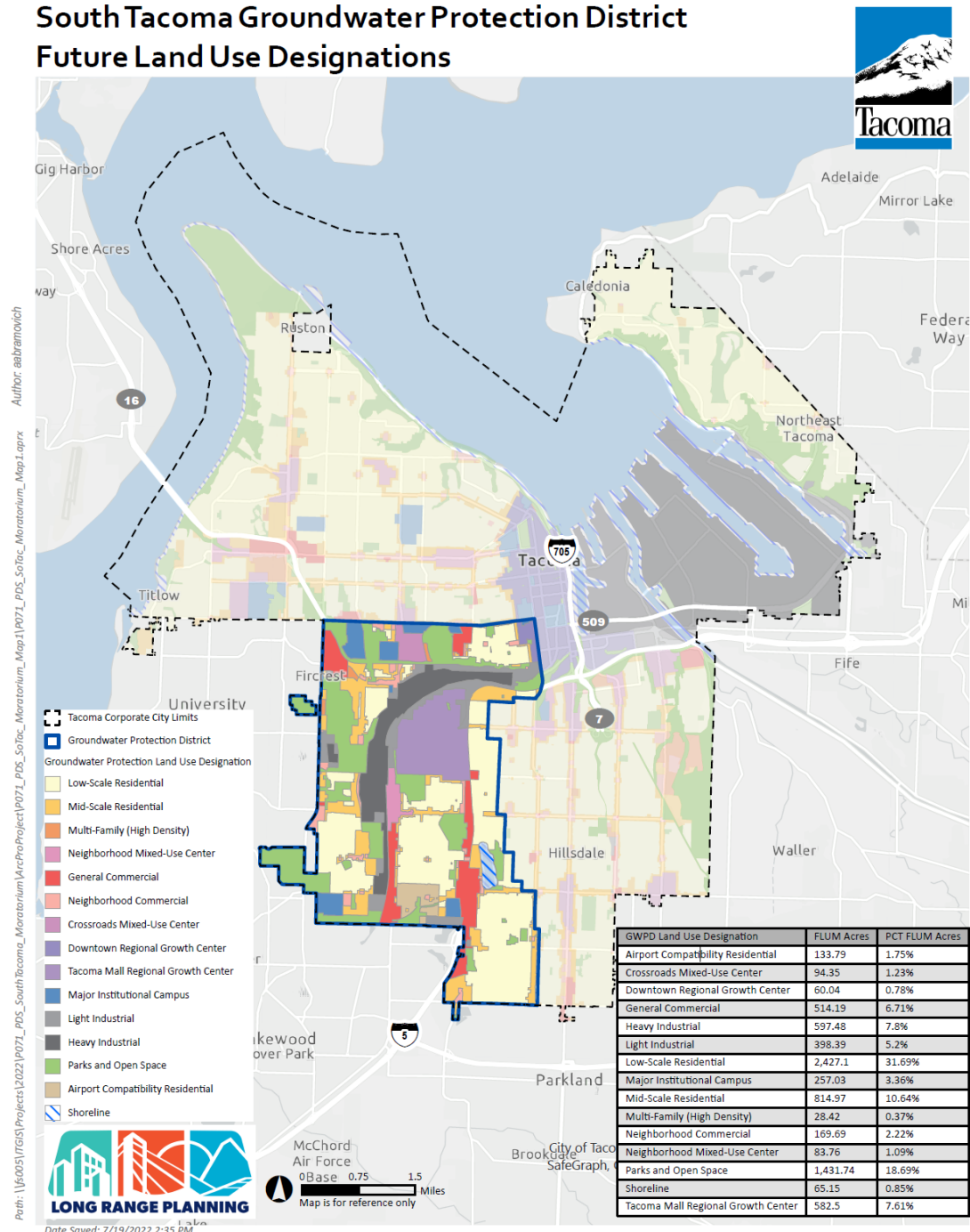
Policy DD–9.5 Protect non-industrial zoned parcels from the adverse impacts of activities on industrial zoned parcels.

Policy DD–9.6 Buffer between designated Manufacturing/Industrial Centers and adjacent residential or mixed-use areas to protect both the viability of long-term industrial operations and the livability of adjacent areas.

F. FINDINGS OF FACT: PLANNING CONTEXT – FUTURE LAND USES AND ZONING

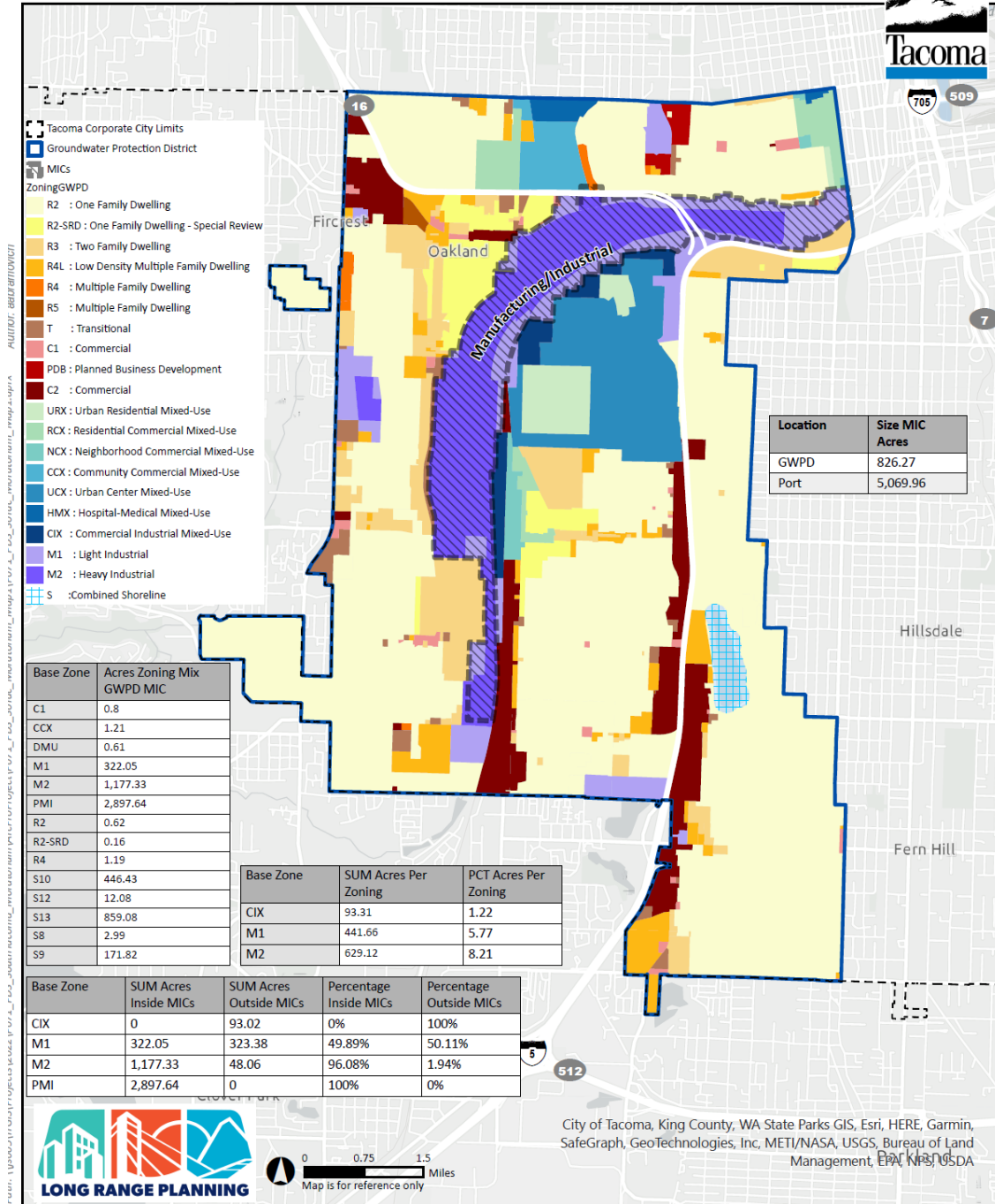
1. Future Land Use Designations in the South Tacoma Groundwater Protection District

South Tacoma Groundwater Protection District Future Land Use Designations



2. Manufacturing and Industrial Center and Zoning within the South Tacoma Groundwater Protection District

South Tacoma Groundwater Protection District Manufacturing and Industrial Center + Zoning



3. Heavy Industrial Land Use Designation

This designation is characterized by higher levels of noise and odors, large-scale production, large buildings and sites, extended operating hours, and heavy truck traffic. This designation requires access to major transportation corridors, often including heavy haul truck routes and rail facilities. Commercial and institutional uses are limited and residential uses are generally prohibited.

4. South Tacoma Manufacturing and Industrial Center – Purpose

To provide additional protection to industrial and manufacturing uses within the designated boundary of the South Tacoma M/IC by placing further restrictions on incompatible uses within this defined area. The additional requirements imposed through the South Tacoma M/IC Overlay District are intended to preserve this area for long term urban industrial and manufacturing use consistent with policy direction in the Comprehensive Plan.

5. M-2 Heavy Industrial Zoning District – Purpose

This district is intended to allow heavy industrial and manufacturing uses that can reasonably be accommodated without adverse impacts on the public's health, welfare, or safety. The impacts of these industrial uses include extended operating hours, heavy truck traffic, and higher levels of noise and odors. This classification is only appropriate inside Comprehensive Plan areas designated Heavy Industrial.

6. South Tacoma Groundwater Protection District – Overlay Zone – Purpose

The South Tacoma groundwater aquifer system serves as a significant source of drinking water for the City of Tacoma. It may supply as much as 40 percent of the City's total water demand during periods of peak summer usage. For future growth, supplemental supply, and emergency response, this resource will continue to be extremely important to the City of Tacoma.

It has been found and determined that a major cause of historical groundwater contamination in the South Tacoma aquifer system is from accidental or improper release of hazardous substances from spillage, leaks, or discharges from local industry. Due to the large number of potential sources of toxic and hazardous substances within the area which recharges the aquifer system and the possibility of further contamination, the City of Tacoma found that it was necessary and in the public interest to establish the South Tacoma Groundwater Protection District in 1988.

The South Tacoma Groundwater Protection District is an overlay zoning and land use control district specifically designed to prevent the degradation of groundwater in the South Tacoma aquifer system by controlling the handling, storage and disposal of hazardous substances by businesses. The overlay zoning district imposes additional restrictions on high impact land use development in order to protect public health and safety by preserving and maintaining the existing groundwater supply for current and potential users and to protect the City of Tacoma from costs which might be incurred if unsuitable high impact land uses were to reduce either the quality or quantity of this important public water supply source.

It is the intent of this chapter to establish orderly procedures that reduce the risks to public health and safety and to the existing groundwater supply. These procedures shall ensure that within the South Tacoma Groundwater Protection District, properties that have stormwater infiltration facilities and properties that store hazardous substances meet appropriate performance standards, and those properties are properly maintained, inspected, and tested when necessary.

G. FINDINGS OF FACT: PLANNING CONTEXT – PROHIBITED INDUSTRIAL LAND USES

1. Groundwater Protection District – Overlay Zone

The following “High impact” uses are prohibited based on incompatibility with groundwater protection:

- Chemical manufacture and reprocessing
- Creosote/asphalt manufacture or treatment
- Electroplating activities
- Manufacture of Class 1A or 1B flammable liquids defined in Fire Code
- Petroleum and petroleum products refinery, reprocessing
- Wood products preserving
- Hazardous waste treatment, storage, disposal facilities

2. M-2 Heavy Industrial Zoning District

The following uses/activities are prohibited in the M-2 Zoning District citywide:

- Mining and quarrying
- Smelting
- Coal facilities
- Explosives manufacturing
- Fertilizer manufacturing
- Petrochemical manufacturing
- Animal slaughter
- Fat rendering
- Acid manufacturing
- Blast furnaces

H. FINDINGS OF FACT: PLANNING CONTEXT – SOUTH TACOMA MIC EDGES AND PROXIMITY TO RESIDENTIAL AREAS

1. MIC Edges and Transitions

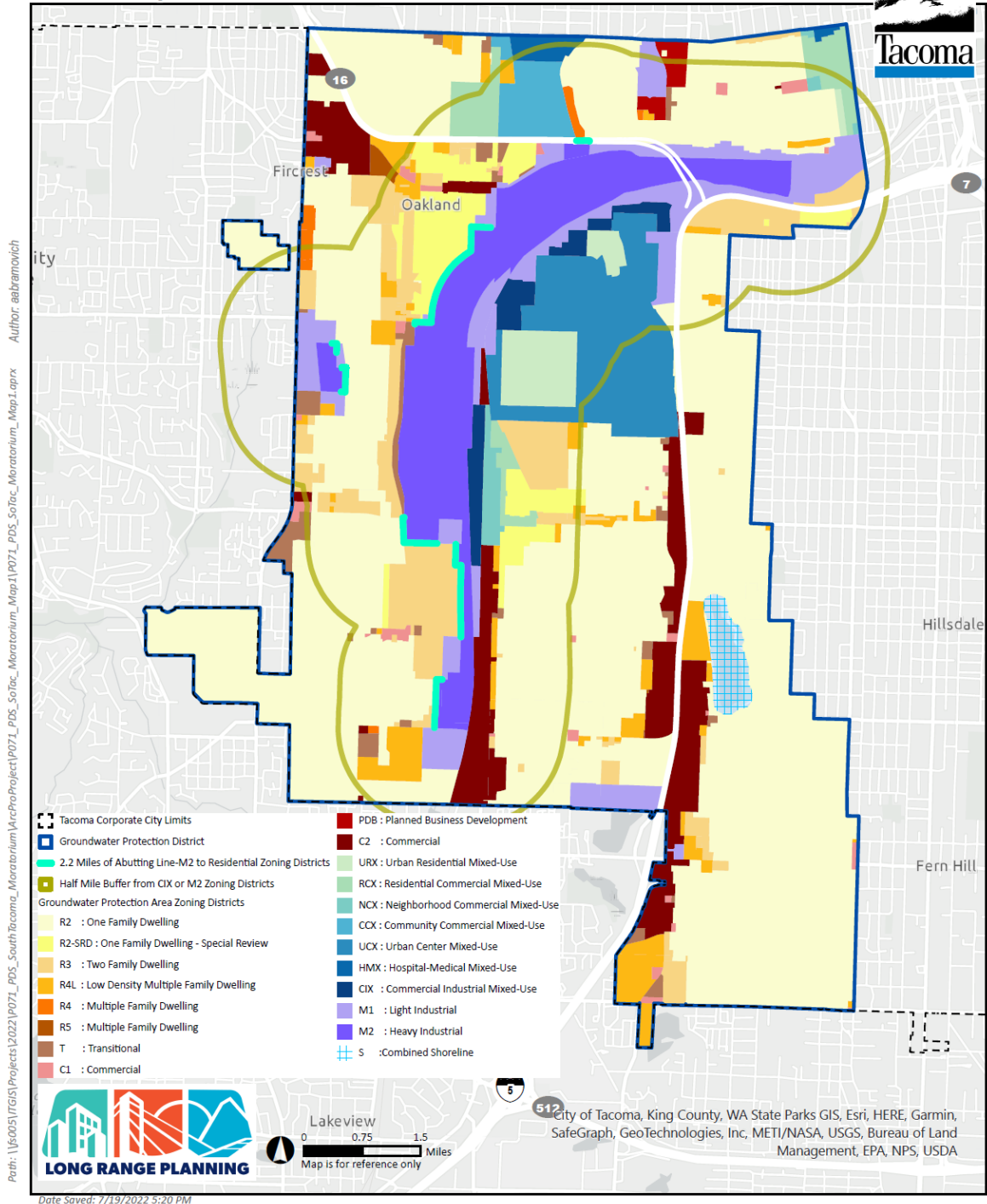
a. The northeast portion of the MIC abuts the Downtown Regional Growth Center at the intersection of Center Street and S Yakima Ave. Moving West, the MIC has a small open space/slope transition along the northern boundary until bifurcated by HWY 16, which creates an additional separation between the MIC and residential areas. To the South, the MIC is buffered by I-5 until it abuts the Tacoma Mall Regional Growth Center as it begins to turn south.

b. The central portion of the MIC has residential neighborhoods to the west, including the Oakland-Madrona business district and the Oakland High School. A significant portion of this area, bounded between South Madison and the railroad tracks and generally from S 37th Street to S 48th street includes largely vacant industrial areas, comprised of a superfund site from a former railyard and municipal airport.

c. The southern portion of the MIC is bounded by residential neighborhoods to the west and the South Tacoma Mixed Use Center to the east. South of 56th Street, the MIC immediately abuts the South End Recreation Area, including the STAR Center, Gray Middle School, and the South Tacoma Sounder Station. Finally, the MIC ends at S 74th Street, with general commercial areas to the immediate east and residential neighborhoods directly to the west without any zoning transitions.

2. Heavy Industrial Zoning Edges and Transitions

South Tacoma Groundwater Protection District Proximity of Non-industrial areas to Industrial Areas



3. Communities within ½ mile of Heavy Industrial Zoning

Half Mile from Heavy Industrial Zoning (2022 Data)	
Population	28,532
Median Household Income	64,086
Race/Ethnicity	
White	48%
Black	17%
American Indian	2%
Asian	9%
Pacific Islander	3%
Some Other Race	7%
Two or More Races	15%
Hispanic Origin	15%
Educational Attainment	
No HS Diploma	10%
HS Diploma	29%
Some College	35%
Bachelor/Graduate/Prof Degree	25%

Source: Data provided by Esri, Esri-Data Axle. The vintage of the data is 2022. Data accessed July 19, 2022. Esri forecasts for 2022. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

I. FINDINGS OF FACT: EXISTING LAND USES

1. Industrial Uses

There are approximately 85 businesses currently located in the South Tacoma Groundwater Protection District that are identified as industrial under the NAICS classification system. These are summarized below.

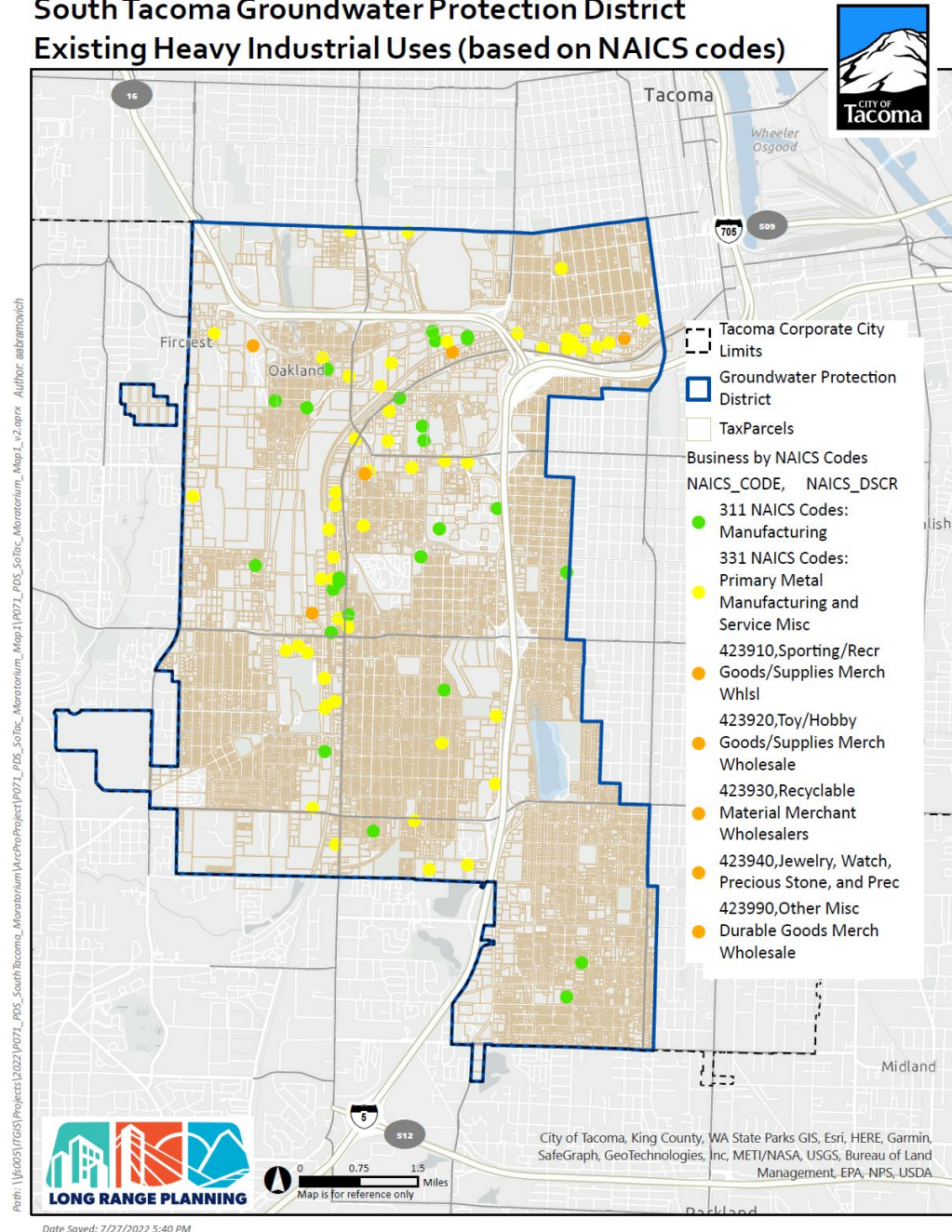
NAICS CODE/DESCRIPTION	KINDS OF USES	NUMBER OF BUSINESSES
311 Food Manufacturing	Other Animal Food Manufacturing	13
	Nonchocolate Confectionery Manufacturing	
	Fruit and Vegetable Canning	
	Retail Bakeries	
	Commercial Bakeries	
	Mayonnaise, Dressing, and Other Prepared Manufacturing	
	Spice and Extract Manufacturing	
	Perishable Prepared Food Manufacturing	
	All Other Miscellaneous Food Manufacturing	
312 Beverage and Tobacco Product Manufacturing	Soft Drink Manufacturing	4
	Breweries	
	Wineries	

314 Textile Product Mills	All Other Miscellaneous Textile Product	2
315 Apparel Manufacturing	Cut and Sew Apparel Contractors	5
	Other Cut and Sew Apparel Manufacturing	
	Apparel Accessories and Other Apparel Manufacturing	
316 Leather and Allied Product Manufacturing	Other Leather and Allied Product Manufacturing	1
331 Primary Metal Manufacturing	Iron and Steel Mills and Ferroalloy Manufacturing	2
	Aluminum Sheet, Plate, and Foil Manufacturing	
332 Fabricated Metal Product Manufacturing	Metal Window and Door Manufacturing	8
	Sheet Metal Work Manufacturing	
	Ornamental and Architectural Metal Work Manufacturing	
	Machine Shops	
	Precision Turned Product Manufacturing	
	Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers	
333 Machinery Manufacturing	Food Product Machinery Manufacturing	8
	Sawmill, Woodworking, and Paper Machinery Manufacturing	
	Other Industrial Machinery Manufacturing	
	Other Commercial and Service Industry Manufacturing	
	Industrial Mold Manufacturing	
	Cutting Tool and Machine Tool Accessory Manufacturing	
	Rolling Mill and Other Metalworking Machinery Manufacturing	
335 Electrical Equipment, Appliance, and Component Manufacturing	Small Electrical Appliance Manufacturing	1
336 Transportation Equipment Manufacturing	Travel Trailer and Camper Manufacturing	3
	Boat Building	
337 Furniture and Related Product Manufacturing	Wood Kitchen Cabinet and Countertop Manufacturing	11
	Non-upholstered Wood Household Furniture	
	Institutional Furniture Manufacturing	
339 Miscellaneous Manufacturing	Surgical Appliance and Supplies Manufacturing	20
	Ophthalmic Goods Manufacturing	
	Dental Laboratories	
	Jewelry and Silverware Manufacturing	
	Sign Manufacturing	
	Musical Instrument Manufacturing	
	Fastener, Button, Needle, and Pin Manufacturing	
	All Other Miscellaneous Manufacturing	

423 Merchant Wholesalers, Durable Goods	Sporting/Recreational Goods/Supplies Merchant Wholesalers	7
	Toy/Hobby Goods/Supplies Merchant Wholesale	
	Recyclable Material Merchant Wholesalers	
	Jewelry, Watch, Precious Stone, and Precious Metal Merchant Wholesalers	
	Other Miscellaneous Durable Goods Merchant Wholesalers	

2. Map of Use Locations

South Tacoma Groundwater Protection District Existing Heavy Industrial Uses (based on NAICS codes)

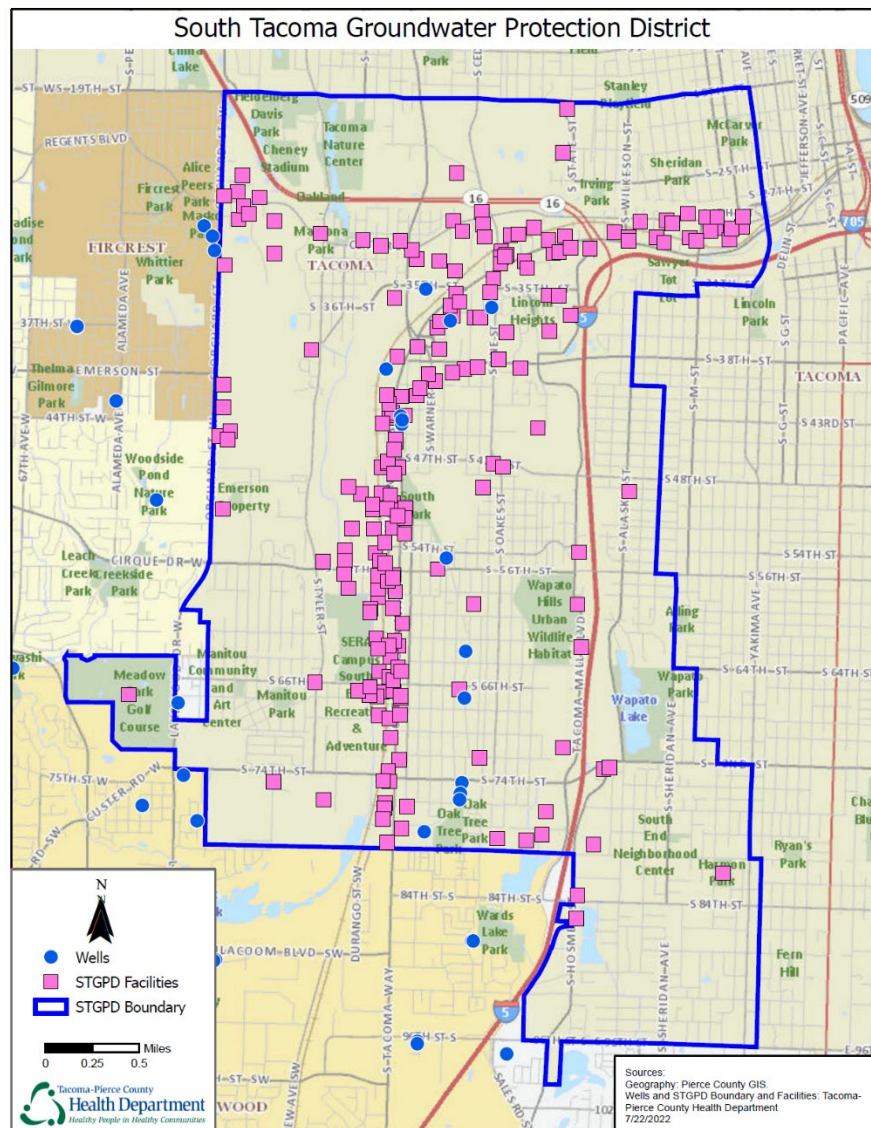


3. Hazardous Material Storage – Permitted Uses

Hazardous substances in the STGPD are defined as: any liquid, solid, gas, or sludge, including any material, substance, product, commodity, or waste, regardless of quantity which may pose a present or potential hazard to human health or to the quality of the drinking water supply in the South Tacoma aquifer system when improperly used, stored, transported, or disposed of or otherwise mismanaged, including without exception:

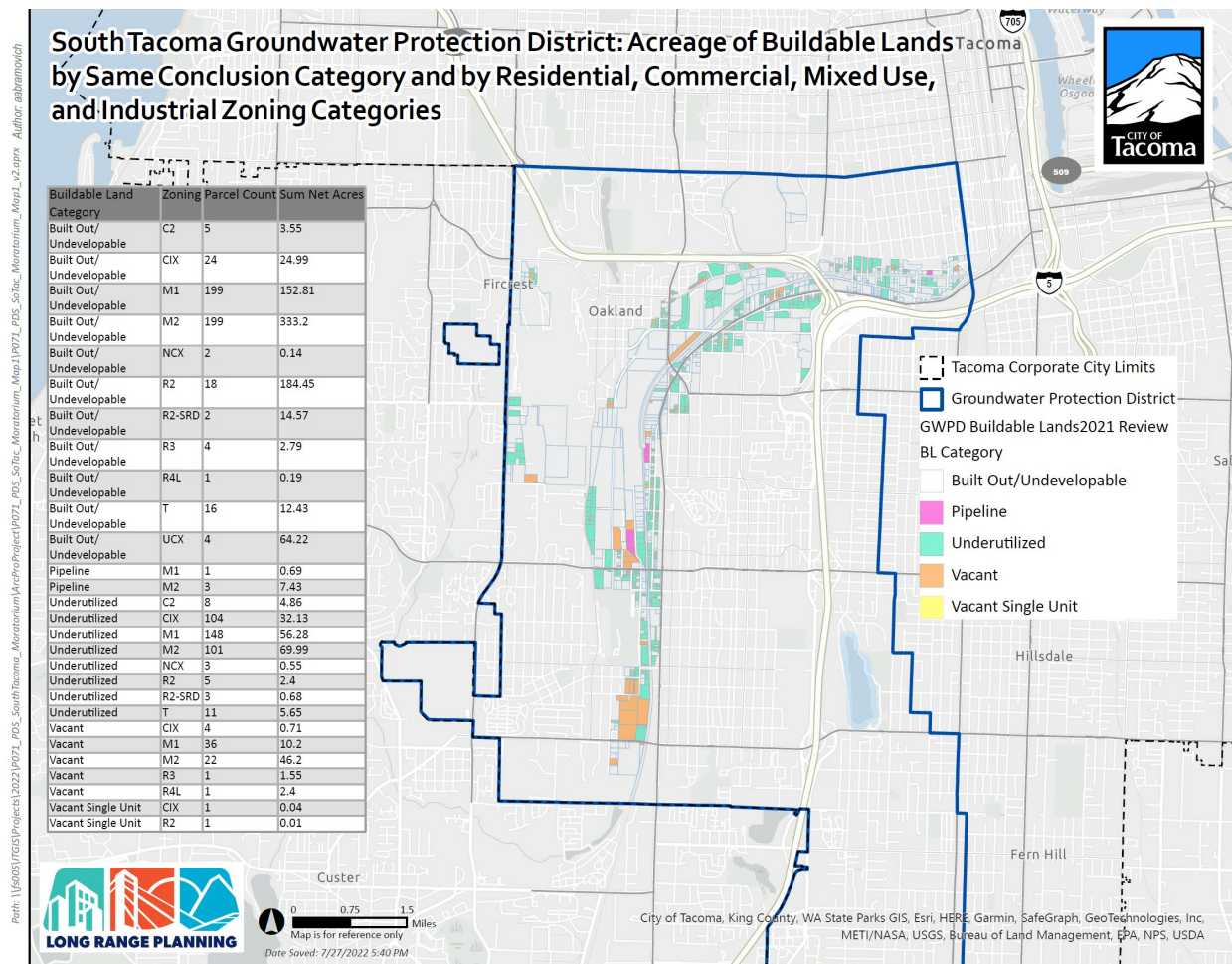
1. Those materials that exhibit any of the physical, chemical or biological properties described in Department of Ecology's 173-303-082 WAC, 173-303-090 WAC, or 173-303-100 WAC as may be amended from time to time; and
2. Those materials set forth in the General Guidance and Performance Standards hereinafter referred to;
3. Petroleum products and by-products, including crude oil or any faction thereof such as gasoline, diesel, and waste oil which is liquid at standard conditions of temperature and pressure (60 degrees Fahrenheit and 14.7 pounds per square inch absolute); and
4. Any substance or category of substances meeting the definition of a hazardous substance under Chapter 173-340 WAC as may be amended from time to time.

Businesses with more than 220 pounds of hazardous substances and business activities that are not prohibited are regulated by the Health Department. The map below depicts the location of these businesses. These businesses include a broad range of uses such as auto dealerships repair and painting, educational and governmental facilities, woodworking, paint supply, landscaping, wholesale, surgical supply, boat works, breweries, and gas stations. Uses that are permitted are not limited to heavy industrial uses but include other light industrial, commercial and institutional.



J. FINDINGS OF FACT: INDUSTRIAL LAND SUPPLY

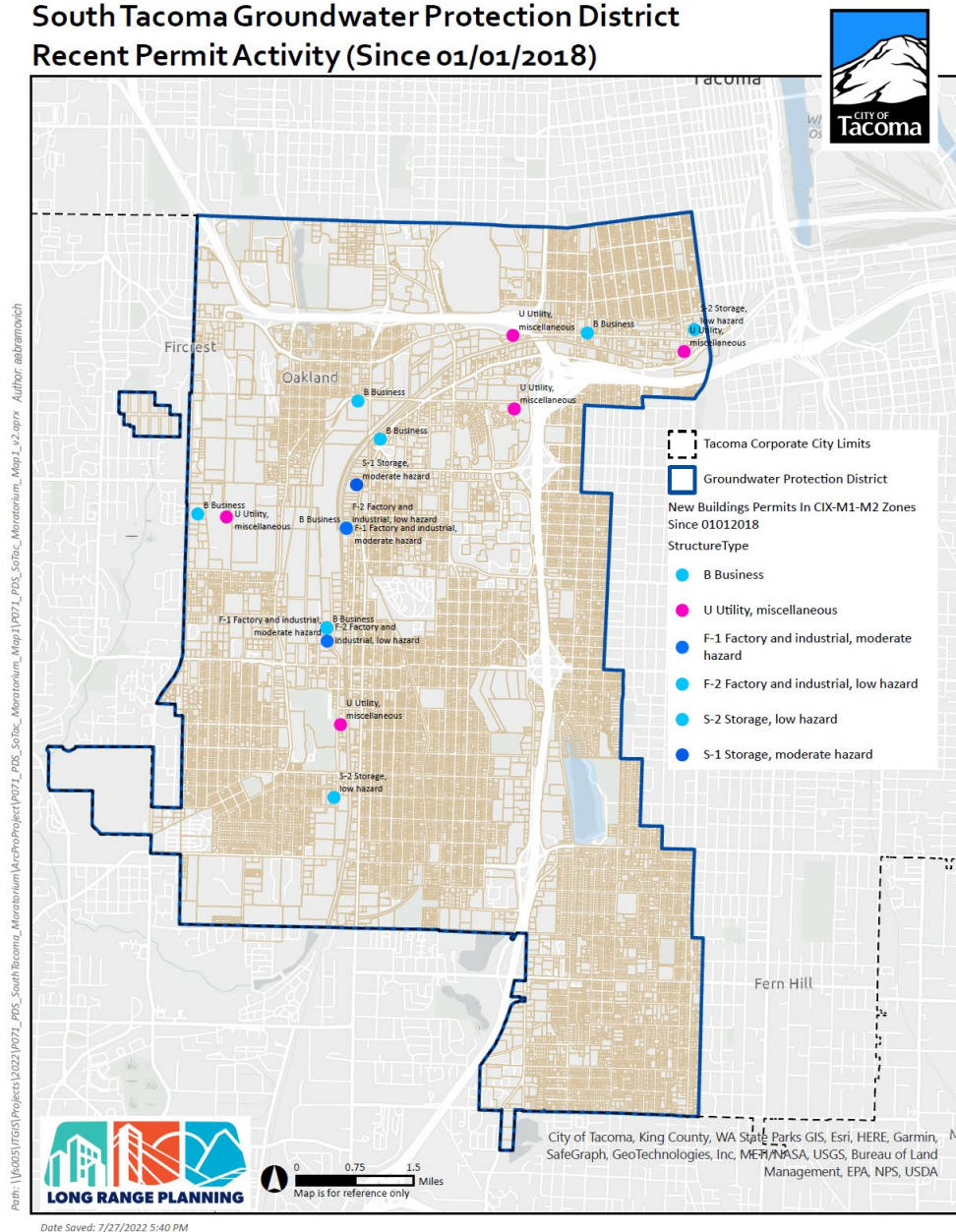
1. The Buildable Lands Program is an ongoing review and monitoring system required by the Growth Management Act. The most recent report is from 2021 and is available at: <https://www.piercecountywa.gov/923/Buildable-Lands>.
2. Based on staff review of the Buildable Lands Data, and including recent vested permits, approximately 75% of the M-2 Heavy Industrial Zoning in the South Tacoma MIC is considered built out or in the process for development. Only 7% of the M-2 area is vacant and an additional 11% is underutilized, meaning it is currently developed but redevelopment may be expected over the 20-year plan horizon.
3. The following map shows the parcels identified within the 2021 Buildable Lands Report.



K. FINDINGS OF FACT: PLANNING CONTEXT – INDUSTRIAL PERMIT TRENDS

1. Map of Permit Activity Since 2018

South Tacoma Groundwater Protection District Recent Permit Activity (Since 01/01/2018)



2. Types of Uses

Based on Staff review of the permit dashboard, recent permitted activity and potential permit applications are grouped in the following land use categories:

- Marijuana Production and Processing
- Wireless Facilities
- Warehousing
- Storage Facilities
- Metal Recycling

L. FINDINGS OF FACT: ROLES AND RESPONSIBILITIES OF AGENCIES IN GROUNDWATER PROTECTION

Agency	Roles and Responsibilities
Tacoma Water	<ul style="list-style-type: none"> • Maintains wells that access the south Tacoma aquifer. • Conducts water quality testing and compliance.
Tacoma-Pierce County Health Department	<ul style="list-style-type: none"> • Regulates/inspects businesses with hazardous substances on site and infiltration systems meeting certain criteria.
City of Tacoma – Environmental Services	<ul style="list-style-type: none"> • Administers Stormwater Management Program. • Inspects businesses for source control, pollution prevention, stormwater infiltration and environmental compliance.
City of Tacoma – Planning and Development Services	<ul style="list-style-type: none"> • Permit authority for land use, building code, site development, critical areas • Maintains the STGPD regulations. • SEPA Lead Agency
City of Tacoma – Fire Department	<ul style="list-style-type: none"> • Administers Fire Code pertaining to hazardous materials; emergency response.

M. FINDINGS OF FACT: SUMMARY OF REGULATORY STRUCTURE THAT APPLIES TO DEVELOPMENT WITHIN THE GROUNDWATER PROTECTION DISTRICT.

Regulatory Code	Summary
SEPA	<p>Purpose: The SEPA process is a Washington State requirement intended to ensure that state and local agencies consider the likely environmental consequences of a proposal before acting on the proposal. SEPA fills gaps in current regulations to protect the public health, welfare, and safety, but is not a replacement for other environmental protection standards.</p> <p>Applicability: SEPA applies when specific use and development triggers are met, such as proposed square footage of construction or demolition, fill or excavation of more than 500 yards, construction of a parking lot for more than 40 vehicles, work occurring within critical areas, as well as land use rezones, and more.</p> <p>Applicability to Groundwater: SEPA authority can be used to modify, condition, or deny a proposal when impacts to groundwater resources are identified.</p> <p>Monitoring and Enforcement: SEPA Conditions are applied to land use or development permits and are enforced as such.</p> <p>Statutory Authority: State Environmental Policy Act (SEPA) is part of the State Code RCW 43.21c and has implementing rules located in the WAC 197-11.</p>

	<p>Last Amendment to the Regulatory Code: (when and for what purpose) 2020, to incorporate Traffic and Historic Review into the process for projects located in the subarea.</p> <p>Frequency and Basis of Updates: Tacoma Municipal Code, Title 13.12; updated to coincide with any relevant change to state law, for example, if review thresholds change.</p>
Zoning	<p>Purpose: The broad purposes of the zoning provisions of the Tacoma Municipal Code are to protect and promote the public health, safety, and general welfare, and to implement the policies of the Comprehensive Plan of the City of Tacoma. More specifically, the zoning code is intended to:</p> <ul style="list-style-type: none"> a. Provide a guide for the physical development of the City in order to: <ul style="list-style-type: none"> (1) Preserve the character and quality of residential neighborhoods; (2) Foster convenient, harmonious, and workable relationships among land uses; and (3) Achieve the arrangement of land uses described in the Comprehensive Plan. b. Promote the economic stability of existing land uses that are consistent with the Comprehensive Plan and protect them from intrusions by inharmonious or harmful land uses. c. Promote intensification of land use at appropriate locations, consistent with the Comprehensive Plan, and ensure the provision of adequate open space for light, air, and fire safety. d. Foster development patterns that offer alternatives to automobile use by establishing densities and intensities that help make frequent transit service feasible, and encourage walking and bicycling. This emphasis on alternative transportation will also have air quality benefits and will conserve energy. e. Establish review procedures to ensure that new development is consistent with the provisions of this chapter and all other requirements of this code. <p>Applicability: The regulations of TMC 13.06 Zoning are applicable in all zoning districts. Regulations may refer to districts by class of districts, for example Districts or Industrial Districts, this means that all districts carrying the designated prefix or suffix are required to meet the given regulation. Overlay districts are combined with an underlying zoning district and supplement the regulations of that district. Overlay districts only apply to land carrying the overlay. Standards typically apply to new use and development activity and alterations and expansions of existing uses.</p> <p>Applicability to Groundwater: The South Tacoma Groundwater Protection District, and regulations and permit procedures therein, are established via the South Tacoma Groundwater Protection Overlay District. Aquifer recharge areas are classified as a critical area under Tacoma Municipal Code 13.11.</p> <p>Monitoring and Enforcement: See monitoring and enforcement below under the STGDP summary.</p>

	<p>Statutory Authority: RCW 36.70A Growth Management Act, RCW 36.70B Local Project Review, RCW 90.58 Shoreline Management Act</p> <p>Last Amendment to the Regulatory Code: The Land Use Regulatory Code was amended in 2022.</p> <p>Frequency and Basis of Updates: The Land Use Regulatory Code is amended on an annual basis with specific amendments based on the following considerations: Council and community priorities, new information or changing conditions, case law, statutory amendments,</p>
Critical Areas Regulations	<p>Purpose: The City of Tacoma Critical Area Code, Ch. 13.11 Critical Areas Preservation, and the Shoreline Master Program, TMC Title 19, were created in order to implement specific environmental protection goals of the Growth Management Act (GMA) and Shoreline Management Act (SMA).</p> <p>These criteria and standards will secure the public health, safety, and welfare by:</p> <ol style="list-style-type: none"> 1. Protecting members of the public and public resources and facilities from injury, loss of life, or property damage due to landslides and steep slope failures, erosion, seismic events, volcanic eruptions, flooding or similar events; 2. Maintaining healthy, functioning ecosystems through the protection of ground and surface waters, wetlands, and fish and wildlife and their habitats, and to conserve biodiversity of plant and animal species; 3. Preventing cumulative adverse impacts to Critical Areas including the prevention of net loss of wetlands. 4. Providing open space and aesthetic value; 5. Providing migratory pathways for fish and wildlife; 6. Giving special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries; 7. Providing unique urban wilds that serve as natural laboratories for schools and the general public; 8. Avoiding public expenditures to correct damaged or degraded critical ecosystems; 9. Alerting appraisers, assessors, owners, potential buyers, or lessees to the potential presence of a critical ecosystem and possible development limitations; and 10. Providing City officials with information, direction, and authority to protect ecosystems when evaluating development <p>Applicability: Critical areas include wetlands, streams, and fish and wildlife habitat conservation areas, as well as flood hazards, geologically hazardous areas, and aquifer recharge areas. Regulations apply citywide to:</p> <ol style="list-style-type: none"> 1. Building permits; 2. Clearing and grading permits;

	<p>3. Forest practices permits;</p> <p>4. Land Use permits;</p> <p>5. Subdivision and short subdivisions;</p> <p>6. Binding site plans;</p> <p>7. Zoning amendments;</p> <p>8. Creation of tax parcels.</p> <p>Applicability to Groundwater: Aquifer recharge areas are a classified critical area under TMC 13.11. Protections are implemented through the South Tacoma Groundwater Protection District.</p> <p>Monitoring and Enforcement:</p> <p>Statutory Authority:</p> <p>Last Amendment to the Regulatory Code: 2019 to address geohazards and biodiversity corridors.</p> <p>Frequency and Basis of Updates: Critical Area Regulation updates are considered at a minimum as part of the state-mandated periodic review of the Comprehensive Plan and Shoreline Master Program, but have also been considered on an as-needed basis as part of the annual amendment process. The City is required to base critical area regulations on the best available science. The next update will be through the 2024 Comprehensive Plan update.</p>
Fire Code	<p>Purpose: To establish the minimum requirements consistent with nationally recognized good practice for providing a reasonable level of fire safety and property protection from the hazards of fire, explosion, or dangerous conditions in new and existing buildings, structures, and premises, and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations.</p> <p>Applicability: Materials posing physical and health hazards. Varying requirements based on types and quantities of materials.</p> <p>Applicability to Groundwater: Construction and operational requirements to mitigate risk of spills occurring and risk of spills leaving designed containment areas.</p> <p>Monitoring and Enforcement: Review and inspection concurrent with building permits. All commercial sites receive annual inspections through Business Inspection Program. Sites exceeding permit quantities receive two inspections annually. Additional inspections are complaint based.</p> <p>Statutory Authority: WAC51-54A, TMC Title 3</p> <p>Last Amendment to the Regulatory Code: January 2021</p> <p>Frequency and Basis of Updates: 3-year cycle to align with state and national changes. Additional updates based on need.</p>
Building Code	<p>Purpose: To establish the minimum requirements to provide a reasonable level of safety, public health, and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and</p>

	<p>ventilation, energy conservation, and safety to life and property protection from fire, explosion, and other hazards, and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations.</p> <p>Applicability: Buildings and structures including those containing hazardous materials such as tanks.</p> <p>Pertain to groundwater: Seismic design to reduce risk of spills. Increased design standards for highly toxic materials.</p> <p>Monitoring and Enforcement: Review and inspection through the building permit process. Additional inspections are complaint based.</p> <p>Statutory Authority: WAC 51-50, TMC Title 2.</p> <p>Last Amendment to the Regulatory Code: January 2021.</p> <p>Frequency and Basis of Updates: 3-year cycle to align with state and national changes. Additional updates based on need.</p>
Tacoma Water – Wellhead Protection Plan and Water System Plan	<p>Purpose: To establish a uniform process for Tacoma Water to demonstrate system capacity as defined in WAC 246-290-010; demonstrate how the system will address present and future needs in a manner consistent with other relevant plans and local, state, and federal laws, including applicable land use plans; Establish and maintain source water protection areas and programs to prevent contamination.</p> <p>Applicability: All Group A public water systems except those systems meeting all of the following conditions:</p> <ul style="list-style-type: none"> (a) Consists only of distribution and/or storage facilities and does not have any source or treatment facilities; (b) Obtains all water from, but is not owned by, a public water system where the rules of this chapter apply; (c) Does not sell water directly to any person; and (d) Is not a passenger-conveying carrier in interstate commerce. <p>Applicability to Groundwater: Policies and programs are applicable to all drinking water supplies, including groundwater.</p> <p>Monitoring and Enforcement: State of Washington Department of Health, Division of Drinking Water under Primacy implements federal provisions of the SDWA in addition to the requirements of the WAC. DOH conducts regular sanitary surveys of the Tacoma Water system.</p> <p>Statutory Authority: US EPA Safe Drinking Water Act (SDWA), WAC 246-290-100, WAC 246-290-135</p> <p>Last Amendment to the Regulatory Code: 2018</p> <p>Frequency and Basis of Updates: Water System Plan and full Wellhead Protection Plan updated every 10 years, Potential Contaminant Inventory every 2 years.</p>

<p>Tacoma-Pierce County Health Department</p>	<p>Purpose: The Health Department works with Tacoma Water and Tacoma Environmental Services to implement, regulate and enforce the South Tacoma Groundwater Protection District (STGPD) code. The STGPD code establishes minimum requirements businesses must meet for the storage and management of hazardous substances and maintenance of infiltration systems designated as medium and high intensity.</p> <p>Applicability: Businesses within STGPD require a Health Department permit if they have 220 lb. of hazardous substances (products or wastes) or infiltrating stormwater on a medium or high intensity site.</p> <p>Applicability to Groundwater: This regulation establishes business requirements for activities that have the highest risk of contaminating groundwater. Requirements are intended to reduce the threat of hazardous substance discharge to the environment.</p> <p>Monitoring and Enforcement: Businesses with more than 220 pounds (approximately 35 gallons) of hazardous substances on site are required to obtain an STGPD permit from the Health Department. These businesses are subject to inspections and required to follow the standards set by the code. Additionally, sites within the STGPD that are designated as medium and high intensity by the SWMM are required to obtain approval and a permit from the Health Department. Permitted businesses are inspected on a bi-annual basis. Additional inspections are complaint based, or as needed to resolve violations. Businesses that don't follow the requirements can be subject to enforcement including civil monetary penalties, their water supply shut off or revocation of their City of Tacoma business license.</p> <p>Statutory Authority: TMC 13.06.070.D</p> <p>Last Amendment to the Regulatory Code: When code moved to 13.06.070.D (Jan. 2020)</p> <p>Frequency and Basis of Updates: Updates are on an as needed basis. Updates and changes are based on best available science.</p>
<p>Groundwater Protection District Overlay Zone</p>	<p>Purpose: The Health Department works with Tacoma Water and Environmental Services to implement, regulate and enforce the STGPD code. The STGPD code is intended to establish requirements of businesses within the district that meet thresholds for the on-site use and storage of hazardous substances within STGPD and infiltration systems designated as medium and high intensity.</p> <p>Applicability: Businesses within STGPD that meet the threshold for requiring a permit (<220 lb. of hazardous substances or infiltrating stormwater on a medium or high intensity site).</p> <p>Applicability to Groundwater: Establish requirements of businesses with activities that have the highest risk of contaminating groundwater. Requirements are intended to reduce the threat of discharge of hazardous substances to the environment.</p> <p>Monitoring and Enforcement: Businesses that have more than 220 pounds (approximately 35 gallons) of hazardous substances on site are required to obtain a separate STGPD permit from the Health Department. These</p>

	<p>businesses are subject to inspections and required to adhere to the standards set forth by the code. Additionally, sites within STGPD that are designated as medium and high intensity by the SWMM are required to obtain approval and a permit from TPCHD. Permitted businesses are inspected on a bi-annual basis. Additional inspections are complaint based. Businesses that don't adhere to the standards are subject to enforcement including monetary penalties and up to water shut off and revocation of City of Tacoma business license.</p> <p>Statutory Authority: TMC 13.06.070.D</p> <p>Last Amendment to the Regulatory Code: When code moved to 13.06.070.D (please fill in date)</p> <p>Frequency and Basis of Updates: Currently, the updates take place on an as needed basis. Updates and changes are based on best available science.</p>
TMC 12.08.A and D	<p>Purpose: TMC 12.08D.010 Purpose and Application</p> <p>A. This chapter sets forth uniform requirements for, and shall apply to all persons, discharging stormwater or pollutants to the municipal stormwater system and receiving waters within the City, and requires compliance with all applicable state and federal laws, local ordinances, and this chapter. The purpose of this chapter includes but is not limited to the following:</p> <ol style="list-style-type: none"> 1. To control the quantity and quality of the stormwater discharged directly and indirectly into the receiving waters within the City and/or the municipal stormwater system; 2. To promote compliance with the City's municipal stormwater permit, its stormwater management program, and applicable federal and state laws and regulations, local ordinances, and this chapter; 3. To protect receiving waters by mitigating the impacts of increased stormwater due to urbanization; to correct or mitigate existing water quality impacts related to stormwater; and to help restore and maintain the chemical, physical, and biological integrity of the City's waters for the protection of beneficial uses, including salmon; 4. To manage stormwater to protect life, property, and the environment from loss, injury, and damage by pollution; to minimize flooding, erosion, and contact with pollutants; and to manage stormwater from developed properties and construction sites; 5. To encourage the use of low impact development as the preferred and commonly-used approach for stormwater management; 6. To require persons regulated by this chapter to pay appropriate rates and fees to reasonably distribute the cost to construct, operate, maintain and improve the municipal stormwater system; and 7. To provide for and promote the health, safety, and welfare of the general public. <p>Applicability: Shall apply to all persons, discharging stormwater or pollutants to the municipal stormwater system and receiving waters within the City,"</p>

	<p>Applicability to Groundwater: Groundwater is a receiving water and so the provisions of 12.08D are applicable</p> <p>Monitoring and Enforcement: Enforcement authority in the code to ensure that persons comply with 12.08D.400, .410 and 420</p> <p>Statutory Authority: The code is based on the City’s stormwater permit, which is derived from Clean Water Act.</p>
Stormwater Management Manual	<p>Purpose and Applicability: Tacoma’s Stormwater Management Manual (SWMM) contains the information needed to regulate stormwater management associated with new development, redevelopment and construction sites in Tacoma. It also contains source control Best Management Practices (BMPs) for existing sites.</p> <p>Applicability to Groundwater: The SWMM contains information for design and sizing of stormwater facilities that infiltrate. It also has operational Best Management Practices to keep stormwater runoff clean, which helps to ensure contaminants are not transmitted to groundwater. See ESD17-01 summary below.</p> <p>Monitoring and Enforcement: Per TMC 12.08D</p> <p>Statutory Authority: Codified per TMC 12.08D (12.08D.150)</p> <p>Frequency and Basis of Updates: Updated as required by the City’s NPDES Phase I Municipal Stormwater Permit or as needed. Typically, every 5 years. Last updated in 2021.</p>
ESD17-01	<p>Purpose: To clarify the requirements stormwater infiltration within the South Tacoma Groundwater Protection District.</p> <p>Applicability: Projects / sites that propose infiltration of pollution generating surfaces in the South Tacoma Groundwater Protection District.</p> <p>Applicability to Groundwater: Outlines requirements for infiltration of stormwater.</p> <p>Monitoring and Enforcement: Through project permit approval for development projects. Monitoring of some systems is required per Table 1 of the Directive.</p> <p>Statutory Authority: This is an Environmental Services Directive and has the authority of TMC 12.08D. The policy is also referenced in TMC 13.</p> <p>Last Amendment to Directive: 2017</p> <p>Frequency and Basis of Updates: As needed</p>

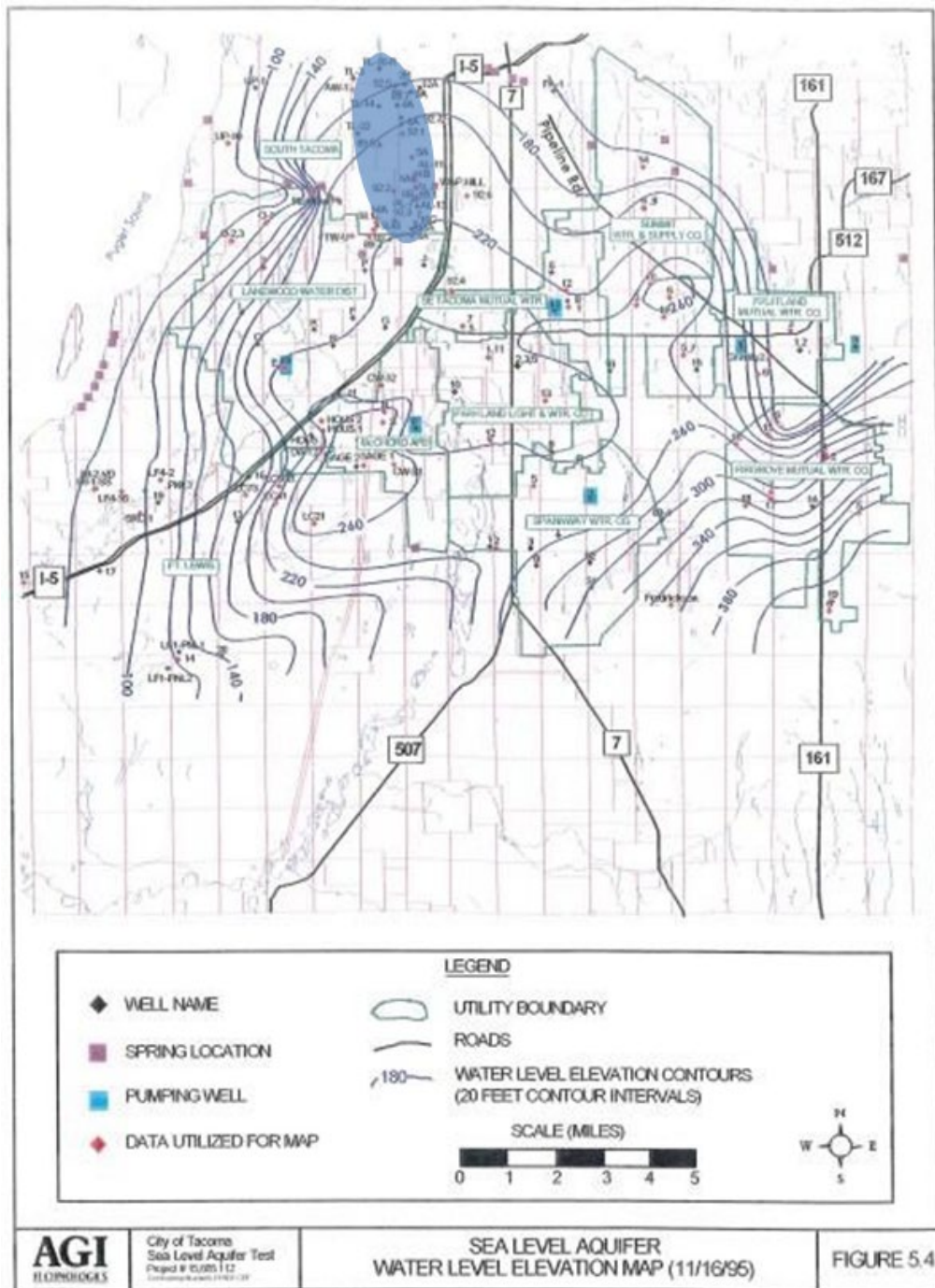
N. FINDINGS OF FACT: SOUTH TACOMA AQUIFER AND RECHARGE

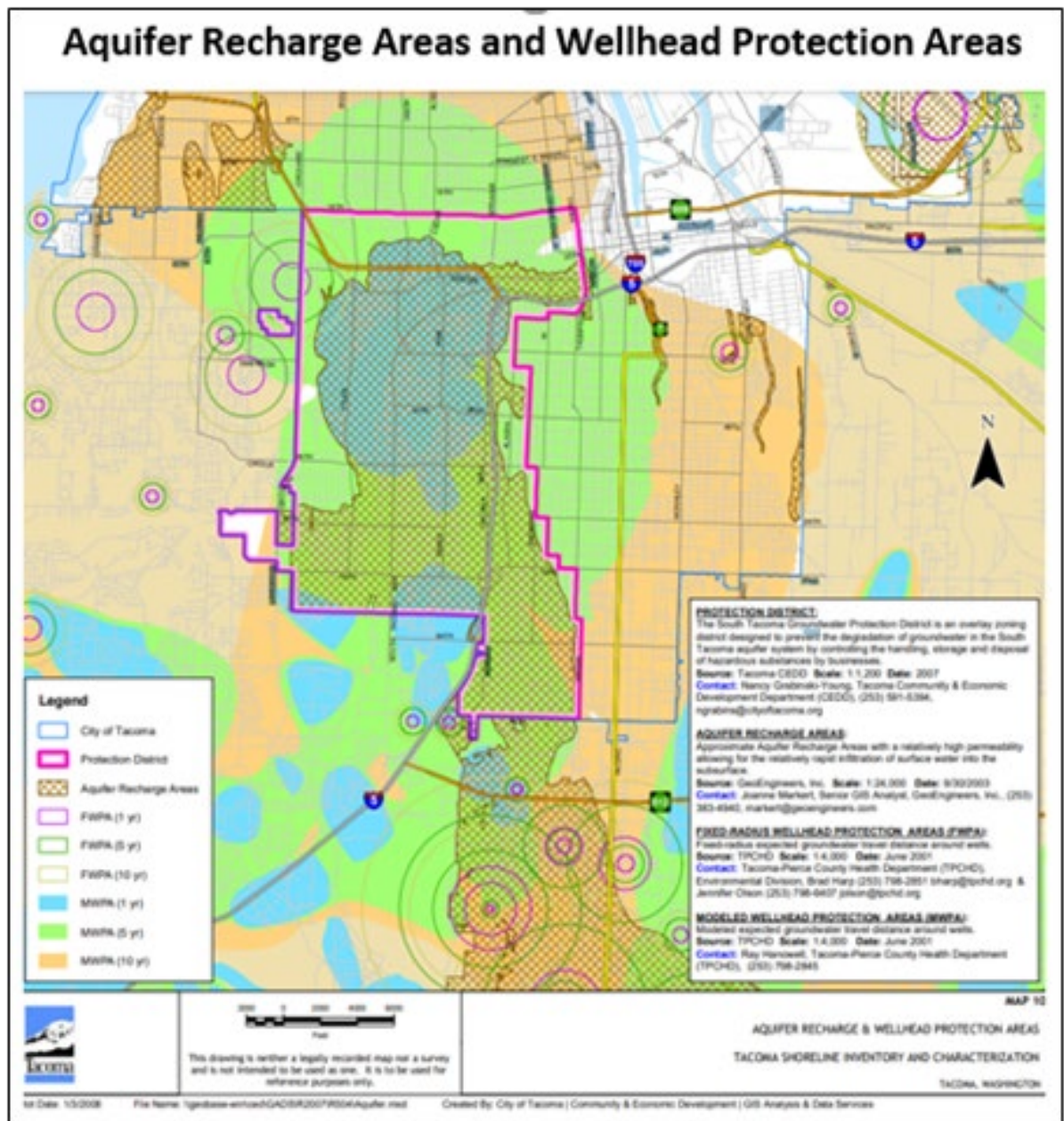
1. South Tacoma Aquifer System.

The South Tacoma Aquifer System is generally composed of three aquifers: The Shallow Aquifer, the Sea Level Aquifer and the Deep Aquifer:

- The recharge area for the shallow aquifer is estimated to be approximately 180 square miles in area (encompassing upland areas including South Tacoma, the Roy 'Y', and Fredrickson).
- To some extent, the Shallow Aquifer ground water recharges the Sea Level Aquifer, which then recharges the Deep Aquifer.
- In general, ground water moves from the southern part of the greater upland area northward in each aquifer to discharge along the margins of Puget Sound and the lower Puyallup Valley.

2. Recharge Area Maps





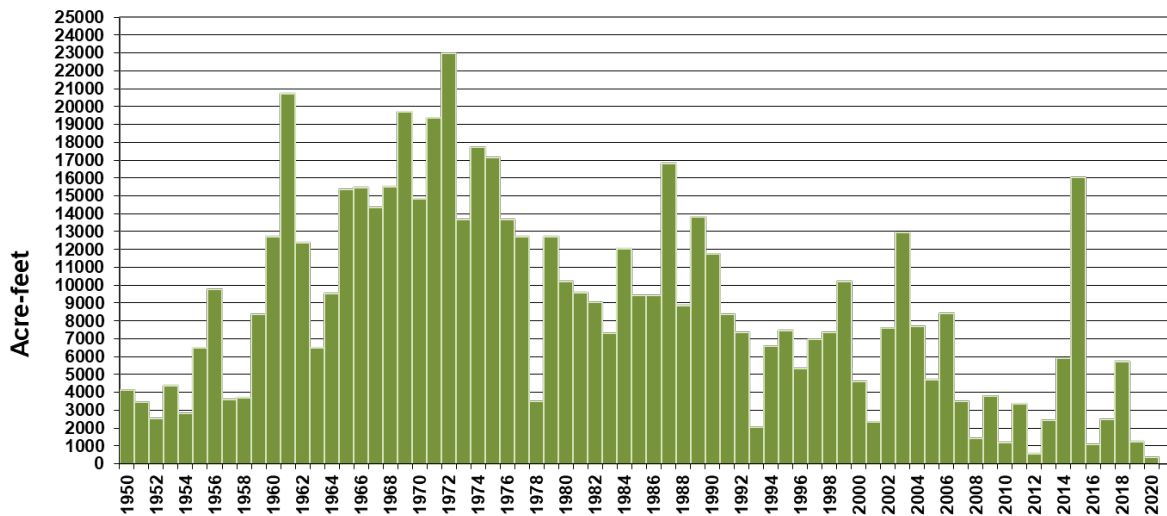
3. Groundwater Capacity

Tacoma has a total of over 55 MGD of in-town groundwater Capacity. We have the ability to pump at least 40 MGD at any given time. a Majority of this capacity is located in aquifers under South Tacoma:

- 13 wells along South Tacoma Way – highly productive
- Wells range in capacity from 0.6 MGD to 10.5 MGD
- Wells discharge to the Wells Pipeline
- The Wells Pipeline carries the water to two Treatment Facilities
- South Tacoma wells Can Produce over 33 MGD, Also Have several other wells that produce an additional 7 MGD

4. Annual Well Production

The aquifers could deliver over 27000 Acre-feet each year (Additional Pumps would be needed to produce this amount).



O. FINDINGS OF FACT: CONTAMINATED SITES AND CLEANUP

1. Known Contaminated Sites, from Department of Ecology

Roughly half of all known contaminated sites in Washington State are UST sites. Petroleum is the most commonly released hazardous material. Sites on this map vary in type of contamination (i.e. contamination from other sources than USTs) and range in degree of cleanup required.

Map of Tacoma, Washington

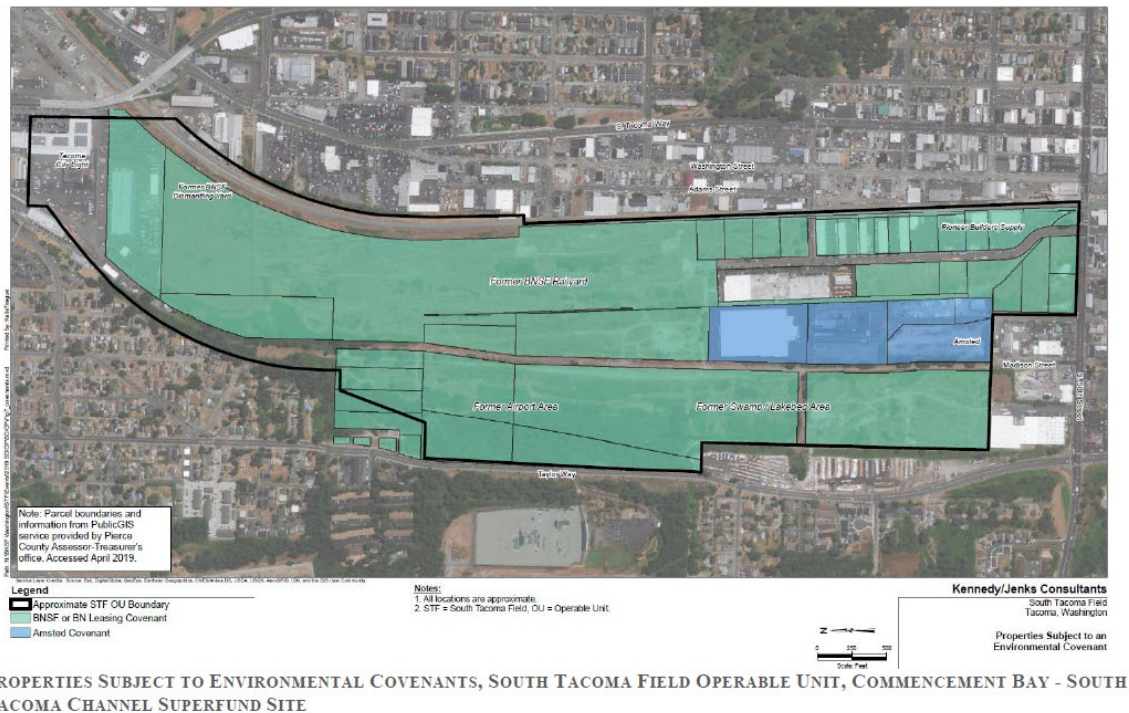
Legend:

- Contaminated Sites (Purple Dot)
- STGPD Boundary (Blue Outline)

Scale: 0 to 0.5 Miles

Sources:
 Geography: Pierce County GIS.
 STGPD Boundary: Tacoma-Pierce County Health Department
 Contaminated Sites: Washington State Department of Ecology 7/22/2022

2. South Tacoma Field Site, EPA



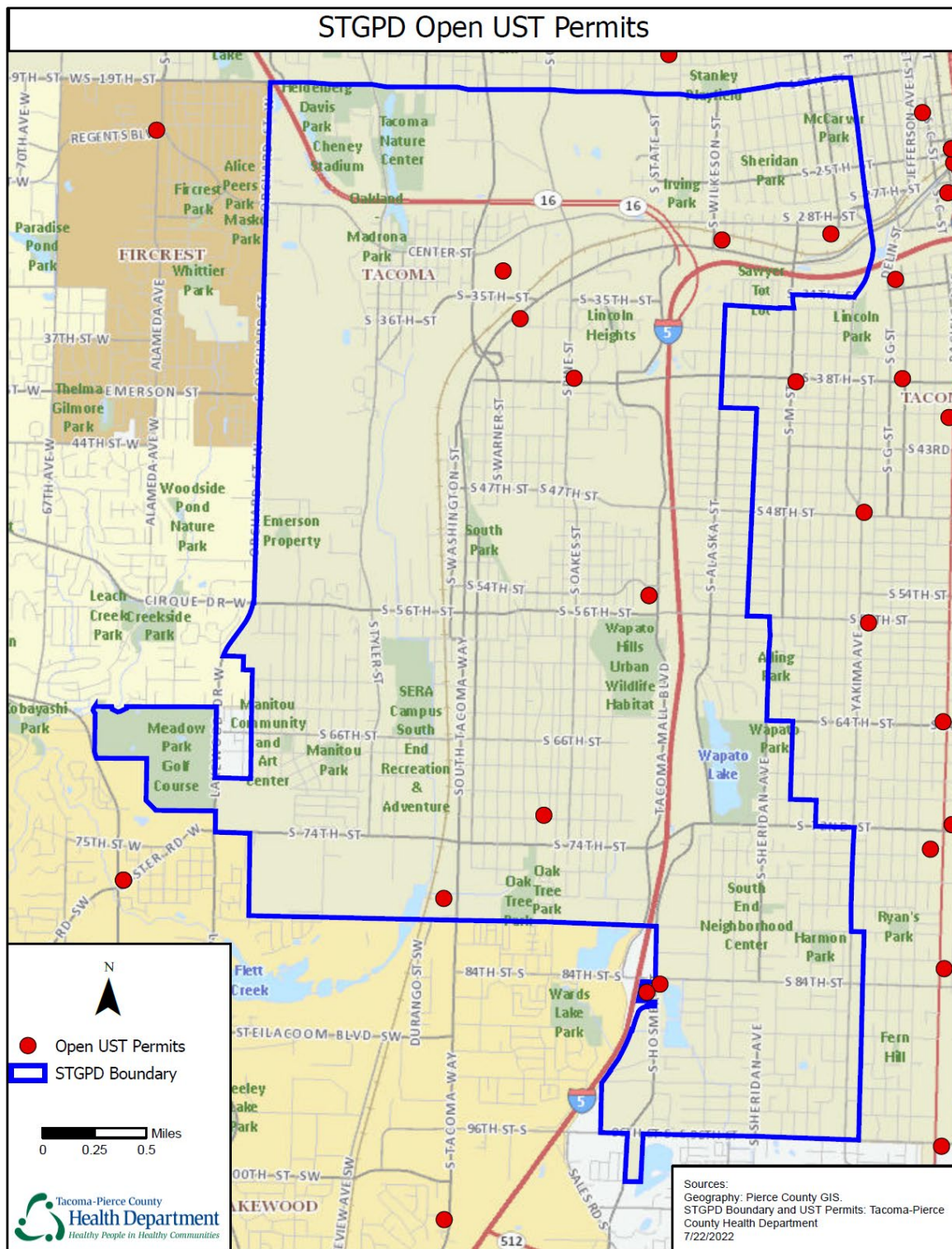
P. FINDINGS OF FACT: UNDERGROUND STORAGE TANKS

1. Open Underground Storage Tank Permits

The locations shown on the Open UST Map are sites that have not met Tacoma-Pierce County's Health Department's cleanup standards through the [Contaminated Property Cleanup Program](#). These sites are under active regulatory oversight to complete cleanup.

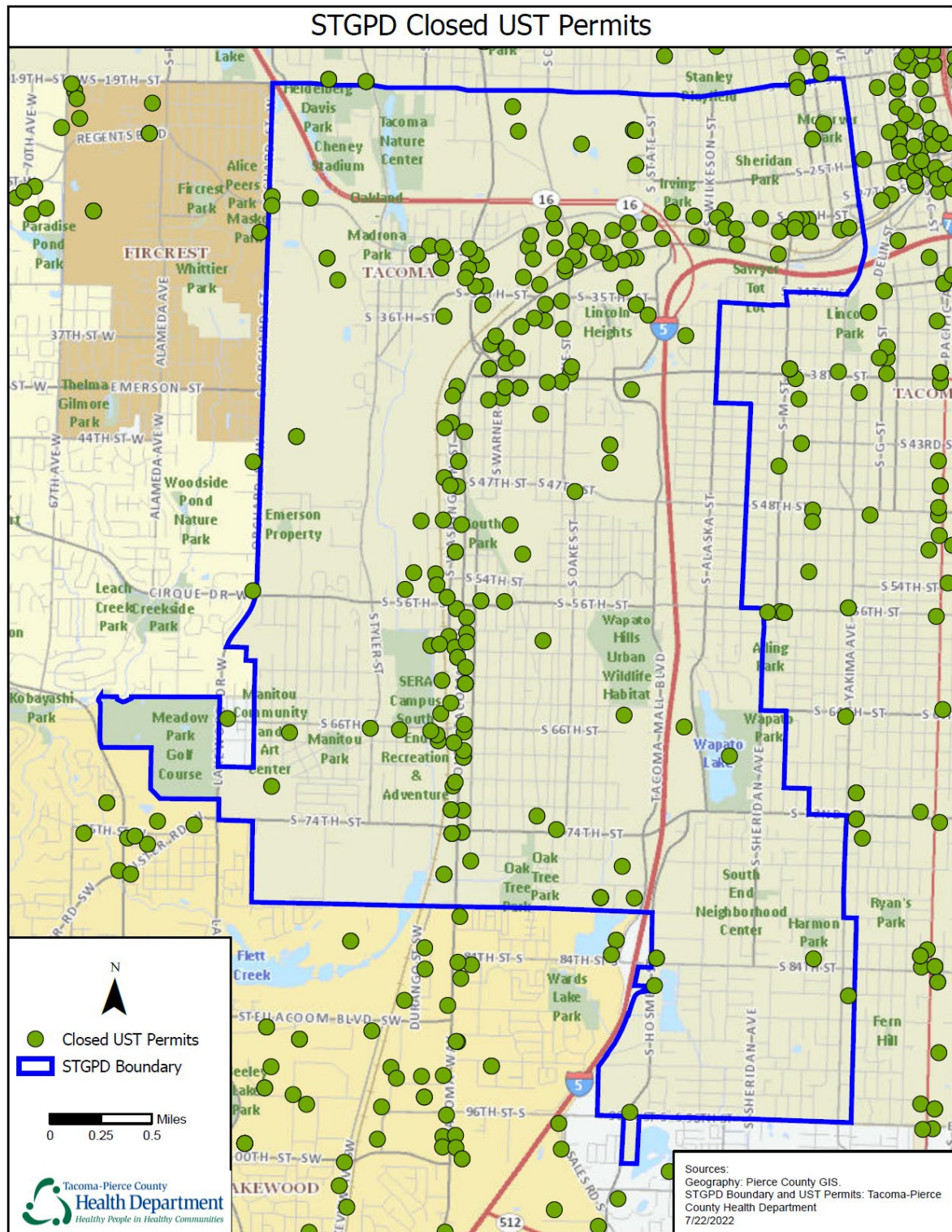
In Pierce County, cleanup of UST contaminated sites is required and not voluntary per [Environmental Health Code, Chapter Four](#).

We work with property owners to bring contaminated sites into compliance.



2. Closed Underground Storage Tank Permits

The locations on the Closed UST Map show sites that have completed cleanup required by [Environmental Health Code, Chapter Four](#).



Q. FINDINGS OF FACT: PLANNING COMMISSION'S REVIEW PROCESS

Amended Substitute Resolution No. 40985 directs the Planning Commission to conduct a public process to develop findings of fact and recommendations within 60 days as to whether a moratorium is warranted. The Commission conducted reviews of the subject at its regular meetings on July 6, July 20, August 3 and August 17, 2022. All meetings were open to the public. Notices of these meetings were disseminated to those on the Commission's e-mail distribution list. The Commission was not required, nor would there have been sufficient time, to conduct a public hearing as part of the "public process." Instead, Planning staff conducted a Community Informational Meeting on July 27, 2022 to inform participants of the project and solicit feedback. Notice of the community meeting was disseminated to those on the Commission's e-mail distribution list, as well as posted on Tacoma News Release and social media. The Commission's review process can be summarized in the schedule below:

Date	Actions
June 28, 2022	Council adoption of Amd. Sub. Res. #40985
July 6, 2022	PC review – Scope, Process, and Planning Context
July 20, 2022	PC review – Agency Perspectives
July 27, 2022	Community Informational Meeting (virtual), 5:00 p.m.
August 3, 2022	PC review – public comments, land use, permitting, fire PC deliberation of Findings of Fact and Recommendations
August 17, 2022	PC completes Findings of Fact and Recommendations
August 27, 2022	Deadline for PC per Res #40985
September 20, 2022	Council review of PC's recommendations
October 2022	Council actions

Planning Commission agendas, minutes, handouts, presentations, and meeting recordings are available on the Commission's website, under the subpage of "Agendas and Minutes", at: http://www.cityoftacoma.org/government/committees_boards_commissions/planning_commission/agendas_and_minutes/

The recording and presentation for the community informational meeting are posted, along with pertinent information about this consideration for a moratorium, on the project website at www.cityoftacoma.org/MoratoriumSTGPD.

R. FINDINGS OF FACT: PUBLIC COMMENTS

Public comments reviewed and considered by the Planning Commission include those received at/through the following events:

- The meetings of the City Council and its IPS Committee in May-June 2022 when the 2022 Amendment was on the agendas, including the public hearing on June 7, 2022
- The meetings of the Planning Commission in April-May 2022 when the 2022 Amendment was on the agendas, including the public hearing on April 6, 2022, and in July-August 2022 when the STGPD Moratorium Consideration was on the agendas
- The staff-sponsored Community Informational Meeting on July 27, 2022

With respect to the consideration for a moratorium in STGPD, some of the more significant, recurring comments include:

- Support a moratorium and pause all permitting within STGPD until outdated code is updated based on best available science
- Support objective/independent study done by experts for the infiltration recharge of the aquifer
- Strengthen monitoring of hazardous materials and chemicals
- Being outside of compliance with state and federal standards could jeopardize funding
- Factor in climate change
- Need proper infiltration recharge to keep aquifer at healthy level; infiltration recharge needs to be part of the review

S. CONCLUSIONS:

1. General

- a. The Commission's findings of fact are based on the information presented by staff from the City of Tacoma, Tacoma Water, and Tacoma-Pierce County Health Department across four meetings from July 6 to August 17, 2022, as well as information provided through public comment.
- b. Given the 60 day-time limit for the Commission's recommendations, these findings and recommendations, as well as the information considered in their development, are limited in their scope and subject to change as the Commission proceeds with the full review of the Groundwater Protection District development standards.
- c. While the Commission is comfortable that the current regulatory regime in place to protect groundwater and aquifer recharge is rigorous and comprehensive, including proactive monitoring to ensure compliance and provide early identification of any contaminants, the Commission recognizes ongoing concerns from community members regarding specific types of uses within the area, and shares in the concerns regarding the compatibility of specific types of uses within the Groundwater Protection District.
- d. As a result, the Commission concludes that a cautious approach is appropriate until additional information can be reviewed to ensure that allowed uses are compatible with the area and do not present a significant risk to groundwater resources.
- e. Therefore, the Commission concludes that a moratorium is warranted within the South Tacoma Groundwater Protection District until the conclusion of the Groundwater Protection Code update can be completed in 2023.

2. Groundwater Protection and Aquifer Recharge

- a. Based on information from Tacoma Water, the South Tacoma Aquifer has seen no reduction in water supply despite the growth and development that has occurred in Tacoma and Pierce County over the past few decades.
- b. The South Tacoma groundwater aquifer is used to supply 40% of drinking water during drier parts of the year and will become more critical to the well-being of residents over time as the City grows by 127,000 residents by 2040.

- c. Climate forecasts as represented by the [2014 National Climate Assessment](#) indicate that the Pacific Northwest will likely incur drier summers with less rainfall, putting greater strain on freshwater supplies during peak usage periods. This growing stress to the freshwater supply is one effect of climate change that is referenced in the City Council's declaration of a Climate Emergency in Resolution 40509.
- d. These scientific findings and Council's emergency declaration supports the Commission's findings that additional actions to protect the South Tacoma groundwater aquifer and its recharge area from industrial and commercial chemical contamination may be warranted and justifiable.

3. Heavy Industrial Uses

- a. Heavy Industrial uses are currently allowed in two zoning districts within the South Tacoma Groundwater Protection District, including the M-2 Heavy Industrial Zoning District and the Commercial Industrial Mixed-Use District within the Tacoma Mall Regional Growth Center.
- b. These zoning districts currently comprise 720 acres of land area within the STGPD and approximately 9% of the total land area.
- c. Recent permit trends indicate that the predominant uses locating in the area are light industrial uses, such as storage and warehousing, though a metal recycling facility was recently permitted as a heavy industrial use within the area.
- d. With the recent permit application for warehousing to be located at the South Tacoma Field site, the vacant land within the area is in limited supply with most buildable lands identified as "underutilized" properties with existing uses and a lower likelihood of near-term redevelopment.
- e. Based on existing regulations, including the recently adopted Tideflats Non-Interim Regulations, heavy industrial uses are significantly limited within the area.
- f. As a result, the Commission concludes that there is a low probability of new heavy industrial uses becoming vested, with the exception of metal recycling, during the planning horizon for the groundwater code update and Economic Green Zone planning processes, and that uses that would constitute a "worst case" scenario for groundwater protection are already prohibited.
- g. Further, the Commission concludes that a broad moratorium on heavy industrial uses could detrimentally impact uses that are considered heavy industrial, but do not constitute a significant risk to groundwater protection.
- h. Finally, while the Commission broadly shares concerns with community members regarding the compatibility of heavy industrial uses within close proximity to dense, urban neighborhoods, and the potential off-site impacts associated with such uses, the Commission concludes that these concerns expand beyond the nexus with groundwater protection and are more appropriately considered within the Economic Green Zone planning effort.

4. Hazardous Material Storage

- a. The Groundwater Protection District currently prohibits primary uses that involve hazardous material storage and processing that are determined to be incompatible with groundwater protection.
- b. Based on information from the Tacoma Fire Department and Tacoma-Pierce County Health Department, a broad range of both industrial and non-industrial uses involve some degree of small-scale hazardous substance storage and processing as part of their operations.

- c. Uses with a minimum of 220 pounds or 35 gallons of hazardous substances are required to get permits from the Tacoma-Pierce County Health Department.
- d. These uses include automotive uses, manufacturing, and gas stations, as well as, schools, paint supply and big box retail, breweries and other utility and governmental uses.
- e. These uses are subject to bi-annual inspection at a minimum and monitoring by the Tacoma-Pierce County Health Department as well as the Tacoma Fire Department.
- f. Many of these uses have not been identified as uses of concern by community members who have provided comments through this process.
- g. The Planning Commission therefore concludes that a broad moratorium on hazardous materials storage could have a detrimental impact on uses currently allowed within this area who are subject to permits for small scale hazardous material storage, resulting in unintended consequences.
- h. Further, the Planning Commission concludes that the risks associated with these small-scale storage sites are generally limited and appropriately minimized through current regulations.
- i. A broad moratorium could also result in equity impacts, by limiting common commercial and educational uses and other services commonly enjoyed in other neighborhoods.
- j. While the Commission concludes that a broad moratorium is not warranted, the Commission does conclude that a moratorium is warranted for specific uses within the district that have been commonly associated with more significant volumes of hazardous material storage and with historic sources of contamination.

5. Economic Green Zone

- a. The public comments the Commission has received reinforce the importance of appropriately funding and resourcing the Economic Green Zone Subarea Plan for South Tacoma.
- b. Many of these expressed concerns, specifically pertaining to air quality impacts from new industrial activity and increase in truck traffic, fall outside the scope of this moratorium discussion, as directed by the City Council, and likewise are not issues limited to South Tacoma, but potentially impacting other communities within Tacoma.
- c. Based on the Tacoma Equity Index, much of the South Tacoma neighborhood is evaluated as low opportunity, disproportionately impacting people of color.
- d. The Commission concludes that the Economic Green Zone Plan is a critical need to redress environmental harms and support an environmentally just and sustainable future for South Tacoma.

6. Underground Storage Tanks (including gas stations)

- a. Sites with active USTs currently used for fueling (gas stations) are subject to inspections from Department of Ecology (every three years) and Tacoma-Pierce County Health Department (bi-annual). During these inspections, [similar items](#) are checked to ensure the tanks are properly functioning.
- b. The Planning Commission concludes that a broad moratorium on USTs could have a detrimental impact on existing businesses who are required to replace tanks as part of their scheduled maintenance and operations. Replacing aging UST tanks will improve groundwater protection and compel cleanup if any leaks or contamination is found during the tank removal process.

- c. While the Commission concludes that a broad moratorium is not warranted, the Commission does conclude that a moratorium is warranted for new USTs, not associated with replacement of an existing UST located within the STGPD

7. Metal Recycling and Auto Wrecking

- a. Metal recycling and auto wrecking facilities were identified as a specific use of community concern in the South Tacoma Neighborhood Council application to review the groundwater code and to establish an Economic Green Zone in South Tacoma.
- b. Metal recycling and auto wrecking present a risk of contamination from petroleum products commonly associated with combustible engines and vehicles.
- c. As such, these facilities are currently subject to the development standards and permit requirements of the South Tacoma Groundwater Protection District.
- d. While the Groundwater Protection District standards are intended to minimize and contain the risk of a spill and new contamination that could potentially affect groundwater resources, the Commission concludes that the specific risk associated with these uses warrants further evaluation and consideration to determine if current codes are sufficient to adequately address the potential impacts of these uses or if these uses are incompatible with groundwater protection.

T. RECOMMENDATIONS:

1. Based on these findings of fact and conclusions, the Planning Commission recommends that a moratorium within the South Tacoma Groundwater Protection District is warranted. However, a broad moratorium could result in detrimental, inequitable and/or disproportionate impacts to diverse businesses and uses that are of various types, purposes, characteristics, operations and maintenance needs, and risks to the environment. The Commission suggests that taking a cautious approach would be more appropriate and pragmatic.
2. The Commission recommends that the City Council consider enacting a targeted and specific moratorium on the establishment of new metal recycling/auto wrecking facilities, vehicle service and repair, vehicle service and repair – industrial, and underground storage tanks. The moratorium should additionally limit the expansion of existing facilities but allow for normal maintenance, repair, and replacement activities of existing uses.
3. The duration of the moratorium should apply initially for a period of one year, to be resolved through the South Tacoma Groundwater Code update as part of the 2023 Amendment to the Comprehensive Plan and Land Use Regulatory Code which is scheduled to be forwarded to the City Council for consideration in May/June of 2023.
4. According to the Tacoma Municipal Code, Section 13.05.030.E.3, “Moratoria or interim zoning may be effective for up to one year if a work plan is developed for related studies requiring such longer period.” The Commission recommends that the “Work Plan for STGPD Code Amendments” adopted by Amended Substitute Resolution No. 40985 on June 28, 2022, as part of the 2022 Annual Amendment, be referenced as the base for such a work plan for the one-year moratorium, with its scope and implementation schedule properly adjusted according to the need of the moratorium.
5. The Commission recommends that the City Council pursue broad-based community engagement and outreach before and after enacting the moratorium to ensure both

supportive and opposing viewpoints are heard and those businesses that may be affected by the moratorium are properly involved in the process.

6. The Commission acknowledges and appreciates the expertise and support from our partnering agencies, including the Tacoma-Pierce County Health Department, the Tacoma Water, the Environmental Services Department, the Fire Department, and the Planning and Development Services Department. As the consideration for a moratorium moves forward, the Commission recommends that there is a need to engage with additional subject matter experts (SMEs), such as those from the State's Department of Ecology and the City's Economic Development Department. To the extent feasible, consultant services may be retained, as some citizens have suggested.
7. The Commission further recommends that the City of Tacoma and Tacoma-Pierce County Health Department, as part of the Groundwater Code update, evaluate funding barriers and opportunities to accelerate the cleanup and remediation of contaminated sites within the South Tacoma Groundwater Protection District.
8. While the findings of fact support that despite decades of development within Tacoma and Pierce County aquifer levels and the availability of drinking water have not declined, the management of these resources must take into account the future impacts of climate change. The Commission recommends that the City Council and/or Tacoma Public Utility consider funding an independent study of how forecast climate change may specifically impact these resources in the future.
9. Based on the information provided by Tacoma Water, the Commission recognizes that aquifer recharge and the sustainability of this source of drinking water extends beyond the jurisdiction of the City of Tacoma. As such, the Commission recommends that City staff engage the other countywide jurisdictions to jointly review development practices that may impact aquifer recharge and to recommend and coordinate improvements to Comprehensive Plan policies and development regulations.
10. Finally, the Commission recommends that the City Council fully fund and staff the Economic Green Zone/South Tacoma MIC Subarea Plan and Environmental Impact Statement. This is a critical effort to re-evaluate the future of industrial use and activity in South Tacoma and to consider how we increase employment opportunities while ensuring a healthy, safe, and sustainable environment for South Tacomans. While the Commission is aware of the potential budget reductions being considered as part of the upcoming biennial budget, this project should be considered a high priority for funding.

###



MEETINGS FOR THE WEEK OF

SEPTEMBER 12, 2022 THROUGH SEPTEMBER 17, 2022

TIME	MEETING	LOCATION
MONDAY, SEPTEMBER 12, 2022		
5:00 PM	Local Improvement District Meeting *	Please visit https://cityoftacoma.org/hearingexaminer
5:00 PM	Tacoma Arts Commission	Join Zoom Meeting at: https://zoom.us/j/81666711531 Telephonic: Dial 253-215-8782 Meeting ID: 816 6671 1531
6:00 PM	Community's Police Advisory Committee	Join Zoom Meeting at: https://zoom.us/j/85076233615 Telephonic: Dial 253-215-8782 Meeting ID: 850 7623 3615 Passcode: 889454
6:00 PM	Metro Parks Tacoma Board of Commissioners	4702 S 19 th St., Metro Parks Headquarters Zoom information can be found at www.metroparkstacoma.org
TUESDAY, SEPTEMBER 13, 2022		
9:00 AM	Hearing Examiner's Hearing *	Please visit https://cityoftacoma.org/hearingexaminer
9:00 AM	Police Pension and Disability Board	Join Zoom Meeting at: https://zoom.us/j/83878171505 Telephonic: Dial 253-215-8782 Meeting ID: 838 7817 1505 Passcode: 858492
10:00 AM	Economic Development Committee	747 Market St., Municipal Bldg., Conf. Rm. 248 Join Zoom Meeting at: https://zoom.us/j/88227539908 Telephonic: Dial 253-215-8782 Meeting ID: 882 2753 9908 Passcode: 614650
11:00 AM	Bid Opening**	Please visit http://www.tacomapurchasing.org
NOON	City Council Study Session	747 Market St., Municipal Bldg., Council Chambers Join Zoom Meeting at: https://zoom.us/j/89496171192 Telephonic: Dial 253-215-8782 Meeting ID: 894 9617 1192 Passcode: 896569
5:00 PM	City Council Meeting	747 Market St., Municipal Bldg., Council Chambers Join Zoom Meeting at: https://zoom.us/j/84834233126 Telephonic: Dial 253-215-8782 Meeting ID: 848 3423 3126 Passcode: 349099
WEDNESDAY, SEPTEMBER 14, 2022		
3:00 PM	Public Utility Board Study Session – CANCELLED	
4:30 PM	Infrastructure, Planning, and Sustainability Committee	747 Market St., Municipal Bldg., Conf. Rm. 248 Join Zoom Meeting at: https://zoom.us/j/87829056704 Telephonic: Dial 253-215-8782 Meeting ID: 878 2905 6704 Passcode: 614650
5:00 PM	Metro Parks Tacoma Board of Commissioners – Capital Improvement Committee	4702 S 19 th St., Metro Parks Headquarters Zoom information can be found at www.metroparkstacoma.org
5:30 PM	Landmarks Preservation Commission	Join Zoom Meeting at: https://zoom.us/j/84794178334 Telephonic: Dial 253-215-8782 Meeting ID: 847 9417 8334
6:00 PM	Human Services Commission	Join Zoom Meeting at: https://zoom.us/j/97234116608 Telephonic: Dial 253-215-8782 Meeting ID: 972 3411 6608
6:30 PM	Public Utility Board Meeting – CANCELLED	

THURSDAY, SEPTEMBER 15, 2022

9:00 AM Hearing Examiner's Hearing *
5:00 PM Sustainable Tacoma Commission

Please visit <https://cityoftacoma.org/hearingexaminer>
Join Zoom Meeting at: <https://zoom.us/j/84328083947>
Telephonic: Dial 253-215-8782
Meeting ID: 84328083947 Passcode: 253253
Join Zoom Meeting at: <https://zoom.us/j/84328083947>
Telephonic: Dial 253-215-8782
Meeting ID: 84328083947 Passcode: 274234
Join Zoom Meeting at: <https://zoom.us/j/92111668520>
Telephonic: Dial 253-215-8782
Meeting ID: 921 1166 8520 Passcode: 274234

FRIDAY, SEPTEMBER 16, 2022**NO MEETINGS SCHEDULED****SATURDAY, SEPTEMBER 17, 2022**

3:00 PM Mayor's Youth Commission – General Assembly

Join Zoom Meeting at: <https://zoom.us/j/83389447063>
Telephonic: Dial 253-215-8782
Meeting ID: 833 8944 7063 Passcode: 779930



Meeting sites are accessible to people with disabilities. People with disabilities requiring special accommodations should contact the appropriate department(s) 48 hours prior to the meeting time.

* Hearing Examiner's Hearings and Local Improvement District Meetings meet on an as-needed basis. Please contact the Hearing Examiner's Office at (253) 591-5195 to confirm whether a meeting will be held this week. Hearings may be held at various times throughout the day.

** Bid Opening will be held on an as-needed basis. Please contact the Finance Procurement and Payables Office at 253-502-8468 or www.tacomapurchasing.org to confirm whether Bid Opening will be held.

*** Land Use Public Meetings meet on an as-needed basis. Please contact Planning Manager, Jana Magoon at (253) 594-7823 to confirm whether a meeting will be held this week.



Citywide Weekly Briefing for 29 August 2022 to 04 September 2022

The data is not National Incident Based Reporting System (NIBRS) compliant. Do not compare the results with any report using that standard. The data is dynamic and is subject to change and/or revision. The number of distinct offenses listed on a report are counted. This does not represent reports or individuals. All data is compared to last year for the same number of days or date range. Small numbers may cause large percent increases and decreases.

Offense Breakdown	7 Days		28 Days		Year to Date		7 Days	28 Days	YTD
	30-Aug-2021	29-Aug-2022	09-Aug-2021	08-Aug-2022	01-Jan-2021	01-Jan-2022			
	05-Sep-2021	04-Sep-2022	05-Sep-2021	04-Sep-2022	04-Sep-2021	04-Sep-2022			
Persons	91	79	398	325	2915	3368	13.2% ▼	18.3% ▼	15.5% ▲
Assault	80	69	366	301	2668	3084	13.8% ▼	17.8% ▼	15.6% ▲
Homicide (doesn't include Negligent/Justifiable)	0	2	2	3	19	31	NC	50.0% ▲	63.2% ▲
Kidnapping/Abduction	2	4	4	9	38	55	100.0% ▲	125.0% ▲	44.7% ▲
Sex Offenses, Forcible	9	4	26	12	190	198	55.6% ▼	53.8% ▼	4.2% ▲
Property	468	412	1943	1836	14142	19894	12.0% ▼	5.5% ▼	40.7% ▲
Arson	3	3	19	14	179	187	0.0%	26.3% ▼	4.5% ▲
Burglary/Breaking and Entering	35	25	169	135	1288	1753	28.6% ▼	20.1% ▼	36.1% ▲
Counterfeiting/Forgery	0	0	10	3	70	49	0.0%	70.0% ▼	30.0% ▼
Destruction/Damage/Vandalism of Property	137	131	614	522	4024	5252	4.4% ▼	15.0% ▼	30.5% ▲
Fraud	10	11	47	39	426	427	10.0% ▲	17.0% ▼	0.2% ▲
Larceny/Theft	211	150	785	687	5695	7770	28.9% ▼	12.5% ▼	36.4% ▲
Motor Vehicle Theft	50	78	227	340	1907	3458	56.0% ▲	49.8% ▲	81.3% ▲
Robbery	13	5	45	49	306	544	61.5% ▼	8.9% ▲	77.8% ▲
Stolen Property	7	9	19	42	211	412	28.6% ▲	121.1% ▲	95.3% ▲
Society	5	4	22	28	327	308	20.0% ▼	27.3% ▲	5.8% ▼
Drug/Narcotic	3	0	10	7	135	83	100.0% ▼	30.0% ▼	38.5% ▼
Pornography/Obscene Material	0	0	1	1	20	21	0.0%	0.0%	5.0% ▲
Prostitution	0	0	0	1	4	3	0.0%	NC	25.0% ▼
Weapon Law Violations	2	4	11	19	166	201	100.0% ▲	72.7% ▲	21.1% ▲
Citywide Totals	564	495	2363	2189	17384	23570	12.2% ▼	7.4% ▼	35.6% ▲

Last 7 Days

Notes:

- There were 2 Homicide offense(s) during the last 7 days.
- 56.5% (39/69) of the Assaults were coded Simple Assault.
- There were 48 DV-related offenses.
- 66.7% (32/48) of the DV-related offenses were Persons.
- 40.6% (28/69) of the Assaults were DV-related.
- DV-related Offenses: 52 ↘ 48
- There was 1 Gang-Related offense(s) during the last 7 days.
- Theft from Motor Vehicle: 82 ↘ 56

Top 5 Locations - Compared to last year

- 4502 S Steele St: 13 ↘ 12
- 2214 S 48th St: 0 ↗ 6
- 111 S 38th St: 1 ↗ 6
- 5016 Fairwood Blvd Ne: 0 ↗ 4
- There were an additional 5 locations with 4.

Top 5 Offense Locations - Compared to last year

- Parking Lot: 99 ↗ 113
- Street/Right Of Way: 95 ↘ 73
- Single Family Residence: 64 ↘ 52
- Apartment: 30 ↗ 42
- Other Business: 11 ↗ 26



Sector 1 Weekly Briefing for 29 August 2022 to 04 September 2022

The data is not National Incident Based Reporting System (NIBRS) compliant. Do not compare the results with any report using that standard. The data is dynamic and is subject to change and/or revision. The number of distinct offenses listed on a report are counted. This does not represent reports or individuals. All data is compared to last year for the same number of days or date range. Small numbers may cause large percent increases and decreases.

Offense Breakdown	7 Days		28 Days		Year to Date		7 Days	28 Days	YTD
	30-Aug-2021	29-Aug-2022	09-Aug-2021	08-Aug-2022	01-Jan-2021	01-Jan-2022			
	05-Sep-2021	04-Sep-2022	05-Sep-2021	04-Sep-2022	04-Sep-2021	04-Sep-2022			
Persons	13	17	89	82	723	815	30.8%▲	7.9%▼	12.7%▲
Assault	13	16	81	74	667	734	23.1%▲	8.6%▼	10.0%▲
Homicide (doesn't include Negligent/Justifiable)	0	0	2	0	6	6	0.0%	100.0%▼	0.0%
Kidnapping/Abduction	0	0	1	3	5	19	0.0%	200.0%▲	280.0%▲
Sex Offenses, Forcible	0	1	5	5	45	56	NC	0.0%	24.4%▲
Property	83	95	452	444	3118	4665	14.5%▲	1.8%▼	49.6%▲
Arson	1	0	6	3	82	55	100.0%▼	50.0%▼	32.9%▼
Burglary/Breaking and Entering	5	6	39	30	271	454	20.0%▲	23.1%▼	67.5%▲
Counterfeiting/Forgery	0	0	2	1	19	13	0.0%	50.0%▼	31.6%▼
Destruction/Damage/Vandalism of Property	25	40	160	155	1014	1413	60.0%▲	3.1%▼	39.3%▲
Fraud	2	3	11	14	90	72	50.0%▲	27.3%▲	20.0%▼
Larceny/Theft	33	31	168	154	1103	1656	6.1%▼	8.3%▼	50.1%▲
Motor Vehicle Theft	13	14	46	68	400	801	7.7%▲	47.8%▲	100.3%▲
Robbery	2	0	16	9	73	90	100.0%▼	43.8%▼	23.3%▲
Stolen Property	2	1	2	9	52	104	50.0%▼	350.0%▲	100.0%▲
Society	1	0	3	2	75	79	100.0%▼	33.3%▼	5.3%▲
Drug/Narcotic	0	0	1	1	30	19	0.0%	0.0%	36.7%▼
Pornography/Obscene Material	0	0	0	0	1	4	0.0%	0.0%	300.0%▲
Prostitution	0	0	0	0	1	0	0.0%	0.0%	100.0%▼
Weapon Law Violations	1	0	2	1	43	56	100.0%▼	50.0%▼	30.2%▲
Sector Totals	97	112	544	528	3916	5559	15.5%▲	2.9%▼	42.0%▲

Last 7 Days

Notes:

- There were no Homicide offense(s) during the last 7 days.
- 62.5% (10/16) of the Assaults were coded Simple Assault.
- There were 4 DV-related offenses.
- 100.0% (4/4) of the DV-related offenses were Persons.
- 25.0% (4/16) of the Assaults were DV-related.
- DV-related Offenses: 6 ↘ 4
- There were no Gang-Related offense(s) during the last 7 days.
- Theft from Motor Vehicle: 15 ↗ 19

Top 5 Locations - Compared to last year

- 1538 Commerce St: 0 ↗ 4
- 5016 Fairwood Blvd Ne: 0 ↗ 4
- 824 Martin Luther King Jr Way: 0 ↗ 3
- 1516 S 11th St: 0 ↗ 3
- 1500 Commerce St: 0 ↗ 3
- 4602 45th Ave Ne: 1 ↗ 3
- 1215 S Sheridan Ave: 0 ↗ 3

Top 5 Offense Locations - Compared to last year

- Street/Right Of Way: 22 ↔ 22
- Parking Lot: 17 ↗ 20
- Apartment: 5 ↗ 10
- Other Business: 1 ↗ 9
- Drug Store: 5 ↔ 5



Sector 2 Weekly Briefing for 29 August 2022 to 04 September 2022

The data is not National Incident Based Reporting System (NIBRS) compliant. Do not compare the results with any report using that standard. The data is dynamic and is subject to change and/or revision. The number of distinct offenses listed on a report are counted. This does not represent reports or individuals. All data is compared to last year for the same number of days or date range. Small numbers may cause large percent increases and decreases.

Offense Breakdown	7 Days		28 Days		Year to Date		7 Days	28 Days	YTD
	30-Aug-2021	29-Aug-2022	09-Aug-2021	08-Aug-2022	01-Jan-2021	01-Jan-2022			
	05-Sep-2021	04-Sep-2022	05-Sep-2021	04-Sep-2022	04-Sep-2021	04-Sep-2022			
Persons	19	19	83	64	583	666	0.0%	22.9% ▼	14.2% ▲
Assault	16	16	76	61	528	601	0.0%	19.7% ▼	13.8% ▲
Homicide (doesn't include Negligent/Justifiable)	0	0	0	0	4	1	0.0%	0.0%	75.0% ▼
Kidnapping/Abduction	0	1	1	1	8	9	NC	0.0%	12.5% ▲
Sex Offenses, Forcible	3	2	6	2	43	55	33.3% ▼	66.7% ▼	27.9% ▲
Property	141	118	565	472	3890	5091	16.3% ▼	16.5% ▼	30.9% ▲
Arson	1	0	6	1	30	61	100.0% ▼	83.3% ▼	103.3% ▲
Burglary/Breaking and Entering	11	8	42	34	322	352	27.3% ▼	19.0% ▼	9.3% ▲
Counterfeiting/Forgery	0	0	1	1	14	11	0.0%	0.0%	21.4% ▼
Destruction/Damage/Vandalism of Property	36	31	171	121	1068	1382	13.9% ▼	29.2% ▼	29.4% ▲
Fraud	2	2	5	9	109	117	0.0%	80.0% ▲	7.3% ▲
Larceny/Theft	78	54	270	193	1762	2099	30.8% ▼	28.5% ▼	19.1% ▲
Motor Vehicle Theft	10	19	60	92	499	859	90.0% ▲	53.3% ▲	72.1% ▲
Robbery	3	4	8	10	54	149	33.3% ▲	25.0% ▲	175.9% ▲
Stolen Property	0	0	1	9	29	51	0.0%	800.0% ▲	75.9% ▲
Society	0	0	3	3	48	30	0.0%	0.0%	37.5% ▼
Drug/Narcotic	0	0	0	1	12	8	0.0%	NC	33.3% ▼
Pornography/Obscene Material	0	0	0	1	3	4	0.0%	NC	33.3% ▲
Prostitution	0	0	0	0	0	1	0.0%	0.0%	NC
Weapon Law Violations	0	0	3	1	33	17	0.0%	66.7% ▼	48.5% ▼
Sector Totals	160	137	651	539	4521	5787	14.4% ▼	17.2% ▼	28.0% ▲

Last 7 Days

Notes:

- There were no Homicide offense(s) during the last 7 days.
- 50.0% (8/16) of the Assaults were coded Simple Assault.
- There were 7 DV-related offenses.
- 71.4% (5/7) of the DV-related offenses were Persons.
- 31.3% (5/16) of the Assaults were DV-related.
- DV-related Offenses: 11 ↘ 7
- There were no Gang-Related offense(s) during the last 7 days.
- Theft from Motor Vehicle: 32 ↘ 21

Top 5 Locations - Compared to last year

- 4315 6th Ave: 0 ↗ 4
- 1002 S Pearl St: 0 ↗ 4
- 29 St Helens Ave: 0 ↗ 3
- 1919 S Tyler St: 0 ↗ 3
- 5601 N 37th St: 0 ↗ 3

Top 5 Offense Locations - Compared to last year

- Parking Lot: 26 ↗ 33
- Apartment: 10 ↗ 14
- Single Family Residence: 16 ↘ 13
- Street/Right Of Way: 25 ↘ 11
- Drug Store: 4 ↗ 9



Sector 3 Weekly Briefing for 29 August 2022 to 04 September 2022

The data is not National Incident Based Reporting System (NIBRS) compliant. Do not compare the results with any report using that standard. The data is dynamic and is subject to change and/or revision. The number of distinct offenses listed on a report are counted. This does not represent reports or individuals. All data is compared to last year for the same number of days or date range. Small numbers may cause large percent increases and decreases.

Offense Breakdown	7 Days		28 Days		Year to Date		7 Days	28 Days	YTD
	30-Aug-2021	29-Aug-2022	09-Aug-2021	08-Aug-2022	01-Jan-2021	01-Jan-2022			
	05-Sep-2021	04-Sep-2022	05-Sep-2021	04-Sep-2022	04-Sep-2021	04-Sep-2022			
Persons	17	21	94	78	681	801	23.5%▲	17.0%▼	17.6%▲
Assault	14	19	85	72	618	736	35.7%▲	15.3%▼	19.1%▲
Homicide (doesn't include Negligent/Justifiable)	0	1	0	2	3	8	NC	NC	166.7%▲
Kidnapping/Abduction	1	1	1	3	11	12	0.0%	200.0%▲	9.1%▲
Sex Offenses, Forcible	2	0	8	1	49	45	100.0%▼	87.5%▼	8.2%▼
Property	121	90	466	462	3663	5364	25.6%▼	0.9%▼	46.4%▲
Arson	0	0	1	5	23	24	0.0%	400.0%▲	4.3%▲
Burglary/Breaking and Entering	10	5	49	34	350	471	50.0%▼	30.6%▼	34.6%▲
Counterfeiting/Forgery	0	0	5	0	24	15	0.0%	100.0%▼	37.5%▼
Destruction/Damage/Vandalism of Property	35	25	131	110	917	1267	28.6%▼	16.0%▼	38.2%▲
Fraud	4	0	16	4	117	117	100.0%▼	75.0%▼	0.0%
Larceny/Theft	59	23	195	180	1572	2278	61.0%▼	7.7%▼	44.9%▲
Motor Vehicle Theft	9	33	53	98	531	906	266.7%▲	84.9%▲	70.6%▲
Robbery	3	0	10	16	87	144	100.0%▼	60.0%▲	65.5%▲
Stolen Property	0	4	3	15	34	130	NC	400.0%▲	282.4%▲
Society	1	3	5	11	100	90	200.0%▲	120.0%▲	10.0%▼
Drug/Narcotic	1	0	1	2	50	22	100.0%▼	100.0%▲	56.0%▼
Pornography/Obscene Material	0	0	1	0	11	11	0.0%	100.0%▼	0.0%
Prostitution	0	0	0	0	1	1	0.0%	0.0%	0.0%
Weapon Law Violations	0	3	3	9	36	56	NC	200.0%▲	55.6%▲
Sector Totals	139	114	565	551	4444	6255	18.0%▼	2.5%▼	40.8%▲

Last 7 Days

Notes:

- There was 1 Homicide offense during the last 7 days.
- 63.2% (12/19) of the Assaults were coded Simple Assault.
- There were 18 DV-related offenses.
- 55.6% (10/18) of the DV-related offenses were Persons.
- 47.4% (9/19) of the Assaults were DV-related.
- DV-related Offenses: 9 ↗ 18
- There were no Gang-Related offense(s) during the last 7 days.
- Theft from Motor Vehicle: 19 ↘ 2

Top 5 Locations - Compared to last year

- 4502 S Steele St: 13 ↘ 12
- 2214 S 48th St: 0 ↗ 6
- 1913 S 72nd St: 1 ↗ 4
- 4023 S Lawrence St: 0 ↗ 3
- 6014 South Tacoma Way: 1 ↗ 3
- 5022 S 58th St: 0 ↗ 3
- 2916 S 38th St: 0 ↗ 3
- 4275 S Pine St: 0 ↗ 3

Top 5 Offense Locations - Compared to last year

- Parking Lot: 39 ↘ 33
- Street/Right Of Way: 13 ↗ 17
- Other Business: 8 ↗ 9
- Apartment: 6 ↗ 8
- Single Family Residence: 13 ↘ 7
- Auto Related Business: 7 ↔ 7



Sector 4 Weekly Briefing for 29 August 2022 to 04 September 2022

The data is not National Incident Based Reporting System (NIBRS) compliant. Do not compare the results with any report using that standard. The data is dynamic and is subject to change and/or revision. The number of distinct offenses listed on a report are counted. This does not represent reports or individuals. All data is compared to last year for the same number of days or date range. Small numbers may cause large percent increases and decreases.

Offense Breakdown	7 Days		28 Days		Year to Date		7 Days	28 Days	YTD
	30-Aug-2021	29-Aug-2022	09-Aug-2021	08-Aug-2022	01-Jan-2021	01-Jan-2022			
	05-Sep-2021	04-Sep-2022	05-Sep-2021	04-Sep-2022	04-Sep-2021	04-Sep-2022			
Persons	42	22	132	101	928	1086	47.6% ▼	23.5% ▼	17.0% ▲
Assault	37	18	124	94	855	1013	51.4% ▼	24.2% ▼	18.5% ▲
Homicide (doesn't include Negligent/Justifiable)	0	1	0	1	6	16	NC	NC	166.7% ▲
Kidnapping/Abduction	1	2	1	2	14	15	100.0% ▲	100.0% ▲	7.1% ▲
Sex Offenses, Forcible	4	1	7	4	53	42	75.0% ▼	42.9% ▼	20.8% ▼
Property	123	109	460	458	3471	4774	11.4% ▼	0.4% ▼	37.5% ▲
Arson	1	3	6	5	44	47	200.0% ▲	16.7% ▼	6.8% ▲
Burglary/Breaking and Entering	9	6	39	37	345	476	33.3% ▼	5.1% ▼	38.0% ▲
Counterfeiting/Forgery	0	0	2	1	13	10	0.0%	50.0% ▼	23.1% ▼
Destruction/Damage/Vandalism of Property	41	35	152	136	1025	1190	14.6% ▼	10.5% ▼	16.1% ▲
Fraud	2	6	15	12	110	121	200.0% ▲	20.0% ▼	10.0% ▲
Larceny/Theft	41	42	152	160	1258	1737	2.4% ▲	5.3% ▲	38.1% ▲
Motor Vehicle Theft	18	12	68	82	477	892	33.3% ▼	20.6% ▲	87.0% ▲
Robbery	5	1	11	14	92	161	80.0% ▼	27.3% ▲	75.0% ▲
Stolen Property	5	4	13	9	96	127	20.0% ▼	30.8% ▼	32.3% ▲
Society	3	1	11	12	104	109	66.7% ▼	9.1% ▲	4.8% ▲
Drug/Narcotic	2	0	8	3	43	34	100.0% ▼	62.5% ▼	20.9% ▼
Pornography/Obscene Material	0	0	0	0	5	2	0.0%	0.0%	60.0% ▼
Prostitution	0	0	0	1	2	1	0.0%	NC	50.0% ▼
Weapon Law Violations	1	1	3	8	54	72	0.0%	166.7% ▲	33.3% ▲
Sector Totals	168	132	603	571	4503	5969	21.4% ▼	5.3% ▼	32.6% ▲

Last 7 Days

Notes:

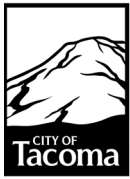
- There was 1 Homicide offense during the last 7 days.
- 50.0% (9/18) of the Assaults were coded Simple Assault.
- There were 19 DV-related offenses.
- 68.4% (13/19) of the DV-related offenses were Persons.
- 55.6% (10/18) of the Assaults were DV-related.
- DV-related Offenses: 26 ↘ 19
- There was 1 Gang-Related offense(s) during the last 7 days.
- Theft from Motor Vehicle: 16 ↘ 14

Top 5 Locations - Compared to last year

- 111 S 38th St: 1 ↗ 6
- 7041 Pacific Ave: 0 ↗ 4
- 9820 Pacific Ave: 0 ↗ 3
- 9314 S Ash St: 0 ↗ 3
- 4028 E I St: 0 ↗ 3
- 3702 S Park Ave: 0 ↗ 3
- 8820 S Hosmer St: 3 ↔ 3
- 8874 S K St: 0 ↗ 3

Top 5 Offense Locations - Compared to last year

- Single Family Residence: 29 ↘ 28
- Parking Lot: 17 ↗ 27
- Street/Right Of Way: 35 ↘ 23
- Apartment: 9 ↗ 10
- Sporting Goods Store: 13 ↘ 9



TO: Elizabeth Pauli, City Manager
FROM: Peter Huffman, Director, Planning and Development Services *PH*
Brian Boudet, Division Manager, Planning and Development Services
Stephen Atkinson, Principal Planner, Planning and Development Services
SUBJECT: City Council Public Hearing – Tideflats Subarea Plan and Environmental Impact
Statement – Preliminary Alternatives
DATE: September 7, 2022

As part of the Tideflats Subarea Plan process, the City Council will determine a range of future development scenarios to be studied as part of the Environmental Impact Statement (EIS), including EIS alternatives. In support of this determination, on September 13, 2022, the City Council will conduct a public hearing on the Tideflats Subarea Plan and EIS Preliminary Alternatives, as recommended by the Tideflats Steering Committee. At the September 13, 2022 study session, Planning and Development Services staff will present a summary of the proposed alternatives, and the engagement and public comments that have been provided through the public scoping process, in preparation for the public hearing later that evening.

CURRENT MILESTONE – FUTURE DEVELOPMENT ALTERNATIVES

On March 24, 2022, the Tideflats Steering Committee recommended a range of future development alternatives for consideration in the Subarea Plan and EIS. This recommendation completes 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 land use and development scenarios for consideration in the Plan.

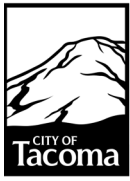
Alternatives are one of the basic building blocks of an EIS. They present options in a meaningful way for decision-makers. The EIS examines all areas of probable significant adverse environmental impact associated with the various alternatives, including the no-action alternative and the proposal. Selecting alternatives that represent a range of options provides an effective method to evaluate and compare the merits of different choices. The final action chosen by the City Council need not be identical to any single alternative in the EIS but must be within the range of alternatives discussed.

Following City Council approval of the range of alternatives, the Steering Committee will begin draft plan development in conjunction with the development of the Draft EIS.

EIS SCOPING PROCESS

Scoping is one of the earliest steps in the EIS process, as mandated by State Environmental Policy Act (SEPA) (Washington Administrative Code [WAC] 197-11-408) and includes a public comment period. The purpose of scoping is to determine the range, or “scope,” of issues to study in the EIS. Pursuant to SEPA, the City notified the public of the intent to prepare an EIS so that agencies, tribes, communities, organizations, and members of the public had an opportunity to comment on the scope of the impacts and range of alternatives to be analyzed. The scoping comment period started on June 21, 2022 and ended on August 5, 2022.

City staff conducted the following public outreach and engagement during the EIS scoping process. A full summary report of public comments is attached.



- Information and project documents posted to the project website: cityoftacoma.org/tideflatsplan
- Provided background and scoping schedule at the Planning Commission meetings on May 18, 2022, and July 6, 2022; and the Tideflats Advisory Group (TAG) meetings on June 2, 2022, and June 23, 2022
- Community informational meeting held on June 6, 2022, previewing upcoming scoping process
- Public notice signs were posted at eight locations throughout the Tideflats from June 21, 2022, to August 5, 2022
- Mailed public scoping notice to 9,500 taxpayers and occupants within 2500 feet of the Port of Tacoma Manufacturing and Industrial Center (MIC) both prior to the informational meeting on June 6, 2022, and again upon issuance of the Determination of Significance
- Legal notice was placed in the Tacoma Daily Index publication for issuance on June 21, 2022
- The Determination of Significance was uploaded to the SEPA Register and distributed to the City of Tacoma SEPA recipients
- Email to public agencies, private groups, or individuals who have expressed interest in project (approximately 700 email contacts)
- Digital advertisement placed in the News Tribune on July 8, 9, and 11, 2022
- The public scoping meeting was advertised via social media and a Facebook event page

BACKGROUND:

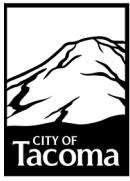
Regional Significance

Located in the heart of Commencement Bay, the Tideflats subarea is comprised of over 5,000 acres of waterfront land and designated as the Port of Tacoma MIC. With about 9,800 employees, the MIC is home to Tacoma and Pierce County's highest concentration of industrial and manufacturing activity. The Tideflats is a unique environment containing shoreline, river deltas, tidal creeks, freshwater and salt marshes, naturalized creeks and river channel corridors. Over 1,000 acres of this vital saltwater and estuarian habitat is home for several species of salmon, shellfish, and other marine life. Development in the Tideflats consists primarily of industrial and manufacturing uses, with a major focus on port maritime industrial activities. The Tideflats also serves as an important location for cultural traditions and the practice of tribal treaty rights.

In recognition of the regional significance of 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. Public engagement is a key element of the Plan.

Geographic Boundaries

The Plan area is based on the current Port of Tacoma MIC which is defined both in the Puget Sound Regional Council's VISION 2050 as well as the City of Tacoma Comprehensive Plan. However, studies and recommendations from the Plan process will likely extend beyond this Plan area, including the lands immediately adjacent to the MIC and depending on the topic under review (air and water quality, traffic impacts, freight corridors, land use transitions, economic impacts and strategies, etc.).



Planning for the Future

The Tideflats subarea planning 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.

The overarching themes for the subarea planning process will include:

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

The Subarea Plan process will provide:

- Potential text and map amendments to other elements of the City's Comprehensive Plan
- Potential Amendments to the City's Land Use Regulatory Code
- Potential amendments to City Zoning districts
- Amendments to the Shoreline Master Program
- Information to support local and regional Capital Facilities Programs
- An environmental impact statement (EIS)

PRIOR MILESTONES

Determination of Significance

On June 21, 2022, the City of Tacoma issued a determination that the Tacoma Tideflats Subarea Plan is likely to have a significant adverse environmental impact and formally initiated the EIS scoping process, including a public scoping meeting on July 13, 2022.

- [Determination of Significance](#)

Committee Recommendation: Preliminary Future Development Alternatives

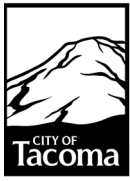
On March 24, 2022, the Tideflats Steering Committee recommended a range of future development alternatives for consideration in the Subarea Plan and EIS. This recommendation completes a major milestone identified in the Work Plan. The recommendation includes proposed Guiding Principles and a range of 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.

- [Preliminary Alternatives](#)
- [Alternatives Maps](#)

Visioning Process

The visioning phase lasted from January 2021 through the final public meeting in May 2021. The purpose of this phase was to provide an opportunity to think broadly about the desired future in the Tideflats Subarea and develop preliminary future scenarios for further consideration and analysis. Engagement was designed to hear from a broad group of community members who reflected the many interests and perspectives about the history, current uses, and future of the Tideflats.

- [Community Visioning Process](#)

*Baseline Conditions Report*

The Existing Conditions Analysis establishes the baseline conditions for the Subarea Plan and is the basis for the No-Action Alternative in the EIS. It addresses the topics to be studied in the EIS as well as integrates the Economic Development and Climate Change Resiliency supplemental studies.

- [Draft Baseline Report](#)

Public Engagement Plan

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.

- [Public Engagement Plan](#)

Intergovernmental Work Plan

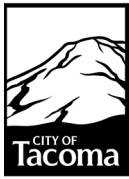
The Work Plan was approved by the Steering Committee on February 10, 2019. The intent of this Work Plan is to provide a clear framework for cooperation and information sharing among the City of Tacoma, the Puyallup Tribe, the Port of Tacoma, Pierce County, and City of Fife, while respecting Tacoma's jurisdiction and role as SEPA lead agency. The Work Plan also observes all existing substantive and procedural obligations under the Growth Management Act, Shoreline Management Act, SEPA, and the Tacoma Municipal Code.

- [Work Plan](#)

SCHEDULE FOR CITY COUNCIL REVIEW AND CONSIDERATION

Per the Intergovernmental Work Plan, if amendments to the Steering Committee's recommended Alternatives are introduced by the City Council, the City Council will conduct a 45-day comment period prior to taking final action. This time period is to enable the participating governments, Steering Committee, Tideflats Advisory Group, and general public to review and provide comments on the proposed amendments prior to adoption. The following schedules are tentative and are subject to change if additional time is necessary for City Council deliberations. If additional amendments are introduced at a later City Council meeting, the schedule will be updated to provide an additional 45-day comment period.

Tentative City Council Schedule City Council considers Resolution to finalize EIS Scope and Alternatives based on Steering Committee Recommendation.	
September 8, 2022	Communication Item – Provide Scoping Summary and Public Scoping Comments to City Council and Tideflats Steering Committee
September 13, 2022	City Council – Study Session to review public comments provided during public scoping process City Council – Public Hearing on the Steering Committee's recommended EIS Alternatives
September 20, 2022	City Council – Study Session; Review Public Comments and Testimony



October 4, 2022	City Council – Resolution to finalize scope and alternatives
October 13, 2022	Tideflats Steering Committee – Report on scoping process and initiate Draft Plan and EIS development
Alternative Schedule If amendments to the Steering Committee recommended alternatives are introduced, the City Council will conduct a 45-day comment period prior to taking final action on the amendments. This schedule is tentative, based on the potential introduction of amendments at the September 20, 2022 Study Session.	
September 20, 2022	City Council – Study Session; Review Public Comment and Testimony; <u>Introduce potential amendments to the Steering Committee’s Recommended Alternatives</u>
September 29, 2022	Tideflats Advisory Group Meeting – Review and provide comments on any proposed City Council amendments to the Steering Committee Recommendation
October 13, 2022	Steering Committee Meeting – Review and provide comments on any proposed City Council amendments to the Steering Committee Recommendation; Review comments from Tideflats Advisory Group
November 15, 2022	City Council – Study Session to review comments on proposed Alternatives from partner governments, Tideflats Steering Committee, and Tideflats Advisory Group as well as other public comments City Council – Consider Resolution to finalize scope and alternatives.

ADDITIONAL INFORMATION

Draft documents as well as past and upcoming meetings and agenda materials are available at www.cityoftacoma.org/tideflatsplan.

For more information, please contact Stephen Atkinson, Principal Planner, at (253) 905-4146 or satkinson@cityoftacoma.org.

ATTACHMENT:

- A. DRAFT Tideflats EIS Scoping Comment Summary – September 6, 2022
- B. Pierce County Scoping Comment Letter
- C. Planning Commission Scoping Comment Letter
- D. Tideflats Advisory Group – Public Scoping Discussion – June 23, 2022

1. INTRODUCTION AND PROJECT OVERVIEW

This document summarizes public comments received by the City of Tacoma (City) during the State Environmental Policy Act (SEPA) Programmatic Environmental Impact Statement (EIS) scoping period for the Tacoma Tideflats Subarea Plan and Planned Action between June 21 and August 5, 2022.

This summary contains an overview of the Tacoma Tideflats Subarea Plan (Plan) and Planned Action project, the EIS SEPA scoping process, a discussion of EIS scoping public engagement efforts, and a summary of comments provided during the 30-day EIS scoping comment period.

Project Overview

The proposed project involves development of an innovative, area-wide subarea plan for Tacoma's Tideflats, which will become an optional element of the City's Comprehensive Plan. The subarea plan is expected to include elements related to land use, economic development, the environment, public facilities and services, and transportation. The subarea plan is being developed for consistency with the Growth Management Act, Shoreline Management Act, multicounty planning policies, countywide planning policies, and the City of Tacoma Comprehensive Plan. The City also plans to adopt a Planned Action ordinance for the Tacoma Tideflats area.

The City has determined that the Tacoma Tideflats Subarea Plan and Planned Action project is likely to have a significant adverse environmental impact. An EIS under RCW 43.21C.030(2) (c) will be prepared. Agencies, affected tribes, and members of the public were invited to comment on the scope of this proposed EIS including the alternatives, probable significant adverse impacts, proposed mitigation measures, and licenses or other approvals that may be required. An expanded 30-day scoping comment period was provided pursuant to the Washington Administrative Code (WAC) 197-11-410 and included one public scoping meeting. Due to continued precautions for COVID-19, the meeting was held virtually.

1.1 ALTERNATIVES

The Tideflats Steering Committee developed four Preliminary EIS Alternative Concepts for the Tacoma Tideflats Subarea Plan and Planned Action EIS. The identification of Guiding Principles helped frame and shape how the preliminary alternative concepts were structured. The Guiding Principles are based on community input received during Visioning, the regional planning framework, input from the five participating governments, and the anticipated outcomes from the intergovernmental Work Plan.

EIS alternatives considerations included:

- The four Alternatives presented are intended to convey a range that will be tested and evaluated in the EIS. All alternatives assume the subarea remains a Manufacturing Industrial Center (MIC).
- Agencies are encouraged to describe alternatives as different ways to meet objectives. Alternatives may, however, emphasize or weight benefits and outcomes differently.

- Impacts have not been assessed at this stage; impact analysis will be performed as part of EIS.
- Alternatives are conceptual, they provide high-level direction, but are not yet parcel or use specific.
- The purpose of alternatives is to present options to decision-makers and the public in a meaningful way.
- Alternatives should be distinct and different enough to allow for meaningful comparison and should represent a range of reasonable options; it is not necessary to consider every possible option.
- The final subarea plan need not be identical to any single alternative but must be within the range of alternatives considered. The subarea plan can mix and match and pull elements from each alternative.
- Identifying a preferred alternative is not required but can be designated at any point in the process.
- A 'no action' alternative is required and provides a benchmark for comparison with 'action' alternatives.
- Some information, such as a fiscal analysis, will inform and influence the plan but is not included in the EIS.

Details and conceptual maps for each alternative are included in a document on the City website:

https://www.cityoftacoma.org/UserFiles/Servers/Server_6/File/cms/Planning/Tideflats/Subarea%20Plan/EIS%20Scoping/Preliminary%20Alternatives%203.24.2022.pdf.

2. SCOPING PROCESS

Scoping is one of the earliest steps in the EIS process, as mandated by SEPA (Washington Administrative Code [WAC] 197-11-408) and includes a public comment period. The purpose of scoping is to determine the range, or "scope," of issues to study in the EIS. Pursuant to SEPA, the City notified the public of the intent to prepare an EIS so that agencies, tribes, communities, organizations, and members of the public had an opportunity to comment on the scope of the impacts and range of alternatives to be analyzed. The scoping comment period started on June 21 and ended on August 5, 2022.

The scoping comment period is the first of two formal opportunities in the SEPA process for the public to provide comments. The public will have a second opportunity after the publication of the Draft EIS. The public comment period for the Draft EIS is expected to take place during the spring 2023.

A SEPA Determination of Significance was issued by the City on June 21, 2022.

2.1 NOTIFICATION AND OUTREACH ACTIVITIES

The City followed legal notification requirements and conducted outreach activities to notify agencies, tribal governments, and members of the public and stakeholders of the scoping comment period and public scoping meeting in accordance with Section 13.12.610 of the City of Tacoma Municipal Code.

2.1.1 Outreach Activities

The City developed both a Scoping Notice and Legal Notice (see Attachments A and B). The following lists the different methods used to share information with the community:

- Update to the project website: cityoftacoma.org/tideflatsplan
- Notice at the Planning Commission meetings on May 18, 2022, and July 6, 2022, and the Tideflats Advisory Group (TAG) meetings on June 2, 2022, and June 23, 2022
- Community Informational Meeting Held on June 6, 2022, previewing upcoming scoping process
- Public notice signs were posted at eight locations throughout the Tideflats from June 21, 2022, to August 5, 2022
- Mailed public scoping notice to 9,500 taxpayers and occupants within 2500' of the Port of Tacoma Manufacturing and Industrial Center both prior to the Informational Meeting on June 6, 2022, and again upon issuance of the Determination of Significance
- Legal notice was placed in the Tacoma Daily Index publication for issuance on June 21, 2022
- The Determination of Significance was uploaded to the SEPA Register and distributed to the City of Tacoma SEPA recipients
- Email to public agencies, private groups, or individuals who have expressed interest in project (approximately 700 email contacts)
- Digital advertisement placed in the News Tribune on July 8, 9, and 11, 2022
- The public scoping meeting was advertised via social media and a Facebook event page

2.2 SCOPING MEETING

Due to the ongoing COVID-19 pandemic, the City opted to host a virtual public scoping meeting via Zoom on July 13, 2022. The project team provided information about the proposed Subarea Plan and Planned Action, the SEPA process, and an opportunity to provide a verbal comment on the scope of the proposed EIS. 43 attendees joined the virtual public scoping meeting and 15 provided verbal scoping comments. A recording of the meeting is included on the project website cityoftacoma.org/tideflatsplan.

3. SUMMARY OF SCOPING COMMENTS

3.1 COMMENT REVIEW METHODOLOGY

This section provides a high-level summary of comments received during the SEPA scoping process. The comments are organized by topic according to general themes. Many of these topics are overlapping, and best professional judgement was used to classify a given comment into an appropriate category. Comments have been summarized, paraphrased, and are grouped generally for review purposes. This summary highlights the most common topics.

Comments received during scoping will be used to inform the analysis presented in the Draft EIS. The purpose of this summary is to provide information on the comments received and does not indicate any position by the City regarding the stated information. Comments will be considered and addressed in the Draft EIS as appropriate. A combined total of 103 verbal and written comments were received. Of this number:

- 15 verbal comments were provided at the public scoping meeting
- Comments were provided at the June 23, 2022 Technical Advisory Group (TAG) meeting and are counted as one comment from an organization, though themes from individual commenters at the meeting are included within the topic in the summary
- 87 unique comments were submitted via writing, including through the online comment portal, email, and mail

3.2 ELEMENTS OF THE ENVIRONMENT

3.2.1 Air Quality

The following comments relate to air quality and emissions:

- Request for cumulative air quality analysis, including how each alternative would affect air quality
- Request for short and long-term cumulative health impact assessment that includes PM 2.5, toxic air pollution, hazardous air pollution, and volatile organic compounds

3.2.2 Environmental Health

The following comments relate to contaminated sites, sediments, and pollutant generators:

General Comments

- Assure stewardship, support, and rehabilitate the natural and built environment
- Analyze the value of pollution, heat and urban dead zones, loss of healthy soil and aquatic life

Earth Contamination and Remediation

- Evaluate which alternatives include mitigation measures to remediate current, and prevent future, Superfund sites
- Analyze soil and sediments for toxins, including dioxin
- Study whether future development may release historical deposits of pollution and prevent future pollution
- Evaluate pollution reduction practices (e.g., feasibility of requiring risk bonding for businesses on the Tideflats to move the economic burden of pollution to the polluters instead of the public)
- Impact of existing pollution, such as methane from the LNG plant and arsenic in the landfill, to any future industry that may be added to the Tideflats

3.2.3 Earth

The following comments related to natural disasters:

- Consider impacts of natural disasters and their effects due to geographic location, such as liquification, tidal waves, lahars, and flooding
- Consider the impacts to the delta, Commencement Bay, and Puget Sound from natural disasters

3.2.4 Land and Shoreline Use – Plans and Policies

The following comments relate to zoning, development, land and shoreline use, plans and policies, and public access:

Land Use Zoning

- Analyze short- and long-term effects of future industrial uses in the plan
- Rezone current industries to mitigate toxicity
- Restrict new development on the Tideflats and strongly encourage business owners to locate or relocate their business elsewhere in the city or county
- Consider a light industrial commercial buffer from residential areas, using the Fife transition area as an example
- Establish an equitable buffer-zone for protection of the northwest slope

Shoreline Use

- Restore the shoreline
- Consolidate all habitat preservation/restoration area points from each alternative into the final
- Consider consistent zoning between waterways (e.g., make the Hylebos Waterway reflect the zoning that is found on the Thea Foss Waterway)
- Analysis should be realistic about ability to impact the Puyallup River due its size and features

- Impact to local waterways

Plans and Policies

- Study what the impact will be of zoning codes changes to availability and potential loss of industrial land and infrastructure
- Analyze how each alternative meets state and federal law, including the law around container ports

Public Access

- Study which alternatives create more access to the Tideflats for culture, education, scientific, and recreational activities available to the public
- Impacts to boat access
- Opportunities for the public to engage with the Tideflats
- Study the impacts of recreation, including parks and opportunities for viewing riparian activities

Many comments specifically requested a study of the impacts to changing the zoning on the northeast side of the Tideflats. Comments included:

- Study the impacts of transitioning the northeast side to light industrial and/or commercial
- Study the impacts and benefits of transitioning the northeast shore into recreational zoning (no industry) for boating, beaches, and parks or a waterfront area
- Add the same buffer to Hylebos on the northeast side as on the downtown side and treat both areas the same
- Ensure the northeast side is as clean as the downtown area

3.2.5 Plants and Animals

The following comments relate to requests for analysis of potential impacts to plants and animals or their habitat.

General

- Request analysis of how each alternatives impacts, protects, or restores salmon, shellfish, orca, beaver, otter, migratory birds, other wildlife, and threatened and endangered species
- Include the restoration of Puyallup anadromous fish habitat and delta ecosystem as one of the main factors in the decision-making process
- Consider upstream and downstream impacts
- Consider a wildlife corridor that may encompass one of the biodiversity sites identified near the Manke Lumber location along SR 509 (Manke Gulch), Julia's Gulch Park, and Hylebos

- Restore prior biodiversity, including seals, river otters, mussels, anemones, salmon, falcons, eagles, owls, whales, and dolphins in the Thea Foss Waterway
- Prioritize ecological health of the Tideflats

Trees

- Request for analysis of impacts to preserving trees and greenspace, especially in areas with low access to greenspace and tree canopy
- Protection of the cottonwood trees at Thorne Road and Maxwell Way, near the salt marsh qʷiqʷəlut, which is important for bird habitat including eagles
- Examine impacts to tree canopy coverage and implement goals that are consistent with the City's existing tree canopy goals and the Urban Forest Management Plan

3.2.6 Public Services

The following comments relate to requests for analysis of public services:

- Examine how public safety will be impacted under each alternative
- Identify incident and hazard response (fire, police, etc.), required infrastructure maintenance (roads, rail, shoreline), etc. for each type of heavy industrial use in the Tideflats

3.2.7 Water

Protecting water quality was an emerging theme in the scoping comments:

- Analyze how much toxic stormwater and wastewater is projected to run into Commencement Bay and the Puyallup River under each alternative
- Study how each alternative will impact aquifer recharge areas, including pollution from toxic tire debris, paving over permeable land, groundwater contamination, and storm water runoff
- Impacts to local hydrology, such as drinking water from upstream on the Green River, and groundwater withdrawals
- Impacts to the wastewater treatment plant capacity and disposal of gray water into Commencement Bay

3.2.8 Energy

A common theme in the scoping comments included an emphasis on transitioning away from fossil fuels and relying more on green energy. The theme of energy has been broken into the following subtopics:

Fossil Fuels

- Determine the greenhouse gas impact from the amount of fossil fuels that would be allowed in the Tideflats under each alternative

- Minimize and prevent existing and future projects and industries that rely on fossil fuels in the Tideflats
- Pursue an alternative that is the least fossil fuel dependent
- Study the impacts of the potential for renewable energy and low/zero carbon fuels under each alternative
- Include the local and regional economic, socioeconomic and health cost of increasing fossil fuels

Green Energy

- Explore how alternatives will promote or create green industries
- Impact on ability to apply for permitting for green energy projects and clarity around what zoning would allow that
- Green hydrogen requires carbon emissions and focus should be on green industry and zero emissions
- Analyze where potential green jobs would be located

3.2.9 Population, Employment, Housing

The following comments relate to population, employment, and housing:

Population

- Analyze impact to people staying in live-work housing and people living near the Port
- Analyze impact to overall quality of life

Employment

- Analyze the potential for job creation, including technical port jobs and green jobs,
- Need more information about how jobs will be created, specifically the 10,000 jobs in the alternatives
- Make clear requirements of the Growth Management Act regarding jobs
- Job security for existing jobs
- Study what type of employment and industries will exist in the Tideflats into the future

Housing

- Explore how the alternatives will affect the number of low-income housing units and any requirements for low-income housing
- Study how the alternatives impact those experiencing homelessness
- Impacts of each alternative to home values

3.2.10 Transportation

The following comments related to traffic, transit, transportation infrastructure, and pedestrian impacts:

- Analyze how each alternative will impact traffic congestion, pedestrian safety, daily mobility of residents, and wear and tear on public roadways
- Request to include a pedestrian/bike trail along the northeast Tacoma waterfront that would connect to our existing or future trail systems throughout the South Sound
- Impact of increase in car traffic to, and parking at, the Port of Tacoma
- Analyze access to public transit
- Need a focus on proactive and significant investment and infrastructure to improve transportation
- Traffic study of mobility of freight, goods, and people

3.3 SOCIOECONOMICS, ENVIRONMENTAL JUSTICE, AND TRIBAL RIGHTS

The following comments relate to social equity, tribal consideration, and environmental justice:

3.3.1 Cultural Resources

- Analyze how aspects of the different alternatives impact Puyallup Tribal sovereignty, as well as how air and water quality will be impacted on the Puyallup Indian reservation
- Meaningfully engage with Puyallup Tribe of Indians on future decisions in the Tideflats
- Ensure that economic prosperity in the Tideflats is equitable to the Puyallup Tribe of Indians
- Consider the Puyallup Tribe of Indians' long history of stewardship and vitality in the area, and incorporate Indigenous knowledge in solutions to support environmental protection and a thriving economy
- Consider impacts to the Medicine Creek Treaty of 1854
- Study how to restore natural habitat, fisheries, existing tree canopy, and native habitat within the Tideflats while strengthening the presence of the Puyallup Tribe of Indians culture on their ancestral lands

3.3.2 Environmental Justice

- Study how aspects of the alternatives will impact Black, Brown, and Indigenous communities
- Include overburdened communities in the scope of the EIS
- Study how aspects of the alternatives impact equity, the City of Tacoma's equity goals, and systemic racism and ongoing inequities
- Study how aspects of the alternatives will impact redlined neighborhoods

3.4 PUBLIC HEALTH

The following comments related to public health and a common theme included a request for a cumulative health impact assessment:

3.4.1 Public Health

- Study how to provide a safe and less polluted environment for port employees, local residents, and the Puyallup Indian Tribe
- Study how public health will be impacted by air pollution projected in each alternative (see also comments in air quality comment section)
- Study how tree populations would impact the health of workers in the Tideflats
- Workers who must work outside are subject to increasing risk of heat exposure
- Public health and safety should be their own guiding principle
- Request for clarity around what a “cleaner” place to live means
- Include a cumulative health impact assessment for each alternative that encompasses traffic emissions, facility emissions, noise pollution and light pollution, toxic/hazardous air pollution including PM2.5, and volatile organic compounds (see also comments in air quality section)
- Ensure health assessment includes outcomes for employees and nearby residents of the Tideflats

3.5 ECONOMIC DEVELOPMENT

The following comments relate to industry, wealth, and businesses in the Tideflats:

- Study the impacts of creating an economic green zone, as well as which alternatives would best support an economic green zone
- Identify clean and innovative industries/businesses and the value that they would bring the region in terms of revenue and employment density
- Study impacts of the Plan to the marine industrial sector
- Create jobs that promote environmental stewardship and healthy communities
- Ensure businesses comply with safety and sustainability standards
- Study the impacts of promoting scientific research and regenerative environmental practices through the creation of an innovation hub in the Tideflats
- Study the monetary and economic value of elements of the environment, public access, and the waterfront
- Study and analyze the businesses that proposed zoning may put out of business, including number of employees, average wage and salaries paid to employees, and tax revenue
- Consider impacts to the Puyallup River and Commencement Bay with regards to shipping and the economic value that brings

3.6 CLIMATE CHANGE AND RESILIENCE

The following comments address themes related to climate change and resilience:

3.6.1 Climate Change and Resilience

- Study which alternatives promote or create green industries that will help address the climate crisis
- Study the impacts of a hydrogen facility in the Tideflats
- Identify industries needed to meet decarbonization goals
- Analyze the impact if all the fossil fuel facilities expanded to an additional 15%
- Analyze sea level rise projections
- Provide measures for how to study whether improvements are being made toward climate change resilience

3.7 ALTERNATIVES

Several comments specifically identified a preference for Alternative 3 and/or noted additions needed to strengthen it. Those themes are reflected in the topics summarized in previous sections. One comment noted that Alternative 3 seems to offer the most new jobs with additional benefits like less land use and more restoration.

No comments specifically mentioned Alternatives 1, 2, or 4.

3.8 EIS AND SEPA PROCESS

Comments were made about the overall EIS and Tideflats Subarea Plan process, including public meeting notifications, and who should be included in the overall process. Themes included:

- Encourage wider public participation and outreach in the EIS process
- Virtual public scoping meeting was not widely advertised
- Engage the Tideflats Steering Committee and Tideflats Advisory Group in the process
- Potential changes to the Tideflats should be made collaboratively with impacted parties involved
- Scoping information was vague about what will cause potential adverse environmental effects, and what projects are expected as an outcome of the proposal
- Process should be open, transparent, and inclusive

- Interested in more detail for the guiding principles that inform the alternatives, including the enforceable actions that will result in the goals
- Concern that having the EIS process occur once will not account for the environmental impact for specific projects moving forward
- Request for clarity around who the scientists and environmental subject matters experts are
- Request for clarity around how the criteria in the guiding principles will be defined and measured
- Analysis should be holistic and interdisciplinary, e.g., decarbonization goals, job growth and density, and being a leader in the green economy are all interrelated
- Guiding principles should be more directly connected to the alternatives
- Clarification about whether analysis will be done for each element of each alternative, or only on each alternative holistically
- Would be helpful if analysis included a matrix to compare impacts across alternatives
- Request for more details about meaning of “incompatible use” vs going out of business
- Clarification about whether the alternatives are already set in stone
- Clarification about whether adding an amendment would receive the same level of analysis as the current existing alternatives
- Clarification about the overall process and how feedback will be shared with the Steering Committee and City Council

4. NEXT STEPS

4.1 DRAFT EIS PUBLICATION AND REVIEW

The City has reviewed all of the scoping comments received and will use them as appropriate to shape the environmental analysis included in the Draft EIS.

The Draft EIS, anticipated to be published in spring 2023, will be available for public review and comment. Following publication of the Draft EIS, organizations, agencies, tribes, and the public will have an opportunity to comment on the content of the document. A public scoping meeting will be held during the Draft EIS comment period. Notice of the public scoping meeting and the public comment period will be sent directly to all parties who submitted scoping comments, tribes, agencies with jurisdiction, and those who have specifically asked to receive notices about the project. Notice will also be posted on the project website (cityoftacoma.org/tideflatsplan). After the Draft EIS comment period, the City will prepare the Final EIS.

ATTACHMENTS

- A. Scoping Notice
- B. Legal Notice

DRAFT



2401 South 35th Street, Room 2
Tacoma, Washington 98409-7460
piercecountywa.gov/ppw

August 4, 2022

City of Tacoma
Planning and Development Services Department
Attn: Stephen Atkinson
(distributed via email:
satkinson@cityoftacoma.org)

RE: Tideflats Subarea Plan and EIS Public Scoping Comments

Dear Mr. Atkinson:

Pierce County has had an opportunity to review the proposed the EIS Scope and Alternatives to include:

- The City of Tacoma's Determination of Significance and Scoping Notice
- The Preliminary EIS Alternatives
- Alternatives Maps

Pierce County supports the direction set forth in these alternatives to ensure a thorough and comprehensive Draft EIS is produced. Pierce County looks forward to reviewing the EIS Draft and will be prepared to submit comments on the document when released for review.

Sincerely,

A handwritten signature in black ink, appearing to read "Sean Gaffney".

Sean Gaffney
Land Use & Environmental Review Manager
Pierce County Planning and Public Works

c: Dan Grimm, Chief Operating Officer, Pierce County
Ryan Mello, Councilmember, Pierce County
Jen Tetatzin, Director, Pierce County Planning and Public Works
Hugh Taylor, Principal Policy Analyst, Pierce County



City of Tacoma
Planning Commission

Christopher Karnes, Chair
Andrew Strobel, Vice-Chair
Morgan Dorner
Robb Krehbiel
Brett Marlo
Matthew Martenson
Brett Santhuff
Anthony Steele
Alyssa Torrez

August 3, 2022

Mayor Victoria Woodards
City of Tacoma
747 Market Street
Tacoma, WA 98402

RE: Tideflats Subarea Plan and EIS Scoping

Honorable Mayor and Members of the City Council,

Thank you for the opportunity to provide scoping comments on the Proposed Scope and Alternatives for the Environmental Impact Statement (DEIS) for the Tideflats Subarea Plan. The Planning Commission has received several presentations on the Tideflats Subarea Plan process from City of Tacoma staff from Planning and Development Services. We have also reviewed issues to be investigated during the DEIS and conceptual alternatives 1-4 that were included in recent presentations. Per Tacoma Municipal Code 13.02, the Planning Commission is charged with developing and updating the *One Tacoma* Comprehensive Plan, of which the Tideflats Subarea Plan will be a contributing chapter. Through our comments in this letter, the Planning Commission is seeking to ensure that the Tideflats Subarea Plan will be consistent with other elements of the *One Tacoma* Comprehensive Plan.

Inclusion, Diversity, and Environmental Justice

As the Steering Committee and staff engage the community through this process, the Planning Commission encourages this effort to proactively reach out to and engage racial, ethnic, and other historically marginalized communities not represented on the Steering Committee and Tideflats Advisory Group. Tacoma is a diverse city with underserved communities whose safety, health and welfare must be considered in the Tideflats project. Moreover, this process must be intentional to include specific groups like African American, Latino, Native American, and immigrant communities, which already have higher rates of sickness and disease due in part to local environmental degradation. Environmental justice must also be at the forefront of decision-making for the Tideflats, and we encourage the Steering Committee to include and engage people and communities of color who will be most impacted by these decisions.

Promote Industrial Changes

As the city of Tacoma confronts various crises (climate, housing affordability, racial justice, etc.), it is essential that the industrial uses within the Tideflats support city-wide goals and initiatives to address these challenges. The *One Tacoma* Comprehensive Plan contains references to the Climate Action Plan, which set specific metrics and targets in this area. Currently, the Tideflats is home to several industrial uses that actively work against efforts to reduce greenhouse gasses, create local jobs, and build affordable housing. The DEIS should examine a mix of incentives and disincentives that can encourage and accelerate appropriate industrial changes in the Tideflats.

Puyallup Tribe Land Management and Environmental Restoration

We recognize that the Tideflats are an important cultural and historic site for the Puyallup Tribe of Indians (PTOI) and that land ownership within the Tideflats has a long and complicated history. As the Steering Committee examines various land uses within the Tideflats, we encourage this effort to identify opportunities for land ownership and management to be returned to PTOI. Areas intended for habitat restoration and/or sea level rise mitigation are potential candidates for such an effort. As a sovereign government, PTOI has various agencies and resources that make them well suited to manage and steward restoration lands.

Stormwater Treatment

The Planning Commission was pleased to see several alternatives exploring enhanced habitat restoration opportunities. We encourage the Steering Committee to include mitigation efforts that would eliminate untreated stormwater runoff from flowing into Commencement Bay. This would involve examining where stormwater is coming from, identifying

opportunities to reduce runoff upstream with green stormwater infrastructure, and assessing treatment opportunities near or in the Tideflats, such as bioswales, stormwater treatment wetlands, or water treatment plants.

Tree Canopy and Habitat Restoration

The Tideflats also has some of the lowest tree canopies in the city. We encourage the Steering Committee to identify opportunities to increase tree canopy and native vegetation throughout the Tideflats, particularly within city-owned right-of-way. The Planning Commission also recognizes the multiple benefits that come from integrating native plants and nature into industrial, business, and residential zones. We also recognize the importance of large, contiguous, and connected habitat areas. We encourage the Steering Committee to explore incentives and programs that allow for off-site habitat mitigation (protection and restoration) to occur in sensitive and/or high priority habitat parcels with the goal of increasing the size, connectivity, and diversity of the protected habitat network within the Tideflats.

Semitruck Impacts

As the consultant team develops the traffic study for the EIS, keep in mind that most of the traffic to and from the Port comes from semitrucks, which have a far greater impact on the environment versus general purpose traffic. These trucks create more traffic congestion, have lower emission standards (creating air pollution), and have more tires (which produce dust that is toxic to salmon). The city is also currently considering other warehouse projects that would further increase semitruck traffic in Tacoma, negatively impact our environment, and threaten public health. As such, we encourage the EIS to explore enhanced mitigation measures and requirements to reduce the impact of semitruck traffic. The study should explore ways to maximize rail infrastructure for moving goods instead of relying on semitrucks. The traffic study should also include projected traffic increases from other proposed warehouse projects in Tacoma.

Public Access and Recreation

As noted in the Alternatives, the Tideflats provides recreational opportunities and water-access for Tacomans. The Planning Commission encourages the Steering Committee to explore opportunities to expand public waterfront access, create new public green spaces and parks, and invest in pedestrian and biking infrastructure.

Transit Oriented Development in Vicinity of Portland Avenue Station

The Puget Sound Regional Council's VISION 2050 plan includes a goal of 65% of population growth and 75% of job growth to occur in centers and near high capacity transit stations (MPP-RGS-8). Inside the Subarea Plan's geographic boundaries is one programmed high capacity transit station at Portland Avenue in an area currently zoned M-1 and identified as a Commercial-Industrial buffer. To be consistent with the regional vision, land use should provide for options to allow a concentration of housing and jobs that are safely accessible via transit in that station area. The Planning Commission, as a part of our concurrence, will be monitoring this process for inclusion of a plan element that enables transit-oriented development in the station area of Portland Avenue. We encourage the Steering Committee and staff to actively engage Sound Transit's Transit Oriented Development staff as well as Tacoma's Transit Oriented Development Advisory Group (TODAG) in developing land use alternatives near Portland Avenue Station, which will serve Sound Transit's Tacoma Dome Link Extension.

Thank you for the opportunity to provide comments on the DEIS scoping phase. We look forward to reviewing the DEIS and providing additional comments on potential amendments by the City Council as well as alternatives presented.

Sincerely,



Chris Karnes, Chair
Tacoma Planning Commission

(Robb Krehbiel, Lead Author, Tacoma Planning Commission)

June 23, 2022 - Tideflats Advisory Group (TAG) – Comments on Preliminary Alternatives

TAG Attendee Report – June 23, 2022			
Panelists		Attendees	
Stephen Atkinson	Deirdre Wilson	Janna Stewart	Charla Neuman
Heidi Stephens	Alex Ritsema - TOTE Maritime Alaska	CHAMBER ZOOM 100	Tiffany Speir, City of Lakewood
Bruce Kendall	Joel Baker	CHAMBER ZOOM 100	phyllismcelroy
Adam Nolan	Yvonne McCarty - NET Neighborhood Council	Michael Catsi TPU	Tamsin Bell
Donna Thompson	Tony Belot	Matthew Mauer - Port of Tacoma	
Erin Dilworth	Steve Friddle	Matthew Mauer	
Elly Claus-McGahan	Frank Boykin	Bruce Martin	
Tony Belot	Andrew Strobel - Puyallup Tribe of Indians	Communities for a Healthy Bay	

Meeting Duration: 1600 hours- 1755 hours

Preliminary Alternatives Document (I. Guiding Principles; II. Element Comparison; III. Maps)

I. Guiding Principles (GPs)

Heidi Stephens –

- [17:41] Those (Guiding Principles) all sound good, but like most guidelines, they're all very high level. I seem to be missing where the details are, which will require actual enforceable action to result in the goals.
- [18:38] When I was reading through the materials, and you mentioned the EIS. And I'm glad to hear that that's, you know, hopefully where we'll get those enforceable action details. A couple quotes, I'm hoping you can just explain one of them was “enhanced and streamlined environmental review.” And then it referred to that the EIS will be done for all so it never needs to be done again, going forward. And I'm just concerned that this seems more for the benefit of pushing through development, but it might be skipping important environmental issues, particular to each circumstance. And regarding the EIS and not having to do it again, it mentioned various regulations. Referred going into the OneTacoma comprehensive plan and five agencies it was the Puyallup Tribe, Fife, Pierce County, City (of Tacoma), and Port of Tacoma. But can you explain to me who the scientists and environmental subject matter experts will be?
- [20:36] I feel like we need to actually go the other direction. Considering the status of our environment at this time, we need to slow down and do things much more conscientiously.

Yvonne McCarty

- [20:58] Comment on the second point down: “the Subarea supports healthy communities and ecosystems with clean air, water, and soil.” I feel like public health and safety needs to be its

own guiding principle, broken out and succinct like it is for employees in the subarea. We, the community need to have a safe and healthy work environment, not just cleaner places to live. What is cleaner? What is the definition of cleaner? We need healthy places and safe places to live, work and play.

Bruce Kendall

- [21:49] About the criteria...There should be clarity in the criteria embedded behind or assumed behind how each of the guiding principles are going to be measured. For example, when we say one of the principles is to preserve industrial land, and to preserve our industrial areas as a center for global trade, we need to be really clear on the criteria we're using to say whether or not we're being successful doing that. There are lots of different ways to measure job creation and quality of jobs and private capital investment and things like that. What are those criteria going to be and how are they going to be defined? That needs to be identified fairly early.

Andrew Troske

- [23:49] These guiding principles are great, I think it's a great balance between taking care of the port, taking care of the environment, respect to the Puyallup Tribe, and to industry. And there's room for my business. We'd like to embark on a transition...we're working on a green hydrogen project, and permitting is a concern. My thought would be having some certainty around zoning and what's allowed; this will allow us to compete for the federal dollars that are out there for hydrogen. It does not mean that we don't have to go through a permitting process or do a separate EIS for the project. I think that maybe that kind of comes out differently, but it does give us some certainty around what we can build with the land regulation. That's one of the concerns when we look at the different alternatives. How will that be affected?

Erin Dilworth

- [25:15] I think all of the guiding principles are related in one way or another. But there's a few that strike me as particularly related: decarbonization goals, job growth and density, and being a leader in the green economy. I think depending on how you do one is certainly going to impact how the others turn out. I hope that in the analysis that we're doing across the alternatives, that we're not looking at these things as siloed. And that we're looking at, if we're a leader in the green economy by 2040, what does that mean for job growth versus 2050 and 2060 and decarbonization goals that go along with those things?

Frank Boykin

- [26:16] All the comments, I think, have begun to shape what has been on my mind even before we had an opportunity to assemble around the TAG effort. Really appreciative though, that this group, having such an intersectionality. And an investment in what community can best be as it comes alongside this process really has come to the forefront of what it is that we get a chance to do today. So again, really appreciate you as well as the folks that have been instrumental in making sure that this has had a rebirth of sort, and positioned itself to be that much more impactful. But it also raised the issue about the guiding principles. And it was almost alluded to

in the last comment that there's opportunity for great balance, there's also an opportunity for there to be some challenges that obviously need to be worked through, and very appreciative of what that process is going to look like because of the TAG (Tideflats Advisory Group) being instrumental and come alongside of it. As I think about where I think the rubber meets the road in a couple of areas where I believe my interests have been articulated before, it does get into the land preservation opportunity and the expectation of the scarcity of our industrial lands as well as the zoning impacts as the process continues to unfold. So I just would caution you as we look at some point what a really good balance is. Because I saw one of the musts, if you will, when you talked about the "must:" there must be a lower environmental cost. When we look at those musts as opposed to what we have available to create balance that works for our community in our region, I'm really hopeful that we don't lean too much in the wrong direction, where we have a situation where we are just changing zoning code for the sake of zoning code without really looking at it being specific in terms of the benefit and impact it's going to bring about, because that's where we fall into unintended consequences. I just wanted to share that really appreciate the opportunity, again, to be a part of this effort today.

Elly Claus-McGahan

- [28:56] I just have more of a way to put the two together when I look at the guiding principles, and I look at the alternatives. Where's the intersectionality? And it sounded like that comes after. But if I think about wanting to really spur the green economy, and yet, it doesn't show up in any significant way in the alternatives, I don't know what that means. I would like to see the alternatives connect to the guiding principles more directly. Right now, they look very separate to me, in a lot of ways.

Yvonne McCarty

- [30:17] I'm just scrolling down through the guiding principles down to transportation and infrastructure. It kind of hit me because it hits me every single day when I commute back and forth to Tacoma; Transportation is inadequate. It's always been inadequate getting through Tacoma. Even through the Tideflats through I-5. Nothing really speaks to me in these guiding principles that really focuses on "proactive and significant investment and infrastructure." Because without that significant investment, it's you're going to make a problem that's horrible even worse, as we transition. That's one thing... I know, because I sit on a lot of city council meetings, that the city of Tacoma is in a housing crisis; probably affordable housing is one of the biggest issues facing the city today. And nowhere did I see that this Subarea is going to help contribute to that problem in any way. So it feels like it's a missing guiding principle. But that's just a comment.

II. Element Comparison

Yvonne McCarty

- [39:45] I will reiterate the public health and safety characteristic should be a characteristic and should be evaluated on each of the alternatives, please, thanks.

Joel Baker

- [39:56] I just have a broad comment about the alternatives because it strikes me that independent of the value of each of them and the details of it that just from a kind of a game theory perspective of thinking about...we're not being asked to choose, you know, A, B, or C, that these are meant to be illustrative of, kind of the range of options here. But when I read this, it feels like we may have fallen into a trap where there's two alternatives that generate the same number of jobs. One clearly has better other beneficial impacts, right? Less land use, more restoration. And I thought, well, clearly you would do that. And what it doesn't feel like a fair choice, it feels like there's two ways to get to the same amount of job creation. One of them has a bigger impact on the environment. So of course, you're going to choose the one that doesn't. Then I'm just wondering, to the practicality of it, can you really create 10,000 jobs? And alternative three, with all those other side benefits? Maybe this is the question that somebody asked earlier, has anyone worked these numbers to see...if you can create 10,000 jobs in alternative three, I have no idea why anyone would choose alternative 2. I'll just put my cards on the table, because everything's better in three. And you can get the same number of jobs, let's do that. It just feels like kind of, maybe inadvertently, we've ended up with a choice. It's not really a choice. And I'll just stop there.

Erin Dilworth

- [42:59] I have two comments that I think would fall under the decarbonization characteristic. One, thinking back to our non-interim regulations that were passed in the fall and there was a clause in there about existing fossil fuel facilities being able to expand their fossil fuel capacity by 15%. So, ideally under decarbonization, and I guess that would fall under the no-action alternative because that's our existing policy, we'll get an analysis of what that actually means, if all of our fossil fuel facilities met that capacity increase it would be great to see an analysis of what that would mean in terms of air pollution, greenhouse gases, barge and rail traffic, all of that. And then also under decarbonization, this is kind of similar to the comment I made earlier. You know, I think a lot of these are related. And so obviously, decarbonization and sea level rise are related. And so you can't look at them without making an intersection there about if we do this, then the sea level rise will be that and so I'm hoping that we're making that analysis intersectional; we're not looking at them as silos. I would assume this is the case, but I'm going to say it just in case we're not just looking at Tacoma's decarbonization efforts and what that would mean for sea level rise; that we're looking at global greenhouse gas emissions and what that means for sea level rise here.

Elly Claus-McGahan

- [46:15] So my first is not a comment, it's really a question. We have all these elements, and there's going to be an analysis done on the elements? Or is there going to be sort of this overall high-level review of each alternative? And the reason why I'm asking is if the final product allows the city council to pick the element of the sea level rise from alternative three and transparent with the land use from alternative to whatever, and they do this mix and match; Will the analysis allow for them to see what the result is of doing that? Wouldn't it really need to be element by element? So that's kind of my question. I just don't really understand that.
- [48:24] My second piece is really about the sea level rise adaptations and kind of future projects. Are we looking at it, because it doesn't say this in here at all, it says emphasize protective and

accommodative adaptations measures to preserve industrial lands and protect essential public facilities as if they're already in existence. But I'm sort of looking at, what about a future industry that wants to come in and build at some place where sea level rise is obviously going to be a problem in the future, but it isn't now; is that going to be looked at in terms of code? And the other piece is this idea of managed retreat? Tideflats aren't very big, there isn't a lot of room for retreat, so I'm not quite sure what that means in the context of the Tideflats. I mean, sea level rise is going to happen. I'm not really seeing how this is looking into the future on what to do for future industries coming to Tacoma.

Heidi Stephens

- [50:01] I agree with one of the previous speakers that said, one of the alternatives seemed like it was supposed to be the obvious choice for a number of the categories. However, for what I'm mostly looking for environmentally, all of the alternatives seem fairly similar in that respect. And I don't feel they include nearly enough natural habitat inclusion. You know, whether it's light or heavy industrial, the vast majority of the area is commercial, industrial and either paved over or bare. So I was hoping to see more requirements for native vegetation wherever possible. But an item, which I feel needs to be on all of the alternatives is to save that last cluster of trees in the middle of the port. I believe those are parcels 7285. And 87. folks may know that as like the Thorne Road area, that would be retaining the last cluster of trees, it's kind of right in the middle of the port. And that seems like that would be the only way to actually meet many of those guidelines like counteracting carbonization, that's such a heat intensive zone in the summer. Many port workers spend their breaks there. It's the habitat for birds. I tried to cut and paste an aerial shot of that photo into the chat. It doesn't seem to be letting me but do you know the location I mean? That's the one item I would like to see added in preserved in every single option.
- Cluster of trees:
 - Tax Parcel Number: [6965000350](#)
Tax Payer: *PORT OF TACOMA*
Site Address: *1451 THORNE RD*
Land Use: *6600*
Landuse Description: *CONTRACTOR SERVICES*
Lot Size (Acres): *7.6428*
Lot Size (SF): *332,922*
Links: [Assessor](#) | [Parcel Details](#)
 - Tax Parcel Number: [6965000390](#)
Tax Payer: *PORT OF TACOMA*
Site Address: *1702 PORT OF TACOMA RD*
Land Use: *6600*
Landuse Description: *CONTRACTOR SERVICES*
Lot Size (Acres): *3*
Lot Size (SF): *130,680*
Links: [Assessor](#) | [Parcel Details](#)
 - Tax Parcel Number: [6965000380](#)
Tax Payer: *PORT OF TACOMA*

Site Address: 1702 PORT OF TACOMA RD
Land Use: 6600
Landuse Description: CONTRACTOR SERVICES
Lot Size (Acres): 5.4921
Lot Size (SF): 239,240
Links: [Assessor](#) | [Parcel Details](#)

Andrew Troske

- [52:10] I have a couple of comments. First comment on the employment and the jobs. When you look at the alternatives...how can you make a claim of 10,000 jobs without a plan? It's kind of off-putting; let me put it that way? The one thing I would say is that the 2000 jobs growth that is based on and in industrial jobs, and there is a multiplier there. We did an economic study for our refinery. And the multiplier was between six and eight for every one of one of our employees' jobs. My comment would be if we're rebuilding transition areas that have got Starbucks baristas and comparing that to workers at the port, they're not equivalent. So just the number of jobs doesn't always tell the full story. So that's comment one. The second one would be towards the use of industrial facilities. And some of the alternatives that appears that there's some infrastructure that may be displaced that has been there for a long time. And that needs to be considered, especially in my case (as the energy representative), there's quite a bit of infrastructure and a port that is not easily displaced. When we draw those circles it seems simple, but there's a cost there for moving some of that infrastructure that needs to be considered. Finally, Erin mentioned the 15% expansion. My understanding, Erin, is that we cannot expand other than with a renewable project. If we have a renewable project, then we can expand. I really would like that 15%, but unfortunately I do not feel that I have it.

Bruce Kendall

- [54:44] I had two comments. One was what Andrew just said on the jobs. And just so you have it; not every job is created equal. So just to have aggregate numbers thrown up there. What jobs are we talking about? What are the multipliers as he said, of those jobs, what formulas were used to get to those? That all needs to be upfront and apparent in the document. So I wanted to reemphasize that. My new points...Am I right to assume that Nalley Valley is still included in this sub area plan? (It is not). A lot of people think it is, so maybe a note somewhere early in the document. So we are just talking about the tideflats. So my other comment is that I think these elements need to identify how each of the alternatives meets or does not meet state and federal law that's in place right now. For example, the Tideflats is an identified manufacturing industrial center under the state Growth Management Act and there are certain things it must do. So how do each of the elements live up to that? And then number two; the city of Tacoma is required by state law to meet certain things related to the state law around container ports. Each alternative should identify whether or not it is meeting those state requirements. And maybe there are some others that I'm not aware of, particularly on the environmental side. Are we meeting current law, so that we don't get ourselves into trouble by doing something that is illegal at the state or federal level?

Yvonne McCarty

- [58:24] I just wanted to add, if I had a wish list, I would be adding another characteristic on here as well. A quality of life characteristic. And if I think about my kids and grandkids 30-50 years from now, what kind of Tacoma I want them to live in? We don't really ever consider factors that impact quality of life, such as smells, for example, or noises or blight. So I think I know that EIS would consider that part in the environmental impact statement, but I think it's important enough as we think about the Tacoma of our future to call it out separately, so it'd be on my wish list. I had a thought about employment too and I don't know where this belongs, but as we look 30 to 50 years down the road, what types of industries do we want? I know that's through here in terms of targeting green industries, and obviously, focusing around the global trade is a priority. Then, can we call out the types of employment and the types of jobs that we want more succinctly 30 years from now, right? Do we want what types of industries, what type of manufacturing? What is the best for Tacoma and for the whole region to inherit 30 years from now? I don't know exactly where to put that or how to fit that in. But I think it's an important thought. And right now my kids going to college don't have a lot of options. A lot of the college students go to Bellevue or to Seattle for employment. So the types of employment available in the Tideflats and, generally, in the city of Tacoma. Is that targeting them, in particular?

Tony Belot

- [1:00:59] This was discussed during the interim regulations saga was the elimination of incompatible uses. As an element, I think that should be in there.

III. Maps

Elly Claus-McGahan

- [1:14:01] I would like an analysis done on hazard response time based on the different alternatives, based on the kind of industry that's there.

Joel Baker

- [1:14:28] I just wanted to comment on the sort of the spatial extent that there's a kind of odd shape around the lower Puyallup River and it's sort of designated in green as a potential zone, and I just want to reflect that that's not the way the river works. The Puyallup River is a big, long river. It's supported by a large watershed. And importantly, it's tidal so it flows in and out twice a day, far beyond the colored in area. I think we need to be humble about what we can influence in terms of the quality of the Puyallup River by just thinking about land use management and effectively the lower two or 3% of the length of the river. I appreciate including the ecosystem and including habitat in this plan, but the concept that somehow that doing things in that small stretch of river is going to impact significantly the salmon habitat or the shellfish beds and things like that, I think the science is just at the wrong scale for that. So I would like to revisit that.

Heidi Stephens

- [1:16:42] I just wanted to reiterate again that stand of Cottonwood trees; I would really like to see habitat circles around those that's already existing. We wouldn't be having to disrupt any infrastructure. And I would much rather see this preserved then try to shift something around to

create habitat out of nothing. These are old cottonwoods stands there. They're irreplaceable, we really have to protect those. And like I said, no infrastructure would have to be adjusted. We just need to encircle those on every single map, please.

Erin Dilworth

- [1:17:31] I mentioned this last time we met. I still think it would be really helpful to have some kind of matrix that's not a map that shows what's going to happen in each character area across alternatives. I think it'd be a nice comparison to know across all of these alternatives, this is what's going to happen in the Northeast Tacoma transition area. This is what's going to happen in Portland map station...

Yvonne McCarty

- [1:18:39] I think I've mentioned this before, but there hasn't been an air toxics study in over a decade. We don't know what the cumulative air pollution is in the area. I like to know what the alternatives have on impact on our air pollution that we have currently, and we don't even have a baseline for that. So that's not just pm, particulate matter. We're looking at toxic air pollutions hazardous air pollution, pollutants, volatile organic compounds, and so on. Traffic, and I'm sure you're planning a traffic study, but in terms of mobility, not only of goods and freight, but also people. I want to make sure that's analyzing noises, a particular hot button for the quality of life out here. It'd be great to have some kind of baseline study on that, and what the impact would be on noise. Any other kind of quality of life impacts, it would be great to have some kind of metric. Also, I've just been recently been introduced to the concept of setting values on our Ecosystem and being able to put a value to public access, monetary value to our waterfront, for example. Put a value to clean air. So include in your economic analysis things that we're starting to realize that we can value and put an economic tie to it. I'd be happy to talk to you further about some people that I've talked to about this, but it's certainly worth exploring and considering putting in there because it is really important that we look at the value of a lot of these characteristics that we've been talking about.

Andrew Troske

- [1:20:49] When you look at the map, and you see there are some businesses that are in light industrial which may be heavy industrial and that causes a certain amount of angst, of course, for the business owner; "how will the change affect me in my business and my investment here?" And maybe that ties in Erin's comment about somehow understanding how that will impact folks going forward? My business is in the core area. But I'm still concerned about...I want to transition my business to a greener energy business. I want to build a green hydrogen plant. I want to make renewable diesel here in Tacoma. How will the changes affect my plans there? For our plans there? That's not clear when you look at this. And so the certainty that we had with the non-interim regulations is now suddenly uncertain as we look at the Subarea plan. So that does affect investment. And kind of weighing in to what Yvonne said is, the economic analysis has got to include some of that going forward.

Frank Boykin

- [1:22:24] It's just to affirm what you've already heard. But I think to really raise the issue around the illustration you had shared before, and it's probably at the risk of a broken record at this point, that these illustrations are certainly inconsistent with any expectation of either reality that people are experiencing, or more importantly, where we think we might go as we try to embrace this. In particular, if it's your first time looking at these, you really have a very skewed interpretation of what's going on and why. And so I just wanted to encourage, if there hasn't been a way forward about how to ensure that information comes to us, particularly as you're talking about the possibility of what things could become, as we're in this space of trying to figure out what that looks like, and really having in some real spaces, subjective opinions about how that ought to take place, I think it really is fair to have some relatively real time way to assess what it is that we might be doing collectively together. Even if it's something that is at least credible. Because what we have right now, and we've embraced it as well as we could, is just trying to make it make sense as we help other people see what it is we are after as well as embrace the things that they're alluding to. And again, they're working with skewed illustrations, but just want to affirm that because I think it really is important and critical. And I think it's the best way to truly help us align. If we're all looking at a North Star of how to be better, it would be good to have some interpretation what it is that we're doing. When we talked about economic impacts, job multipliers, specificity about industrial land scarcity, and the impacts of spaces that have industry right now, but really skewed from how it's depicted in the illustration.

Bruce Kendall

- [1:24:53] On that same point just made, because some of the maps change the zoning for existing businesses that would put them out of business, literally put them out of business. Each of the material that goes with each of those maps should identify those businesses by name. They should identify how many employees those businesses have, the average wage and salaries paid to those employees. And the tax revenue generated by that business over this last five to 10 years, for example, both state and local. Because as you know, you seldom get the opportunity to measure very specific economic impacts like that, but those would be ones, if a couple of those maps were adopted, and those are real businesses, with real people, with real families, paying real taxes right now, and getting real wages. So those should be upfront and clear, as one of the impacts of those alternatives.

Erin Dilworth

- [1:26:20] I don't dislike what you just said, Bruce, but I guess I want to have clarity on the differences between, in the maps or in the narrative somewhere, a distinction between something that becomes an incompatible use and what that means, versus going out of business, versus other regulations that might be put onto a business.

Elly Claus-McGahan

- [1:26:57] Kind of on that same point. My sense of the subarea plan is that we're setting a path for the future. Are we saying that if we pick this particular alternative and the business is not compatible, that they have to go away? That seems nonsensical to me. It seems to me that you choose that alternative and then you're developing towards that alternative so any new that

comes in has to meet the requirements, not the ones that are already in existence there. So I think that's something that needs to be discussed. And then I'm still thinking in terms of, back to my original point way back at the beginning, when we're looking at Green jobs. So Andrew has mentioned several that he's interested in pursuing, which is wonderful. But there's nothing in the maps to indicate where those might be located or whether we want to have a region dedicated so that we really are creating space for green jobs. We're saying this hopeful thing, "we want green jobs," but what if it all fills up with stuff that isn't green jobs? So how is the city going to define that? That and that kind of goes to Heidi's neighborhood intention to get to an Economic Green Zone; is that something that we might want to have in the port, that one of those areas will be an economic green zone that we're going to grow towards that in the future? Not that that's automatically what it is, but that we could grow to that? So I would like to advocate for an economic green zone in the port. I also have concerns about climate, because we say this is going to be better for the climate, but how is that measured? Is there some responsibility for regular measuring of water quality, air quality, and that that data is regularly collected and that is available to the public so that we can all see, are we making improvement or not? And then we're not waiting for some consultant to come in 10 years from now to come and tell us "well, look, we had some success." So those are my immediate thoughts.

Frank Boykin

- [1:33:18] I was just thinking about your comment where you were saying the appreciation of what we were able to do. And it really has begun to resonate with me that we do so much better if we were in person having this engagement having this discussion, having the opportunity to help shape either one off questions and ways in which might work for people who heard a second or third comment and had a second or third thought about it. I think, again, if we're really invested in trying to ensure that we're trying to build something together and build something different, special, and appropriate for the future that we all envision, it is really important to understand what one particular thought might have in terms of how it really impacts business, how it really impacts environment, how it really impacts people, how it really impacts to Tacoma. And in that same understanding, the expectation of even though Nalley Valley isn't part of this whole effort, no one can sit here comfortably and say Nalley Valley won't be impacted like that; of course it will. Just like if we provide limitations, good, bad, indifferent, unintended; it could very well have ramifications that move all the way to Alaska. It just really depends on how much ____ we are about what we're doing. And really having candid conversation. And again, what would be ideal is real time evaluation of what it would mean if we were to do a); what would it mean if we were to b)? Just good stuff, looking forward to engagement in the future.

Yvonne McCarty

- [1:36:09] Just had a general question about the alternatives we didn't really talk about. We didn't comment on the alternatives themselves, tonight. My general question is, are the alternatives set in stone? Are you entertaining ideas for other alternatives? I haven't fully articulated my thoughts down on paper, but I will. I feel as I look at this from a 30 to 50 year timeframe, it's going to be generations that are going to be involved. What is going to be important to Tacoma then that may not be what's important to Tacoma now? And if you look at the

alternatives in alternative three, and I do see the transitional Northeast Tacoma light industrial zone, but I think I would take it a step further. So, I haven't formed any idea yet on paper, but I don't want people to react to that, but I feel like looking at the City of Tacoma and where it strategically can grow over the next 30 to 50 years, we have this other Tacoma waterfront, which is on the northeast side of the city, that we haven't looked at as a waterfront. I've said this months ago in previous meetings, maybe even a year ago, but my analysis would be in my proposed alternative would be to kind of focus on that. And so back to the question: are you entertaining additional alternatives at this point, or modifications to alternatives?

Tony Belot

- [1:39:55] Just a quick clarifying question on adding an amendment or something kind of like what Yvonne was talking about. Would those additions receive the same level of analysis as what we're talking about in the existing alternatives?

Elly Claus-McGahan

- [1:44:59] When does this go back to the steering committee. This all seems to go to the council and they take on amendments, have the hearings and all that. After that, does it go back to the steering committee?
- [1:46:15] So we're going back to the guiding principles...Where is the communication happening after this? I mean, now here, public comment, city council; how are these entities going to be working together to further develop the sub area plan?

Bruce Kendall

- [1:47:41] So if I heard you right, we just discussed today is not going to be shared with the steering committee? (Will be shared with City Council, and later with Steering Committee in September-October)
- [1:48:11] Knowing some of the members of that steering committee, I'm not sure they understand what you just said is the case. I know there are a number of them that are affecting this advisory group, which they've been asking to have meet, is going to advise them so that they can do a better job with what they need to do. So that's a big surprise. I think it's gonna surprise a lot of members of the steering committee and unless there's a law that says they can't get our comments, maybe there should be a way to figure out how they can, because they are going to want to know what we talked about.
- [1:50:01] In my simple world, there would be an agenda at a steering committee meeting and one of the items would be comments and observations shared by advisory group. Here's what they've had to say. But that's, that's my world.

From Chat:

Joel Baker

- An air toxics study is currently underway in the Tideflats.
https://pscleanair.gov/DocumentCenter/View/4467/EPA_ToxicsStudy_FactSheet_FINAL-English?bidId=

Tiffany Speir, City of Lakewood

- The City of Lakewood requests that the EIS include a robust analysis of whether military operations at the Port will be affected by any or all of the alternatives.



TO: Elizabeth Pauli, City Manager
FROM: Council Member John Hines and Council Assistant for Policy Development Claire Goodwin
COPY: City Council and City Clerk
SUBJECT: Ordinance – Establishing Buffers Prohibiting Camping Near Temporary Shelters – September 27, 2022
DATE: September 7, 2022

SUMMARY AND PURPOSE:

An ordinance establishing a 10 block buffer prohibiting camping and the storage of personal belongings on public property around temporary shelters and punishable as a misdemeanor offense. Current temporary shelters include the Stability Site, the Tacoma Emergency Micro-Shelter Site #3, the Tacoma Emergency Micro-Shelter Site #4, the Mitigation Site at South 82nd and Pacific, the RISE Center Emergency Stabilization Shelter, the Mitigation Site at South 35th and Pacific, and also those located at Alzheimer Memorial Church of God in Christ, Bethlehem Baptist Church, and Shiloh Baptist Church. Further, upon occupancy of any future temporary shelters, the 10 block buffer prohibiting camping and the storage of personal belongings around these sites on public property shall apply.

On May 9, 2017, the City Council declared a public health emergency related to homeless encampments.¹ In order to address this emergency and to keep the residents of temporary shelters safe, in addition to protecting the public health and safety of the nearby communities, buffers should be imposed around these locations prohibiting unsanctioned camping. Without buffers prohibiting camping around these locations, the City's ability to keep the community safe and promote public health in these locations will be negatively impacted. A 10 block buffer around permitted temporary shelters is necessary in order to provide sufficient space and safety measures to ensure the protection of the community and those staying at these shelters against the adverse impacts of unsanctioned camping. The City can reasonably accommodate individuals experiencing homelessness within a 10 block buffer of temporary shelters through offerings of shelter beds and is actively working on expanding capacity.

Unsanctioned encampments have a negative impact on neighborhoods and can decrease a neighborhood's willingness to host a shelter. Buffers around these locations will foster support from community members to host a temporary shelter in their neighborhood.

Creating buffers will also help get individuals experiencing homelessness into shelter by connecting individuals within the buffers with offers of assistance and shelter. Unsanctioned encampments that are too close to temporary shelters threaten the City's ability to support shelters effectively and to help the individuals living in the shelters.

COUNCIL SPONSORS:

Council Members John Hines, Joe Bushnell, and Sarah Rumbaugh

BACKGROUND:

The 2022 Pierce County homeless Point-in-Time count identified 1,851 persons experiencing homelessness in

¹ <https://cityoftacoma.legistar.com/LegislationDetail.aspx?ID=3043399&GUID=F905D7CB-E6D6-4DDB-B5C9-071ADB244575&Options=&Search=>



Pierce County, including in the City of Tacoma.² Of this total, 343 individuals were living unsheltered, 1,184 were staying overnight in shelters, and the overnight status of 324 individuals was unknown. These numbers reflect a snapshot of homelessness and are likely an undercount of the population. The actual number of individuals experiencing homelessness is likely much higher and Pierce County's official estimate for the number of individuals experiencing homelessness in Pierce County currently is 4,300.³ Point-in-time counts are one source of data among many that help in understanding the magnitude of the problem and characteristics of people who are homeless in our community.

Many of the persons living unhoused in Tacoma have been found to camp on public property, leading to a high volume of 9-1-1 calls for service and 3-1-1 requests. Based on these emergency calls and other complaints the City receives through 3-1-1, phone calls, and emails to Council Members and City staff, unsanctioned encampments are inspected and removed on a routine basis. When unsanctioned encampments are removed, 9-1-1 calls for service and 3-1-1 requests are reduced within the vicinity. Three examples demonstrate this (additional details can be viewed in Appendix 1 with specific focus on 9-1-1 calls for service in these areas)⁴:

1. South 8th Street and South Yakima Avenue: From September 21, 2021 through October 1, 2021, an unsanctioned encampment in the vicinity of South 8th Street and South Yakima Avenue was removed. In the eight months prior to the removal, South Sound 9-1-1 received 557 emergency calls for service to the location. In the eight months after removal, 439 emergency calls for service were received. From February 2021 through September 2021, this location received 53 3-1-1 requests related to homelessness. In the eight months following the encampment removal, the City received 4 3-1-1 requests related to homelessness in this location.
2. The Evergreen State College – Tacoma Campus: From October 26, 2021 through November 10, 2021, an unsanctioned encampment on The Evergreen State College – Tacoma Campus between South 6th Street and South 7th Street and between South L Street and South M Street was removed. In the six and one-half months prior to the removal, South Sound 9-1-1 received 292 emergency calls for service to the location and the block to the north. In the six and one-half months after removal, 112 emergency calls for service were received. From April 2021 through October 2021, this location received 61 3-1-1 requests related to homelessness. In the seven months following the encampment removal, the City received 35 3-1-1 requests related to homelessness in this location.
3. East 72nd Street and East I Street: From February 1, 2022 through February 7, 2022, an unsanctioned encampment located along East I Street going south towards East 72nd Street was removed. In the 14.5 weeks prior to the removal, South Sound 9-1-1 received 681 emergency calls for service to the vicinity. In the 14.5 weeks after removal, 448 calls for service were received. From November 2021 through the encampment removal on February 7, 2022, this location received 28 3-1-1 requests related to homelessness. In the three months following the encampment removal, the City received 13 3-1-1 requests related to homelessness.

² <https://www.piercecountywa.gov/DocumentCenter/View/115932/2022-PIT-Results-Excel-PDF>

³ <https://www.piercecountywa.gov/DocumentCenter/View/115934/PIT-Count-infographic-2022->

⁴ The timeframes used for analysis in the three examples were based on the number of months or weeks from the date of encampment removal to May 2022 when the data analysis was conducted. That period of time was then applied in the prior period before encampment removal.



Individuals experiencing homelessness are a vulnerable population and unsanctioned encampments are not safe locations to live. According to a U.S. Department of Justice report, “the chronically homeless report high rates of child and sexual abuse that occurred before they became homeless. Further, once homeless, the population continues to be victimized at a rate about twice that of the general population.”⁵ The same U.S. Department of Justice report states that “evidence from police case studies shows areas adjacent to transient encampments have higher levels of petty and serious crime unrelated to “routine behaviors,” such as drug dealing and usage, disturbance, theft, prowling, burglary, panhandling, fighting, vandalism, armed robbery, rape, and aggravated assault.”

Moving into a shelter or City-sanctioned encampment would increase the personal safety for individuals leaving an encampment. Encampments pose health and safety risks to those living there and nearby. Other cities have established buffers around sanctioned homeless shelters, including Portland, Oregon⁶ or have designated areas where camping is prohibited, including Everett, Washington.⁷ The City of Los Angeles established buffers around schools and day cares,⁸ while the City of Edmonds, Washington prohibits camping overnight on public property.⁹ To preserve the health and safety of people residing in a shelter and residents living in their homes, the City needs a buffer that prohibits camping near shelters.

Community members have expressed their frustration about unsanctioned encampments in their neighborhoods, near their place of employment, outside of doctors’ offices – in addition, many expressing concern for the houseless individuals’ well-being. One Council Member email inbox dedicated to constituent inquiries and concerns indicated that from January 1, 2022 through July 14, 2022, 158 residents reached out with concerns about encampments or to express their frustration about the negative impacts of encampments on the neighborhood. This totaled 22% of all the constituent emails received in this Council Member’s inbox during this timeframe.

Under *Martin v. City of Boise*, 920 F.3d 584 (9th Cir. 2019), the Ninth Circuit Court of Appeals determined that the United States Constitution prohibits the criminal prosecution of homeless individuals for sitting, sleeping, or lying outside on public property, when indoor shelter alternatives are not available. The Court’s decision allows the City to remove individuals who are obstructing right-of-ways, pedestrian and vehicular traffic, or pose substantial public health and safety issues, including environmental damage. The City of Tacoma’s Neighborhood and Community Services Department’s Homeless Engagement Alternatives Liaison (HEAL) team makes daily contact with residents living unsheltered. Though many individuals say yes to offers of help, most individuals refuse. In July 2022, the most recent month with complete data, the HEAL team made contact with 66 individuals living unsheltered, and 12 accepted offers of assistance (18% acceptance rate). Regardless, the City continues to offer assistance.

⁵ “Homeless Encampments.” *Problem-Oriented Guides for Police Problem-Specific Guides Series No. 56*, U.S. Department of Justice - Office of Community Oriented Policing Services, Jan. 2010, https://popcenter.asu.edu/sites/default/files/sites/default/files/problems/pdfs/homeless_encampments.pdf.

⁶ <https://www.portland.gov/ryan/news/2022/2/4/press-release-mayor-wheeler-and-commissioner-ryan-announce-new-administrative>

⁷ <https://www.everettwa.gov/AgendaCenter/ViewFile/Item/11961?fileID=73040>

⁸ <https://abcnews.go.com/US/wireStory/los-angeles-oks-sweeping-ban-homeless-camps-schools-88164095>

⁹ <https://www.king5.com/article/news/local/homeless/edmonds-city-council-camping-ban/281-f9c07323-9acc-4b3c-96f8-a07f32e522f2>



Temporary shelters are permitted and provide a safer alternative to unauthorized encampments.¹⁰ There are currently nine temporary shelters in Tacoma and the City provides funding for all nine. The City contracts with experienced providers to operate six sites, which at a minimum include fencing, hand washing stations, garbage services, bathroom facilities, electricity, and potable water. For the 2021-22 biennial budget, City Council allocated \$7.6 million to operate authorized encampments in Tacoma and dedicated an additional \$11.8 million in federal COVID-19 relief to emergency shelter.¹¹

The six current temporary shelters include:

1. The Stability Site - 1421 Puyallup Avenue
2. The Tacoma Emergency Micro-Shelter (TEMS) Site #3 - 602 N. Orchard Street
3. The Tacoma Emergency Micro-Shelter (TEMS) Site #4 - S. 69th Street and Proctor Street
4. The Mitigation Site - S. 82nd Street and Pacific Avenue
5. The RISE Center Emergency Stabilization Shelter - 2139 Martin Luther King Jr. Way
6. The Mitigation Site - 3561 Pacific Avenue

In recognition of the need for temporary housing for homeless persons, the City also supports temporary shelters sponsored by faith-based and non-profit organizations. These other temporary shelters are operated by the host organization or by external agencies, are located on property that is controlled by the sponsoring organization, and can operate for up to six months without requesting an extension. Additional requirements for temporary shelters are listed under Tacoma Municipal Code 13.06.080.¹²

The three current temporary shelters which are sponsored by faith-based or non-profit organizations include:

1. Altheimer Memorial Church of God in Christ - 1121 S. Altheimer Street
2. Bethlehem Baptist Church - 4818 Portland Avenue East
3. Shiloh Baptist Church - 1211 S. I Street

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

The Community, Vitality and Safety (CVS) Committee reviewed options and considered multiple strategies for addressing the impacts of sanctioned encampments. This proposal is an extension of the work concluded at CVS on March 24, 2022 and will incentivize many of the Committee's recommendations. These include establishing a variety of shelter types in each area of the city and evaluating large, vacant areas for possible sanctioned encampments. This proposal aims to increase the number of sanctioned shelters in neighborhoods by ensuring that a prohibition of camping surrounds these areas to foster safe and healthy communities for the neighborhood and the shelter residents.

Sponsors have talked with the operators of the temporary shelters and were welcoming of the policy. City Council has heard from countless community members across the city on their requests to prohibit camping near their residence, place of employment, outside their doctor's office, and other places that may be impacted by the presence of unauthorized camping on public property. One Council Member inbox indicated 158 emails from

¹⁰ <https://cityoftacoma.legistar.com/LegislationDetail.aspx?ID=3043399&GUID=F905D7CB-E6D6-4DDB-B5C9-071ADB244575&Options=&Search=>

¹¹ https://www.cityoftacoma.org/government/city_departments/neighborhood_and_community_services/homelessness_services/city_authorized_emergency_shelter_sites

¹² <https://cms.cityoftacoma.org/cityclerk/files/municipalcode/Title13-LandUseRegulatoryCode.pdf>



residents upset about unauthorized camping within the first six and one-half months of 2022. Another Council Member received approximately 100 emails related to homelessness in 2022, or 17% of all the constituent emails received in that inbox. The same Council Member spent one hour every week on average with residents and business owners impacted by encampments or with individuals supporting shelter operations in Tacoma. Residents who are currently hosting a temporary shelter in their neighborhood would benefit, and any future community members who might host a site in their neighborhoods. Individuals experiencing homelessness within these sites would also benefit.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility: *(Mandatory)*

This proposal promotes the health and safety of residents living near temporary shelters. This proposal also promotes the health and safety of those individuals experiencing homelessness who reside in those temporary shelters. We know that homelessness disproportionately impacts people of color. The 2022 Pierce County homeless Point-in-Time count¹³ found that 52% of individuals experiencing homelessness were people of color even though people of color account for only 34% of the Pierce County population (American Community Survey estimate 2019).¹⁴

Economy/Workforce: *Equity Index Score: Low Opportunity*

Decrease the number of vacant properties downtown and in the neighborhood business districts.

Livability: *Equity Index Score: Low Opportunity*

Increase positive public perception of safety and overall quality of life.

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

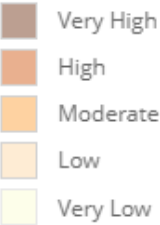
The 10 block radius that would prohibit camping on public property encompasses the downtown core and a number of business districts with the current established sites. Those business districts currently hosting a temporary shelter include: the Hilltop Business District, the Lincoln Business District, the Fern Hill Business District, and parts of the Dome District and South Tacoma Business District. This ordinance will increase the positive public perception of safety and overall quality of life by prohibiting camping and storage of personal belongings on public property near temporary shelters, mitigating the impacts of unsheltered homelessness to nearby residents, business owners, and other community members.

¹³ <https://www.hudexchange.info/programs/hdx/pit-hic/>

¹⁴ <https://www.piercecountywa.gov/DocumentCenter/View/115934/PIT-Count-infographic-2022->

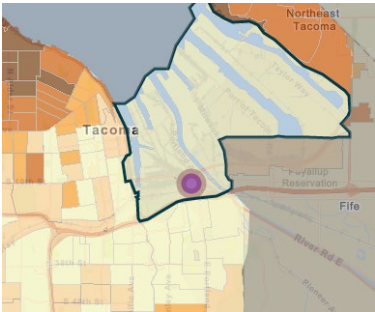


Tacoma Equity Index Legend (levels of opportunity)

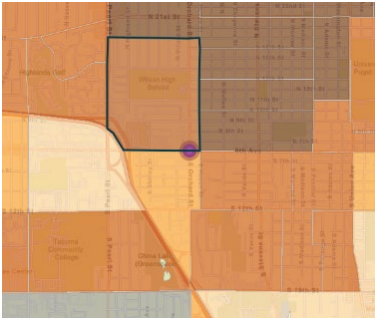


Current Temporary Shelters (9 total)

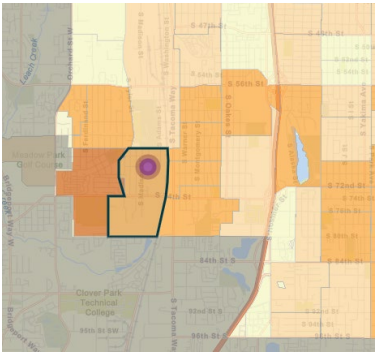
- 1. Stability Site – 1421 Puyallup Avenue
Equity Index Designation: Very low opportunity
Council District: 2



- 2. Tacoma Emergency Micro-Shelter (TEMS) Site #3 – 602 North Orchard Street
Equity Index Designation: High opportunity
Council District: 1

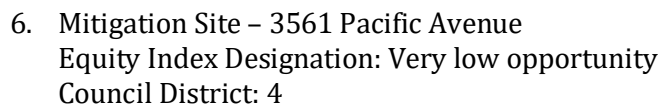
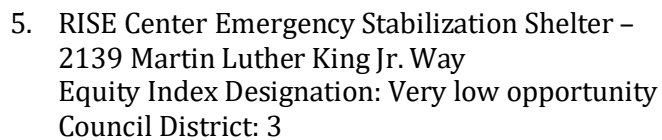


- 3. Tacoma Emergency Micro-Shelter (TEMS) Site #4 – S 69th Street and Proctor Street
Equity Index Designation: Moderate opportunity
Council District: 5

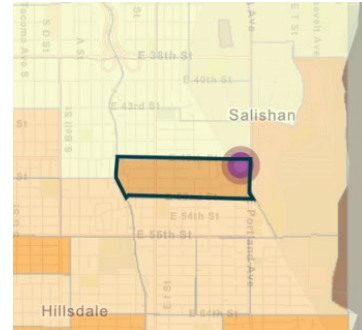




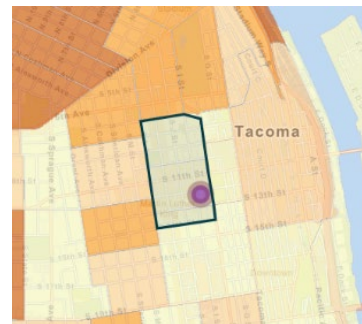
4. Mitigation Site – South 82nd and Pacific Avenue
Equity Index Designation: Very low opportunity
Council District: 5



8. Bethlehem Baptist Church - 4818 E. Portland Avenue
Equity Index Designation: Moderate opportunity
Council District: 4



9. Shiloh Baptist Church – 1211 S. I Street
Equity Index Designation: Very low opportunity
Council District: 3



ALTERNATIVES:

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1. No action	Additional dialogue and debate on the topic could be had	Community grows more frustrated; no incentive in place for neighborhoods to support hosting a City-authorized temporary shelter
2. Wait to implement until new City-authorized temporary shelter site is available	More momentum culminating in celebration of the opening of a new site with buffer prohibiting camping	Waiting will stall action
3. Prohibit camping in open green spaces which connect to stormwater system	Less pollution in stormwater system	Does not address the need of the community in terms of unauthorized camping in neighborhoods



EVALUATION AND FOLLOW UP:

Success will be achieved when camping on public property within the 10 block radius from temporary shelters does not occur. Individuals experiencing homelessness within these buffers will be offered shelter and services to be in compliance with the *Martin v. City of Boise*, 920 F.3d 584 (9th Cir. 2019) determination. Long term, this policy may serve as an incentive for neighborhoods and temporary shelter operators to establish new sites.

STAFF/SPONSOR RECOMMENDATION:

The recommendation is to establish a 10 block buffer prohibiting camping and the storage of personal belongings on public property around temporary shelters and punishable as a misdemeanor offense. Current temporary shelters include the Stability Site, the Tacoma Emergency Micro-Shelter Site #3, the Tacoma Emergency Micro-Shelter Site #4, the Mitigation Site at South 82nd and Pacific, the RISE Center Emergency Stabilization Shelter, the Mitigation Site at South 35th and Pacific, and also those located at Alzheimer Memorial Church of God in Christ, Bethlehem Baptist Church, and Shiloh Baptist Church. Further, upon occupancy of any future temporary shelters, the 10 block buffer prohibiting camping and the storage of personal belongings around these sites on public property shall apply.

FISCAL IMPACT:

The fiscal impact of the ordinance is dependent on the number and scale of encampment removals. Fiscal impacts include signage, additional staff time informing the public of the new law, staff time enforcing the law, costs associated with clearing encampments within the buffer areas, and costs associated with the possible increase in the number of new sites that would not have otherwise happened without the ordinance. In 2021, the City spent \$57,000 removing encampments at seven locations.

Fund Number & Name	COST OBJECT (CC/WBS/ORDER)	Cost Element	Total Amount
1. NA	NA	NA	NA
TOTAL			NA

What Funding is being used to support the expense?

Should this proposal be adopted, the costs associated with implementation will be included the 2023-24 biennial budget currently under development.

Are the expenditures and revenues planned and budgeted in this biennium's current budget?

YES

In the 2021-22 biennium, expenses towards encampment removal and establishing shelter sites are established. This proposal may lead to an expansion of these services in the forthcoming biennium.

Are there financial costs or other impacts of not implementing the legislation?

YES

As shown in the number of 9-1-1 calls and 3-1-1 requests the City receives related to unsanctioned encampments, there is a large investment in public resources that goes into responding to community concerns at these locations.



Not implementing this proposal would lead to a continuation of community frustration, a similar level of 9-1-1 and 3-1-1 calls, and would maintain the same pace for establishing shelters as currently exists.

For the 2021-22 biennium, the City holds \$827,000 in contracts to address litter, trash, and debris removal from encampments. The City will need to maintain this level of investment in debris removal if another method for addressing encampments is not identified. The City has removed over 1.8 million pounds of debris from encampments since March of 2021.

Will the legislation have an ongoing/recurring fiscal impact?

YES

Will the legislation change the City's FTE/personnel counts?

YES, PLEASE EXPLAIN BELOW

It is likely that to accomplish the goals of this proposal, additional staff may be required on the HEAL team.

ATTACHMENTS:

- Appendix 1 – Encampment Removal Service Call Statistics
- Appendix 2 – Map: 10 Block Buffers Around Temporary Shelters by Council District



Data Request

Report Date: 24 May 2022

Period Before Clean Up	31 January 2021 to 20 September 2021
Clean Up Period	21 September 2021 to 1 October 2021
Period After Clean Up	2 October 2021 to 22 May 2022
Area	See Map
Call Types Excluded	TEST
Disposition Excluded	DUPNCAN (Duplicate and Canceled)

Notes

- The data is based on the best available information at the time of the query.
- The statistics are taken from the computer aided dispatch (CAD) system and may not necessarily mean a crime was committed or a report was generated.
- The calls were not limited to Tacoma PD as the primary unit.
- Small numbers cause large percent increases and decreases.
- The information is subject to change or revision.

Area of Analysis



Calls for Service

- Before Clean Up557
- During Clean Up16
- After Clean Up439
- Daily Average before Clean Up.....2.4
- Daily Average after Clean Up1.9
- 821 Yakima Ave (Saint James Apartments) ranked 1st before and after the clean-up.
- Calls to the listed location increased from 138 calls before to 234 calls after the clean-up.
- Homeless and Mental Health as the primary dispositions decreased when comparing before clean-up to after clean-up.



Data Request

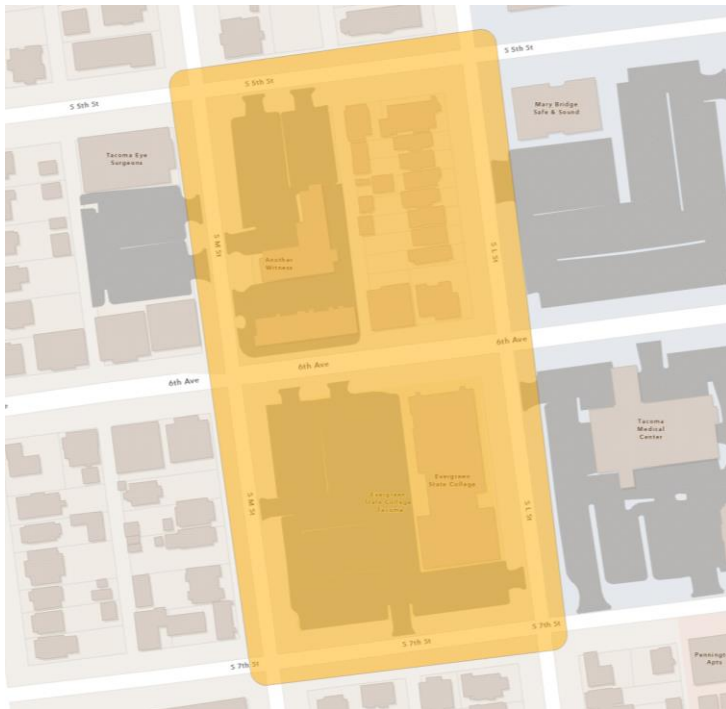
Report Date: 24 May 2022

Period Before Clean Up	16 April 2021 to 25 October 2021
Clean Up Period	26 October 2021 to 10 November 2021
Period After Clean Up	11 November 2021 to 22 May 2022
Area	See Map
Call Types Excluded	TEST
Disposition Excluded	DUPNCAN (Duplicate and Canceled)

Notes

- The data is based on the best available information at the time of the query.
- The statistics are taken from the computer aided dispatch (CAD) system and may not necessarily mean a crime was committed or a report was generated.
- The calls were not limited to Tacoma PD as the primary unit.
- Small numbers cause large percent increases and decreases.
- The information is subject to change or revision.

Area of Analysis



Calls for Service

- Before Clean Up.....292
- During Clean Up.....35
- After Clean Up112
- Daily Average before Clean Up1.5
- Daily Average after Clean Up0.6
- The intersections of 6th Ave & S L St and 6th Ave & S M St ranked 1st and 2nd before the clean-up and fell to 4th and 5th following the clean-up.
- 1210 6th Ave (Evergreen State College) ranked 1st following the clean-up.
- Homeless and Mental Health as the primary dispositions decreased when comparing before clean-up to after clean-up.



Data Request

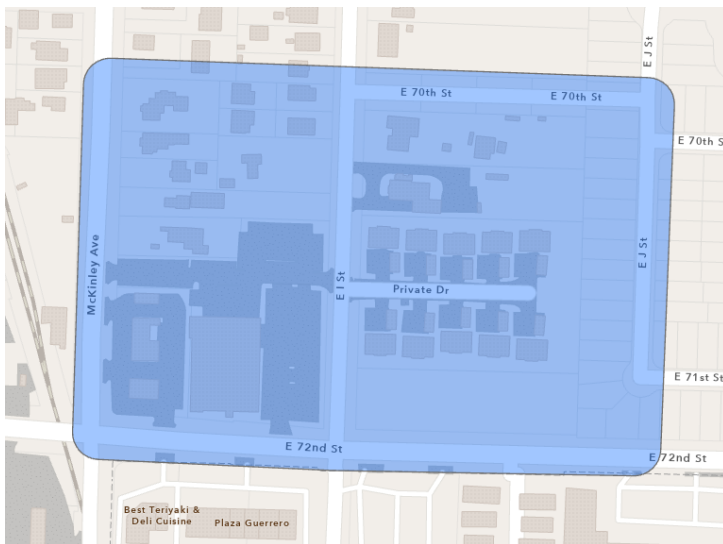
Report Date: 24 May 2022

Period Before Clean Up	20 October 2021 to 31 January 2022
Clean Up Period	1 February 2022 to 7 February 2022
Period After Clean Up	8 February 2022 to 22 May 2022
Area	See Map
Call Types Excluded	TEST
Disposition Excluded	DUPNCAN (Duplicate and Canceled)

Notes

- The data is based on the best available information at the time of the query.
- The statistics are taken from the computer aided dispatch (CAD) system and may not necessarily mean a crime was committed or a report was generated.
- The calls were not limited to Tacoma PD as the primary unit.
- Small numbers cause large percent increases and decreases.
- The information is subject to change or revision.

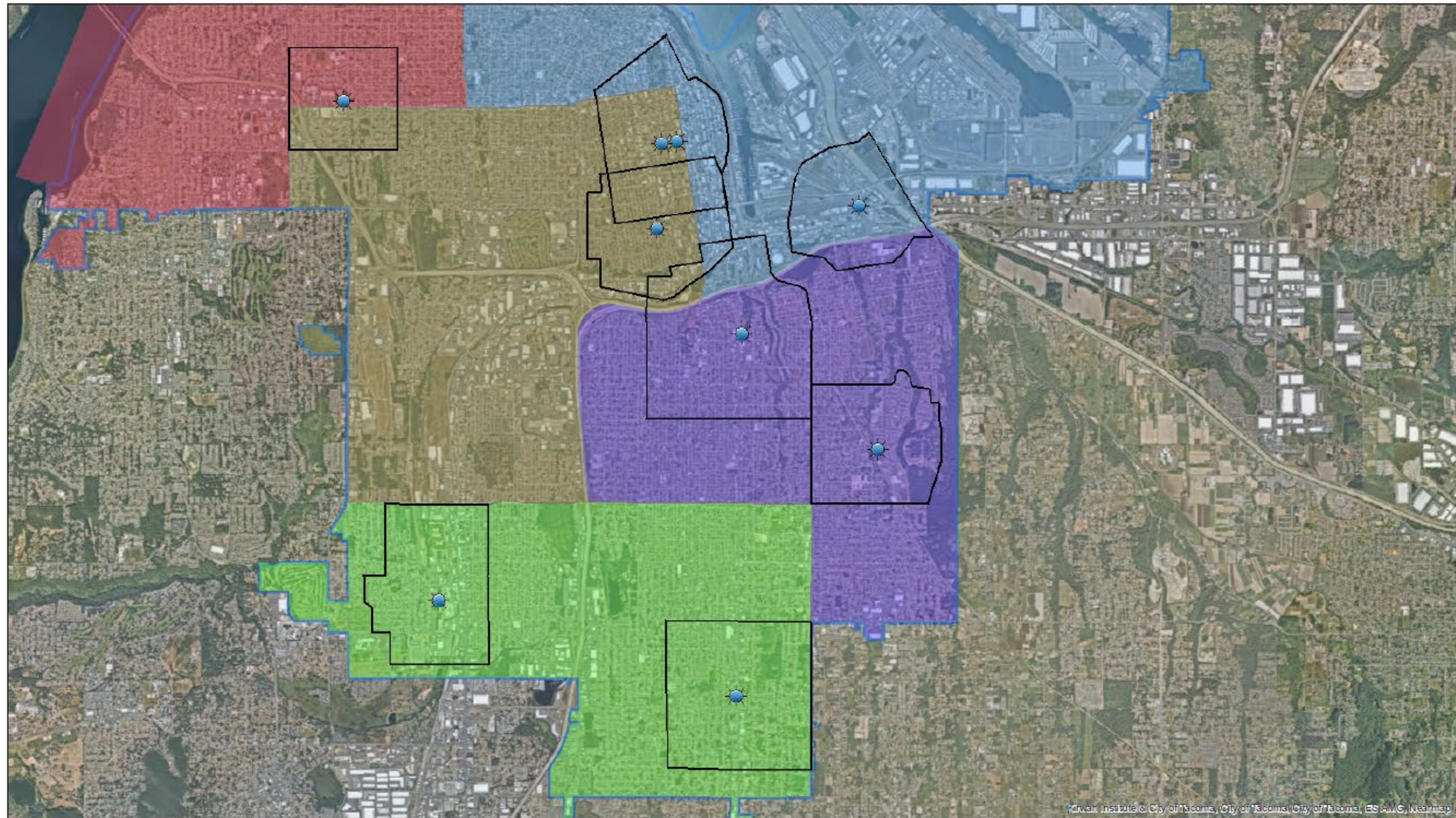
Area of Analysis



Calls for Service

- Before Clean Up681
- During Clean Up48
- After Clean Up448
- Daily Average before Clean Up6.6
- Daily Average after Clean Up4.3
- 7101 E I St (Cascade Court Apartments) ranked 1st before and after the clean-up.
- Welfare Check ranked 1st before and after the clean-up with at least 97% of the event type occurring at Cascade Court Apartments.
- Over 68% of the calls from the area were closed with a cancelled disposition.
- Homeless and Mental Health as the primary dispositions decreased when comparing before clean-up to after clean-up.

Emergency and Temporary Shelters (10 Block Radius with Council Districts)





**CITY OF TACOMA, WASHINGTON
OFFICE OF THE CITY COUNCIL
COUNCIL CONSIDERATION REQUEST**

TO: Mayor & City Council

FROM: Council Member Diaz and Council Assistant Joe Franco

COPIES TO: Elizabeth Pauli, City Manager; Kurtis Kingsolver, Deputy City Manager; Bill Fosbre, City Attorney

SUBJECT: **Council Contingency Request Sponsoring UWT Celebrando
Comunidad 2022 – Latinx Celebration and Awards**

DATE: September 6, 2022

I ask for your support for a Council Contingency Fund expenditure of \$5,000 to support the 2nd Annual University of Washington Tacoma Celebrando Comunidad: Latinx Celebration and Awards.

LEGISLATIVE INTENT:

The University of Washington Tacoma (UWT) will be hosting its second annual celebration of Latinx communities. This event will take place on October 14, 2022 and is currently being developed by staff, faculty, students, and alumni. The event will recognize members of the Latinx communities of the South Puget Sound from a variety of categories as well as those who identify as members of Latinx communities and individuals or organizations who directly or positively impact South Sound Latinx communities. Once selected, awardees will be matched with a story coach and provided the opportunity to share their story. This event will be live-streamed based on public health and safety needs.

Commission on Immigrant and Refugee Affairs (CIRA) Commissioner Rafael Saucedo brought forward a request for the City last year to sponsor UWT Celebrando Comunidad: Latinx Celebration and Awards to City Council Member Walker and the Office of Equity and Human Rights.

The City of Tacoma is asked to sponsor at the “presentadores/presenting” level which provides the benefits of:

- Logo on official event t-shirts, event website, official Save the Dates, programs, posters, official UW Tacoma communications (Husky Tracks, 90K subscribers), and host a table at the event
- Social media recognition on host social media platforms (UW Tacoma, 6+ followers)
- Option to provide a quarter page ad in email event reminder(s)
- Option to share a 2-3 minute promotional video during event program or live audience address during event
- Option to become a special sponsor of award of choice
- Option to host a post-event informal gathering with event organizers

Last year, the City of Tacoma accepted applications for funding to produce public-benefitting Special Events hosted between August 2021 and July 2022. This was the first year that applicants engaged

in a competitive process to receive funding for community events, with the City's Events and Recognition Committee (CERC) acting as a review and selection panel.

While organizers of the event have missed the competitive funding deadline for this year, the City recognizes the importance of this event to the Tacoma Latinx community and will grant this one-time sponsorship for 2022. Organizers of this event are highly encouraged to seek out the funding through the City Events and Recognition Committee's annual application process as the panel process ensures an equitable distribution of funds, with intent to expand access to diverse communities and cultures throughout Tacoma.

FUNDING REQUESTED:

\$ 5,000 to be brought forward in a Resolution on 9/20/2022

COMMUNITY ENGAGEMENT/ (CUSTOMER RESEARCH):

This funding opportunity was brought forth by members of the Commission on Refugee and Immigrant Affairs (CIRA) from the City of Tacoma. The purpose of the Commission is to better engage Tacoma's immigrant and refugee communities and to work with community partners to identify and advance positive outcomes for specifically impacting the immigrant and refugee communities in the City of Tacoma. CIRA consists of 11 members who are nominated and appointed by the City Council.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility:

This legislation will give the City the opportunity to showcase its diverse population and support programming toward its anti-racist transformation policies. Latinx communities have historically been underrepresented in Tacoma's history and providing funds for these types of events works to reduce inequities of the past.

Civic Engagement: *Equity Index Score:* Moderate Opportunity

Increase the number of residents who participate civically through volunteering and voting.
Increase the percentage of residents who believe they are able to have a positive impact on the community and express trust in the public institutions in Tacoma.

Livability: *Equity Index Score:* Moderate Opportunity

Increase positive public perception of safety and overall quality of life.

Choose an item.

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

This legislation will impact our underserved Latinx communities through civic engagement and livability. Overall, this will assist the City and improve the public perception that the City cares about its diverse programming.

ALTERNATIVES:

Alternative	Positive Impacts	Negative Impacts
1. Decrease funding	More Council Contingency Funds available for other uses and projects around Tacoma.	Less funding available for the event, not as many funds available for event organizers and less visibility for the City

2. No Funding for Event	More Council Contingency Funds available for other uses and projects around Tacoma	Less funding available for the event, not as many funds available for event organizers and less visibility for the City and its priorities for anti-racist transformation.
3. Increased funding	Funds are being used to prioritize anti-racist transformation programming and supporting and celebrating the diversity of Tacoma.	Less funds available for other Council Contingency requests.

EVALUATIONS AND FOLLOW UP:

The City will ask that the organizers record attendance numbers and engagement with the public and report the usage of these sponsorship funds. Organizers in future funding cycles will be required to utilize the City's Events and Recognition Committee competitive funding process to ensure equitable funding for all groups of the City.

SPONSOR RECOMMENDATION:

Council Member Olgy Diaz recommends that the City fund the Celebrando Comunidad 2022 at \$5,000.

If you have a question related to the Council Contingency Fund Request, please contact Joe Franco, Council Policy Assistant at 253-242-0512 or jfranco@cityoftacoma.org.



SUBMITTED FOR COUNCIL CONSIDERATION BY: _____

Council Member Diaz

SUPPORTING COUNCIL MEMBERS SIGNATURES (2 SIGNATURES ONLY)

(Signatures demonstrate support to initiate discussion and consideration of the subject matter by City Council for potential policy development and staff guidance/direction.)

1.



POS# Mayor

2.



POS#_8__

Mayor's initials _N/A_____

(Mayor's initials for awareness only to ensure alignment and coordination of emergent policies.)

2022 Council Contingency Commitments

2022-2023	\$	250,000.00
(Remaining balance from 2021 that will be carried over)	\$	88,592.09
Council Requested - Seed Internships	\$	31,000.00

Resolution 40919

A Council Contingency fund expenditure of \$31,000 to fund the full or partial costs of five or more Tacoma-based small businesses or non-profits of hosting a Seed Internship.

Council Requested - Daffodil Parade	\$	20,000.00
--	-----------	------------------

Resolution 40925

A resolution authorizing the one-time use of \$20,000 from the Council Contingency Fund to be applied to the cost of in-kind services provided by the City of Tacoma such as traffic control devices and traffic control services.

Council Requested - Tacoma Reads	\$	10,000.00
---	-----------	------------------

Resolution 40934

A request for City Council concurrence for a \$10,000 City Council Contingency Fund request to support the 2022 Tacoma Reads Together events.

Council Requested - Tacoma Refugee Choir	\$	25,000.00
---	-----------	------------------

Resolution 40941

A Council Contingency Fund expenditure for \$25,000 to assist the Tacoma Refugee Choir in funding the music video portion of their 2022 spring projects.

Council Requested - Litter Free 253	\$	2,500.00
--	-----------	-----------------

Resolution 40940

A Council Contingency Fund expenditure of \$2,500 to fund litter pick-up tools "litter grabbers," for the annual volunteer-led Litter Free 253 event.

Council Requested - South Sound Together	\$	12,000.00
---	-----------	------------------

Resolution 40948

A Council Contingency Fund expenditure of \$12,000 to fund grants that support community engagement programs sponsored through South Sound.

Council Requested - Multicultural Childcare Center	\$	5,000.00
---	-----------	-----------------

Resolution 40986

A Council Contingency Fund request to purchase infant formula to support the Multicultural Childcare Center formula drive.

Council Requested - LGBTQIA+ Pride Painting	\$	2,500.00
--	-----------	-----------------

Resolution 40994

A Council Contingency Fund expenditure of \$2,500 to fund three LGBTQ+ Pride painting projects including temporary rainbow crosswalks, permanent rainbow bricks, and temporary rainbow barriers.

Council Requested - Mayors Innovation Project Summer Conference in Tacoma	\$	6,500.00
--	-----------	-----------------

Resolution 41000

A \$6,500 Council Contingency Fund expenditure to sponsor the Mayors Innovation Project Summer Conference in Tacoma.

Council Requested - Safe Youth Awareness Campaign	\$	35,000.00
--	-----------	------------------

Resolution 40995

A resolution authorizing the one time use of Council Contingency Funds, in the amount of \$35,000, to fund the partial costs to develop and implement an eight-week Safe Youth Awareness Campaign beginning in July 2022.

Council Request - Korean Association Tacoma Building Renovation	\$	10,000.00
--	-----------	------------------

Resolution 41004

Council Contingency Fund expenditure to support the Korean Association of Tacoma building renovation.

Council Requested - Peace Bus "Every Kid Eats" Summer Program	\$	2,500.00
--	-----------	-----------------

Resolution 41015

Council Contingency Fund expenditure of \$2,500 to support the Peace Bus and the "Every Kid Eats" summer program

Council Requested - Hilltop Street Fair	\$	10,000.00
--	-----------	------------------

Resolution 41018

Council Contingency Fund expenditure of \$10,000 to fund entertainment and arts programming at the 2022 Hilltop Street Fair sponsored by the Hilltop Business Association.

Council Requested - UWT Celebrando Comunidad 2022 -Latinx Celebration and Awards		
---	--	--

To Study Session September 13, 2022

\$ 5,000.00

Council Contingency Fund expenditure of \$5,000 to support the 2nd Annual University of Washington Tacoma Celebrando Comunidad: Latinx Celebration and Awards.

Starting Balance	\$	338,592.09
Total Amount Allocated	\$	177,000.00
Current Balance	\$	161,592.09

Date	Meeting	Subject	Department	Background
September 13, 2022	City Council Study Session (hybrid Council Chambers /dial-in 12:00 pm)	Tideflats Update	Planning and Development Services - Stephen Atkinson (in-person)	The City Council will be conducting a public hearing on September 13, 2022 on the Preliminary Plan and EIS Alternatives, as recommended by the Tideflats Steering Committee. The presentation will provide an overview of the Tideflats Subarea Planning process, the EIS scoping period, and overall schedule to complete the Plan, in preparation for the public hearing. Staff will provide an update on comments received from the Planning Commission, Tideflats Advisory Group, and Tideflats Steering Committee
		Camping Ordinance	Council Member John Hines (in-person)	
	Committee of the Whole (hybrid Council Chambers / dial-in 3:00pm)	Budget Forecast Update and Preview of the Revenue Options	Office of Management and Budget - Katie Johnston (in-person)	
	City Council Meeting (hybrid Council Chambers /dial-in 5:00 PM)	Anti-Racist Transformation	Tacoma Fire Department - Chief Tory Green	
September 20, 2022	City Council Study Session (hybrid Council Chambers /dial-in 12:00 pm)	Tideflats Alternatives Public Hearing	Planning and Development Services (in-person)	Following the public hearing on September 13, 2022, on September 27, 2022, the City Council will be considering a resolution to recommend final alternatives and scope for the Subarea Plan and EIS. The purpose of this study session is to provide an overview of public comments received on the preliminary alternatives and to identify any potential amendments or additional scoping comments to be prepared for City Council consideration on September 27, 2022
		South Tacoma Groundwater Protection District Moratorium	Planning and Development Service - Peter Huffman and Stephen Atkinson, Tacoma Water - Scott Hallenberg, Environmental Services -Merita Trohimovich and TPCHD - Esther Beaumier (in-person)	Planning and Development Services staff will present the Planning Commission's findings of fact and recommendations regarding the consideration of a moratorium on heavy industrial uses and hazardous material storage in the South Tacoma Groundwater Protection District, as requested by the City Council in Amended Substitute Resolution No. 40985 on June 28, 2022.
		Other Items of Interest - Rules of Procedure of the Council - Suggested Revisions	Legal - Bill Fosbre & Doris Sorum (in-person)	
	City Council Meeting (hybrid Council Chambers /dial-in 5:00 PM)			

Date	Meeting	Subject	Department	Background
September 27, 2022	City Council Study Session (hybrid Council Chambers /dial-in 12:00 pm)	Homelessness Update	Neighborhood and Community Services - Allyson Griffith (in-person)	
	Committee of the Whole (hybrid Council Chambers / dial-in 3:00pm)	Safety Training	Safety - Laurie Hardie, Judd Johnson & Justin Davis (in-person)	
	City Council Meeting (hybrid Council Chambers /dial-in 5:00 PM)			
October 4, 2022	City Council Study Session (hybrid Council Chambers /dial-in 12:00 pm)	Proposed Budget - City Manager's Office	City Manager's Office	
	City Council Meeting (hybrid Council Chambers /dial-in 5:00 PM)			
October 11, 2022	Joint City Council / Tacoma Public Utility Board Study Session (hybrid Council Chambers /dial-in 12:00 pm)	Proposed Budget - Public Works, Environmental Services and Tacoma Public Utilities	Public Works - Josh Diekmann, Environmental Services - Mike Slevin, Tacoma Public Utilities - Jackie Flowers	
		Affordable Housing Action Strategy Update (AHAS)	Media and Communications - Jacques Colon, Ted Richardson CED- Felicia Medlen, CI - Steven Swada	
	City Council Meeting (hybrid Council Chambers /dial-in 5:00 PM)	Anti-Racist Transformation	Public Works - Josh Diekmann	

<i>Economic Development Committee (EDC)</i>			
Committee Members: Blocker (Chair), Daniels (Vice-Chair), Diaz, Bushnell, Alternate-Rumbaugh Executive Liaison: Jeff Robinson; Coordinator - Cathy Sims		2nd, 4th, and 5th Tuesdays 10:00 a.m. Hybrid: In-Person & Virtual meeting	CBC Assignments: •Tacoma Arts Commission •Greater Tacoma Regional Convention Center Public Facilities District •City Events and Recognition Committee •Tacoma Creates Advisory Board •Equity in Contracting Advisory Committee
	Topic	Presenter	Description
September 13, 2022	Greater Seattle Partners	Brian Suratt, President and CEO, Greater Seattle Partners	
	Business Financing	Carol Wolfe, Community and Economic Development Division Mgr, Dierdre Patterson, Management Analyst II CED	
September 27, 2022	City Events and Recognitions Committee (CERC) Interviews	Doris Sorum, City Clerk	
October 11, 2022			
October 25, 2022	The Future Foss Waterway Real Estate Developments. (Sites 9, 10 & 11)		

Infrastructure, Planning and Sustainability Committee (IPS)			
Committee Members: Walker (Chair), Hines, Diaz & Ushka; Alternate-Bushnell Executive Liaison: Mike Slevin; Coordinator: Cathy Sims,		2nd and 4th Wednesdays 4:30pm Hybrid: In-Person & Virtual Meeting	CBC Assignments: •Sustainable Tacoma Commission •Planning Commission •Landmarks Preservation Commission •Board of Building Appeals •Transportation Commission
	Topic	Presenters	Description
September 14, 2022	Board of Building Appeals Interviews	Doris Sorum, City Clerk	
	Pierce Conservation District Update	Dana Coggen, ED Pierce Conservation District, sponsored by Jim Parvey	
	Urban Forest Tree Preservation and Food Tree Ordinances	Jim Parvey, OEPS	
September 28, 2022	Sustainable Tacoma Commission's Annual Report	Patrick Babbitt, Management Analyst II OEPS Sustainability	
	Climate Action Plan Budget Proposal	Jim Parvey, OEPS, Kristin Lynett, Management Analyst II, OEPS	
	ADU Update	Steven Antupit, Senior Planner, PDS and Elliott Barnett, Senior Planner, PDS	What came out of the developer round table that has to go to IPS? Utilities, permit waivers, over of what was given at GPFC & code /policy
October 12, 2022	Home In Tacoma – Phase 2: Zoning Framework Policy Options, Decision-Making Approach and Impacts Analysis Approach	Elliott Barnett, Senior Planner, PDS	Discuss the IPS Committee's role and schedule for developing Home In Tacoma – Phase 2 alternatives.
	Transfer of Development Rights (TDR) Update	Elliott Barnett, Senior Planner, PDS	Chair Walker/ VC Hines want to know how many people have taken advantage of it and how it worked.
October 26, 2022	Decarbonization Resolution Update	Jim Parvey, OEPS	
	Capital Facilities Program	Katie Johnston, OMB	

Government Performance and Finance Committee			
Committee Members: Hines (Chair), Walker (Vice Chair), Rumbaugh, and Bushnell Alternate - Daniels Executive Liaison: Andy Cherullo; Coordinator - Claire Goodwin		1st and 3rd Tuesdays 10am Room 248	CBC Assignments: •Public Utility Board •Board of Ethics •Audit Advisory Board •Civil Service Board
	Topic	Presenter	Description
September 20, 2022	TPU Latest Update on Preliminary Budget/Rates	Jackie Flowers, Director Tacoma Public Utilities	An informational briefing on TPU's preliminary budget and rates.
	Accessory Dwelling Units (ADUs)	Stephen Antupit, Senior Planner, Planning and Development Services	A discussion on ADU policy options.
	Solid Waste Recycle Surcharge Update	Lewis Griffith, Division Manager, Environmental Services; Preston Peck, Management Analyst, Environmental Services	An informational briefing on the City's recycling surcharge in anticipation of City Council's consideration by the end of the year.
October 4, 2022	TPU Final Rates Proposal prior to Council Consideration	Jackie Flowers, Director Tacoma Public Utilities	An informational briefing on TPU's proposed budget and rates.
	Creation of Repair and Replacement Fund	Nick Anderson, Management Analyst; Katie Johnston, Budget Officer	Staff will present policy recommendations and propose funding sources for the creation of a fund dedicated for repair and replacement projects at municipal facilities.
	Amendments to Tacoma Municipal Code 6B.220 - For-Hire Regulations	Danielle Larson, Tax & License Division Manager; Andy Cherullo, Finance Director	Removing license regulations related to Transportation Network Companies (TNC) and Drivers as a result of State legislation pre-empting cities from regulating the TNC industry.
	Accessory Dwelling Units (ADUs)		
October 18, 2022	Accessory Dwelling Units (ADUs)		
	Review Senate Bill 5755 (2022)	Andy Cherullo, Finance Director; Jeff Robinson, Director, Community and Economic Director	Review legislation passed in 2022.

Community Vitality and Safety			
Committee Members: Ushka (Chair), Blocker (Vice-Chair), Rumbaugh, Daniels, Alternate-Hines		2nd and 4th Thursdays	CBC Assignments: Community's Police Advisory Committee • Human Services Commission • Human Rights Commission • Housing Authority • Commission on Disabilities • Library Board • Tacoma Community Redevelopment Authority • Commission on Immigrant and Refugee Affairs
Executive Liaison: Jacques Colon; Staff Support - Ted Richardson		4:30 p.m.	
		Room 248	
	Topic	Presenter	Description
September 22, 2022	AHAS Anti-Displacement Strategy Preview	Jacques Colon, 2025 Strategic Program Manager, MCO; Ted Richardson, AHAS Coordinator, MCO	Staff will preview the Anti-Displacement Strategy under development.
October 13, 2022			
October 27, 2022			