

## Tideflats Subarea Plan (TSAP) Frequently Asked Questions (FAQs)

**Q: What are the overarching themes of the Tideflats Subarea Plan?**

A: As stated, and agreed to in the Intergovernmental Agreement (IGA), overarching themes to the Work Plan will include:

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

**Q: What planning topics will be covered by the Tideflats Subarea Plan?**

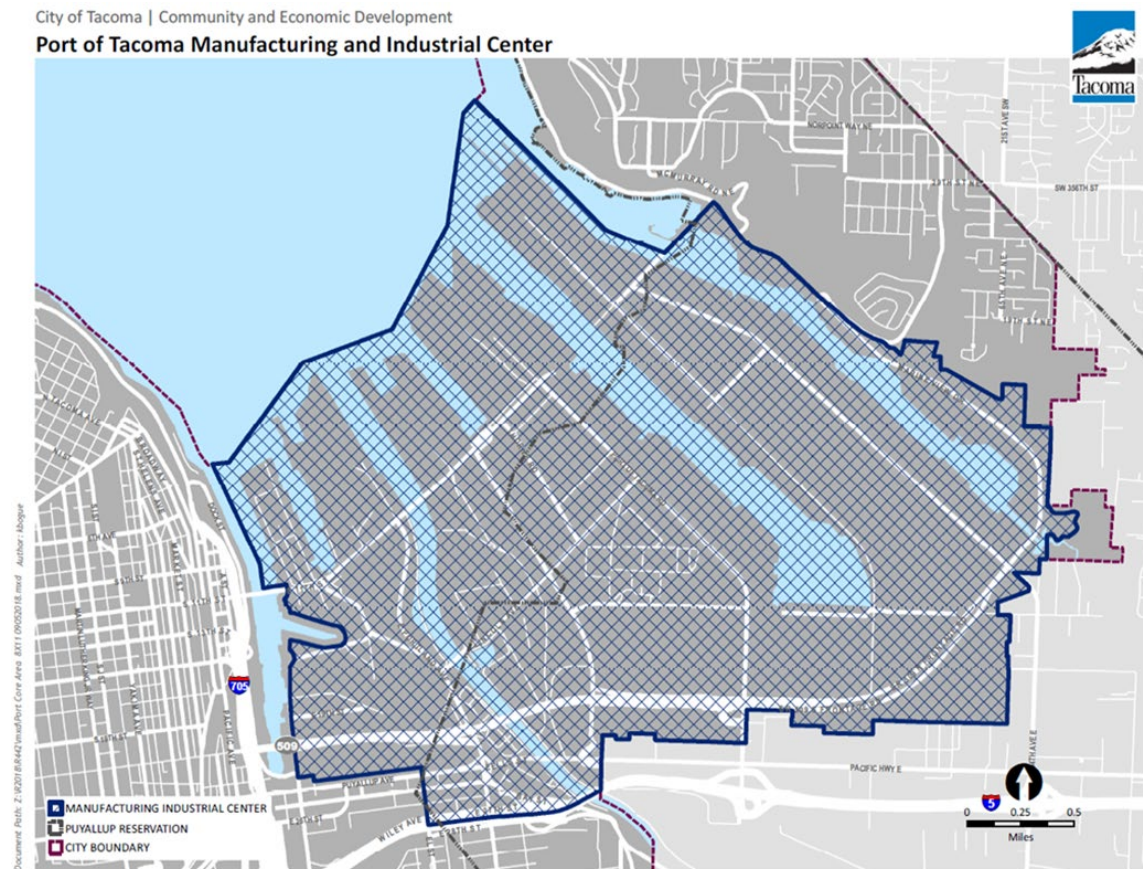
A: The Subarea Plan, at a minimum, will address requirements under Washington State law to include State Environmental Policy Act (SEPA) environmental review, Growth Management Act (GMA), Shoreline Management Act (SMA), the Puyallup Land Claims Settlement, the Container Port Element and elements for certification of a Manufacturing and Industrial Center (MIC) by the Puget Sound Regional Council (PRSC). The following non-exclusive list of elements represent the required checklist as well as issues identified by the participating governments:

Plan Concept or Vision	<ul style="list-style-type: none"> <li>• Preservation of industrial land base</li> <li>• Economic role of the Manufacturing and Industrial Center</li> <li>• Relationship to Comprehensive Plan</li> <li>• Relationship to adjacent areas</li> </ul>
Environment	<ul style="list-style-type: none"> <li>• Protection of sensitive areas</li> <li>• Stormwater management</li> <li>• Air pollution and greenhouse gas emissions</li> <li>• Contaminated soils</li> <li>• Environmental risks and hazard areas, including sea level rise</li> <li>• Opportunities for proactive environmental remediation</li> </ul>
Land Use	<ul style="list-style-type: none"> <li>• Employment growth targets</li> <li>• Description of appropriate industrial and manufacturing uses</li> <li>• Incompatible land uses</li> <li>• Buffers for industrial uses and appropriate transitions</li> <li>• Mitigation of aesthetic impacts</li> </ul>
Economy	<ul style="list-style-type: none"> <li>• Economic development and growth strategies</li> <li>• Maintain and expand family wage jobs</li> <li>• Key sectors and industry clusters</li> </ul>
Public Services and Facilities	<ul style="list-style-type: none"> <li>• Capital plans and investments to meet targeted employment growth</li> <li>• Safety and Emergency Response</li> </ul>

Transportation	<ul style="list-style-type: none"> <li>• Freight movement</li> <li>• Employee commuting</li> <li>• Transit and mode splits</li> <li>• Priority projects</li> <li>• Financing strategy</li> <li>• Design standards</li> </ul>
Implementation Actions	<ul style="list-style-type: none"> <li>• Zoning and Code Amendments</li> <li>• Programs</li> <li>• Funding Strategies</li> <li>• Other</li> </ul>

**Q: What are the geographic boundaries of the Tideflats Subarea Plan?**

A: The Plan area is based on the current Port of Tacoma Manufacturing Industrial Center (MIC) which is defined both in the Puget Sound Regional Council’s VISION 2040 as well as the City of Tacoma Comprehensive Plan. The map below identifies the general boundaries of this area. 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.).



**Q: How much money is budgeted to complete the Tideflats Subarea Plan?**

A: The project budget will be \$1,200,000 to complete the Subarea Plan, supporting analyses, and the Programmatic Environmental Impact Statement. Funding for the project will be provided as follows:

- The Port agrees to provide up to \$500,000
- The City agrees to provide up to \$500,000
- The Tribe agrees to provide up to \$200,000

**Q: How long will it take to complete the Tideflats Subarea Plan?**

A: The goal is to complete the Plan within two (2) years from the date of the commencement of consultant work. However, the Agreement will continue until the Plan is completed. Once the Steering Committee provides the City Planning Commission and Council a recommendation the normal City process for vetting and approval of the Comprehensive Plan Amendment will begin. This City process could take up to a year.

**Q: What’s happening this year with the Tideflats Subarea Plan?**

A: In 2019 the Project Management (PM)Team (5-government staff reps) will prepare an RFP and advertise for a consultant team to help prepare the Plan. The Steering Committee (5-government elected leaders) will make a recommendation to the City Council on which team to hire. Once the consultant(s) is hired, the first assignment will be to work with the PM team and the Stakeholder Group to create a Public Engagement Plan for approval by the Steering Committee. Following that key step, we will be off and running with the Plan in early 2020.

**Q: Who approves the Tideflats Subarea Plan?**

A: The Steering Committee will recommend a final Subarea Plan proposal to the City Planning Commission and City Council. In some cases, additional approvals or certifications may be required after the Council approves the Plan. Any modifications to the City’s Shoreline Master Program, for example, must also reviewed and approved by the Department of Ecology before those modifications take effect. In addition, the City must receive Plan certification from the Puget Sound Regional Council to maintain transportation grant eligibility.

**Q: Which governments are represented on the Steering Committee?**

A: The Tideflats Subarea Plan will be guided through the initial draft development by a Steering Committee comprised of elected officials from the City of Tacoma, the Puyallup Tribe of Indians, the Port of Tacoma, Pierce County, and the City of Fife. Other governments are expected to participate as part of the Stakeholder Advisory Group, as technical advisors, and may provide comments on proposals throughout the process. The Plan must be certified by the Puget Sound Regional Council to receive continued priority for transportation funding and any modifications to the Shoreline Master Program must be approved by the Department of Ecology.

**Q: How can I get involved in the Tideflats Subarea Plan?**

A: Early in the planning process a Public Engagement Plan will be created which will outline methods of communication and notification as well as opportunities for community input and engagement. To receive notifications about Plan progress and engagement opportunities, please visit [www.cityoftacoma.org/tideflatsplan](http://www.cityoftacoma.org/tideflatsplan) and sign up for the City’s listserv. Check back to the City’s webpage as well for information on upcoming meetings or events.

## **Q: Who will be represented on the Tideflats Subarea Plan Stakeholder Advisory Group?**

A: The Work Plan identifies the stakeholder group as follows:

### **Adjacent Jurisdictions**

- City of Lakewood (Self-appointed)
- City of Sumner (Self-appointed)
- Joint Base Lewis McChord (Self-appointed)

### **Neighborhoods**

- Northeast Tacoma Neighborhood Council (Self-appointed)
- New Tacoma Neighborhood Council (Self-appointed)
- South Tacoma Neighborhood Council (Self-appointed)

### **Business & Industry**

- Port Tenant (Port appointed)
- Tideflats Industrial/Non-Port Property (Fife appointed)
- Energy Company (Self-appointed)
- Fredrickson Industrial Group (County appointed)

### **Labor**

- ILWU Local 23 (Self-appointed)
- Pierce County Building and Construction Trades Council (Self-appointed)

### **Environmental**

- Wildlife Representative (Tribe appointed)
- Air Quality Representative (Tacoma appointed)
- Water Quality Representative (Port appointed)
- Climate Change Resiliency (Tribe appointed)

### **Regional Economic**

- Tacoma/Pierce County Chamber of Commerce (Self-appointed)
- Tacoma/Pierce County Economic Development Board (Self-appointed)

### **General**

- Transportation (Fife appointed)
- Other to achieve balance (Tacoma appointed)
- Other to achieve balance (County appointed)

## **Q: How can I provide comment on the Tideflats Subarea Plan?**

A: The Tideflats Subarea Plan will be developed through an extensive public process. There will be opportunities for public comment on the scope of work and environmental review, opportunities to provide feedback on specific studies and plan proposals, and both the Planning Commission and City Council will conduct a public hearing on a draft Plan prior to approval. In addition, the Planning Commission and City Council accept public comment on the regular agenda items at their meetings. The process will include a Stakeholder Advisory Group composed of a broad representation of communities of interest and other stakeholders who will be asked to act as a sounding board for policy proposals. Other City Commissions, such as the Sustainable Tacoma Commission and Transportation Commission, composed of Tacoma residents and subject matter experts, will be engaged throughout the process. The overall objective is to reach a broad and diverse set of community perspectives and to meaningfully engage with interested community members throughout the process. If community groups or individuals have ideas for unique/creative strategies for community engagement, please contact Stephen Atkinson, Project Manager, at [satkinson@cityoftacoma](mailto:satkinson@cityoftacoma).

## **Q: What are the Interim Regulations and How are the Interim Regulations affected by the Tideflats Subarea Plan?**

A: On November 21, 2017 the City Council adopted Amended Ordinance No. 28470, establishing interim regulations for the Tideflats and other heavy industrial zoning districts. The intent of the Interim Regulations is primarily to put a pause on specific types of land use and development that could cause a detrimental impact to the Subarea Planning Process and to maintain an existing baseline of use and development for review as part of the Environmental Impact Statement.

The interim regulations do the following:

1. Expand public notification for heavy industrial uses city-wide that require a SEPA determination or discretionary permit;
2. Place a pause on the development of certain new non-industrial uses within the Port of Tacoma Manufacturing and Industrial Center;
3. Place a pause on new residential development along the Northeast Tacoma shoreline as well as platting and subdivision of land on the slopes along Marine View Drive;
4. Place a pause on the development of certain new heavy industrial uses city-wide.

The intent of the ordinance is for the interim regulations to remain in effect for the duration of the Subarea Planning Process. However, the Tacoma Municipal Code, consistent with State law, requires the City Council to consider an extension of the interim regulations every 6-months, and to conduct a public hearing on the proposed extension prior to re-authorization. At the time of re-authorization, the Council may also consider amendments to the ordinance.

Ultimately, the Subarea Plan process will evaluate the issues identified in the Interim Regulations and lead to a recommendation for ongoing, permanent regulations.

## **Q: Is the Northeast Tacoma Buffer Zone application being considered in the Tideflats Plan?**

A: Yes, the application will be considered within the scope of work for the planning process. In March, 2017, the Northeast Tacoma Neighborhood Council submitted an application to amend the Comprehensive Plan and Land Use Regulatory Code to implement a buffer zone between the residential areas of Northeast Tacoma and the industrial tideflats along Marine View Drive. On May 9, 2017, the City Council adopted Resolution No. 39723, initiating the subarea planning process for the Tideflats. In addition, this Resolution directed staff to consolidate the application within the broader scope of work for the Tideflats Subarea Plan.

## **Q: Does the Growth Management Act contemplate planning for ports?**

A: In 2009, the Washington State Legislature amended the Growth Management Act ([RCW 36.70A.085](#)) to include a requirement for a Container Port Element in the Comprehensive Plan for cities that contain a marine container port with annual operating revenues in excess of \$60 million. The City of Tacoma falls into this category. The legislative intent is "... to ensure that local land use decisions are made in consideration of the long-term and widespread economic contribution of our international container ports and related industrial lands and transportation systems and to ensure that container ports continue to function effectively alongside vibrant city waterfronts." (RCW 36.70A.085).

Accordingly, the City of Tacoma, in collaboration with the Port of Tacoma, adopted a Container Port Element within the Comprehensive Plan in 2014. The element provides policy guidance to achieve the following:

- Protection of core areas of container port and port-related industrial areas within the City;
- Efficient access to the core area through freight corridors within the city limits;
- Protection against potential land use conflicts along the edge of the core area; and
- Identification of key transportation corridor improvements.

The Container Port Element is available on the City's *One Tacoma Comprehensive Plan* webpage at [www.cityoftacoma.org/onetacoma](http://www.cityoftacoma.org/onetacoma).