

An aerial photograph of a coastal industrial area, likely a port or shipyard, with a large mountain in the background. The foreground shows a large body of water with several piers and docks. The middle ground is dominated by a large industrial complex with numerous buildings, parking lots, and a winding road. The background features a large, snow-capped mountain range under a clear blue sky. The text "Tideflats Steering Committee" and "July 9, 2020" is overlaid on the image in white.

Tideflats Steering Committee

July 9, 2020

AGENDA

Communication Item: Contract Status

Discussion Items:

1. Interim Regulations
2. Public Engagement Plan

Other Items of Interest
Upcoming Meetings

COMMUNICATION ITEM - CONTRACT STATUS

Update: Contract fully executed

Contract Process:

- July 2019 – Released Request for Proposals
- September 2019 – Consultant Interviews
- November 2019 – Steering Committee recommended Berk Consulting
- December to February 2020 – Contract Negotiations
- March to June – Delay due to COVID-19

DISCUSSION ITEM 1: INTERIM REGULATIONS

- May 2017: Council Resolution initiating process
- November 2017: Council approves Amended Ordinance
 - Public notification requirements
 - Incompatible non-industrial uses
 - Residential Encroachment
 - Siting of potentially high risk/high impact uses
- Four subsequent extensions of the interim regulations

DISCUSSION ITEM 1: INTERIM REGULATIONS

- May 14 Steering Committee direction
- PM Team considered multiple options
- Key Factors: Scope, Timeline, Role of Steering Committee

OPTION: INTEGRATED STEERING COMMITTEE PROCESS

Intent: Integrate the Steering Committee in an advisory role during the initial phases of the process; Periodic discussion, information sharing, and coordination with Subarea Plan.

Timeline: Recommendation to City Council by March of 2021

Phases of City Process and Steering Committee Role

- Scoping
 - Assessment
 - Draft Exhibits
 - Public Comment
 - SEPA Review
 - Recommended Ordinance
 - Council Consideration
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- The diagram illustrates the flow of information from the city process phases to the Steering Committee and Planning Commission. It features a list of seven phases on the left. Two horizontal lines extend from the 'Scoping' and 'Assessment' phases to the right, where they meet a vertical line. An arrow points from this vertical line to the text 'Steering Committee/ Staff input'. Another horizontal line extends from the 'Recommended Ordinance' phase to the right, where it meets a vertical line. An arrow points from this vertical line to the text 'Planning Commission'.

COORDINATION WITH SUBAREA PLAN

- Initial Tasks: 6-8 months
 - Start up and data collection
 - Baseline Environmental Analysis
 - Economic data and analysis
 - Climate and Sea-level rise vulnerability and resilience assessment
- Coordination with Near Term Process
 - Information sharing
 - Coordinate public meetings to avoid conflicts or confusion

STEERING COMMITTEE SCHEDULE

- September – Review draft scope of work, identify potential code amendments
- October – Lessons from other jurisdictions; get input on options from Steering Committee
- November – Forward a scoping and assessment report to Planning Commission

The next slides presented by the Port of Tacoma

Tideflats Subarea Planning – RESET Option

Expedite review of the city’s industrial district zoning and other topics included in the Interim Regulations as part of the subarea planning process.

RESET Overview		
Now <small>Year1</small>	Prepare development regulation amendments to the city’s industrial zoning districts and address the city’s Tideflats Interim Regulations to be consistent with the existing comprehensive plan.	
Later <small>Year3</small>	Complete remaining subarea plan scope of work such as visioning, future development scenarios, transportation planning, additional environmental review, and plan development.	
RESET Process		
Now		
1. Initiation and Scoping July – September 2020 ▪ Deliverable: Scoping Report	<ul style="list-style-type: none"> – Engage Steering Committee, Planning Commission, City Council, and Tideflats Advisory Group – Outline policy scope boundaries to assess potential development regulation amendments – Conduct a public scoping period to identify potential amendments 	<p>Berk Consulting has been contracted to support development of the entire subarea plan.</p> <p>Berk may be utilized to assist in the RESET Option.</p>
2. Steering Committee October – December 2020 ▪ Deliverable: Assessment Report	<ul style="list-style-type: none"> – Prepare conceptual amendment proposals – Assess the proposed amendments 	
3. Planning Commission December 2020 – March 2021 ▪ Deliverable: Findings and Recommendations Report, Exhibits	<ul style="list-style-type: none"> – Brief the Steering Committee – Conduct public hearing and public notifications, joint Ecology public hearing on shoreline amendments – Respond to public comments – Conduct SEPA review 	
4. City Council Review April – June 2021 ▪ Deliverable: Adopted Ordinance	<ul style="list-style-type: none"> – Conduct City Council Study Session – Briefing the Steering Committee – Public Hearing – Reading of Ordinance (x2) – Submittal to Ecology 	

RESET Assumptions	
Scope of Expedited Work	Industrial zoning development regulations and any additional issues identified in the Interim Regulations will be expedited to address near term needs in a stand-alone ordinance. This expedited work will inform later subarea planning tasks and may be modified by the final subarea plan ordinance.
Comprehensive Plan Policy changes	The scope of the industrial development regulation amendments will be limited to the existing city policies, with any Comprehensive Plan changes considered later.
Role of the Steering Committee	The Steering Committee will be engaged in the industrial development regulations amendment process and the Work Plan will be followed for the draft subarea plan recommendation to the city.
Role of Tideflats Advisory Group (TAG)	The advisory group developed by the Steering Committee will be a sounding board throughout the entire process, now and later.
Schedule Impacts	Final adoption of a subarea plan could be delayed to allow for two legislative processes, one for the development regulations amendment package (to include resolution of the Tideflats Interim Regulations) and one later for the final subarea plan. It is possible the additional time spent on the development regulations now will streamline decision-making later.
Impact to Subarea Plan Scope of Work	There will be no impacts to the subarea plan scope of work, however, changes to sequencing of consultant tasks may be needed to support expedited review of the industrial development regulations.
Relationship to Work Plan	The process will follow procedures in city code and will include ongoing briefings and coordinated discussions with Steering Committee; development of the draft subarea plan will follow the Work Plan.
Environmental Review	Amending the development regulations requires a SEPA Non-Project Action Environmental Review; final approval of a subarea plan will require a SEPA Planned Action Environmental Impact Statement.
Anticipated completion date	Industrial development regulations – June 2021 Subarea Plan – June 2023
Budget Impacts	No additional budget is proposed.