

AGENDA

DATE AND TIME: November 9, 2023, 2:00 PM to 4:00 PM

LOCATION: Please use the following link to join the meeting virtually:

- **Link to join:** <https://www.zoom.us/j/84141364564>
- **Or dial to join:** 253-215-8782
 - **Webinar ID** – 841 4136 4564

A. Approval of Agenda

B. Communication Items

1. Project status and schedule
2. Puyallup Tribe Comprehensive Plan

C. Discussion Items

1. Plan Framework

D. Upcoming Agendas (subject to change):

1. December 14: Steering Committee presentation: Shoreline Public Access and Recreation and Brownfield Remediation

E. Other Items of Interest

F. Adjournment

G. Attachments

- Plan Framework
- Upcoming schedule of meetings



The City of Tacoma does not discriminate on the basis of disability in any of its programs, activities, or services. To request this information in an alternative format or to request a reasonable accommodation, please contact the Planning and Development Services Department at (253) 905-4146 (voice) or 711 (TTY).

TACOMA || TIDEFLATS

SUBAREA PLAN

PLAN FRAMEWORK

SUBAREA PLAN
NOVEMBER 2023

Seva Workshop



ACKNOWLEDGEMENTS

CONTENTS

1	Introduction	7
1.1	Purpose	7
1.2	Subarea Vision & Guiding Principles	8
	Vision Statement	8
	Guiding Principles	8
	Overarching Themes	9
	Illustrative Vision Plan	10
1.3	The Tacoma Tideflats Subarea	10
1.4	The Subarea Plan & EIS	10
	Subarea Plan	10
	Environmental Impact Statement (EIS)	10
	Benefits	11
1.5	Community Engagement	12
	Community Engagement Process and Outcomes	12
1.6	How the Plan is Organized	18
2	Context	20
2.1	Assets and Challenges	20
2.2	Location and Topography	20
2.3	History of Development	21
2.4	Tribal Resources	21
	Cultural Resources	21
	Natural Resources	21
	Treaty & Land Resources	21
2.5	Land Use Conditions	21
2.6	Environmental Conditions	21
	Air quality	21
	Earth	21
	Water quality	21
	Plants and animals	21
	Floodplains	21
2.7	Climate Change Vulnerability	22
2.8	Economy	22
2.9	Transportation	22
	Roadway Network	22
	Rail	22
	Transit	22

Active Transportation	22
Parking	22
2.10 Public Services	22
Police and Fire	22
Parks	22
2.11 Plans and Policies	23
Local Policy Framework	23
County Policy Framework	23
Regional Policy Framework	23
State and Federal Policy Framework	23
2.12 Brownfields	23
Contaminated Sites	23
Brownfield Remediation	23
2.13 Public Access	23
Policies and Regulations	23
Existing Access	23
3 Environment and Health	24
3.1 Introduction	24
3.2 Policies	24
3.3 Priority Actions and Regulatory Recommendations	24
4 Tribal Assets	25
4.1 Introduction	25
4.2 Policies	25
4.3 Priority Actions and Regulatory Recommendations	25
5 Transportation and Infrastructure	26
5.1 Introduction	26
5.2 Policies	26
5.3 Priority Actions and Regulatory Recommendations	26
6 Land Use and Economic Development	28
6.1 Introduction	28
6.2 Policies	28
6.3 Priority Actions and Regulatory Recommendations	29
7 Implementation	30
7.1 Introduction	30

7.2 Policies	30
7.3 Priority Actions and Regulatory Recommendations	30
7.4 How implementation will work	30
7.5 Implementation Table 1 – Action Items and Regulatory Recommendations	31
7.6 Implementation Table 2 – Investments	31
Bibliography	32
Appendices	33
A. Existing Conditions Report	33

EXHIBITS

1 INTRODUCTION

1.1 Purpose

- Brief overview of subarea plan, written in plain language to orient any audience
 - Purpose/importance of plan, types of changes and infrastructure improvements it calls for, strategy for implementation
 - Explanation of how the plan was developed through intergovernmental collaboration and community engagement, and how the plan is guided by a vision and guiding principles that came out of this process
 - Call Out Box: Define term “Regional Partners.” Regional Partners is used throughout the plan to refer to the City of Tacoma, Port of Tacoma, Puyallup Tribe of Indians, City of Fife, and Pierce County.
 - Port and port-related industrial activities play a vital role in the Tacoma and Pacific Northwest economy, contributing thousands of jobs and millions of dollars in revenues and state and local taxes to the region. Preservation of available industrial waterfront land for port and port-related container and industrial activity is vital to the City’s economy. This subarea plan provides policy guidance to help “...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.” This subarea plan is part of the City of Tacoma’s Comprehensive Plan, and satisfies the requirements of RCW [36.70A.085](#).

1.2 Subarea Vision & Guiding Principles

Vision Statement

- This will be a short paragraph with future vision for subarea, that reflects guiding principles and meets PSRC MIC requirements

Guiding Principles

Environment and Health

1. Salmon and shellfish are thriving and plentiful in Commencement Bay, the Puyallup River, Wapato Creek, and Hylebos Creek.
2. The subarea supports healthy communities and ecosystems with clean air, water, and soil.
3. Employees in the subarea have a safe and healthy work environment.
4. An inclusive and equitable growth strategy fulfills environmental justice principles and protects frontline communities from health and human hazards.
5. The subarea offers diverse opportunities to participate in cultural, educational, scientific, and recreational activities.

Tribal Assets

6. Reservation and tribal lands are protected from encroachment, preserving the unique cultural characteristics that support the Puyallup Tribe of Indians' traditional way of life.
7. Cultural and historic resources are protected, elevating the subarea as a site of cultural practices for the Puyallup Tribe of Indians.

Transportation and Infrastructure

8. Climate science and greenhouse gas impacts are integrated into plans, programs, and investments. The subarea is more climate resilient by identifying and protecting vital infrastructure subject to future impact to climate change.
9. Proactive investment in infrastructure supports economic development, environmental protection, climate resiliency, and mobility for freight as well as other transportation system users.
10. The Subarea Plan identifies steps to achieve decarbonization of industrial activity and to accelerate emissions reductions

Land Use and Economic Development

11. Industrial lands are preserved and valued, protecting the increasingly rare and valuable industrial and manufacturing lands and working waterfront from encroachment.
12. The Port of Tacoma MIC is a center of global trade and a hub for local, and regional economic activity protecting and enhancing port-related investments and supporting diverse jobs.
13. The subarea is a leader in the green economy promoting industries that meet environmental goals and facilitate a transition to carbon-free energy
14. The subarea offers expanded access to jobs with diverse career pathways and entry points.
15. The subarea has effective transitional areas and buffers with neighboring communities that demonstrate how a world class port can thrive alongside growing and vibrant urban neighborhoods.

Implementation

16. Ongoing coordinated problem solving among stakeholders with a shared sense of responsibilities and priorities, and proactive leadership among the partners.
17. Ongoing collaboration and dialogue among governments, agencies, communities, and businesses implements the subarea plan.

Overarching Themes

- There are four overarching themes woven into the Guiding Principles and throughout the policies and actions called for in this plan.

Container Port

- This subarea plan describes how the Regional Partners can work collaboratively to ensure the continued long-term viability of the Port, while providing for effective buffers and transition to surrounding non-industrial uses and protecting Commencement Bay, a unique shoreline environment containing river deltas, tidal creeks, freshwater and salt marshes.

Treaty Resources

- The plan protects Tribal Treaty resources, particularly Tribal fishing rights.

Cultural Resources

- Recognize the presence of sensitive tribal and cultural resources in the subarea and the need to protect them from further degradation and harm.

Climate Change

- Develop a resilient subarea and contribute to regional efforts to reduce climate impacts.

Illustrative Vision Plan

This will include:

- Map showing planned land use changes, transportation, and infrastructure investments
- Brief explanation of map and relationship to vision and guiding principles

1.3 The Tacoma Tideflats Subarea

- Very short, high-level summary of existing conditions in subarea (detailed info will be in Chapter 2)
- Map of subarea

1.4 The Subarea Plan & EIS

Subarea Plan

- Expand on the overview provided in section 1.1, sharing more detailed information
 - Governments involved in subarea planning
 - Regional planning context and PSRC MIC requirements
 - Relationship to stakeholder and community interests

Environmental Impact Statement (EIS)

- Overview of EIS and how it supports this plan
- Include EIS as an Appendix

Benefits

- Briefly summarizes the benefits provided by the plan and EIS, then lists them
 - Benefit 1
 - Benefit 2
 - Benefit 3...

1.5 Community Engagement

Community Engagement Process and Outcomes

Outreach Strategy

Meaningful public engagement was an important goal of this project. Engagement was designed to hear from a broad group of community members who reflected the many interests and perspectives surrounding the history, current uses, and future of the Tideflats. The principles listed in the sidebar, based on guidance from One Tacoma, the City of Tacoma's Comprehensive Plan, provided guidance for engagement activities.

The COVID-19 pandemic began shortly after engagement efforts were initially launched, which required a pivot to virtual interaction rather than the in-person engagement opportunities originally envisioned. The revised outreach approach included virtual public meetings, focus groups, expert panel discussions, an online survey, small group briefings, social media and participation by the Tideflats Advisory Group (TAG).

Outreach Conducted

Engagement was promoted via communication materials and outreach methods designed to build awareness about the project and advertise opportunities to engage. These methods included:

- **Project identity and templates.** The project identity created a consistent “look and feel” for all project materials to increase visibility and overall public awareness of the project.
- **FAQ sheet.** The FAQ sheet provided overview information about the project, key issues, and options and was developed based on the comments, questions, and issues raised in early engagement.
- **Emails to project listserv.** The project team emailed a comprehensive list of all project participants, including public meeting attendees, advisory group members, elected officials, media representatives, and any other groups that may be interested in the project.

Engagement Principles

Communicate early, often, and clearly about purpose and process so the community is well informed and engaged in the planning of the project.

Actively solicit information from businesses, residents, property owners, organizations, and other governments about their questions, priorities, and concerns.

Apply an equity lens to identify and intentionally engage across different demographic, racial, cultural and economic spectrums that make up our community to seek the perspectives of those who may have been historically marginalized or excluded and unlikely or unable to participate in the process.

Focus engagement around issues that can be molded and influenced by public input to ensure it remains relevant and consistent with community needs.

Build project support through outreach and engagement efforts that allow for meaningful input throughout the constantly evolving process.

Integrate plan development with environmental review to ensure a seamless experience for participants and multiple opportunities to comment.

- **Project website.** The website offered an up-to-date, accessible source of information for all aspects of the project.
- **Social media.** The project team used Facebook, Twitter, and Instagram to announce project news and promote and document events and solicit feedback from a broader audience. Exhibit 1 shows an example of a social media post advertising the visioning survey.
- **Press releases.** Press releases were drafted and distributed by all five participating governments in advance of the two large public meetings during the visioning process.
- **Promotional video.** A 30-second promotional video provided a visually engaging overview of the Tideflats Subarea and why the community should be invested in the subarea planning process.

Exhibit 1. Sample Social Media Post Advertising the Visioning Survey



Source: BERK, 2021.

The five participating governments actively participated in engagement and promotion of communications. Their efforts were coordinated using a detailed Communications Plan that ensured staff at each participating government would share the same information with their respective audiences on the same timeline.

Community Engagement Methods by Phase

Engagement was conducted during each phase of the project to ensure the community and interested stakeholders could meaningfully participate in all aspects of the project.

Phase 1: Kickoff

- **Community Kickoff.** The project team hosted a virtual community kickoff meeting on Thursday, February 4, 2021 to initiate the public engagement period of the project. The meeting occurred via Zoom, was streamed live

Exhibit 2. Advertisement for the Community Kickoff



Source: City of Tacoma, 2021.

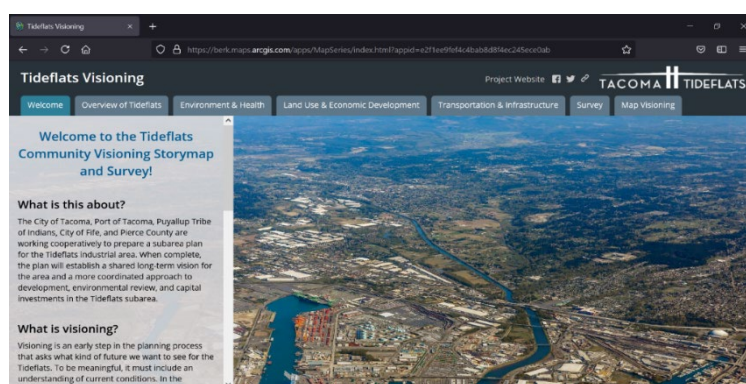
to Facebook, and included Spanish interpretation and English closed captioning. Participants provided input via online real-time polling. Exhibit 2 shows an advertisement for the kickoff.

Phase 2: Visioning

- **Survey and Story Map.** An online survey was the primary method for stakeholders and the public to provide visioning input on their own schedules and in an open-ended format. The survey went live on March 15, 2021 and the survey remained open through April 30, 2021. During this time, 602 individuals provided input via the survey, including 1,172 open-ended comments.

The survey was integrated into an online interactive [story map](#) that allowed interested individuals to learn more about the Tacoma Tideflats while responding to the survey. See Exhibit 3 for an image of the Story Map. The survey blended multiple choice and open-ended questions, including an option to respond with an open-ended “other” response to any multiple-choice question. This offered respondents a fully open-ended opportunity to provide input to the visioning process.

Exhibit 3. Story Map

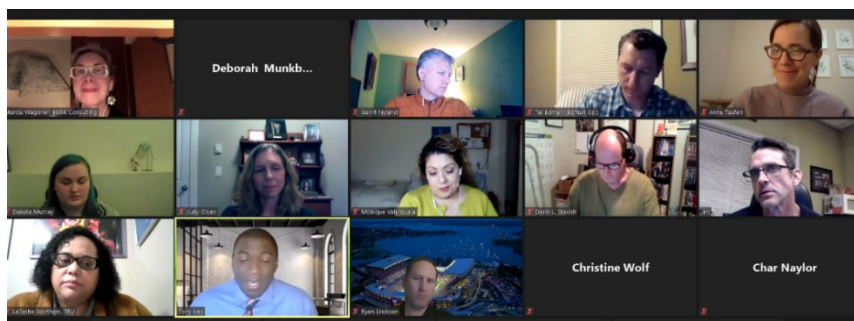


Source: BERK, 2021.

- **Visioning focus groups.**

Two focus groups meetings were conducted. Participants were invited to ensure a balanced mix of interests in economic development, natural environment, transportation, and capital facilities planning. The meetings were designed to gather visions from a wide range of perspectives and allow for an in-depth discussion of issues through a facilitated focus group discussion. See Exhibit 4 for an image from one of the virtual focus groups.

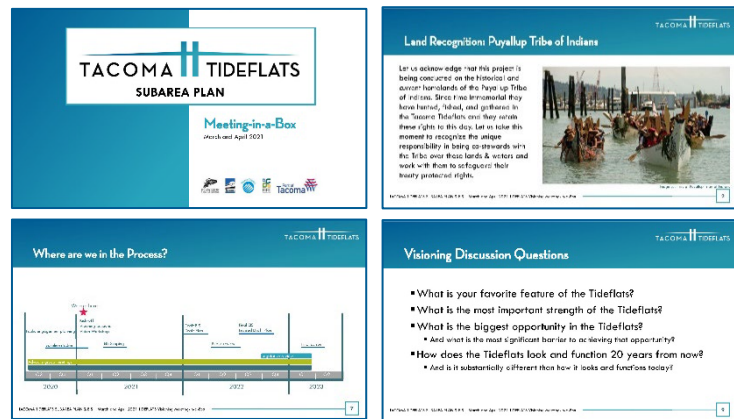
Exhibit 4. Focus Group Participants



Source: BERK, 2021.

Ch. 1 Introduction

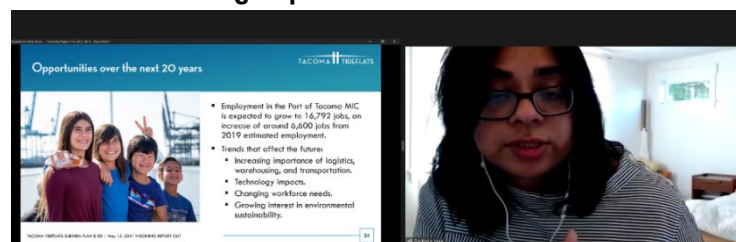
- **“Meetings-in-a-Box.”** Members of the Project Management (PM) Team, Staff Leadership Team, and TAG hosted informational discussions at existing community meetings to share information about the process and seek input. Meeting hosts were all provided a set of materials that described the project and provided a discussion guide with questions that allowed a consistent set of responses. See Exhibit 5 for a selection of some of the Meeting-in-a-Box slides.
- **Visioning panels.** Panelists with an interest in the Tideflats area participated in a panel discussion of three visioning themes: (1) land use and economic development, (2) natural environment and health, or (3) transportation and infrastructure. Panels occurred in a public meeting setting and focused on panelists’ perspectives on opportunities, challenges, and their 20-year visions in the Tideflats. These discussions were intended to provide background information in support of the online survey. Panel discussions were followed by a question-and-answer session for attendees. See Exhibit 6 for an image from one of the panels.
- **Visioning Report Out.** Project staff presented key themes and takeaways from the visioning meetings outlined above. Panelists participated by answering a series of informal Zoom polls. See Exhibit 7 for an image from the presentation.

Exhibit 5. Sample Meeting-in-a-Box Slides

Source: BERK, 2021.

Exhibit 7. Transportation and Infrastructure Panel

Source: BERK, 2021.

Exhibit 6. Visioning Report Out

Source: BERK, 2021.

Phase 3: Draft Plan & EIS

Engagement for the draft subarea plan and EIS will occur after they are published. The final subarea plan and EIS will describe these engagement efforts.

Project-Long Stakeholder Engagement Methods

Two committees provided perspectives and guidance to the project at regular meetings throughout the project duration:

- **TAG.** The TAG included representatives from a wide range of interests including adjacent jurisdictions, neighborhoods, business and industry, labor, environmental interests, regional economic interests, and others. The TAG provided input and feedback for the Subarea Planning Process. TAG members also served as liaisons to the broader stakeholder groups they represent, and some served as panelists at topic-focused public engagement meetings.
- **Steering Committee (SC).** The SC consisted of two elected leaders and alternates (elected officials) from each participating government, including the City of Fife, City of Tacoma, Pierce County, Port of Tacoma, and the Puyallup Tribe. The SC provided guidance for policy decisions and facilitated mutual understanding and a closer alignment of interests across jurisdictions throughout the subarea planning process. The Steering Committee also recommended an initial draft Subarea Plan for consideration by the Tacoma Planning Commission.

Outcomes

Exhibit 8 shows the number of community members and stakeholders who participated in the various meeting types during the kickoff and visioning phase.

Exhibit 8. Visioning Meetings

Meeting Type	Participant Type	Meeting	Date	Attendees
Tideflats Advisory Group	TAG	TAG Meeting 3	1/21/21	18
	TAG	TAG Meeting 4	2/18/21	14
	TAG	TAG Meeting 5	4/15/21	16
Community Kickoff	Public	Kickoff	2/4/21	56+
Visioning Focus Group	Key Stakeholders (by invite)	Visioning Focus Group 1	3/2/21	14
		Visioning Focus Group 2	3/4/21	13
Meetings in a Box	Community group	Tacoma Transportation Club	3/8/21	85
	Puyallup Tribe of Indians	Puyallup Tribe of Indians Planning Commission	3/9/21	3
	Puyallup Tribe of Indians	Puyallup Tribe of Indians Fishing Commission	3/12/21	4
	Community group	Propellor Club of Tacoma	3/16/21	25
	City of Tacoma	Sustainable Tacoma Commission	3/18/21	13
	Pierce County	Pierce County Council*		12
	Chambers of Commerce	Fife/Milton/Edgewood Chamber of Commerce*	3/30/21	12
	Community Group	Pierce County Green Drinks	4/1/21	11

Meeting Type	Participant Type	Meeting	Date	Attendees
	Community Group	Citizens for a Healthy Bay Pt. 1 of 2	4/1/21	4
	Chambers of Commerce	Puyallup/Sumner Chamber of Commerce*	4/6/21	34
	Community Group	Citizens for a Healthy Bay Pt. 2 of 2	4/6/21	1
	Chambers of Commerce	Lakewood Chamber of Commerce	4/8/21	n/a
	Community Group	Citizens for a Healthy Bay Policy and Technical Advisory Committee	4/15/21	8
	Community Group	Northeast Tacoma Neighborhood Council	4/15/21	20
	City of Tacoma	Tacoma Transportation Commission	4/21/21	26
	City of Tacoma	Puyallup River Watershed Council	4/22/21	20
	City of Fife	Fife Planning Commission*	4/5/21	14
	City of Fife	Fife City Council*	3/23/21	18
Visioning Panels	Public	Panel 1: Land Use and Economic Development	3/17/21	45
		Panel 2: Environment and Health	3/18/21	32
		Panel 3: Transportation and Infrastructure	3/20/21	10

*Informational. Engagement not conducted.
Source: BERK, 2021.

The collective feedback that resulted from all engagement methods covered the following themes:

- **Strengths:** Participants identified strengths of the subarea as the Port of Tacoma's shipping, trade activity, and jobs; natural habitat; the natural deep-water port; and proximity to on-land transportation and districts.
- **Challenges:** Participants identified challenges as complex interests, community divisiveness, and incohesive uses; environmental contamination or neglect; and barriers to public education.
- **Opportunities:** Opportunities for the Tideflats included restoration and cleanup of natural areas, including water and air quality; preserving and strengthening jobs; transitioning away from fossil fuel facilities and increasing clean industry; addressing climate change; and making transportation improvements.
- **Barriers:** Barriers included a lack of community understanding; poor transportation and infrastructure; and politics.
- **Features:** Top features of the Tideflats to maintain included natural resources and wildlife; the Port of Tacoma and working waterfront; recreation opportunities; environmental protection and clean industry; and jobs, business, and economic development.
- **Land Uses:** Preferred land uses include a wide range of industrial uses, such as green industrial uses or industrial uses that promote a more environmentally sustainable economy or mixed industrial uses with a wider range of businesses and activities; container shipping and international trade; port maritime uses; and complementary land uses including cultural,

educational, and maritime heritage facilities; small-scale manufacturing spaces for fabrication or production; and public shoreline access and recreation facilities.

- **Economic Development:** Participants' top visions for economic development included environmental remediation, investments in infrastructure to expand port facilities, and investments in transportation improvements.
- **Transportation:** Traffic congestion and backups was a primary concern. Other concerns included train and truck safety, limited walking options, and limited bridge access across the Puyallup River and other waterways. The most common suggested improvements were adding more biking, transit, and walking options.
- **Natural Resources:** Common themes include a desire to clean up contaminated areas, protect salmon, shellfish, and marine life, establish green industrial development standards to promote sustainability and reduce greenhouse gas emissions, and provide more shoreline/habitat restoration and enhancement.

1.6 How the Plan is Organized

- **Chapter 1** introduces readers to the plan and provides the vision, guiding principles and illustrative plan for the subarea
- **Chapter 2** describes existing conditions in the subarea
- **Chapters 3-7** provide policies, implementation actions and regulatory recommendations, and performance measures
 - There is a chapter for each topic area for the guiding principles
 - Policies are organized under guiding principles.
 - Each chapter identifies 1-5 priority action items and regulatory recommendations, and corresponding performance measures
- **Chapter 8** describes the implementation plan
 - Like Chapters 3-7, this chapter has policies organized under guiding principles and implementation actions and performance measures
 - This chapter also provides the overall implementation strategy for the subarea plan, including:
 - Discussion of priorities for implementation and responsible parties
 - Table listing all action items and regulatory recommendations in the plan by level of priority and identifying responsible parties and performance measures

- Table with prioritized infrastructure investments that identifies high-level cost estimates and responsible parties

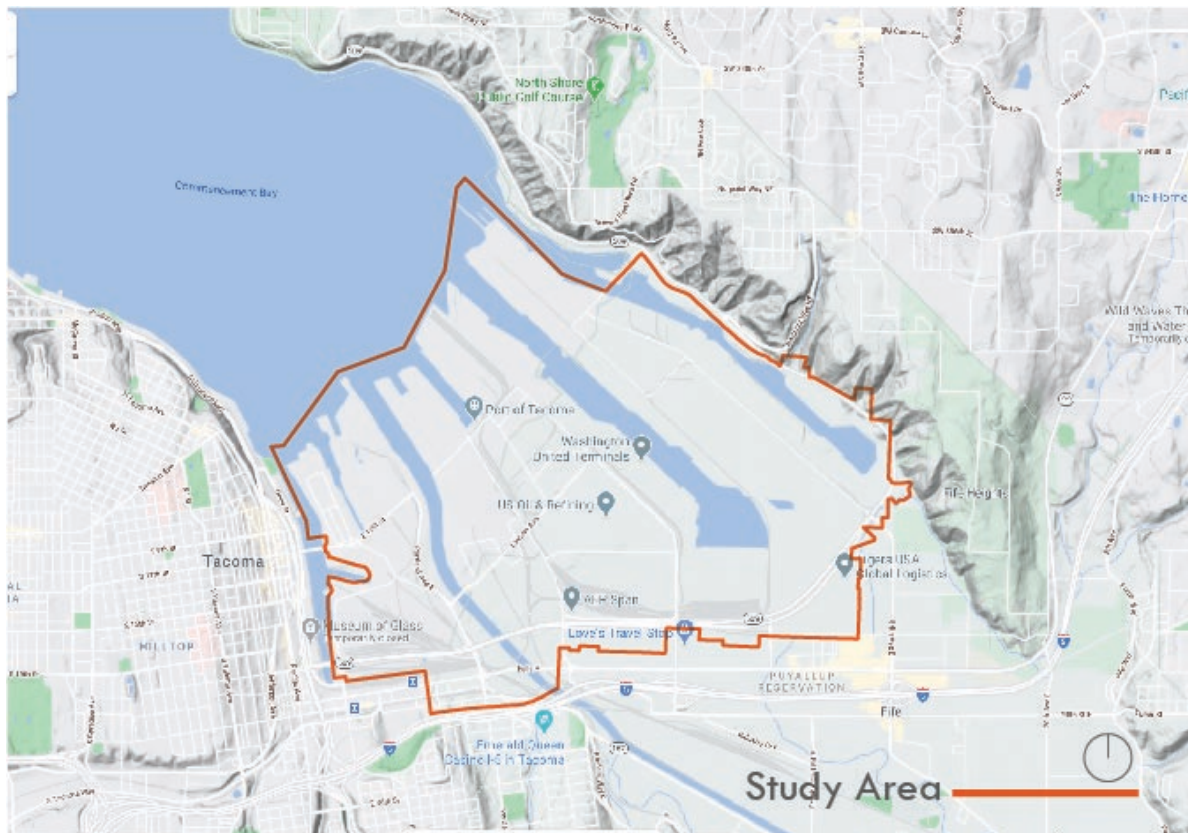
2 CONTEXT

This chapter describes existing conditions in the subarea.

2.1 Assets and Challenges

2.2 Location and Topography

Exhibit 9. Location and Topography of Subarea



Source: Google Maps, 2020 (aerial image).

2.3 History of Development

2.4 Tribal Resources

Cultural Resources

Natural Resources

Treaty & Land Resources

2.5 Land Use Conditions

2.6 Environmental Conditions

Air quality

Earth

Water quality

Plants and animals

Floodplains

2.7 Climate Change Vulnerability

2.8 Economy

2.9 Transportation

Roadway Network

Rail

Transit

Active Transportation

Parking

2.10 Public Services

Police and Fire

Parks

2.11 Plans and Policies

The subarea is located within Pierce County in the City of Tacoma and the Puyallup Indian Reservation. Many plans and policies guide growth and development in the subarea. These plans and policies come from the local, regional, state, and federal levels.

Local Policy Framework

County Policy Framework

Regional Policy Framework

State and Federal Policy Framework

2.12 Brownfields

Contaminated Sites

Brownfield Remediation

2.13 Public Access

Policies and Regulations

Existing Access

3 ENVIRONMENT AND HEALTH

3.1 Introduction

- The purpose of this chapter is to provide policy guidance and priority implementation actions and regulatory recommendations, in order to protect and strengthen the environment and health in the Tacoma Tideflats Subarea.

3.2 Policies

- Guiding Principle 1. Salmon and shellfish are thriving and plentiful in Commencement Bay, the Puyallup River, Wapato Creek, and Hylebos Creek.
- Guiding Principle 2. The subarea supports healthy communities and ecosystems with clean air, water, and soil.
- Guiding Principle 3. Employees in the subarea have a safe and healthy work environment.
- Guiding Principle 4. An inclusive and equitable growth strategy fulfills environmental justice principles and protects frontline communities from health and human hazards.
- Guiding Principle 5. The subarea offers diverse opportunities to participate in cultural, educational, scientific, and recreational activities.

3.3 Priority Actions and Regulatory Recommendations

- Action EHA-1
 - Performance measure

4 TRIBAL ASSETS

4.1 Introduction

- The purpose of this chapter is to provide policy guidance and priority implementation actions and regulatory recommendations, in order to protect and celebrate tribal assets in the Tacoma Tideflats Subarea.

4.2 Policies

- Guiding Principle 6. Reservation and tribal lands are protected from encroachment, preserving the unique cultural characteristics that support the Puyallup Tribe of Indians' traditional way of life.
- Guiding Principle 7. Cultural and historic resources are protected, elevating the subarea as a site of cultural practices for the Puyallup Tribe of Indians.

4.3 Priority Actions and Regulatory Recommendations

- Action TA-1
 - Performance measure
- Action TA-2
 - Performance measure

5 TRANSPORTATION AND INFRASTRUCTURE

5.1 Introduction

- The purpose of this chapter is to provide policy guidance and priority implementation actions and regulatory recommendations, in order to develop a transportation network and public infrastructure that supports the vision for the Tacoma Tideflats Subarea.

5.2 Policies

- Guiding Principle 8. Climate science and greenhouse gas impacts are integrated into plans, programs, and investments. The subarea is more climate resilient by identifying and protecting vital infrastructure subject to future impact to climate change.
- Guiding Principle 9. Proactive investment in infrastructure supports mobility, economic development, environmental protection, and climate resiliency.
- Guiding Principle 10. The Subarea Plan identifies steps to achieve decarbonization of Port and industrial activity and to accelerate emission reductions.

5.3 Priority Actions and Regulatory Recommendations

- Action TI-1
 - Performance measure
- Action TI-2
 - Performance measure

Tacoma Maritime Center Facility

A partnership between Tacoma Public Schools (TPS) and the Port of Tacoma will construct a Tacoma Maritime Center facility that will include a TPS Maritime Skills Center facility and Port Maritime Center facility. The facility design will encourage public use of the building or buildings, surrounding outdoor areas and access to the waterfront.

Placeholder Images



TPS will be involved in the programming efforts specific to their portion of the facility. TPS desires to develop an educational/skills center facility that will specialize in programs and coursework that will focus on preparing students to enter the trades related to the maritime and logistics industries.

Both TPS and Port facilities will be designed with collaborative spaces that encourage innovation.

- The envisioned TPS facility would be designed to accommodate up to 300 students in a building area of 30-35,000sf. The program would include classroom/lecture spaces, lab/shop spaces, collaborative project work areas, offices, storage, warehousing, and administrative and support functions.
- The Port facility will be designed to accommodate approximately 160 staff in a building of approximately 60,000sf. In addition to the buildings the project is anticipated to include extension of utilities, parking lots, walkways, landscaping, off-site improvements and other on-site and off-site amenities.

6 LAND USE AND ECONOMIC DEVELOPMENT

6.1 Introduction

- The purpose of this chapter is to provide policy guidance and priority implementation actions and regulatory recommendations, in order to guide land use and economic development patterns that support the vision for the Tacoma Tideflats Subarea.

6.2 Policies

- Guiding Principle 11. Industrial lands are preserved and valued, protecting the increasingly rare and valuable industrial and manufacturing lands and working waterfront from encroachment.
- Guiding Principle 12. The Port of Tacoma Manufacturing Industrial Center (MIC) is a center of global trade and a hub for local, and regional economic activity protecting and enhancing port-related investments and supporting diverse jobs.
- Guiding Principle 13. The subarea is a leader in the green economy promoting industries that meet environmental goals and facilitate a transition to carbon-free energy
- Guiding Principle 14. The subarea offers expanded access to jobs with diverse career pathways and entry points.
- Guiding Principle 15. The subarea has effective buffers with neighboring communities that demonstrates how a world class port can thrive alongside growing and vibrant urban neighborhoods.

6.3 Priority Actions and Regulatory Recommendations

- Action LUED-1:
 - Performance measure
- Action LUED-2:
 - Performance measure

7 IMPLEMENTATION

7.1 Introduction

- The purpose of this chapter is to provide an implementation strategy for the subarea plan.
- Contents of chapter
 - Policies and actions and regulatory recommendations to guide implementation
 - Summary of how implementation will work
 - Tables of implementation priorities, responsible parties, performance measures

7.2 Policies

- Guiding Principle 16. Ongoing coordinated problem solving among stakeholders with a shared sense of responsibilities and priorities, and proactive leadership among the partners.
- Guiding Principle 17. Ongoing collaboration and dialogue among governments, agencies, communities, and businesses implements the subarea plan.

7.3 Priority Actions and Regulatory Recommendations

- Action I-1
 - Performance measure
- Action I-2
 - Performance measure

7.4 How implementation will work

- Discussion of priorities for implementation and responsible parties
- How performance measures will be used for monitoring

- Introduce implementation tables

7.5 Implementation Table 1 – Action Items and Regulatory Recommendations

- List all action items and regulatory recommendations in the plan by level of priority, identify responsible parties and performance measures (see example table below)

7.6 Implementation Table 2 – Investments

- List infrastructure investments in order of priority, identify responsible parties, cost estimate, and timeframe for implementation (see example table below)

Implementation Table 1. Actions and Regulatory Recommendations

Action/Recommendation	Priority	Responsible Parties	Performance Measures

Implementation Table 2. Investments

Investment	Priority	Responsible Parties	Cost Estimate	Timeframe

BIBLIOGRAPHY

Washington State Department of Ecology. 2023. *How the cleanup process works*. Retrieved August 2023, from <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process>.

APPENDICES

A. Existing Conditions Report