



TACOMA || TIDEFLATS

SUBAREA PLAN

Steering Committee

April 24, 2024 | Hybrid



Agenda

- A. Approval of Agenda
- B. Communications Items
 - None*
- C. Discussion Items
 - 1. Environment, Health, Tribal Assets Issue Paper
- D. Upcoming Agendas
 - 1. May: Land Use and Economic Development
- E. Other Items of Interest



Purpose of the Meeting



Project Management Team requests Steering Committee direction to incorporate **Environment, Health, Tribal Assets** into the Draft Subarea Plan.

Reminders:

- **Not all topics** in the Plan cover the same geographic boundary.
- The Plan's actions and recommendations are **not limited to the boundary** of the Manufacturing and Industrial Center (MIC).
- The Plan can **recommend amendments** to the City's Comprehensive Plan and Land Use Regulatory Code.
- Some policies and actions may need to be refined based on decisions yet to be made about the core and transition areas.



Discussion Items

- Environment, Health, Tribal Assets Issue Paper
 - Background
 - Proposed Policies & Actions



Workplan Outcomes

The Subarea Plan will . . .

- **Establish environmental improvement goals** for Commencement Bay
- **Support, protect, and improve health and safety** of area employees and residents of surrounding communities.
- **Be consistent with treaty-protected rights.**
- **Protect the fisheries and shellfish resources.**

Planning Requirements

- Encourage **coordination**.
- Identify **significant environmental features**
- Recognize the role of land use, development, and transportation on **greenhouse gas emissions**.
- Promote the rehabilitation of **critical/environmentally sensitive areas**.
- Support **innovative stormwater management**.
- Avoid or mitigate environmental impacts for **vulnerable populations**.
- Support achievement of **state and regional greenhouse gas emissions reduction goals**.
- Reduce air pollution and greenhouse gas emissions by increasing **alternatives to driving alone**.
- Expand **electric transportation infrastructure**.
- Promote **innovative green building practices**.
- Encourage retrofitting of existing buildings to **reduce building energy use**.

Baseline Conditions: Environment

- The Tideflats is an environmentally important area containing shoreline, river deltas, tidal creeks, marshes, naturalized creeks, upland forests, and river channel corridors.
- These areas support a variety of plant and animal species even though habitat for plants and animals is limited due to intense industrial and port land uses.
- Commercial and industrial activity has significantly transformed the Tideflats, and adjacent communities, impacting air and water quality, intensifying the urban heat island effect and reducing ecosystem services.

Baseline Conditions: Environment

More information is available in the issue paper under these topics:

- Air Quality
- Water Quality
- Stormwater Management
- Plants and Animals
- Tree Canopy
- Health

How did we consider health?

- Planning impacts health through its influence on the social and community determinants of health.
- Housing, transportation, public services, economy, public safety and environmental stewardship are all factors that impact health and are most likely to be influenced by the policies of this Subarea Plan. Policies and actions related to health are therefore discussed across the chapters of the Subarea Plan.
- Today we will talk about policies and actions related to health and the Environment.

Key Takeaways from 2021 Community Visioning

Greatest **opportunities** for the Tideflats:

- Addressing climate change
- Improving natural environment

Preferred **mitigation options**:

- Restoration of natural environment
- Infrastructure improvements and redevelopment incorporates climate change scenarios

Goals/Guiding Principles

Salmon and shellfish are thriving

Healthy Communities

Employee Health

Equitable growth

Culture, Education + Recreation

Protect Tribal Lands

Protect Cultural Resources

GP 1: Salmon and shellfish are thriving and plentiful in Commencement Bay, the Puyallup River, and Wapato and Hylebos Creeks.

Salmon and shellfish are thriving

PROPOSED POLICIES

1. Monitor **salmon and shellfish populations**, and work with partners to develop strategies to support them.

GP 2: The subarea supports healthy communities and ecosystems with clean air, water, and soil.

PROPOSED POLICIES

1. **Partner** with the Port and other property owners.
2. Encourage the use of **low impact development standards**.
3. Establish **environmental improvement goals for Commencement Bay**.
4. Address the **legacy of industrial pollution** in the MIC.
5. Advance **Brownfield cleanup and redevelopment**
6. Partner with **local Universities**.
7. Ensure **no net loss and strive for net ecological gain**.

GP 3: Employees in the subarea have a safe and healthy work environment.

PROPOSED POLICIES

1. New **critical facilities should be located outside of geohazard and flood hazard areas when possible** – however, still close enough to provide workers in the center with services such as police, fire, emergency medical, and childcare.
2. Collaborate with businesses and workers in the subarea to support **workplaces that meet or exceed the latest standards for health and safety**, reducing employee exposure to air pollution and other occupational hazards.

GP 4: An inclusive and equitable growth strategy fulfills environmental justice principles and protects frontline communities from health and human hazards.

Equitable
growth

PROPOSED POLICIES

1. Seek to avoid or **mitigate environmental impacts for vulnerable populations.**
2. Establish **design standards** that help mitigate environmental health impacts of manufacturing and industrial activities.
3. Site and design public spaces to **minimize exposure to health hazards.**

GP 5: The subarea offers diverse opportunities to participate in cultural, educational, scientific, and recreational activities.

Culture,
Education
+
Recreation

PROPOSED POLICIES

1. **Where practical, development should include public recreation spaces, including access to tidal areas and historic and cultural sites.**
2. **Where practical, provide opportunities, spaces, and facilities for water-oriented recreation** that (1) take advantage of the unique waterfront setting and (2) educate the community about the maritime industrial port.
3. **Promote and protect access to tidelands and waterways for the Puyallup Tribe's traditional cultural practices.**
4. **Ensure shoreline public access within the MIC is consistent with federal maritime security regulations.**
5. **Coordinate with property owners in the center** to provide educational programs about local industries and the history and culture of the area.

GP 6: Reservation and tribal lands are protected from encroachment, preserving the unique cultural characteristics that support the Puyallup Tribe's traditional way of life.

Protect
Tribal
Lands

PROPOSED POLICIES

1. Protect reservation and Tribal lands.
2. Consult with the Puyallup Tribe on **land use decisions**.
3. Analyze zoning and land use for **compatibility with Tribal lands**.
4. Protect the **Treaty-oriented, traditional, and ceremonial activities** of the Puyallup Tribe of Indians.
5. Identify **surplus land strategies** to restore ownership of land within the Puyallup Reservation to the Puyallup Tribe.

GP 7: Cultural and historic resources are protected, elevating the subarea as a site of cultural practices for the Puyallup Tribe.

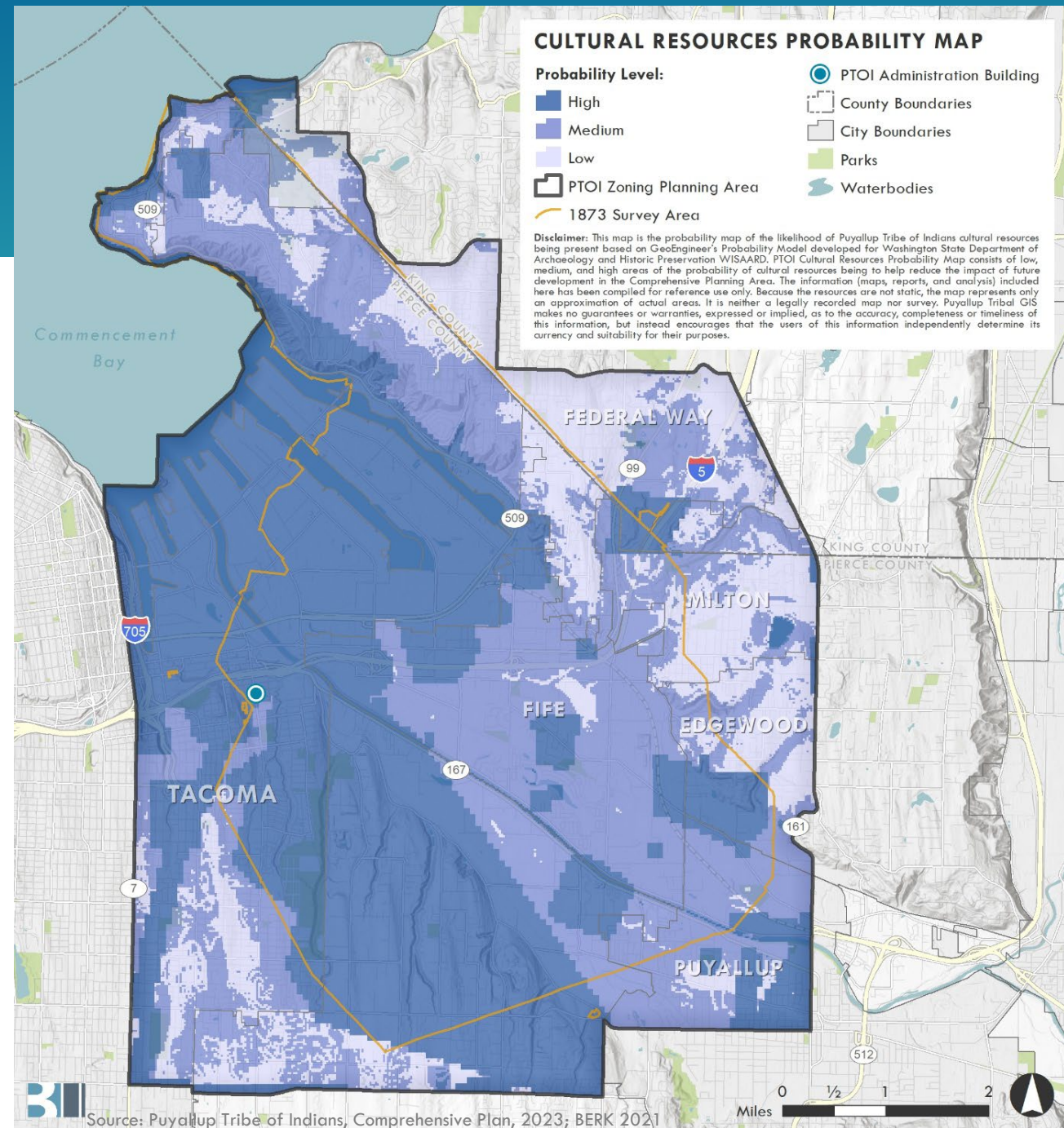
Protect
Cultural
Resources

PROPOSED POLICIES

1. Prioritize protection of cultural resources.
2. Protect cultural and historic resources that are exposed due to climate related impacts.

Priority Actions - Cultural Resource Protection

- Minimize/mitigate impacts on archaeological resources:
 - Amend code to include cultural/historic review
 - Require inadvertent discovery plan
 - Utilize Probability Map to structure permit review, level of site investigation, and mitigation
- Establish framework for future cultural resource studies through a comprehensive assessment.
- Consider climate impacts on archaeological sites; protect sites from flooding impacts
- Identify parcels for acquisition.
- Landscaping plans
- Design of public access and restoration sites



Priority Actions – Environmental Quality

Action EH-1: Increase restoration to 250 acres through a habitat restoration plan.

Action EH-2: Increase tree canopy from 4% to 8% land cover by 2030, and to 16% land cover by 2045.

Action EH-3: Increase landscaping requirements.

Action EH-4: Set impervious surface standards for the MIC.

Action EH-5: Increase setbacks from shoreline for uses that are not water-dependent.

Action EH-6 : Increase marine shoreline buffer to support restoration goals and flood mitigation.

Action EH-16: Explore transferring open space and land designated for habitat to Puyallup Tribe of Indians.

Action EH-26: Advance Tacoma’s Urban Forest Management Plan in overburdened communities



Priority Actions – Environmental Quality

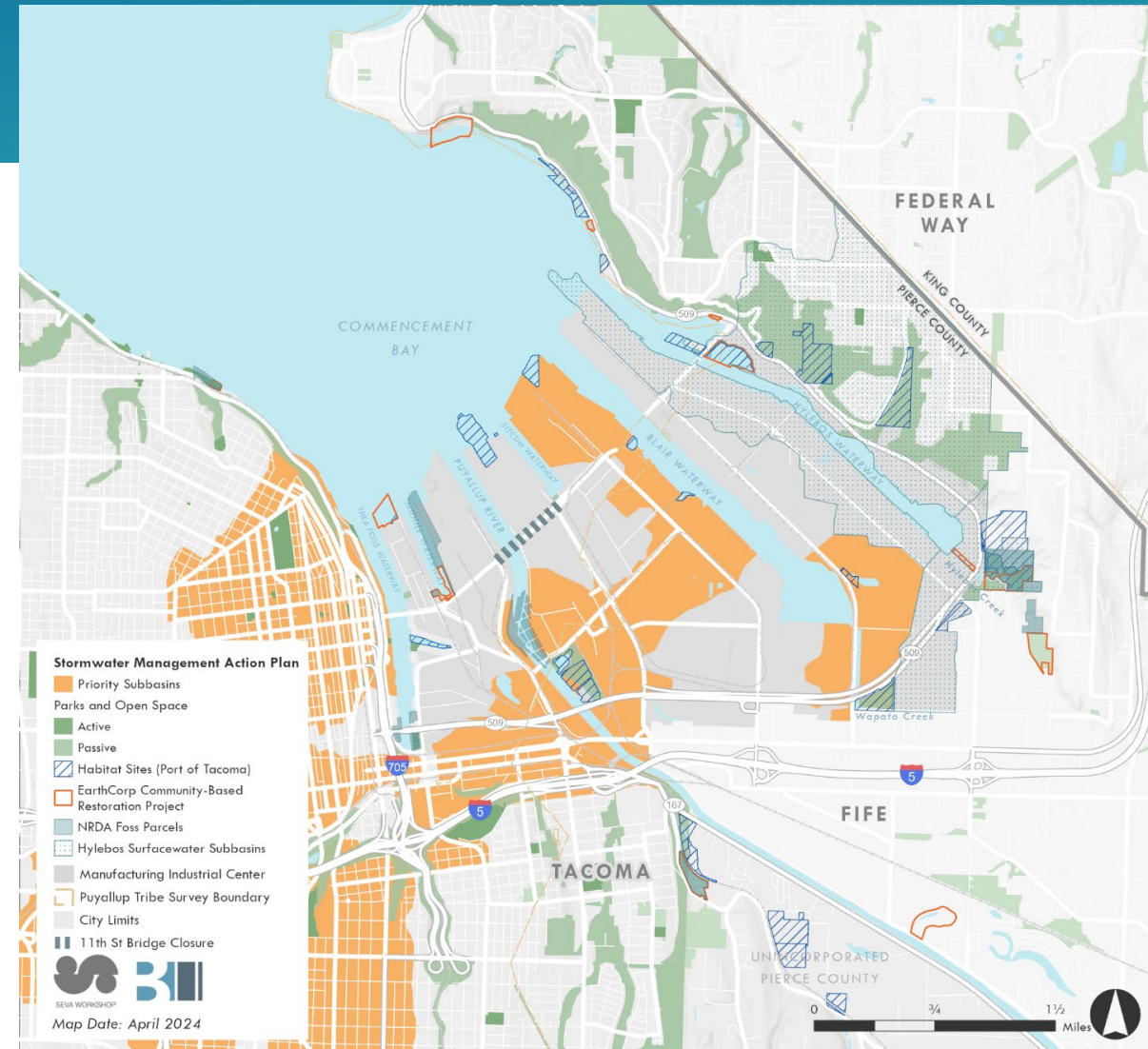
Action EH-7: Inventory and characterize culverts to remove fish barriers.

Action EH-9: Improve Wapato Creek water quality through riparian improvements along Alexander Ave E between 4th St E and 509.

Action EH-10: Increase habitat restoration along Puyallup River.

Action EH-11: Encourage use of green stormwater infrastructure and low-impact development.

Action EH-13: Increase street sweeping.



Priority Actions – Air Quality

Action EH-12: Establish Equitable Climate Action Plan Consistency Checklist.

Action EH-14: Consider pollution surcharge for producers of air pollutants and wastewater.

Action EH-15: Create and implement an urban heat resiliency strategy.

Action EH-17: Ensure indoor air quality by updating mechanical ventilation systems.

Action EH-18: Require new projects to demonstrate that they do not cause an increase in ambient air quality concentrations.

Priority Actions – Air Quality

Action EH-19: Require new projects to achieve net zero emissions.

Action EH-20: Incentivize (1) projects focused on clean technologies and (2) operators deploying clean fleets.

Action EH-21: Improve community information and action for air quality.

Action EH-22: Incentivize industries focused on clean technologies/processes.

Action EH-23: Support zero-emission marine, trucking, and rail technology.

Action EH-24: Adopt best management practices for particulate tire wear, 6PPD, 6PPDquinone, and their effects on fish habitat.

Action EH-25: Fund grants for building energy efficiency upgrades.

Priority Actions – Noise and Utilities

Action EH-27: Consider adopting noise standards for peripheral areas.

Action EH-28: Coordinate with agencies relying on public utilities within the MIC to meet requirements within their jurisdictions.

TAG Input

Business Perspective: Want predictable standards, efficient permit process, avoid duplication

Neighborhood Perspective: Concern over "streamlined" permitting and how impacts will be assessed and mitigated at project level

Air Quality: Support for climate consistency checklist; consideration of facility emissions vs up and downstream emissions; which agency is most appropriate to implement; avoid duplication of existing standards

Indoor Air Quality: Look at lessons from airport communities that have been working on this issue for both employees and surrounding communities

Stormwater/Water Quality: Provide more examples of what green infrastructure and Low Impact Development can look and function like in an industrial setting; Consider how brownfields affect types of stormwater management approaches

Tree Canopy: Support for expanding tree canopy; flexibility to concentrate larger areas; provide opportunity for fee or off site; some standards may be more appropriate in transition areas vs. core

Upcoming Agendas

Date	Topic(s)
May	Land Use, Economic Development
Jun	Transportation
Jul	EIS Public Comment Debrief
Aug	Draft Plan Recommendation



Reference