



TACOMA TIDEFLATS

SUBAREA PLAN

Tideflats Advisory Group

June 28, 2023

Meeting Agenda

- EIS Progress and Schedule and Plan Development Update
- TAG Scheduling Considerations
- Discussion: Port Container Element

Work Plan – Plan Development Process

Section IX: Plan Development (Steering Committee)

- ✓ Analysis of Existing Conditions
- ✓ Visioning of Scope and Goals of Consultant Analysis
- ✓ Identification of Alternatives for Future Development
- ☐ Evaluation of Alternatives Including Environmental Review (in progress)
- ☐ Development and Recommendation of the Proposed Subarea Plan (in progress)

Section X. Planning Commission

Section XI. City Council

Environmental Impact Statement

Purpose:

- Streamline future permitting, provide more predictability to permit process
- Identify potential impacts and mitigation up-front

Analysis of Alternatives:

- Affected environment
- Impacts
- Potential mitigation measures
- Unavoidable adverse environmental impacts

Timeline:

- Mid-November: DRAFT EIS
- Public comment period

Examples:

- Greenhouse gas emissions
- Future transportation demand
- Fish and wildlife
- Cultural resources
- Industrial land supply

Plan Outline and Policy Development

DRAFT Outline

1. Introduction
2. Context
3. Environment and Health
4. Tribal Assets
5. Transportation and Infrastructure
6. Land Use and Economic Development
7. Implementation

Policy Development:

1. Integrate existing policies from the Container Port Element of the One Tacoma Plan
2. Develop draft policies based on PSRC Vision 2050
 - Utilizing Plan Review Checklist for Manufacturing and Industrial Centers
3. Visioning Process/ TAG Inputs
4. EIS Inputs

Planning Process and Timeline

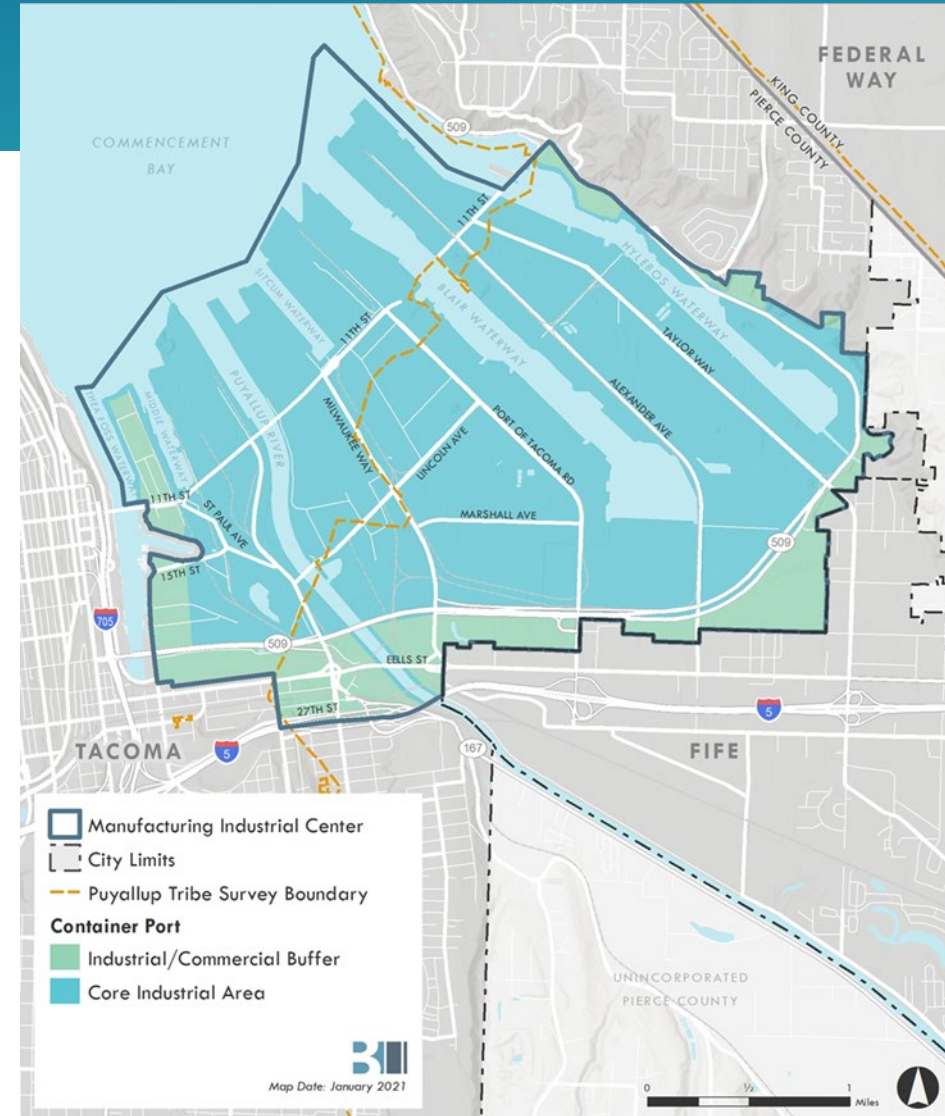


TAG Scheduling Considerations

- Coordinating with EIS review and policy development
 - **Some elements rely more on the EIS review**
- Coordinating with upcoming Steering Committee meetings
 - **Facilitation services**
- Integrating additional staff and subject matter experts

Discussion Item: Container Port Element

This element 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.”

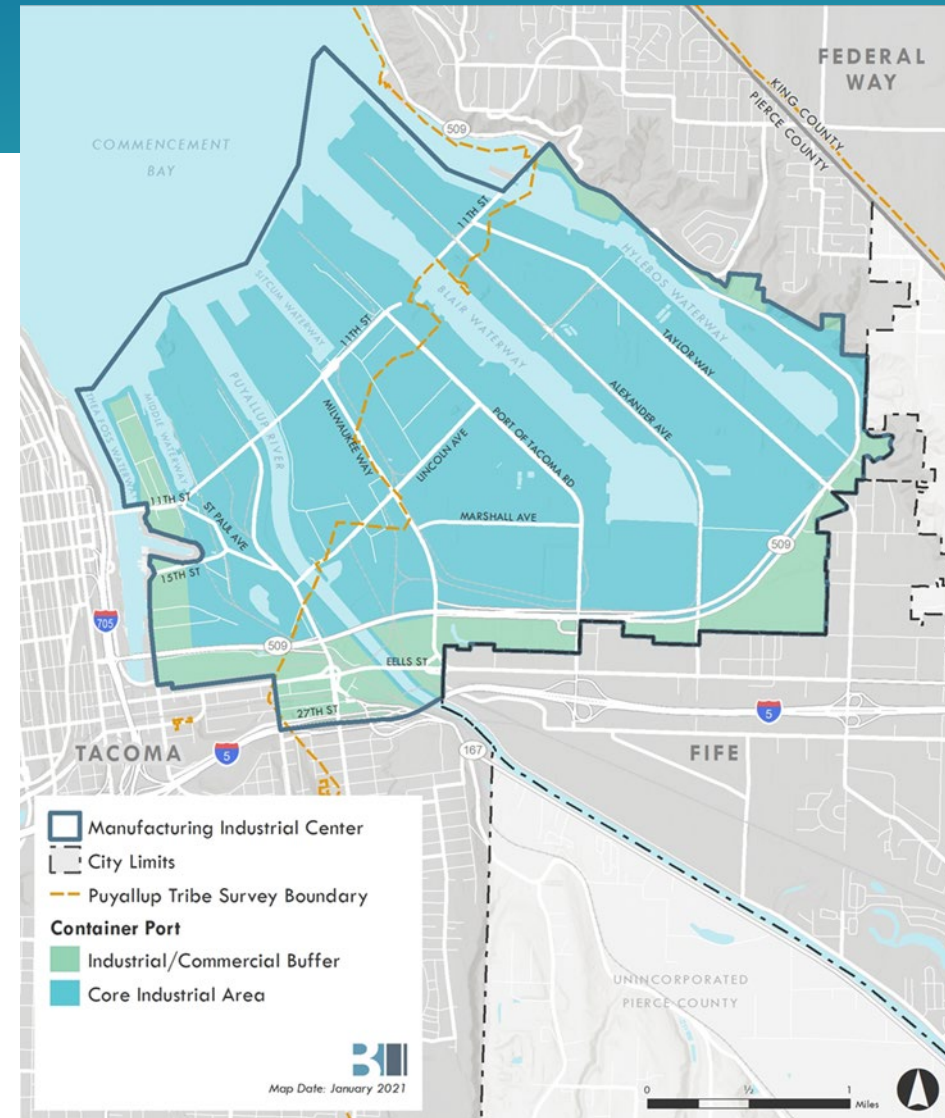


GMA – Container Ports

- (3) Port elements adopted under subsections (1) and (2) of this section must be developed collaboratively between the city, the applicable port, and the applicable tribe, which shall comply with RCW 36.70A.040(8), and must establish policies and programs that:
- (a) Define and protect the core areas of port and port-related industrial uses within the city;
 - (b) Provide reasonably efficient access to the core area through freight corridors within the city limits; and
 - (c) Identify and resolve key land use conflicts along the edge of the core area, and minimize and mitigate, to the extent practicable, incompatible uses along the edge of the core area.

Container Port Element

- Core Area
- Industrial/Commercial Buffer



Policy CP 1.4: Reduce land use conflicts along the edge, with an industrial/commercial buffer area

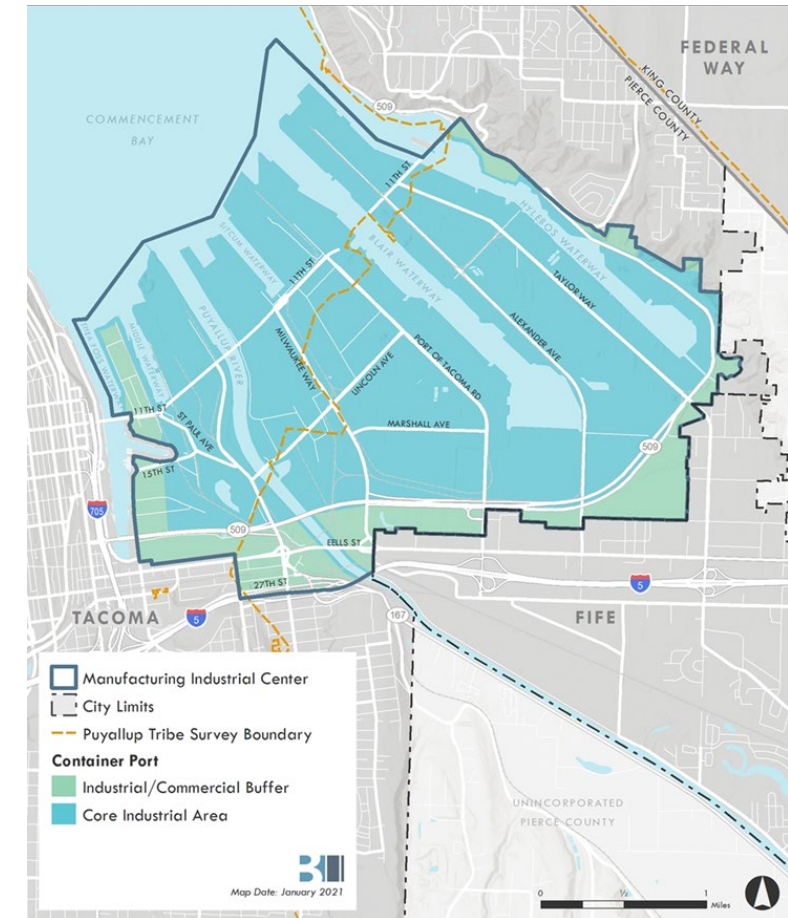


Container Port Industrial/Commercial Buffer

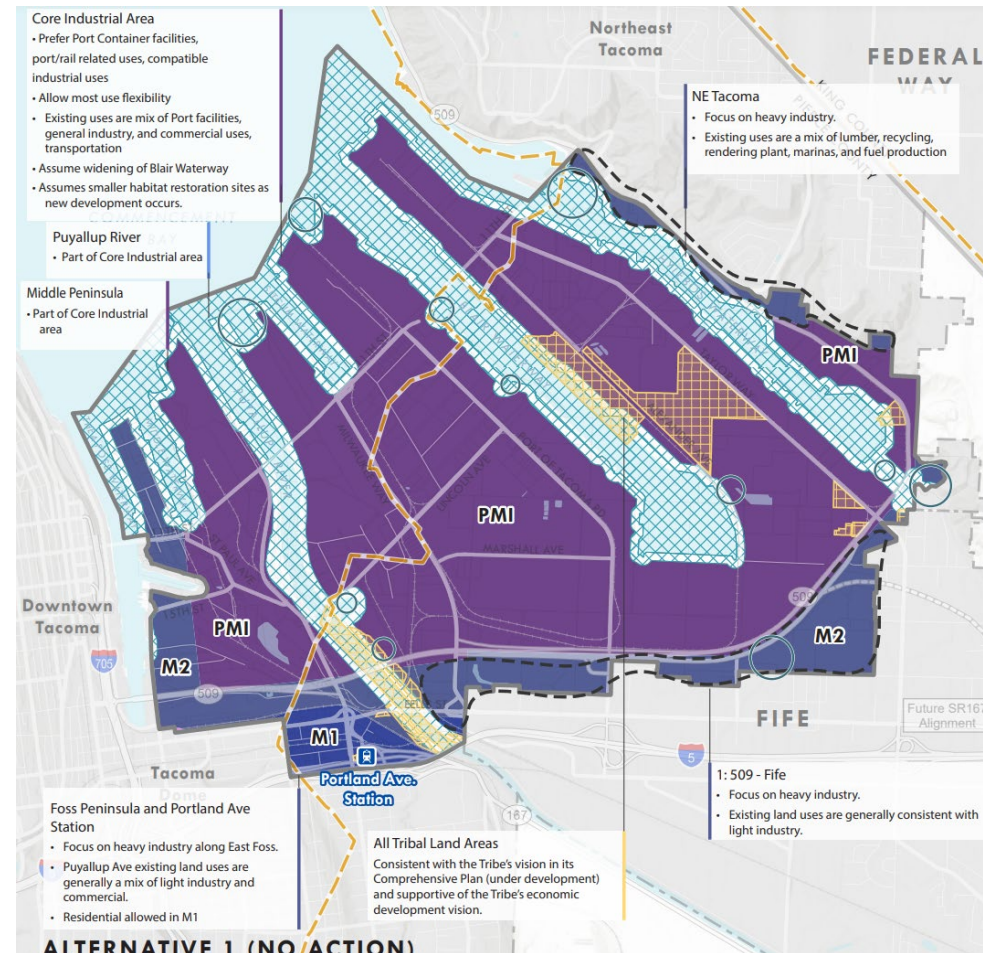
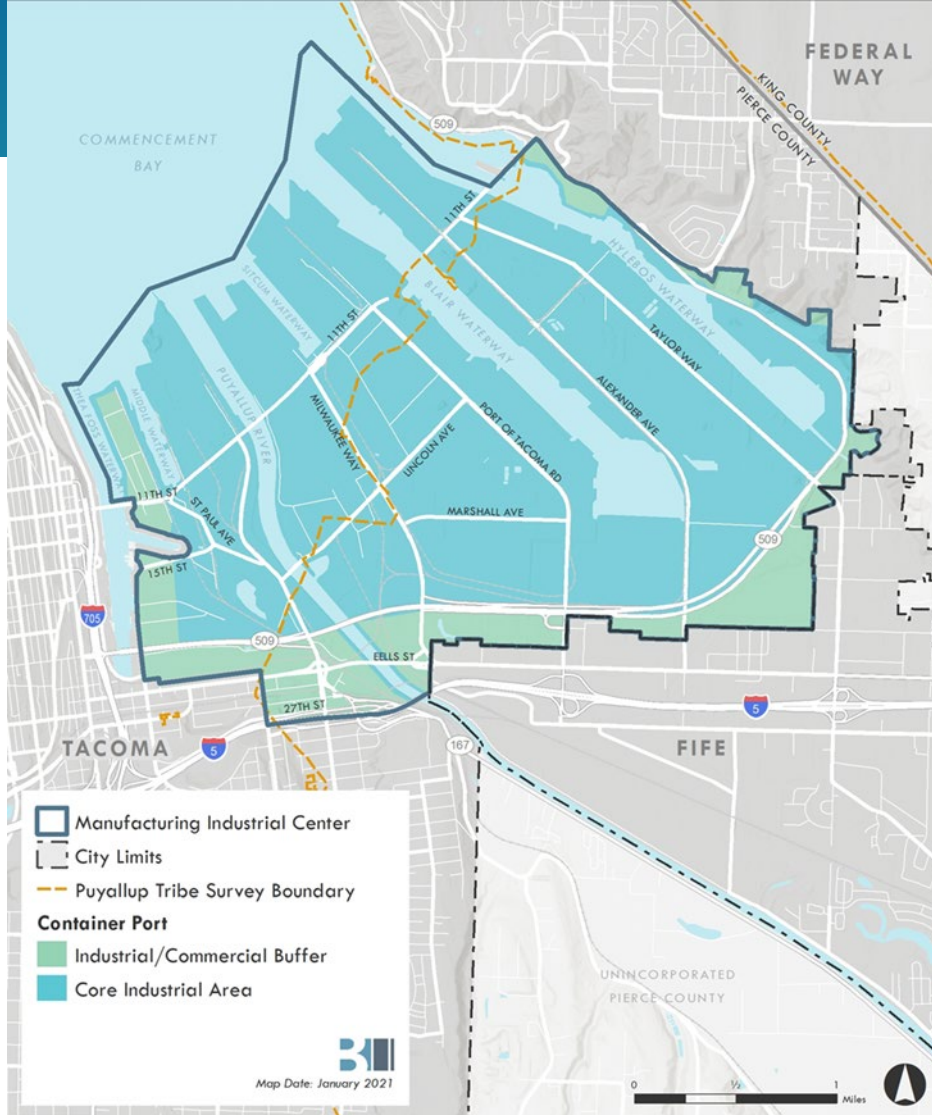
Policy CP–2.3 Development standards for industrial and commercial activities in the Industrial/Commercial Buffer Area should ensure compatibility with the activity levels and physical character of adjacent less intensive community character

Policy CP–2.5 While the Industrial/Commercial Buffer Area provides for a wider range of uses than the Core Area, incompatible uses that would be impacted by the potential noise, odor and visual character of industrial areas should continue to be prohibited. This may include residential or other sensitive uses.

Policy CP–2.6 Establish development or performance standards to allow for continued viability of the Industrial/Commercial Buffer Area, while protecting the livability of adjacent areas.

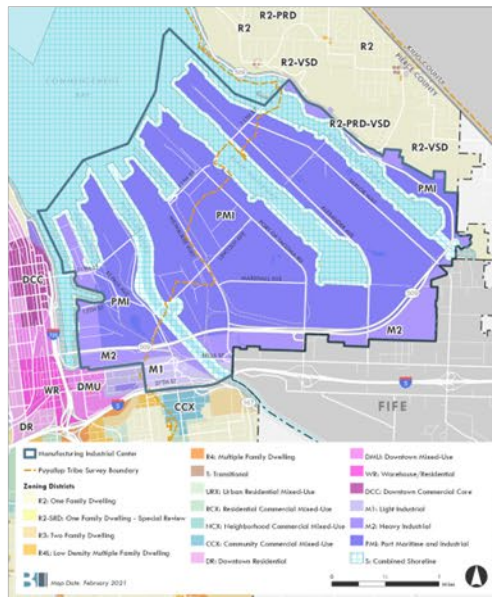


Policy Implementation

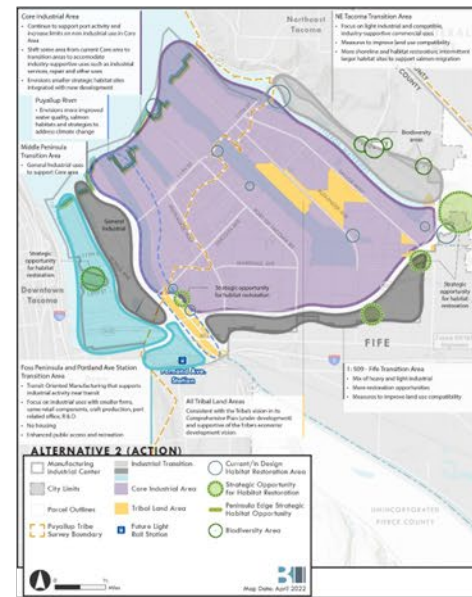


Role of Alternatives

ALTERNATIVE 1



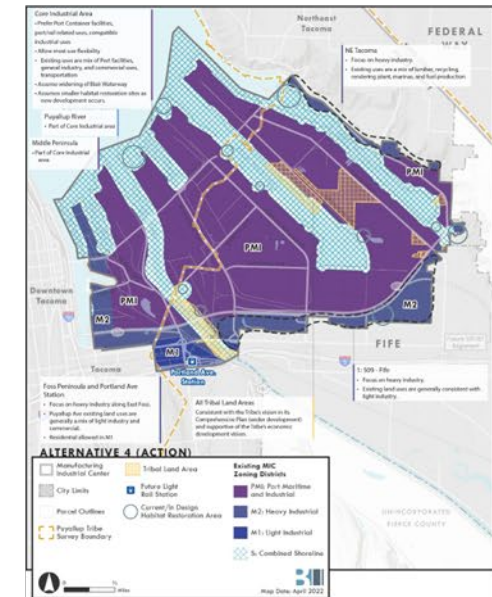
ALTERNATIVE 2



ALTERNATIVE 3



ALTERNATIVE 4



Discussion Questions

If port and port-related uses are a priority, how should we consider the types of uses that are “related” to the port? What kinds of actions should we consider to prioritize industrial uses?

What factors should we consider to determine uses that are incompatible with industry? What actions should we consider to ensure greater compatibility?

What actions should we consider to ensure that industrial/commercial uses are compatible with adjacent neighborhoods and communities?

Are there gaps in current policies that should be addressed?