



# TACOMA || TIDEFLATS

## SUBAREA PLAN

# Steering Committee

July 11, 2024 | Fabulich Center



# Agenda

- A. Approval of Agenda
- B. Communications Items
  - 1. TDLE Schedule
  - 2. DEIS Comments
- C. Discussion Items
  - 1. Land Use
- D. Upcoming Agendas
- E. Other Items of Interest



# Communication Item 1

## *TDLE Next steps\**

- **Late Q3 2024:** Draft EIS publication and comment period
- **Early 2025:** Sound Transit Board modifies or confirms preferred alternative
- **2026:** Final EIS issued
- **2026:** ST Board selects project to be built
- **2026:** FTA issues Record of Decision
- **2035:** Forecasted in-service

*\* Dates are subject to change.*

# Communication Item 2: DEIS Public Comment

- DEIS Issued on April 9, 2024
- Public Comments accepted through May 23rd
  - 45-day public comment period per Work Plan
  - Public Comment Meeting
  - Public Agency Informational Meeting
  - TAG Meeting
  - Comp Plan Update Workshops
- Notifications
  - 400 Interested Parties
  - Tideflats Advisory Group
  - Tribal Governments
  - JBLM
  - State and Regional Agencies
  - Adjacent jurisdictions
  - 8000 direct mailings
  - Public Notice Signs
  - Media Advertisements



*\*We are here*

# Communication Item 2: EIS Comment Themes

- Preservation of Industrial Lands
- Investments in “Green” Economy
- Habitat and water restoration
- Environmental health issues including air and climate change/sea level rise
- Sustainable balance needed between industry and environmental quality
- Support for Puyallup Tribe vision
- Concern with industrial impacts on vulnerable populations
- More job creation
- Request for more Project-Level detailed information
- Questions about the timing of Subarea Plan release
- Zoning Code Changes/Buffer areas/overall concern with land use and shoreline code
- Protecting stakeholder interests
- Protecting industry interests
- Economic Development
- Transportation improvements and pending future projects



# Discussion Items

## 2. Land Use (continued...)

- Middle Peninsula
- Puyallup River
- Blair/Sitcum
- NE Tacoma/Marine View Drive
- Core Area definition



# Purpose of the Discussion



Project Management Team requests Steering Committee direction to incorporate **Land Use Actions and Policies** 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.
- The maps shown in the worksheets are conceptual and will be refined.
- The EIS establishes the range that can be considered.





# RCW 36.70A.085: Comprehensive plans—Port elements.

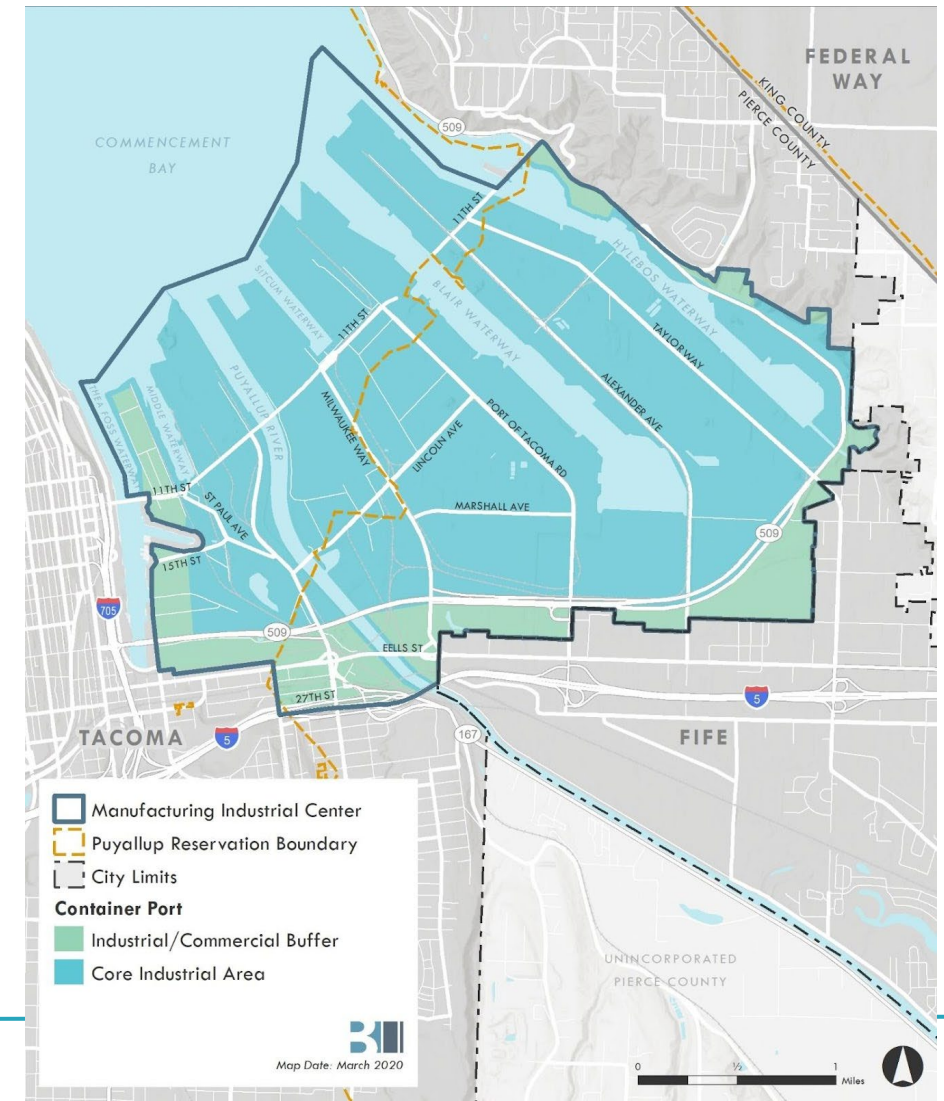
3) Port elements adopted under subsections (1) and (2) of this section must be developed collaboratively between the city, the applicable port, and the applicable tribe, which shall comply with RCW [36.70A.040\(8\)](#), and must establish policies and programs that:

- (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.

(4) Port elements adopted under subsections (1) and (2) of this section must be:

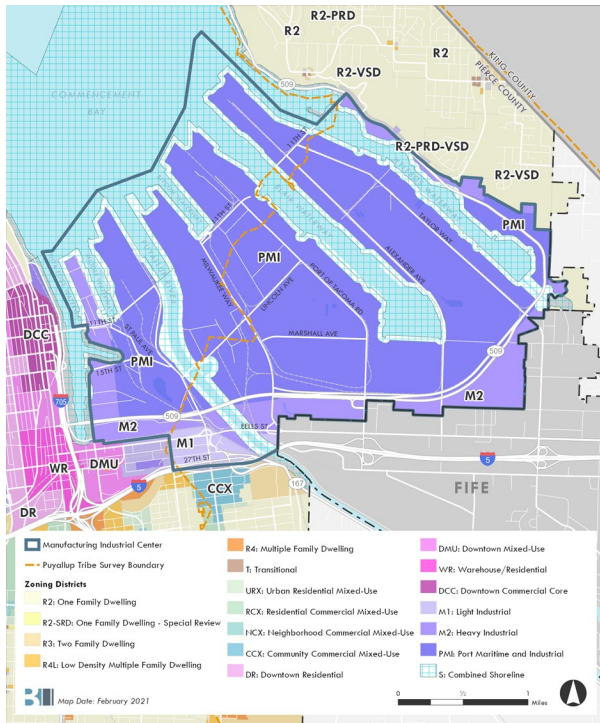
- (a) Completed and approved by the city according to the schedule specified in RCW [36.70A.130](#); and
- (b) Consistent with the economic development, transportation, and land use elements of the city's comprehensive plan, and consistent with the city's capital facilities plan.

(5) In adopting port elements under subsections (1) and (2) of this section, cities and ports must: Ensure that there is consistency between the port elements and the port comprehensive scheme required under chapters [53.20](#) and [53.25](#) RCW; and retain sufficient planning flexibility to secure emerging economic opportunities.

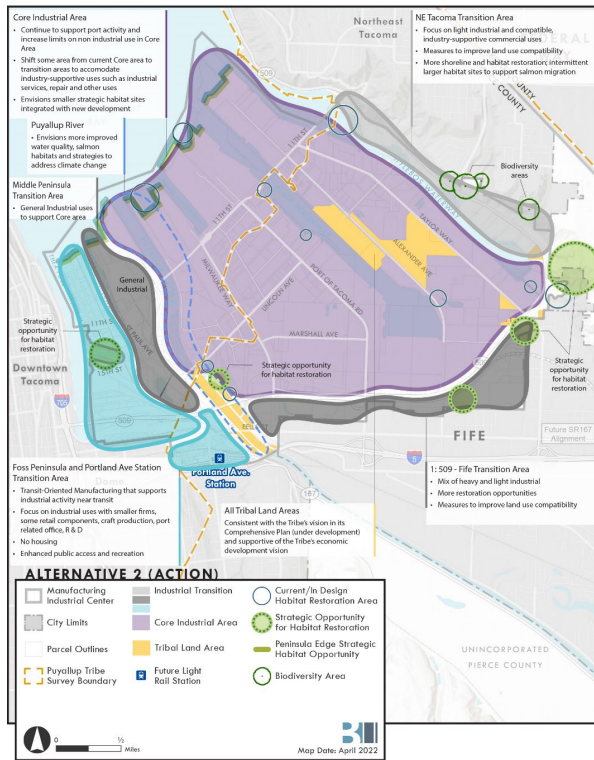


# How Was Core Area Addressed in Alternatives?

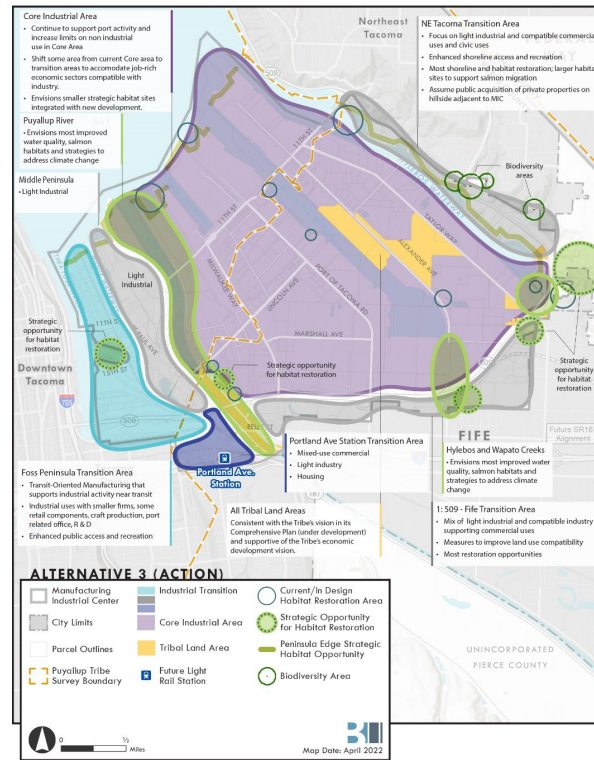
## ALTERNATIVE 1



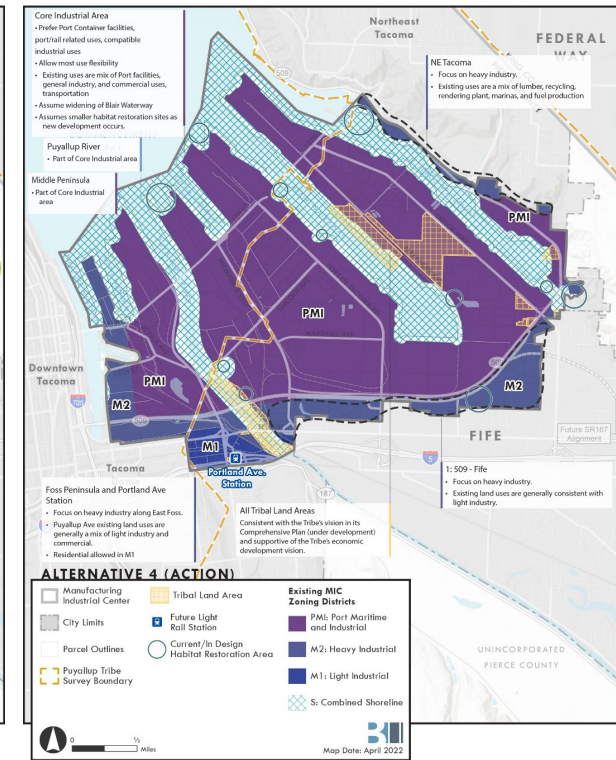
## ALTERNATIVE 2



## ALTERNATIVE 3



## ALTERNATIVE 4



# Upcoming Agendas

| Date   | Topic(s)                                    |
|--------|---|
| Aug 8  | <b>Transportation</b>                       |
| Oct 10 | <b>Draft Plan Review and Recommendation</b> |

