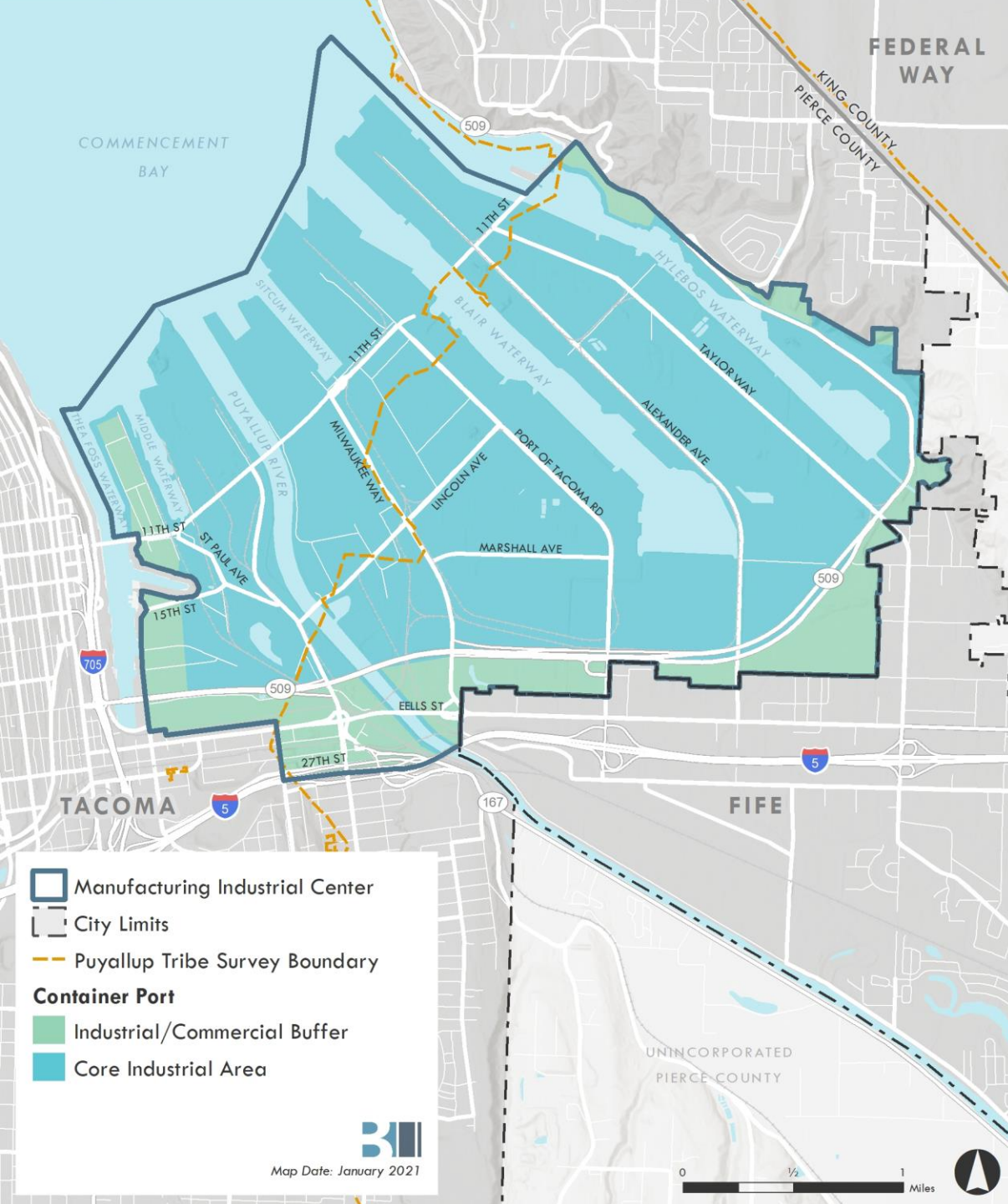


TACOMA || TIDEFLATS

Reflections on industrial land use planning in Tacoma's Tideflats, emerging policy tensions, and the promise of joint planning.



Study Area



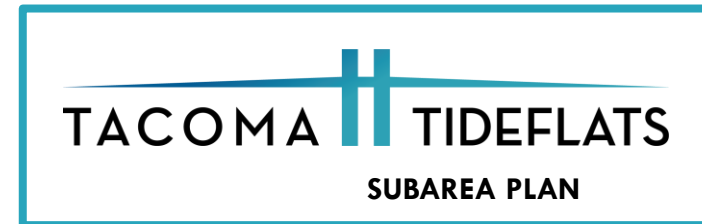
- Over 5,000 acres of waterfront land providing vital saltwater and estuarian habitat for salmon, shellfish and other marine life.
- Ancestral lands of the Puyallup Tribe of Indians.
- Designated as the Port of Tacoma Manufacturing Industrial Center (MIC).
- The MIC is home to Tacoma and Pierce County’s highest concentration of industrial and manufacturing activity and is the work site for about 10,000 employees.



Policy Framework for the Subarea Plan



One Tacoma Comprehensive Plan



Community Engagement

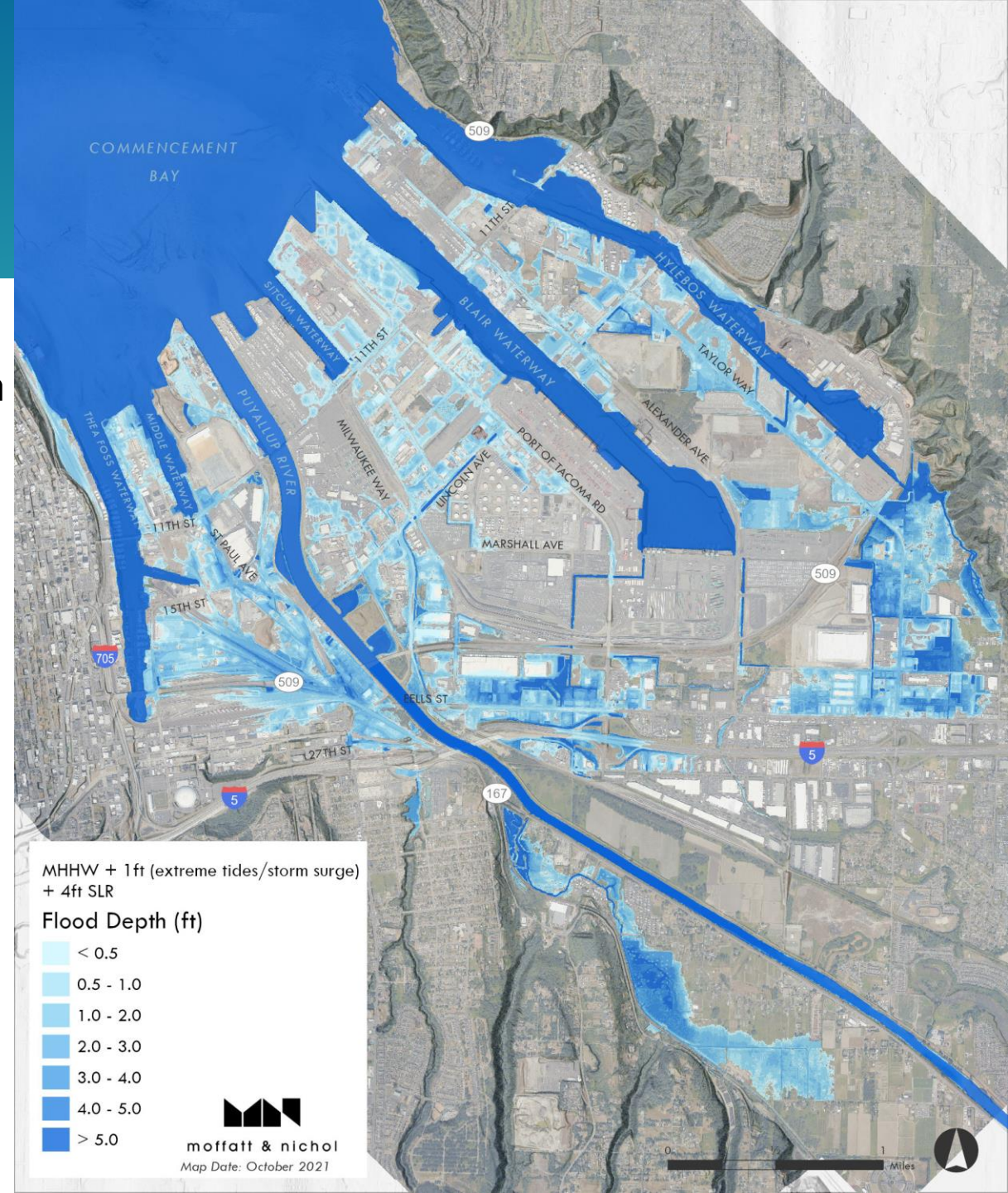
- Subarea Plan Visioning Process
- Tideflats Interim Regulations
- Other related engagement:
 - Climate Action Plan/Adaptation Strategy
 - Puyallup Tribe of Indians Comprehensive Planning
 - Port of Tacoma Strategic Plan

Emerging Policy Tensions

- Use flexibility/prioritization
 - Generalization/specialization
- Global/local impacts
- Employment density/land supply
- Green/Clean/Carbon free + economy/industry/jobs
- Land use buffers/transitions/compatibility
- TOD/TOM
- Permit discretion/prescription
- GMA/SMA/VISION

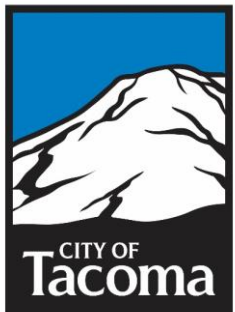
Sea Level Rise

- Sea level rise scenario of 4' rise plus 1' storm surge
 - Plan and EIS will test a range of adaptation strategies



Joint Planning

- The Subarea Plan and EIS is a joint planning effort among five participating governments.
- Guided by Intergovernmental Agreement and Work Plan

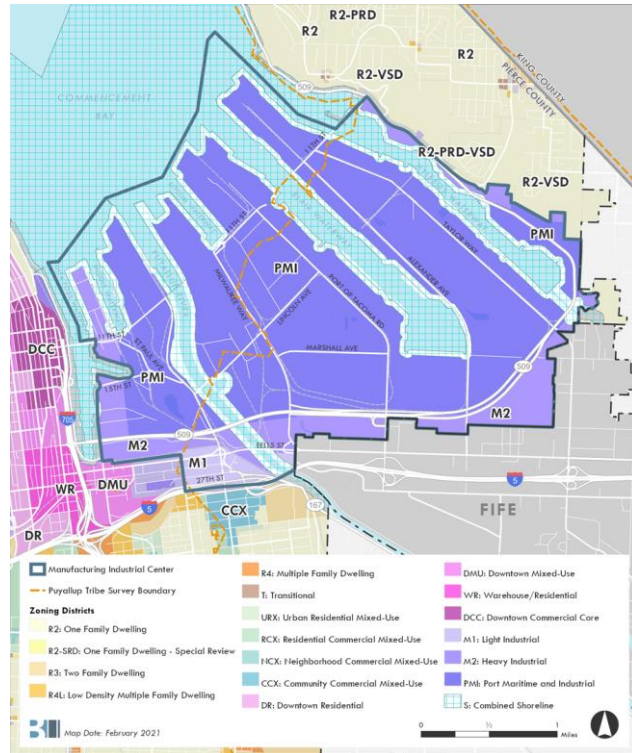


Steering Committee

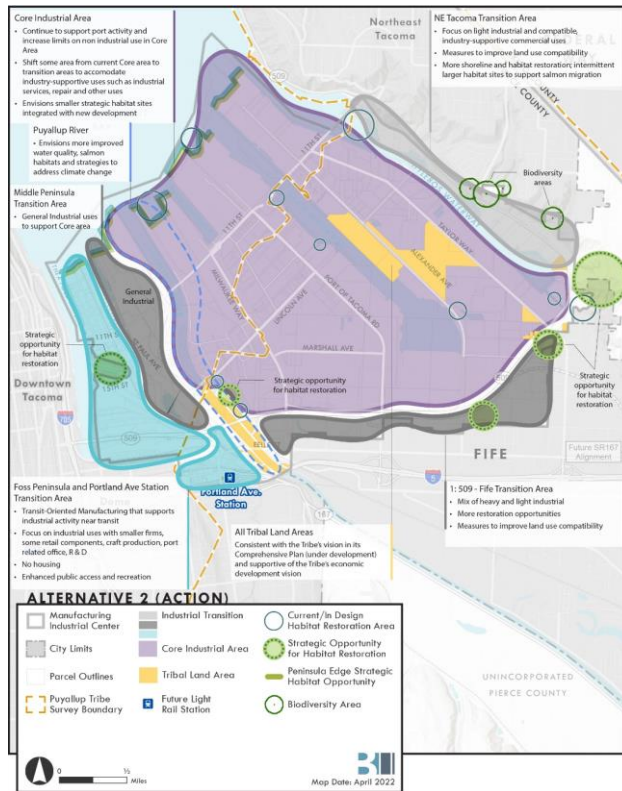
- Comprised of two elected representatives of each government
- Specific roles and responsibilities:
 - Recommended consultant team
 - Approved Public Engagement Plan
 - Recommend Draft Future Development Scenarios for EIS
 - Recommend Draft Plan
- Supported by Staff Leadership Team and Project Management Team

Draft Range of Alternatives

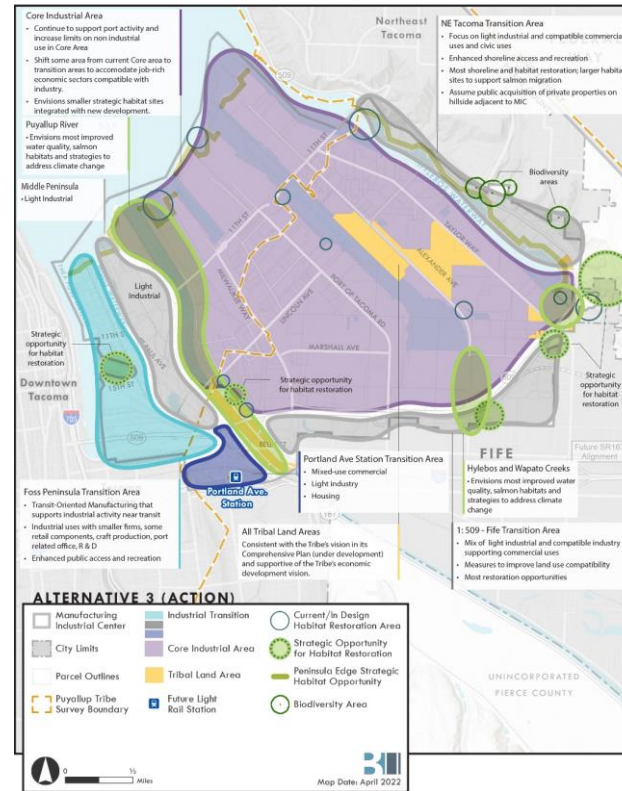
ALTERNATIVE 1



ALTERNATIVE 2



ALTERNATIVE 3



ALTERNATIVE 4

