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Introduction

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1.1 PURPOSE

The Tideflats Subarea Plan is a shared long-term vision supported by goals and policies that provide a roadmap to achieve the vision. The Subarea Plan is intended to create a more coordinated approach to development, environmental review, and strategic capital investments in the Tideflats. The Subarea Plan reflects community aspirations for this center while planning for anticipated growth and change. The Plan was developed through intergovernmental collaboration and community engagement and is guided by the vision and guiding principles that came out of this process.

The Plan's vision, goals and policies supports economic prosperity, strengthens existing center assets, expands transportation choices, and improves environmental quality. The Subarea Plan fits under the City's Comprehensive Plan umbrella, Pierce County Countywide Planning Policies, the Puget Sound Regional Council Vision 2050, and other city and regional plans and policies. The subarea plan is intended to be the Container Port Element of the City of Tacoma's Comprehensive Plan.

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 RCW36.70A.085.

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.

1.2 HOW THIS PLAN IS ORGANIZED



INTRODUCTION

Chapter one introduces readers to the plan and provides the vision and guiding principles for the subarea.



CONTEXT

Chapter two provides an in-depth description of existing conditions in the subarea and analysis of trends and factors that informed the development of goals and policies.



GOALS AND POLICIES

Chapters three through six provide policies, implementation actions, and regulatory recommendations. There is a chapter for each topic area of the guiding principles. Policies organized under guiding principles translate the plan's intent into actionable items. Each chapter identifies one to five priority action items and regulatory recommendations.



**ENVIRONMENT
AND HEALTH**

**TRIBAL
ASSETS**

**TRANSPORTATION
AND
INFRASTRUCTURE**

**LAND USE AND
ECONOMIC
DEVELOPMENT**



IMPLEMENTATION

Chapter seven sets forth the implementation plan. Like the Goals and Policies chapters, this chapter has policies organized under guiding principles and implementation actions, and also includes performance measures.

The overall implementation strategy for the subarea plan is supplemented with:

- > An Implementation Actions Table listing all action items and regulatory recommendations in the plan
- > An Investments Table with prioritized infrastructure projects identifying high-level cost estimates and responsible parties

Figure 1. Plan Organization

1.3 SUBAREA VISION AND GUIDING PRINCIPLES

The Tideflats Subarea Plan is a unique and innovative plan. It creates a shared vision among five governments that balances industrial growth with environmental protection, community needs, and the long-term resilience of the region. It is a model for future planning in industrial areas that can inspire other areas facing similar challenges. Specific aspects include:

- > **Balancing Industrial Success with Environmental Restoration:** Plan policies called for coordinated actions and investments to restore ecosystems, improve water quality, and protect biodiversity alongside industrial development.
- > **Indigenous Values:** The Plan honors both the natural and cultural landscapes of the region. Policies and action recognize the Puyallup Tribe's rights and interests in the Tideflats and ensure that any development respects their cultural, economic, and environmental connections to the land.
- > **Comprehensive Climate Action:** The Plan's policies integrate climate resilience strategies, with specific actions around decarbonization goals, adaptive measures for sea-level rise, and restoration of natural habitats.
- > **Economic and Industrial Adaptation:** The Plan supports economic flexibility by preserving core industrial uses and encouraging industries that meet environmental goals and facilitate innovation in clean energy. It demonstrates how a world class Port can thrive alongside growing urban neighborhoods.
- > **Transportation and Infrastructure Innovations:** The Plan takes a holistic approach to transportation infrastructure, promoting proactive investments in multimodal transportation systems that support both the industrial sector and the surrounding community. It also incorporates green infrastructure solutions to mitigate pollution and improve the urban landscape as well as public access to the waterfront.
- > **Collaboration and Stakeholder Engagement:** The Plan was developed through a seven-year long collaborative process that set up ongoing dialogue among local governments, tribes, businesses, and residents, fostering shared accountability and coordinated problem-solving for long-term implementation.

Vision Statement

By 2050 the Tideflats will be a thriving job center of regional significance, a connected, healthy and culturally unique place that demonstrates how a world class port can succeed alongside growing and vibrant urban neighborhoods.

Guiding Principles

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. The plan protects Tribal Treaty resources, particularly Tribal fishing rights recognizing the presence of sensitive tribal and cultural resources in the subarea and the need to protect them from further degradation and harm. The subarea plan includes a list of transportation and infrastructure projects aiming for a resilient subarea and regional coordination to reduce climate impacts.

The following guiding principles were adopted by the Tideflats Subarea Plan Steering Committee to guide the Plan.

Figure 3. Subarea Plan Guiding Principles

Source: Steering Committee Discussion, 2024; Seva Workshop, 2024

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.

Planning impacts health through its influence on the social and community determinants of health. These factors include housing, jobs, access to fresh produce, education, air quality, heat exposure, access to parks, and transportation. Lack of access to economic opportunity, substandard housing, lack of access to grocery stores, good schools and transit are all factors that contribute to poor 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.



Figure 2. Determinants of Health

Transportation	Public Services	Economy	Environment	Housing
<ul style="list-style-type: none"> > Vehicle Miles Traveled (VMT) > Travel time to work > Public transit access and use > Bike lanes > Pedestrian injuries > Multimodal transit hubs 	<ul style="list-style-type: none"> > Childcare > After school programs > Restaurants > Emergency response times > Evacuation (disaster response) 	<ul style="list-style-type: none"> > Living wage jobs > High employment rates > High number of jobs that provide health insurance 	<ul style="list-style-type: none"> > Access to public space and recreation > Total impervious area > Air quality > Indoor Air Quality > Noise > Water quality > Food Source Purity 	<ul style="list-style-type: none"> > Access to affordable housing for workers in the Tideflats > Homelessness response—access to permanent supportive housing and emergency housing

Source: Ricklin A, Madeley M, Whitton E, Carey A. *The State of Health Impact Assessment in Planning*. American Planning Association. July 2016.

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 The Subarea Plan ensures reasonably efficient freight access to the Seaport Core districts through identified freight corridors.
- 9 The Subarea Plan supports completing a multimodal network and shifting commute modes away from single-occupancy-vehicles.
- 10 The Subarea Plan identifies steps to achieve decarbonization of Port and industrial activity and to accelerate emission reductions.
- 11 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.
- 12 Coordinated and proactive investment in infrastructure supports mobility, economic development, environmental protection, and climate resiliency.



Land Use and Economic Development

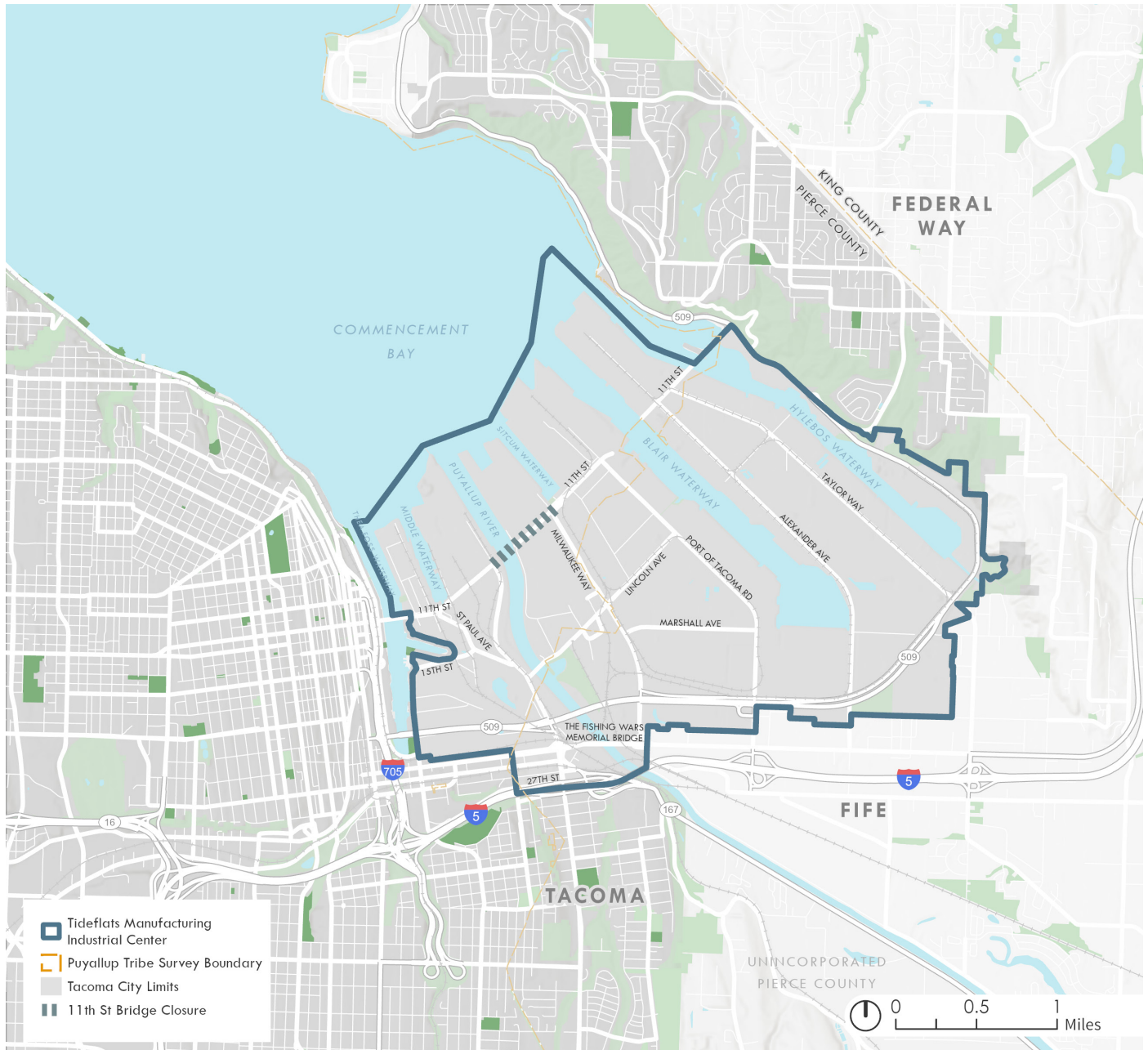
- 13 Industrial lands are preserved and valued, protecting the increasingly rare and valuable industrial and manufacturing lands and working waterfront from encroachment.
- 14 The Port of Tacoma Manufacturing Center (MIC) is a center of global trade and a hub for local and regional economic activity protecting and enhancing port-related investments and supporting diverse jobs.
- 15 The subarea is a leader in the green economy promoting industries that meet environmental goals and facilitate a transition to carbon-free energy.
- 16 The subarea offers expanded access to jobs with diverse career pathways and entry points.
- 17 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

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





1.4 THE TACOMA TIDEFLATS SUBAREA

Located in the heart of Commencement Bay, the Tideflats Subarea is comprised of over 5,000 acres of waterfront land and designated as the Port of Tacoma Manufacturing Industrial Center (MIC). With about 9,800 employees, the MIC is home to Tacoma and Pierce County's highest concentration of industrial and manufacturing activity.

The Tideflats Subarea is a unique environment containing shoreline, river deltas, tidal creeks, freshwater and salt marshes, naturalized creeks, and river channel corridors. Over 1,000 acres of this vital saltwater and estuarian habitat is home to several species of salmon, shellfish, and other marine life. Development in the Tideflats Subarea consists primarily of industrial and manufacturing uses, with a

Figure 4. Study Area

Source: City of Tacoma, 2020; Seva Workshop, 2024



Container ships along the busy Blair Waterway

major focus on port maritime industrial activities. The Tideflats Subarea also serves as an important location for cultural traditions and the practice of tribal treaty rights.

The future of the City of Tacoma is currently directed by the City's existing Comprehensive Plan (City of Tacoma 2019) and the associated subarea plans and implementing regulations.

The Tideflats is located within Pierce County in the City of Tacoma and the Puyallup Indian Reservation, and it borders the City of Fife. The area is largely used for industrial, and port uses. The study area includes 3,963 upland parcel acres spread across 752 parcels with a diverse range of uses.

1.5 THE SUBAREA PLAN AND EIS

Subarea Plan

The Tideflats Subarea Plan is a shared long-term vision supported by goals and policies that provide a roadmap to achieve the vision. The Subarea Plan is intended to create a more coordinated approach to development, environmental review, and strategic capital investments in the Tideflats. The Plan was developed through intergovernmental collaboration and community engagement and is guided by the vision and guiding principles that came out of this process. The five participating governments who co-developed the Plan with community are: City of Tacoma, Port of Tacoma, Puyallup Tribe of Indians, City of Fife, and Pierce County.

The Subarea Plan is an innovative, area-wide vision for the Tideflats. The Plan's vision, goals, and policies supports economic prosperity, strengthens existing center assets, expands transportation choices, and improves environmental quality. The Subarea Plan fits under the City's Comprehensive Plan umbrella, Pierce County Countywide Planning Policies, the Puget Sound Regional Council Vision 2050, and other city and regional plans and policies. 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

TACOMA TIDEFLATS

PROJECT PHASING

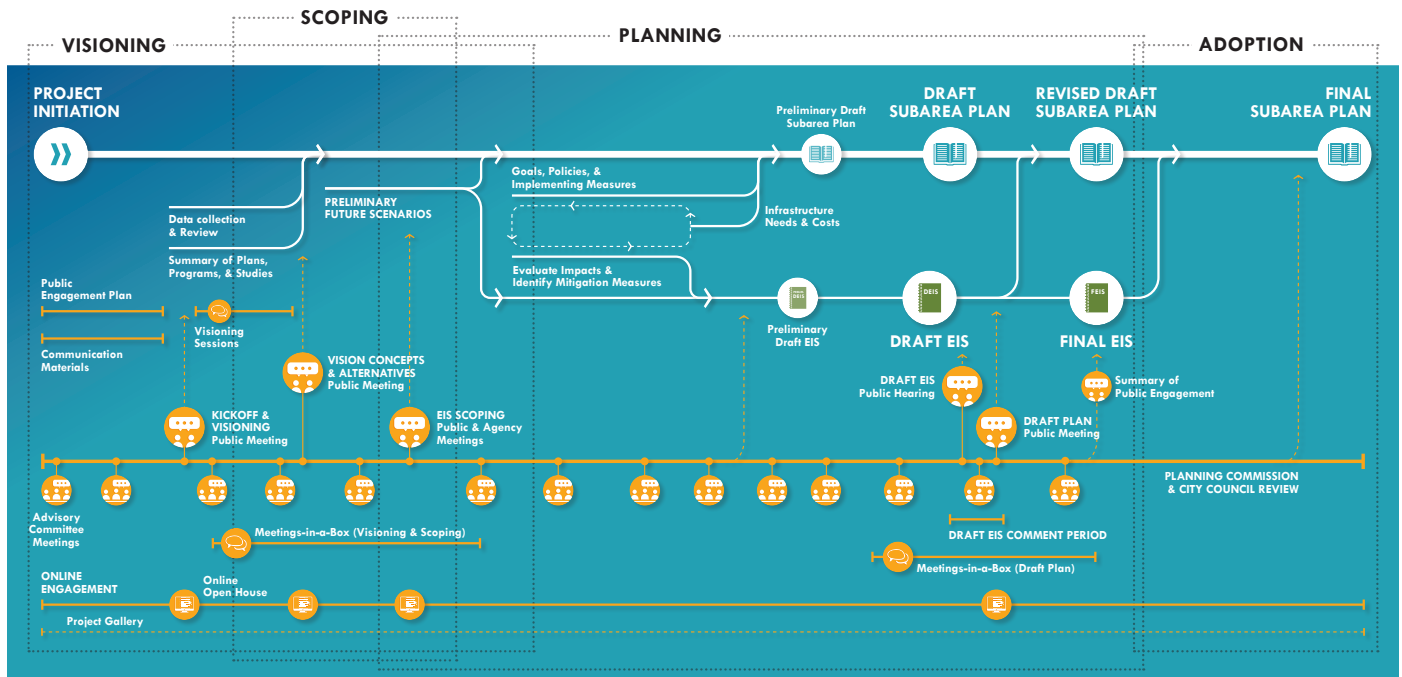
The Tacoma Tideflats integrated planning and EIS process is designed to start with development of an engagement plan and existing conditions data review and analysis, and continue through visioning, development of future scenarios, a draft plan and EIS, a final plan, and implementation tools (such as a capital plan, redevelopment strategies, and a planned action ordinance). This phasing diagram illustrates technical tasks and opportunities for public engagement throughout the entire process. Advisory committee meetings are representative only; a specific schedule will be developed for each phase of work as the project progresses.

Subarea Plan

Environmental Impact Statement

Engagement & Coordination

- Community Meetings
- Advisory Committee Meetings (Steering Committee & Technical Advisory Group Meetings)
- Community Conversations (e.g., Visioning Sessions, Meetings-in-a-Box)
- Online Engagement (e.g., Engagement HQ, social media, online open house)



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. The subarea plan is intended to be the Container Port Element of the City of Tacoma's Comprehensive Plan.

Figure 5. Project Phasing Diagram

Source: BERK, 2020, Seva Workshop, 2024

Environmental Impact Statement (EIS)

A non-project EIS and Planned Action ordinance was developed for the Subarea Plan. The Draft EIS was released on April 9, 2024 and the final EIS release is anticipated in March, 2025.

A non-project EIS involves a cumulative environmental impact and mitigation analysis for the entire Subarea, rather than piecemeal analysis on a project-by-project basis. The non-project EIS eliminates the need for subsequent environmental review associated with project specific development proposals that comply with the Subarea Plan, adopted regulations and EIS mitigation. As such, the non-project EIS provides developer certainty and predictability that will streamline the environmental review process and further State Environmental Policy Act (SEPA) and GMA goals.

Subarea Plan Benefits

The Subarea Plan is intended to create multiple benefits for the City and the region. Some are described in this section.

Accommodate Regional Growth

The Subarea Plan promotes job growth that leverages the center’s location, assets and infrastructure. In doing so, it supports the achievement of regional and City objectives for the center. The Subarea Plan also helps to strengthen and preserve regional industrial lands by supporting the growth of the Port of Tacoma and by promoting the center’s role as a local and regional Manufacturing Industrial Center (MIC).

Improve Environmental Conditions

Strategies in the Plan will aim to alleviate current flooding, improve water quality in the Puyallup River, and other waterbodies in the center, and protect and recharge the South Tacoma Aquifer. Investments in the street network will improve mobility and enable mode shift with the expansion of the pedestrian, bicycle, and local and regional transit network. This is expected to reduce greenhouse gases and improve air quality.

Health

The Subarea Plan recognizes that health is a vital concern that is interrelated with many policy considerations. Countywide Planning Policies recommend that “each municipality shall incorporate provisions addressing health and well-being into appropriate local planning and decision-making processes.” Specifically, the City of Tacoma and the Tacoma–Pierce County Health Department promote a “health-in-all-policies” approach to address the complex factors that influence health and equity in the neighborhood and broader community, such as access to healthy food, health care, affordable housing, transportation options and neighborhood safety. As adopted by the Pierce County Board of Health, the “health-in-all-policies” approach presents an integrated foundation for a balanced equitable social environment, a viable economy and a livable built and natural environment. Policies and actions in the Plan support living wage jobs, transportation choices, and cleaner air and water to improve community health.

Shared Prosperity

Policies and actions in the Plan support the role of the Tideflats MIC as an economic center for the region. Focused development in priority sectors will create and maintain jobs in the center.

1.6 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.

> 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.

Figure 6 shows an example of a social media post advertising the visioning survey.

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





Figure 6. Sample Social Media Post Advertising the Visioning Survey

Source: BERK, 2021



Figure 7. Advertisement for the Community Kickoff

Source: City of Tacoma, 2021

> 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.

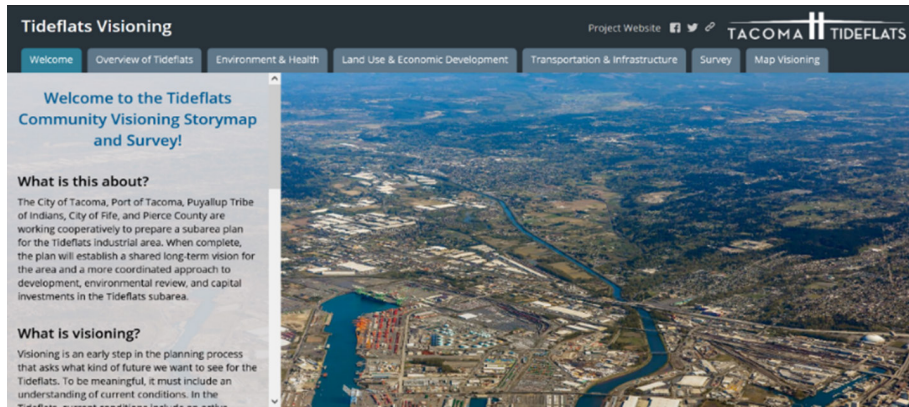
The five participating governments actively participated in engagement and promotion of communications. Their efforts were coordinated using a detailed Communications Plan that ensured staff at each participating government would share the same information with their respective audiences on the same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

Community Engagement Methods by Phase

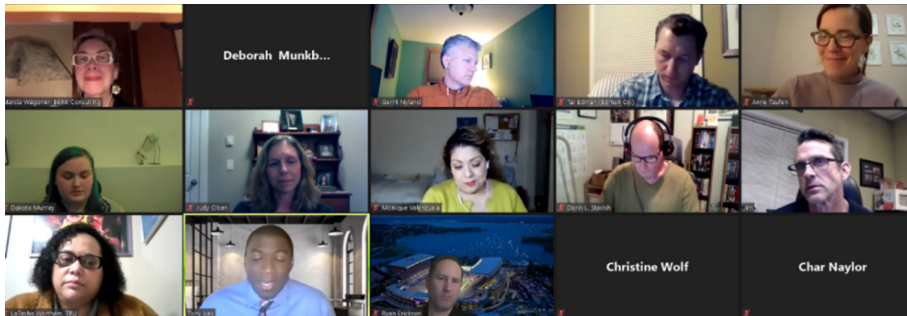
Engagement was conducted during each phase of the project to ensure the community and interested stakeholders could meaningfully participate in all aspects of the project.

> 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 to Facebook, and included Spanish interpretation and English closed captioning. Participants provided input via online real-time polling. **Figure 7** shows an advertisement for the kickoff.

**Figure 8. Story Map**

Source: BERK, 2021

**Figure 9. Focus Group Participants**

Source: BERK, 2021

> 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 **Figure 8** 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.

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 **Figure 9** for an image from one of the virtual focus groups.

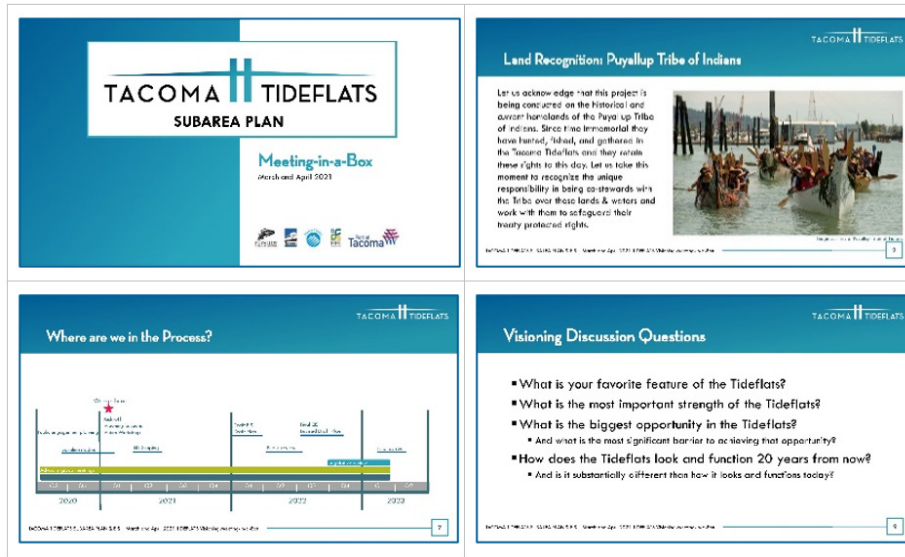


Figure 10. Sample Meeting-in-a-Box Slides
Source: BERK, 2021



Figure 11. Transportation and Infrastructure Panel
Source: BERK, 2021



Figure 12. Visioning Report Out
Source: BERK, 2021

“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 **Figure 10** 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 **Figure 11** 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 **Figure 12** for an image from the presentation.

> PHASE 3: DRAFT PLAN & EIS

Engagement for the draft subarea plan will occur after this document is published. The final subarea plan and EIS will describe these engagement efforts.

EIS Engagement

Scoping: The City followed legal notification requirements and conducted outreach activities to notify agencies, tribal governments, and members of the public and stakeholders of the scoping comment period and public scoping meeting in accordance with Section 13.12.610 of the City of Tacoma Municipal Code.

City staff conducted early community engagement to present the preliminary alternatives recommended by the Steering Committee, and to share information on the scoping process and how to participate.

Due to the ongoing COVID-19 pandemic, the City opted to host a virtual public scoping meeting via Zoom on July 13, 2022. The project team provided information about the proposed Subarea Plan and Planned Action, the SEPA process, and an opportunity to provide a verbal comment on the scope of the proposed EIS. 43 attendees joined the virtual public scoping meeting and 15 provided verbal scoping comments. A recording of the meeting is included on the project website at www.cityoftacoma.org/tideflatsplan

The City also conducted outreach and engagement when the Draft EIS was released.

Project-Long Stakeholder Engagement Methods

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

> TIDEFLATS ADVISORY GROUP (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. The TAG met 21 times from February 2020 through October 2024.

> 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. The SC met 17 times from July 2020 through December 2024.

Outcomes

Figure 13 shows the number of community members and stakeholders who participated in the various meeting types during the kickoff and visioning phase.

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.

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	City of Fife Council	Tideflats Subarea Plan Visioning	2/16/21	
	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*	3/21	12
	Chambers of Commerce	Fife/Milton/Edgewood Chamber of Commerce*	3/30/21	12
	Community Group	Pierce County Green Drinks	4/1/21	11
	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
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

Figure 13. Visioning Meetings

*Informational. Engagement not conducted.

Source: BERK, 2021

> 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.