PRESENTATIONS and HANDOUTS

Regular Meeting on August 2, 2017

1. Tideflats Area Land Use Interim Regulations
   (PowerPoint Slides, for Discussion Item D-1)  Pages 3 - 12

2. Tacoma Mall Neighborhood Subarea Plan
   (PowerPoint Slides, for Discussion Item D-2)  Pages 13 - 26

3. Tacoma Mall Neighborhood Subarea Plan Summary
   (Handouts, for Discussion Item D-2)  Pages 27 - 28

4. Tacoma Mall Neighborhood Subarea Plan Update
   (Handouts, for Discussion Item D-2)  Pages 29 - 32

5. Written Comments on Tacoma Mall Subarea Plan
   (Handouts, for Discussion Item D-2)  Pages 33 - 38

6. Written Comments on Tideflats
   (Handouts, for Discussion Item D-1)  Pages 39 - 80
Today’s Agenda

• Findings of Fact
• Staff Concept
• Other Options
• Next Steps
Findings

- MIC/Industrial Lands
- Critical Areas
- Encroachment
- Transportation
- Climate
- Off-site Impacts
- Emergency Response
- Emergency Ordinances
Staff Concept

• Prohibit New Non-industrial Uses
  • Golf Courses
  • Schools
  • Juvenile Community Facility
  • Airport
  • Agricultural Uses
  • Destination Parks and Recreation
Staff Concept

• Prohibit New High Risk/High Impact Uses
  • Coal terminals, storage, transport
  • Liquefied and gaseous fossil fuel terminals, etc.
  • Bulk chemical storage, production or processing
  • Animal slaughter
  • Fat rendering
  • Acid manufacture
  • Smelters
  • Blast furnaces
  • Metal recyclers
  • Surface mining
Staff Concept

- Existing High Risk/High Impact/Nonindustrial Uses
  - “Permitted”
  - Expansion of up to 10% by right
  - Expansion of up to 20% by CUP
- Expanded notification
  - 2500’ from MIC Boundary
  - Heavy Industrial Uses that require SEPA review or a discretionary permit
- Residential Encroachment
  - Limit to 1 unit per parcel
- Prohibit Unlisted Uses
Staff Concept

- Continues to allow core industrial activities
  - Container shipping and breakbulk
  - Wood products/wood working
  - Logistics/transportation/utilities
  - Marine services/supply/boat building
  - Wholesalers
  - Fabrication/Machining
  - Construction/Contracting/Rentals/Building Supply
- Provides accommodation for existing uses over the near-term
- Can be nimble to address unintended outcomes
Other Considerations

- Places focus on the subarea plan
- Process step vs. outcomes
- Balanced findings
- Defensible
Other Approaches

- More restrictive
  - Limit expansion
  - Include more non-industrial uses
  - Expand list of industrial uses
- More permissive
  - Rely on conditional use permits
  - Reduce uses subject to prohibition
Next Steps

• Substantively:
  • Draft code
  • Define uses
  • Define “expansion” methodology
  • Applicability to other areas in the City
  • Work plan for permanent regulations
  • Assess impacts

• Procedurally:
  • Public hearing
  • Finalize proposed amendments
  • Recommendation to Council
Meeting objectives

• Authorize public review draft
• Set Public Hearing Date – Sept 6th
• Next steps
  • Public outreach – August/September
  • Commission recommendation – October
  • Council action – November/December
Showing our work

PUBLIC ENGAGEMENT:
• Public kickoff meeting
• EIS scoping meetings
• TPCHD focus groups
• Stakeholder interviews
• Tours
• Design workshop
• Public scoping meetings
• Stakeholder working group
• Business community engagement
• Informational briefings
• Planning Commission
• City Council

TECHNICAL DOCUMENTS:
• Neighborhood Livability Needs Assessment
• EIS Determination of Significance
• EIS Scoping Summary
• Existing Conditions Analysis
• Design Workshop Summary Report
• Infiltration Study
• Traffic analysis
• Multifamily and Mixed-Use Development Feasibility Analysis
• Commercial Actions Case Study

2015
JULY to DECEMBER
Scoping + Engagement

2016
JANUARY to DECEMBER
Draft Sub-area Plan & EIS

2017
JANUARY to AUGUST
Planning Commission Review
SEPTEMBER to DECEMBER
Council Review
Changes made to the preliminary draft

1. Proposed zoning and height
2. Residential and commercial design
3. Proposed transportation projects
4. Street network and connectivity
5. Green stormwater strategies
6. Parks and open space
7. Character districts
8. Catalyzing economic development
Moving toward the vision

Medium-term Vision

Long-term Vision
Madison District zoning

Staff recommendation

Alternate approach
Street Network & Connectivity

- Connectivity principles
- NW Street grid
- New connections tiers
- Regulatory approach
- City leadership
## Communicating technical information

<table>
<thead>
<tr>
<th>Code Changes by topic</th>
<th>TMC Code Sections</th>
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| 1. Zoning District Boundary & Height Changes | 13.06.300.A Mixed-Use Districts  
13.06.300.B Districts established       |
| 2. Height bonus options                | 13.06.300.E Building envelope standards                                           |
| 3. Land Use Table Modifications        | 13.06.300.D Land use requirements                                                |
| 4. Connectivity Requirement           | 13.04.080 Binding site plan approval  
13.04.120 Conformity to the Comprehensive Plan and the Major Street Plan and applicable ordinances, manuals, design specifications, plans and guidelines  
13.06.512 Pedestrian and bicycle standards  
NEW - 13.12.590 Tacoma Mall Neighborhood Connectivity Plans |
| 5. Development Regulation Agreements   | 13.05.095 Development Regulation Agreements                                       |
| 6. Pedestrian Streets Designations     | 13.06.300.C Applicability and pedestrian streets designated                       |
| 7. Drive-Through Standards             | 13.06.513 Drive-throughs                                                          |
| 8. Townhouse & Multifamily Design      | 13.04.200 Alleys  
13.06.300.G X-district Residential Yard Space Standards  
13.06.501 Building design standards    |
| 9. Minimum Residential Density Flex.   | 13.06.300.E Building envelope standards                                           |
| 10. Landscaping Code updates           | 13.06.502 Landscaping and buffering standards                                     |
| 11. STGPD Code Updates                 | 13.09 South Tacoma Groundwater Protection District                                |
13.12.580 Traffic Impact Assessment   |
Communicating graphically
What’s in the package

- Draft Subarea Plan
  - Code changes summary & text
  - Conceptual streetscapes designs
- Draft EIS
- Final touches
  - Graphics, acknowledgements, DEIS appendices
  - Comp Plan consistency updates
Market study

• How will proposals affect property value?
• Case study approach
• Assess subarea plan proposals
  – Permit streamlining
  – Near, mid and long-term transportation projects
  – Connectivity requirement
  – New funding sources
How to provide input

- Public notification
- Written comments
- Meetings
  - Aug 16\(^{th}\) Transportation Commission
  - Aug 28\(^{th}\) BPTAG
  - Aug 30\(^{th}\) Informational Meeting
  - Sept 6\(^{th}\) Public Hearing
  - Sept 13\(^{th}\) Council IPS Committee tour

ADDITIONAL MEETINGS BEING SCHEDULED
Meeting objectives

- Authorize public review draft
- Set Public Hearing Date – Sept 6th
- Next steps
  - Public outreach – August/September
  - Commission recommendation – October
  - Council action – November/December
Executive Summary

PROPOSED VISION STATEMENT

By 2040 the Tacoma Mall Neighborhood will be a thriving center of regional significance and a distinctive, connected, livable and healthy place offering a wide range of opportunities for all people to live, work, invest and fulfill their potential.

SUBAREA PLAN

This Subarea Plan is a road map for businesses, residents and public agencies to partner to achieve this vision. The Tacoma Mall Neighborhood plays important roles both locally and regionally. It is home to a diverse community of residents and businesses and is a major regional shopping destination. Its designation as a Regional Growth Center by the City of Tacoma and the Puget Sound Regional Council indicates that the neighborhood is planned to be one of the Puget Sound region's most vibrant, dense urban centers, accommodating a significant portion of the City of Tacoma's future housing and employment growth. This planning effort supports neighborhood growth that would triple the 601-acre neighborhood’s resident population and double its total jobs by 2040 (adding roughly 8,100 new residents and 7,600 new jobs).

The Subarea Plan will guide growth to support the community’s vision for a pedestrian-friendly, urban mixed-use neighborhood with a high level of access to services and transportation options. The neighborhood in 2040 will thrive due to its central location and transportation choices, diverse range of jobs and shopping, unique local character and culture, attractive urban form, green features and sustainable infrastructure, and comprehensive neighborhood amenities. It will be home to a diverse community of residents, businesses, and institutions empowered to help shape growth and change in the neighborhood. The recommended actions also address long-standing neighborhood aspirations for street improvements, more control over growth and change, more neighborhood amenities and services, and more investment in the area.

ENVIRONMENTAL IMPACT STATEMENT

This is a long-range plan, and forward thinking is needed to anticipate and prepare for the impacts of growth and change. As part of the planning process, the City prepared an up-front Environmental Impact Statement (EIS) to identify and mitigate potential environmental impacts. The EIS identifies neighborhood-scale mitigation actions proactively, and replaces project-level environmental review. This will streamline City review of development consistent with the Plan, as well as produce better outcomes overall.
HOW THE PLAN IS ORGANIZED

The Plan is comprehensive and action-oriented. It includes goals and actions by topic in Chapters 3 through 10. Chapters 1 (Introduction) and 2 (Context) provide a complete summary and background, while Chapter 11 (Implementation) prioritizes early implementation actions and recommends funding strategies. The EIS assesses potential impacts and calls for mitigation steps. A package of near-term code changes will also be considered for adoption with the Plan.

KEY STRATEGIES

| **Urban Form** | Long-range actions to transition the neighborhood structure from suburban and auto-oriented to a thriving mixed-use center that is compact, connected, complete, transit-ready and convenient by car |
| **Land Use** | Zoning and regulatory refinements to better guide development to create a dense, attractive and walkable mixed-use district that can accommodate a substantial share of regional growth |
| **Housing** | Actions to ensure a wide range of quality housing choices and costs that meets the needs of residents at various stages of life, different household sizes, and a range of income levels |
| **Transportation Choices** | Transportation strategies and investments to create high-quality mobility options suitable for a dense urban center and retail destination, including frequent and attractive transit service, safe and comfortable bicycle and pedestrian facilities and convenient vehicular access |
| **Environment** | Innovative green stormwater infrastructure and tree planting actions that will address infrastructure needs, improve health and quality of life, and help protect local watersheds and even the health of the Puget Sound |
| **Community Vitality** | Actions to create a neighborhood in which to live and work with a unique identity and vibrant local culture, an empowered community, and a robust system of parks, open spaces, amenities and services |
| **Shared Prosperity** | Actions to reduce barriers to business investment and growth, improve the area’s image, and increase employment and service opportunities for the neighborhood and the City |
| **Utilities and Services** | Long range planning to ensure that utilities and public services are provided concurrent with growth and support envisioned development patterns and community character |
| **Implementation** | Early strategic actions prioritized to build momentum, including investments in neighborhood infrastructure, establishing partnerships and developing funding strategies |

PROJECT TIMELINE

| **2015** | **2016** | **2017** |
| JULY to DECEMBER | JANUARY to DECEMBER | JANUARY to AUGUST |

FOR MORE INFORMATION

www.tacomamallneighborhood.com  Elliott Barnett, City of Tacoma Planner, (253) 591-5389, elliott.barnett@cityoftacoma.org
Subarea Plan & EIS
Project UPDATE

July 13, 2017

Project Status

The project is nearing the end of the Planning Commission Review phase. On August 2\textsuperscript{nd}, the Commission will consider issuing the draft Plan for public review in July and August.

We need your input! The public review period is your opportunity to help shape the draft proposals. Please stay tuned for information on public meetings, formal hearings and other ways to get involved.

What is this project about?

The City of Tacoma is developing a Subarea Plan and Environmental Impact Statement (EIS) for a 601-acre proposed Regional Growth Center (the current 485-acre Tacoma Mall Regional Growth Center and a proposed 116-acre expansion area). The area is designated by the City of Tacoma and the Puget Sound Regional Council for substantial jobs and housing growth.

The City and community stakeholders have collaborated for over a year to develop a vision, goals and actions to guide growth and bring about positive change in the area. Key goals include promoting investment and job growth, improving livability and community health, enhancing environmental functions, and empowering stakeholders to affect the future of the neighborhood.

This action-oriented effort will initiate a range of implementation steps. The project will also streamline development consistent with the Plan by addressing environmental impacts up-front on an area-wide basis through targeted mitigation measures. The EIS takes the place of project level environmental reviews.

What has the City been working on?

The project schedule has been extended from the original schedule to work through several topics identified by the Planning Commission and stakeholders. In December 2016 the Planning Commission began its review of a preliminary draft plan. Since January, the City and Commission have been working to understand and address the questions and issues that have come up through that review.

On June 7, 2017 the Planning Commission directed City staff to finalize a public review draft of the Plan.

This is the community’s plan. The project team and Commission are working hard to put forward a plan that reflects the community’s aspirations and priorities.

Here are the topics the Commission has been working with a brief summary of changes made to the preliminary proposals:
1. **Proposed zoning and height:** The proposals include land use, zoning and height changes intended to provide better guidance to new development and to support green stormwater, urban design, transportation and livability goals.

   *The Commission has discussed alternative height and residential zoning proposals for the Madison District.*

2. **Residential and commercial design:** The proposals include design standards updates to promote walkability and urban design goals.

   *The Commission has proposed stronger design standards for townhouses with front doors facing alleys.*

3. **Proposed transportation projects:** The Plan includes an ambitious package of capital projects to improve the transportation system, accommodate growth, and catalyze investment.

   *The Commission discussed the project list and prioritization approach.*

4. **Street network and connectivity:** The street network in the neighborhood includes areas with very large blocks that lack connecting roadways and pedestrian paths. That pattern makes it difficult to transition from auto-oriented patterns to more urban walkable neighborhood patterns. The proposals include proactive City investment in transportation improvements, and requirements for new street or pedestrian connections when major development occurs.

   *Commercial property owners have expressed concern that requiring new roads could have a negative impact on them. To address this concern, the Commission has made refinements intended to make the proposal fair and beneficial to all while avoiding impacts to existing businesses.*

   *In addition, Medium and Long-term Vision Maps have been developed. Their intent is to communicate that major change will take place incrementally and be driven primarily by development interest, rather than City requirements.*
5. **Green stormwater strategies:** The neighborhood is located in two sensitive watersheds, is above the South Tacoma aquifer, and has a high amount of impervious surface coverage. This means there can be substantial benefits from reducing the amount of impervious surface. The proposed zoning changes in the Madison District would make it possible to construct a whole area with pervious green streets.

_The Commission has discussed the balance between promoting green streets and allowing for taller buildings in the Madison District._

6. **Parks and open space:** The proposal call for more parks and open space as well as improvements to existing parks. Parks and open spaces are critical components of healthy livable neighborhoods and a high priority need in the Subarea.

_The Commission has made several refinements to the proposal, particularly in regards to the concept of a park in each of the four districts. In the Northwest District the need for the park is less pressing since there is very little residential development there currently._

7. **Character districts:** The proposal identifies four distinct districts within the Subarea and calls for steps to promote development that would build on each district’s character and assets.

_The Commission has clarified that the intent of the district concept is to show potential rather than to require specific design features or to require residential development in all districts._

8. **Catalyzing economic development:** The Plan is intended to catalyze both residential and commercial growth. The Shared Prosperity Chapter articulates actions to support economic development that benefits businesses, property owners, residents and the broader community.

_The Commission has clarified that the proposed actions were chosen in part to address barriers to investment and development identified by the business community._

_The proposal has strengthened the emphasis on supporting existing businesses in balance with promoting new development._
Visit www.tacomamallneighborhood.com and select the Bulletin Board page for more information.

What’s next?

The Commission will meet on August 2\textsuperscript{nd}, 2017 to review the complete draft Plan and supporting exhibits and consider releasing it for public review and comments (4:00 pm to 6:00 pm - Tacoma Municipal Building North, Room 16 - 733 Market Street).

Project Schedule

![Project Schedule Diagram]

How can I stay involved?

Stay tuned for more information and opportunities to participate in the project. Please contact us if you would like more information.

Do you know someone who might be interested in this project? Please encourage them to contact staff or visit the webpage and sign up for updates.

Webpage: www.tacomamallneighborhood.com

City staff: Elliott Barnett, City of Tacoma Planning and Development Services – (253) 591-5389 elliott.barnett@cityoftacoma.org

Implementation successes

- Madison District Green Infrastructure grant
- Creative Placemaking and Community Engagement in Tacoma Mall Neighborhood grant
- Tacoma Public Utilities tree planting (Pine & 36\textsuperscript{th} St)
- Community Based Services collaboration on neighborhood issues
- Solid Waste garbage collection pilot effort

More efforts are in the works to bring attention and resources to the neighborhood.
What I want to see in the
Tacoma Mall Subarea Plan

By Beverly Bowen-Bennett
08/02/2017

1. Affordable units in all apartment complexes 15% sounds reasonable
2. Direct off ramp from I-5
3. No front doors on the alleys

4. A community HUB such as Madison school sight with basketball court, play area for children and seniors, meeting space and possibly even 21st century library.
5. The Lincoln Heights park turned into an inviting functional park
Eleanor Brekke  
August 2, 2017

We appreciate the opportunity to participate in the city’s process and the various revisions to the Subarea Plan that have already been accommodated, such as excluding tenant improvements from trigger thresholds, but our ongoing concerns regarding the proposed 37th Street and connectivity requirements are still not being addressed. Commercial property owners have been clear the proposed 37th Street has far reaching negative economic impacts today and into the future.

We have had high hopes that the research being conducted by Community Attributes, Inc. (CAI) would address the economic impacts the future 37th Street alignment will have on the NW Quadrant of the Subarea Plan. It is the sole reason we supported CAI’s study. We were invited to participate in an online survey that identified priorities for the scope of work being completed by CAI. However, to our dismay, the most critical issue we have identified – the proposed future 37th Street – was not included as a research topic.

We are concerned the proposed 37th Street is being looked at from a perspective that does not take economic conditions and property owners into real consideration. Not including 37th Street in CAI’s study further illustrates this concern. Although the argument has been made that 37th Street will not happen 10 to 20 years from now, including it in the Sub Area Plan will negatively impact and bind us until it does.

It appears the work being conducted under the City’s pending EIS is the remaining hope private property owners in the NW Quadrant have to address the benefits and impacts of the proposed 37th Street connection between Pine Street and South Tacoma Way. The coalition of private property owners in the NW Quadrant are asking the Planning Commission to make sure this issue is addressed in the EIS.
The proposed future 37th Street remains a critical issue.

a. While we can see and support the benefit of neighborhood and regional connectivity, the proposed alignment of the future 37th Street is impractical – cutting through various privately held parcels, navigating difficult topography, limiting future development options and, in some cases, leaving unusable portions of parcels as a result.

b. The current connectivity ‘guideline’ being used to determine the alignment of future 37th Street identifies a 200 foot corridor within which the future street must be built.

We are asking that the EIS include a review of practical alignments and options for the future 37th Street that would include existing connections such as existing streets and private driveways already connecting between Lawrence and Pine Street. We are also asking that the connectivity guideline be revised to allow for an alignment of future 37th Street that is NOT restricted to the 200 foot corridor now being used as a requirement for alignment.

c. It is important for the Planning Commission to remember that the private sector is going to be required to participate financially in Tier 2 streets, and the present proposed 37th Street alignment will be a very expensive street with limited or no net benefit to both adjacent property owners and neighborhood. Other more beneficial and fiscally responsible connections are viable such as 35th Street and on the north end of Cedar Street.

In closing, the alignment of the proposed 37th Street or any other more viable alternatives should provide the greatest public benefit with the least impact on private property owners.

John W. Brekke
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(425) 451-1511
City of Tacoma Planning Commission
747 Market St #345
Tacoma, WA 98402

June 23, 2017

Dear City of Tacoma Planning Commission,

We understand that the City of Tacoma will be considering a multi-year subarea plan for the Tacoma tideflats. This is heartening because it enables continued community discussion with city officials while considering the twin goals of growing our local economy and protecting our local environment. What we expect from this process is that we will, as a community, agree to move away from expanding fossil fuel development on the tideflats near our much-valued waterway.

We are concerned that the subarea plan could take 3-5 years, during which Tacoma and surrounding communities would be vulnerable to new fossil fuel industry development that would be grandfathered in during the planning process.

We understand that the Tacoma tideflats represents a prime area for news new fossil fuel projects given that we have a desirable deep-water port and that we represent a western, coastal terminus and a gateway to the Pacific. We believe the City of Tacoma must withstand the pressure that comes from these industries in order to ensure a healthy economy and environment going into the future.

We ask for interim regulations to protect against new fossil fuel export projects. Whatcom County put in place a Moratorium while they underwent a planning process. The City of Portland passed a comprehensive land use code change. Tacoma can and must take action to protect its citizens as well as not lock us into fossil-fuel projects and infrastructure for the next 40-50 years.

The reason we’ve come together to write and sign this letter is that we noticed that there were the same roster of dedicated Tacoma citizens who show up to these meetings: these names must be very familiar to you at this point. But we want to emphasize that many or most of us work full-time jobs and have families (some of us as single parents) and cannot show up to these meetings when they are held in the afternoon. It does not mean that we are not thinking about these issues, and this letter reflects our concerns as citizens of Tacoma.

Many thanks for taking our public comment, and we look forward to more dialog in the future.
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<td><a href="mailto:seelouis@yahoo.com">seelouis@yahoo.com</a></td>
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<td>Daniel Lucky</td>
<td>657 N 8th St. Tacoma, WA 98403</td>
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<td>Phil Brooke (Signed by Emote)</td>
<td>3811 84th St E, Tacoma</td>
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<td>Laurel Nichols</td>
<td>4901 N 36th St, Tacoma 98407</td>
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<td>Me (Handwritten)</td>
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<td>Bill Peacock</td>
<td>4102 N 32nd St, Tacoma 98407</td>
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<td>Emily Frost</td>
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<td>Lynn Mackey</td>
<td>3008 N 9th St, Tacoma 98406</td>
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<tr>
<td>Edith Ackley</td>
<td>5131 N. 39th St, Tacoma 98403</td>
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Hello Mr. Wung:

My name is Bliss Moore and, by this note, I am representing the Sierra Club, as Vice Chair of the Sierra Club Tatoosh Group of Pierce County.

I first want to thank the Tacoma Planning Commission for the Public Comment Period on the Interim Regulations and Port/Tideland Sub-area Plan at the Planning Commission's meeting on June 22, 2017. It was unfortunate the testimony time allowed was only 2 minutes to speak for comments, but I realize the time constraints with such a large volume of testifiers. The vast majority (approx. 80%) of the nearly 4 dozen testifiers were highly supportive of having strict interim regulations to prevent fossil fuel related industries and businesses from getting their expansion plans permitted in the Port/Tidflats before the Sub-area plan becomes complete with new rules strictly limiting, if not prohibiting, fossil fuel-related expansion. It has been reported that this Subarea Plan process may take 3 to 6 yrs to develop and complete.

Though I realize the official comment period ended on June 22nd at the Planning Commission meeting, I would greatly appreciate it if you would forward this email to all the Planning Commissioners.

My abbreviated comments are as follows:

1. The Sierra Club, which currently has 3 million members throughout North America, 30,000 in WA, and about 1500-1700 in Pierce County. Sierra Club is largest Environmental Conservation organization in North America, and it avidly opposes further expansion of mining and development of fossil fuels. We are not advocating for banning fossils, but we are advocating against the further growth in the use of fossil fuels. We simply want to promote energy conservation and the development and use of renewable energy such as solar, wind, tidal, geothermal, clean biomass, etc.

2. Locally, here in Tacoma, the Sierra Club already has and will continue to push for curtailing further fossil development in the Tacoma Port/tidflats. Anyone who has lived in Tacoma over the last 30 or more years, as my wife and I have, know well what a filthy, dirty and toxic the City of Tacoma was years ago. The air, soils and waters were loaded stinky harmful toxins from fossil fuels industrial emissions and effluents which ended up all around Commencement Bay, the Port waterways and beyond. In the mid to late 1980's, the EPA designated several Super Fund sites around Commencement Bay. Over the last several decades,Tacoma was famously known to the general public by its distinct odor of its toxic air emissions infamously known as the "Aroma of Tacoma" which phrase still lingers in the minds of those who haven't visited Tacoma in the last decade or two. My wife and I have lived one-half mile from the Asarco Smelter site by Pt. Defiance Park since December 1987, and are very familiar with what it takes to clean-up a Super Fund site. This clean-up has only been only been successful because of: 1) the commitment by Asarco, 2) a huge court settlement from a shady foreign mining developer, who had bought Asarco and then lost it back to Asarco in a lawsuit several years later, 3) the purchase of most of the plant site by a visionary risk-taking developer, who has developed Point Ruston and 4) the cooperation of City of Tacoma, Town of Ruston and Metro Parks Tacoma. It's taken over three decades from when this smelter shut down to the clean-up of about 95% of this site, so far. The Foss Waterway has also been cleaned up successfully except now its being recontaminated from street runoffs from the storm water sewers (primarily with toxic phthalates). Closing Asarco in 1985 was really the beginning of the end of the dirty industrial Tacoma that was started over 100 yrs ago. From about the mid 1980's to present Tacoma has steadily been going through a renascence by changing its old dirty ugly image. Along with the shutdown of dirty industries, e.g., Asarco Smelter, Occidental
Chemical, and Kaiser Aluminum Smelter, etc., Tacoma has made big changes in the Central City. Examples are: building of the Tacoma Dome, the Federal Court House (Union Station) remodel, the new Washington State History Museum, establishment & growth of UWT with new buildings and an expanded campus, construction of the Link-Light Rail line (Tacoma Dome to Theatre District), upgraded Theatre District, New Convention Center, Foss Waterway apartments & condos, up-grade of Pacific Ave, new apartments in Hiltop District, Foss Waterway redevelopment, Urban Waters marine research center, Waterfront Park establishment and development (from the Chinese Memorial Park all the way to Point Ruston and Pt. Defiance Park), etc., etc., etc. This is has been a very long slow process recovering from over 100 yrs of polluting the Port/Tideflats and Commencement Bay areas.

Our Point is: In this Port/Tidelands Sub-area, we DO NOT want to see generation of any more industrial pollutants that will re-contaminate our air, soils, and waters of our New Cleaner Greener Revitalized City of Tacoma! To assure our continued success in redeveloping Greater Tacoma to attract new residents, clean green businesses, and visitors, we must have strict interim regulations in the Port/Tideland Sub-area, while the Sub-area plan is being developed, to prevent ANY further fossil fuel development & infrastructure of dying dirty energy industries. Furthermore, more fossil fuels at the Port/Tidelands Sub-area will keep away clean industries industries from coming there. Also, the additional toxic air emissions from the fossil fuels will likely keep new residents from occupying residential areas in NE Tacoma and other near-by neighborhoods resulting in a drop of property values there.

WE DO NOT WANT TO SEE TACOMA REGRESS TO "THE BAD OLD DAYS" AND BECOME A 3RD-CLASS DYING CITY FROM FOSSIL FUELS!!!

3. Please read this excellent new "hot-off-the-press" report from the Sightline Institute, a reputable non-partisan Pacific NW think-tank focused on climate change and environmental justice issues. This report is entitled "Northwest Targets: Communities Threatened by Fossil Fuels" exposes what the fossil fuel industry (FFI) plans for the Pacific Northwest. You will see what the FFI's plans are specifically for the Tacoma Port/Tidelands Sub-area. Link: http://www.sightline.org/2017/06/20/northwest-targets-communities-threatened-by-fossil-fuels/

Northwest Targets: Communities Threatened by Fossil Fuels

A new Sightline report ranks the Northwest communities most threatened by fossil fuels.

4. The Sierra Club stands with the other local groups, such as, Audubon, neighborhood groups, RedLine Tacoma, Climate Solutions and the Puyallup Tribe (which was unfortunately prevented by the Port of
Tacoma from being a partner to craft the Port/Tidelands Sub-area Plan along with the City of Tacoma and the Port of Tacoma) to keep out additional polluting fossil fuel industries and businesses from the Port/Tidelands Subarea. We must NOW promote and develop clean green industries, e.g., solar & electric technologies, and clean businesses, e.g., information technology companies.

Thank you for reading this note and for hopefully passing this note onto the Planning Commissioners, whether or not it becomes officially part the process record.

Sincerely,

Bliss Moore, Vice Chair
Sierra Club Tatoosh Group of Pierce County
6116 N Park Ave, Tacoma, WA 98407
blissmoore2004@yahoo.com
253-752-6472 (h), 253-820-2306 (m)
Tacoma City Manager Elizabeth Pauli and members of the Tacoma Planning Department;

Public Comment was taken at the June 21, 2017 Planning Commission Meeting and several of the speakers addressed the topic of interim regulations in the Tacoma Tideflats. One of the speakers identified himself as Bruce Hafte (sp?), representing the Tahoma Audubon Society. His comments included several inaccuracies including misinformation about our expanded SEPA notification process, He said that John Wolfe shelved the proposals in September and the Port did not move forward with the resolution.

The purpose of my email is to correct the Public Record. Port staff provided an update on the new SEPA notification process at our September meeting (we have one regular Port of Tacoma Commission Meeting per month), and then we held a Public Hearing on the topic at the October 20, 2016 Commission Meeting. There was one speaker and he spoke in favor of the resolution. The motion was to "Authorize adoption of revisions to the Port of Tacoma SEPA Resolution relating to increasing notification zones from 200 feet from the subject project's footprint to 2,000 feet for Determinations of Non-Significance and Mitigated Determinations of Non-Significance; and increase to 4,000 feet from the subject project's footprint for Environmental Impact Statements." The motion carried 5-0. It was not shelved and currently, is in effect. The signed minutes of the meeting are attached (please see topic #4). If you would like a copy of the resolution, I am happy to forward that document.

If you would please share this with the Planning Commissioners, it would be appreciated.

Best Regards,

Evette Mason
Government Affairs Manager
NWSA and the Port of Tacoma
(253) 383-9435
everson@portoftacoma.com
[http://www.portoftacoma.com/logo-email]
COMMISSIONERS PRESENT:
1. Connie Bacon, President
2. Dick Marzano, Vice President
3. Don Meyer, Secretary
4. Clare Petrich, 1st Assistant Secretary
5. Don Johnson, 2nd Assistant Secretary

STAFF PRESENT:
1. John Wolfe, Chief Executive Officer
2. Carolyn Lake, Port Counsel
3. Judi Doremus, Clerk of the Port
4. Scott Francis, Director, Real Estate
5. Sharon Rothwell, Mgr, Purchasing & Supplier Diversity
6. Evette Mason, Government Relations Manager
7. Sean Eagan, Director, Government Relations
8. Tony Warfield, Sr. Manager, Environmental Projects
9. Scott Francis, Director, Real Estate
10. Tara Mattina, Director, Communications
11. Rod Koon, Sr. Manager, Communications

9:00 am: EXECUTIVE SESSION
Call to order and recess into Executive Session:
1. Four (4) Real Estate Selling/Leasing Items – RCW 42.30.110 (1)(c)
2. One (1) Real Estate Buying/Leasing Item – RCW 42.30.110 (1)(b)
3. One (1) Personnel-Collective Bargaining Item – RCW 42.30.140 (4)(b)
4. Two (2) Potential and Active Litigation Items - RCW 42.30.110 (1)(j)

12:00 noon: REGULAR COMMISSION MEETING
1. RETURN TO ORDER: Commissioner Bacon called the meeting back to order at 12:00 noon and a flag salute was performed.

2. CONSENT AGENDA:
   A. Voucher Certification:
      Checks #210032 through #210411 and wire transfers in the total amount of $11,938,362.07 during the period of September 7, 2016 through October 11, 2016.
   B. Minutes of September 15 2016
      Motion was made by Commissioner Johnson, seconded by Commissioner Marzano:
      "Approve the above Consent Agenda".
      VOTE: MOTION CARRIED 4-0

*Commissioner Petrich joined the meeting at 12:02 pm

3. STAKEHOLDER UPDATES:
   A. Grant Ringel, PSE: Gave an update following the latest Washington Utilities and Transportation Commission (UTC) meeting on the PSE LNG project. PSE is planning to separate the non-regulated LNG plant from the regulated utility business into two separate companies (under the parent company umbrella) for transparency of costs. Last night the UTC had a 6 pm public comment meeting. They discussed a settlement Agreement, and PSE hopes to have their ruling by the end of the month. It is PSE’s intention to move forward with the project if and when the UTC approves this Agreement.
      1. Commissioner Meyer asked about the public process PSE implemented for viewing their safety documents on the project at the PSE office. Mr. Ringel responded that only one person participated, which was Commissioner Meyer. Commissioner Meyer stated that he found the process not onerous at all. The website had most of the information already on it. Now they have an electronic process, which is still available.
      2. Construction is still estimated to be on time.
      3. What happens now with the extension of the feasibility period to 10/31/16?: No action is required from the Port of Tacoma Commissioners. On 11/01/16 the construction phase will begin. The Port Commission could choose to extend feasibility if they wish. The CEO cannot extend, as he has already taken action up to his authority level of $300,000. Any extension would have to come in front of the board for a vote. However, no extension is being requested.

Public Comment:
David Basler, ILWU Local 23: Voiced his willingness to have the LNG plant go forward. He spoke about the current emissions from diesel in the Port with the black smoke from ships. He works on or near vessels. This plant will allow TOTE to be in compliance with legislation that mandates lower emissions within 200 miles of the coastline. This is the entire trip from Washington up to Alaska. These will be the cleanest ships in use. He cannot see how it will be a detriment. He stated that it is phenomenal how small the plant will be. It is one of the smallest built today. As for safety, the structure of the storage tank is phenomenal and safe. He added that this project has a lot of support in the community.
Todd Iverson, ILWU Local 23: Reported that ILWU Local 23 voted unanimously to support the LNG facility. This was a statement of their values as active members of this community, who live and work here and breathe that air. He added that by supporting TOTE in this conversion, we will be preserving jobs because TOTE will stay in Tacoma. At the UTC meeting, there was concern expressed for this facility becoming a “gas station”. If so, this would be a great thing. It would help us be competitive and clean the air. Regarding lowered home values, he asked what the value will be if we lose 1,000 jobs at the Port. He thanked the Commissioners for moving forward on this project. He hopes to see more green initiatives and that the Port can be stronger in this area.

Mike Kauzinski, ILWU Pensioner’s Club: Stated that the last time he spoke was with ILWU speaking about diesel particulates. The Union decided then that reducing the particulates would save their lives and those of the community. Now we have the opportunity to do something to clean the air. It is possible that every facility will utilize this cleaner option and perhaps trucks as well. He fully endorses this project.

Tim O’Donnell, IBEW Local 76: Stated that his union has 1,200 members at the Port; they have been in Tacoma for 122 years. He stated that he and his members support this LNG plant fully and they want to see it go forward. He added that they need living wage jobs and he doesn’t want to see more jobs sent overseas. He stated that if the Commission needs any help to call on IBEW Local 76.

B. Annual Tacoma-Pierce County Economic Development Board – Bruce Kendall, President/CEO:
2. Recruitment: Reviewed their proactive strategies. Recruitment is more difficult and expensive than retention. They engage in targeted recruitment at trade shows and on regional trade missions. They look for strategic opportunities. There are targeted trips to Japan and China to meet with companies that we would like to see in the PNW. Cybersecurity: There is a research unit at UW Tacoma. They have gone to the Silicon Valley to encourage expansion of this industry into the PNW.
3. Growth was discussed. The housing boom provides a wide variety of places to live. The bad news is that citizens are commuting to jobs outside of Pierce County. About 28% of citizens who live in Tacoma work in other counties.
4. Pierce County shines in aerospace supply chain, logistics and trade. JBLM also positions us well.

C. Annual World Trade Center Tacoma Update– Louise Tieman, President/CEO:
1. Board Chair, Dale King, and Mike Fowler are also present today. They are approaching the 40th year as a World Trade Center and the 25th year of the Globe Awards.
2. The major focus is on becoming more financially independent. Staff are working to reduce dependence on public funds. The Board will begin a five-year plan to evaluate a strategic plan with specific goals. They currently receive $100,000/year from the Port of Tacoma and $50,000/year from the City of Tacoma. They utilize fees for services and are looking to expand these. Ms. Tieman will return at a later meeting to review her strategic plan with the Commission.
3. The 2016 accomplishments and 2017 opportunities were reviewed.

4. PUBLIC HEARING AND ACTION:

A. State Environmental Policy Act (SEPA) Resolution 2016-06-PT:
1. Propose to increase notification zones from 200’ to 2,000’ for a determination of non-significance and to 4,000’ for and Environmental Impact Study (EOS). This notification is to let citizens know a SEPA process is underway. This is just one tool for notification.
2. We also utilize an Interested Parties List. Citizens can join this list at a Commission meeting or online. Projects are also posted on the website and in the newspaper (TNT, Daily Index). Commission recommends notifying all neighborhood councils regardless of the location of the project.
3. Financial impact of changes: Ranges from $200 to $10,000.
4. City Governments notify their citizens.
5. Can return with an amendment to require notifying all neighborhood councils in Pierce County.

Jose Chavez: Stated that this is unbelievable and great news. He is part of the Eastside Neighborhood Council, and he would appreciate notifications coming to all councils. He added that the City of Tacoma is made up of many different cultures and languages and many citizens do not speak English. Staff should consider notifications in other languages.

Motion was made by Commissioner Meyer, seconded by Commissioner Johnson:

MOTION: “Authorize adoption of revisions to the Port of Tacoma SEPA Resolution relating to increasing notification zones from 200 feet from the subject project’s footprint to 2,000 feet for Determinations of Non-Significance and Mitigated Determinations of Non-Significance; and increase to 4,000 feet from the subject project’s footprint for Environmental Impact Statements.”

VOTE: MOTION CARRIED 5-0

5. ACTION AGENDA:

A. Xerox Lease Agreement for Managed Print Services:
1. Shorter term due to possible separation of the NWSA and Port of Tacoma.
2. This Agreement was done with a cooperative purchasing agreement; the state previously put out an RFP and we can use their results rather than go to the expense of doing our own RFP.
3. Although Xerox is a large company, the machines would be serviced by local people. Most companies providing these services are large in size.
MOTION: “Authorize a contract with Xerox Corporation for a 36-month managed print services lease not to exceed $534,000 plus taxes.”

VOTE: MOTION CARRIED 5-0

B. SECOND READING/AUTHORIZATION: Avenue 55 Lease:
1. The environmental techniques that Avenue 55 employs in the construction of their buildings were reviewed.
2. This lease will solve the environmental problem of invasive snails and the business problem of a building in need of repair without using Port funds.
3. Base rent is at fair market value: This produces slightly higher revenue than the Prologis lease, which was put out in an RFP. Staff has been marketing this property actively for five years. This is the highest and best use for the property.
4. There is galvanized roofing at the Educator Building with zinc coming off the building. There is no requirement to remove that building. However, it is at the end of its life and will be red-tagged soon. Staff will look at the Educator Building next year. There is not a timeline requirement, but from a practical standpoint it will have to be repurposed. There is concern for recontamination.
5. Low impact development: It is not mandated in the lease. However, other properties Avenue 55 has built were reviewed. They use no zinc-covered or lead-covered products in their buildings. Commissioner Meyer would like to see environmental considerations mandated in our contracts. Without this lease, the Port has no plans to remove that roof that has zinc coming off of it. So, approving this lease is the quickest path to correcting that problem.
6. We have groundwater collection systems that keep contaminants from going into the bay. Commissioner Johnson suggests holding a future study session if we want to mandate changes in our leases.
7. This is potentially a 75-year lease and CPI is capped at 3%. Commissioners asked if there would be an opportunity to revisit that cap, as 75 years is a very long time. Staff responded that the CPIU is set at 3% per year on an escalating basis. It also resets to market value every 15 years. Port policy used state resets every 20 years, but this was changed to 15 years with Commission input.

Motion made by Commissioner Johnson, seconded by Commissioner Petrich:

MOTION: “Authorize the CEO or his designee to enter into a 50-year lease with a 25-year extension option with Avenue 55, LLC for the premises located at 1514 Taylor Way and 3401 Lincoln Avenue, Tacoma, WA.”

Public Comment:
Bruce Kendall, Tacoma-Pierce County Economic Development Board: Stated that this is a great opportunity for this community to clean up an otherwise unusable property, replace an old building at the end of its useful life, provide new jobs and support the Port’s core business.

VOTE: MOTION CARRIED 4-1
Commissioner Bacon Yes
Commissioner Meyer Nay
Commissioner Johnson Yes
Commissioner Marzano Yes
Commissioner Petrich Yes

6. GENERAL BUSINESS:
A. Port of Tacoma Centennial Celebration Update:
1. Plan is to have 100 days of celebration for 100 years, starting with Maritime Fest.
2. Gala Event:
   A. Commission made several suggests, including partnering with the WTCT, as it is their 25th anniversary of the Globe Awards. Other entities are also having anniversaries, such as the 100th anniversary of the Broadway Center.
   B. They would like to have it community driven and focus on the story of the people and their families. Include past Commissioners, past executive directors.
   C. They would like the gala event to be something special. Commissioner Petrich offered the idea of telling the story of the Puget Sound in pictures and sound, a “concert” at a venue such as the Pantages Theatre. A Lifetime Award at the Globe Awards was also suggested.
   D. The 100 days and programs should focus on different audiences. Utilizing bus boards with the Face of the Port was discussed.
3. Legacy Project:
   A. Commissioners would like to partner with others, such as ILWU Local 23.
   B. It should fit the Port’s goals, be visible, useful and valuable over time ie. Creating a theater in a container or sponsoring a scholarship at a local university.

B. John Wolfe, CEO: Leslie Barstow, Community Affairs Manager has now joined the team. We will be restarting our bus tours, with the next one on 10/26/16.
7. PUBLIC COMMENT:
Dave Bashier, ILWU Local 23, Business Agent: Stated that he recently attended a breakbulk conference in Houston. He learned that the Port of Tacoma is really lacking in tools to move breakbulk. Other ports are moving windmill parts. He would like to see us invest in mobile cranes and purchase two for EB1 with on-dock rail to enable us to compete in this area.

8. STUDY SESSION:
A. Port of Tacoma Budget Study Session:
   1. The Port's future proposed contribution to the finalization of the SR-167 project was discussed. The Commission as discussed a sum of $30 million. It is not in the budget because the Commission has not yet taken an action on this to date. The Port also plans to contribute approximately 11 acres of land to this project, with a value of approximately $3 to $4 million. This would be inside the $30 million.
   2. CIP 2017-2021: Commissioner Bacon would like to see how much the Port of Tacoma will spend on properties leased to the NWSEA versus retained properties.
   3. New positions predicted for next year were discussed. Commissioners would like to see a list of position titles and a rationale for each position that is recommended to be filled.
   4. Headcounts are no longer approved by the Commission in the budget. The Commission does approve the total compensation, however.
   5. 2017 memberships were discussed and those for the Port of Tacoma versus the NWSEA.
   6. Commissioners request a business plan from the World Trade Center Tacoma prior to releasing the funds, which are scheduled to be $120,000 for 2017, paid quarterly.

9. COMMISSIONER COMMENT: None.

10. ADJOURNMENT:
There being no further business, President Bacon adjourned the meeting at 4:20 pm.

ATTEST:

Donald G. Meyer, Secretary
Port of Tacoma Commission

Judy Doremus, Clerk of the Port
Port of Tacoma

Constance T. Bacon, President
Port of Tacoma Commission
June 29, 2017

Lihuang Wung
Senior Planner
LWUNG@ci.tacoma.wa.us

Please forward this message to the following individuals:

Planning Commission Chair Chris Beale
Planning Commission Vice-Chair Stephen Wamback
Commissioner Scott Winship
Commissioner Dorian Waller
Commissioner Brett Santhuff
Commissioner Jeff McInnis
Commissioner Anna Petersen
Commissioner Meredith Neal
Commissioner Jeremy Woolley

Dear members of the Tacoma Planning Commission,

Thank you for reviewing the need for interim regulations in the Tacoma Tideflats during the lengthy subarea planning process to come. Hitting the pause button now is essential not only for Tacoma’s protection in the short term, but also for a high-quality subarea plan.

As you move forward with this process, I urge you to take the threat of fossil fuel expansion projects seriously. These projects have major implications for our community’s safety and economic vitality. They encumber our transportation system and pollute our environment. Without an interim pause on these types of proposals, we run the risk of grandfathering in projects that the subarea plan may well disallow in the future. Also, the idea of a potential of fossil fuel project in the near future will impact the subarea planning process, adding tension to the discussion.

Tacoma is at a crossroads, and we need to ask some difficult and important questions about our collective future. The subarea plan will be a powerful opportunity to do this. However, without an interim pause, all that careful planning and effort could be for naught. Please utilize interim regulations to create a pause so that Tacoma can take the time it needs to do this subarea plan right.

Thank you,

Justin C. Lytle
7808 117th St Ct E
Puyallup, WA 98373
justinclytle@yahoo.com
253-495-4674
Lihuang Wung, Senior Planner

Please forward this message to the following individuals:

Planning Commission Chair Chris Beale
Planning Commission Vice-Chair Stephen Wamback
Commissioner Scott Winship
Commissioner Dorian Waller
Commissioner Brett Santhuff
Commissioner Jeff McInnis
Commissioner Anna Petersen
Commissioner Meredith Neal
Commissioner Jeremy Woolley

Dear members of the Tacoma Planning Commission,

Thank you for reviewing the need for interim regulations in the Tacoma Tideflats during the subarea planning process. Taking such a cautious, deliberative approach in this contentious time is noteworthy and commendable.

The interim pause on fossil fuel expansion projects may well prevent grandfathering in potentially troubling projects that would otherwise add tension to the discussion.

Best regards,
Patricia Tyvand
Tacoma, WA.
From: Chris Wooten [mailto:ChrisWooten@earthlink.net]
Sent: Thursday, June 29, 2017 9:33 PM
To: Wung, Lihuang
Subject: Interim Regulations

June 30th, 2017
Lihuang Wung
Senior Planner
LWUNG@ci.tacoma.wa.us

Please forward this message to the following individuals:

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Planning Commission Vice-Chair Stephen Wamback
Commissioner Scott Winship
Commissioner Dorian Waller
Commissioner Brett Santhuff
Commissioner Jeff McInnis
Commissioner Anna Petersen
Commissioner Meredith Neal
Commissioner Jeremy Woolley

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Thank you for reviewing the need for interim regulations in the Tacoma Tideflats during the lengthy subarea planning process to come. Taking the time to pause right now is essential not only for Tacoma’s protection in the short term, but also for a longer term high-quality subarea plan.

As you move forward with this process, I urge you to consider seriously the threat of fossil fuel expansion projects. These projects have major implications for our community's safety and economic vitality. They encumber our transportation system and pollute our incredibly fragile, unique and precious environment. By not intentionally taking an interim pause on fossil fuel types of proposals, we run the risk of grandfathering in projects that the subarea plan may well disallow in the future. Also, the idea of the potential of any fossil fuel projects in the near future will impact the subarea planning process, adding tension to the discussion.

Tacoma is at a critical juncture, and we need to ask some difficult and important questions about our collective future. The subarea plan will be a powerful opportunity to do this. However, without an interim pause, all that careful planning and effort could be for naught. Please utilize interim regulations to create a pause so that Tacoma can take the time it needs to do this subarea plan right.

This is so critically important and it’s what I and many Tacomans that I know want to have happen.

Thank you,
Chris Wooten
chriswooten@earthlink.net
253-952-4091
From: Chris Wooten [mailto:ChrisWooten@earthlink.net]
Sent: Thursday, June 29, 2017 9:38 PM
To: Wung, Lihuang
Subject: Planning Commission interim regulations

June 30th, 2017
Lihuang Wung
Senior Planner
LWUNG@ci.tacoma.wa.us

Please forward this message to the following individuals:

Planning Commission Chair Chris Beale  
Planning Commission Vice-Chair Stephen Wamback  
Commissioner Scott Winship  
Commissioner Dorian Waller  
Commissioner Brett Santhuff  
Commissioner Jeff McInnis  
Commissioner Anna Petersen  
Commissioner Meredith Neal  
Commissioner Jeremy Woolley

Dear members of the Tacoma Planning Commission,

It’s great that you are reviewing the need for interim regulations in the Tacoma Tideflats. Taking the time to pause right now is essential not only for Tacoma’s protection in the short term, but also for a longer term high-quality subarea plan that will be put into place further down the road.

As you move forward with this process, I urge you to consider seriously the threat of fossil fuel expansion projects. These projects have major implications for our community's safety and economic vitality. They encumber our transportation system and pollute our incredibly fragile and unique environment. By not intentionally taking an interim pause on fossil fuel types of proposals, we run the risk of grandfathering in projects that the subarea plan may well disallow in the future. Also, the idea of the potential of any fossil fuel projects in the near future will impact the subarea planning process, adding tension to the discussion.

Tacoma is at a critical juncture, and we need to ask some difficult and important questions about our collective future. The subarea plan will be a powerful opportunity to do this. However, without an interim pause, all that careful planning and effort could be for naught. Please utilize interim regulations to create a pause so that Tacoma can take the time it needs to do this subarea plan right.

Thank you,
Vladimir Shakov
vladshakov@gmail.com
253-952-4091
June 30, 2017

Lihuang Wung
Senior Planner
LWUNG@ci.tacoma.wa.us

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Commissioner Jeff McInnis
Commissioner Anna Petersen
Commissioner Meredith Neal
Commissioner Jeremy Woolley

Dear members of the Tacoma Planning Commission,

Thank you for reviewing the need for interim regulations in the Tacoma Tideflats during the lengthy subarea planning process to come. Hitting the pause button now is essential not only for Tacoma’s protection in the short term, but also for a high-quality subarea plan.

As you move forward with this process, I urge you to take the threat of fossil fuel expansion projects seriously. These projects have major implications for our community’s safety and economic vitality. They encumber our transportation system and pollute our environment. Without an interim pause on these types of proposals, we run the risk of grandfathering in projects that the subarea plan may well disallow in the future. Also, the idea of a potential of fossil fuel project in the near future will impact the subarea planning process, adding tension to the discussion.

Tacoma is at a crossroads, and we need to ask some difficult and important questions about our collective future. The subarea plan will be a powerful opportunity to do this. However, without an interim pause, all that careful planning and effort could be for naught. Please utilize interim regulations to create a pause so that Tacoma can take the time it needs to do this subarea plan right.

Thank you very much,

Dr. Barry Goldstein
Professor, Geology Department
University of Puget Sound
Tacoma, WA 98416
Lihuang Wung  
Senior Planner  
LWUNG@ci.tacoma.wa.us

Please forward this message to the following individuals:

Planning Commission Chair Chris Beale  
Planning Commission Vice-Chair Stephen Wamback  
Commissioner Scott Winship  
Commissioner Dorian Waller  
Commissioner Brett Santhuff  
Commissioner Jeff McInnis  
Commissioner Anna Petersen  
Commissioner Meredith Neal  
Commissioner Jeremy Woolley

Dear members of the Tacoma Planning Commission,

Thank you for reviewing the need for interim regulations in the Tacoma Tideflats during the lengthy subarea planning process to come. Putting a temporary pause in place now is essential not only for Tacoma’s protection in the short term, but also for a high-quality subarea plan.

As you move forward with this process, I urge you to take the threat of fossil fuel expansion projects seriously. Whether fossil fuels are perceived as welcomed or very limited in close proximity to our Downtown will play a deciding role in its future economic direction. These projects also have major implications for our community's safety and economic vitality. They encumber our transportation system and can easily pollute our environment. Without an interim pause on these types of proposals, we run the risk of grandfathering in projects that the subarea plan may well disallow in the future. Also, the idea of a potential of fossil fuel project in the near future will impact the subarea planning process, adding an unnecessary tension to the discussion.

Tacoma is at a crossroads, and we need to ask some difficult and important questions about our collective future. The subarea plan will be a powerful opportunity to do this. However, without an interim pause, all that careful planning and effort could be for naught. Please utilize interim regulations to create a pause so that Tacoma can take the time it needs to do this subarea plan right.

Thank you for all you do, and for considering this course of action,

rick semples  
301 Puyallup Ave  
Tacoma, WA 98421  
ricksemple@mac.com  
253 627-1315
June 28, 2017

Lihuang Wung
Senior Planner
LWUNG@ci.tacoma.wa.us

Please forward this message to the following individuals:

Planning Commission Chair Chris Beale
Planning Commission Vice-Chair Stephen Wamback
Commissioner Scott Winship
Commissioner Dorian Waller
Commissioner Brett Santhuff
Commissioner Jeff McInnis
Commissioner Anna Petersen
Commissioner Meredith Neal
Commissioner Jeremy Woolley

Dear members of the Tacoma Planning Commission,

Thank you for reviewing the need for interim regulations in the Tacoma Tideflats during the lengthy subarea planning process to come. Hitting the pause button now is essential not only for Tacoma’s protection in the short term, but also for a high-quality subarea plan.

As you move forward with this process, I urge you to take the threat of fossil fuel expansion projects seriously. These projects have major implications for our community’s safety and economic vitality. They encumber our transportation system and pollute our environment. Without an interim pause on these types of proposals, we run the risk of grandfathering in projects that the subarea plan may well disallow in the future. Also, the idea of a potential of fossil fuel project in the near future will impact the subarea planning process, adding tension to the discussion.

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Thank you,

Kate Packard
Kate_packard@yahoo.com
Dear members of the Tacoma Planning Commission,

Thank you for reviewing the need for interim regulations in the Tacoma Tideflats during the lengthy subarea planning process to come. Hitting the pause button now is essential not only for Tacoma’s protection in the short term, but also for a high-quality subarea plan.

As you move forward with this process, I urge you to take the threat of fossil fuel expansion projects seriously. These projects have major implications for our community’s safety and economic vitality. They encumber our transportation system and pollute our environment. Without an interim pause on these types of proposals, we run the risk of grandfathering in projects that the subarea plan may well disallow in the future. Also, the idea of a potential of fossil fuel project in the near future will impact the subarea planning process, adding tension to the discussion.

Tacoma is at a crossroads, and we need to ask some difficult and important questions about our collective future. The subarea plan will be a powerful opportunity to do this. However, without an interim pause, all that careful planning and effort could be for naught. Please utilize interim regulations to create a pause so that Tacoma can take the time it needs to do this subarea plan right.

Respectfully,

Susanne E. Marten, PhD
July 4, 2017

Lihuang Wung
Senior Planner
LWUNG@ci.tacoma.wa.us

Please forward this message to the following individuals:

Planning Commission Chair Chris Beale
Planning Commission Vice-Chair Stephen Wamback
Commissioner Scott Winship
Commissioner Dorian Waller
Commissioner Brett Santhuff
Commissioner Jeff McInnis
Commissioner Anna Petersen
Commissioner Meredith Neal
Commissioner Jeremy Woolley

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Thank you,
Carmela Micheli
253-851-3099
carmela@harbornet.com
Lihuang,

Sir.

I want to thank you for your work towards protecting our Tacoma Tideflats from any businesses associated with the fossil fuel industry. My hope is that the subarea plan will secure a clean future for the tideflats but that in the interim we can be assured that unwanted development will not find a place in our town.

Thank you.

Charles Joy
Tacoma, WA
253 459 3319
July 9, 2017

Lihuang Wung
Senior Planner
LWUNG@ci.tacoma.wa.us

Dear members of the Tacoma Planning Commission,

Thank you for reviewing the need for interim regulations in the Tacoma Tideflats during the lengthy subarea planning process to come. Hitting the pause button now is essential not only for Tacoma’s protection in the short term, but also for a high-quality subarea plan.

As you move forward with this process, I urge you to take the threat of fossil fuel expansion projects seriously. These projects have major implications for our community’s safety and economic vitality. They encumber our transportation system and pollute our environment. Without an interim pause on these types of proposals, we run the risk of grandfathering in projects that the subarea plan may well disallow in the future. Also, the idea of a potential of fossil fuel project in the near future will impact the subarea planning process, adding tension to the discussion.

Tacoma is at a crossroads, and we need to ask some difficult and important questions about our collective future. The subarea plan will be a powerful opportunity to do this. However, without an interim pause, all that careful planning and effort could be for naught. Please utilize interim regulations to create a pause so that Tacoma can take the time it needs to do this subarea plan right.

Thank you,
Barbara Menne
1415 N Anderson St
Tacoma, WA 98406
menneb@harbornet.com
Dear members of the Tacoma Planning Commission,

Thank you for reviewing the need for interim regulations in the Tacoma Tideflats during the lengthy subarea planning process to come. Hitting the pause button now is essential not only for Tacoma’s protection in the short term, but also for a high-quality subarea plan. My residence is in NE Tacoma and I travel the 509/Tideflats route almost daily. I am deeply interested in viable, sustainable use of the tideflats in a way that best serves the interests and future of Tacoma’s citizens. I do not believe that continued development of relationships with fossil fuel projects is either viable or sustainable and am grateful that you are open to working with concerned residents.

There are many opportunities for tying the Tideflats area into a greener Tacoma plan for our future. I watched the Hylebos bridge being restored (bridge from 11th Avenue off 509 to the mudflats/port area). Now it seems to be Tacoma’s own “bridge to nowhere” as it essentially goes nowhere – just to a sliver of the mudflats. Can this bridge be incorporated into a means to cross to downtown Tacoma via the updated 15th Street bridge? This would provide a more direct route for those of us living in NE Tacoma (and north), would save commute time, and siphon traffic off an increasingly busy 509. Additionally, I think you will find much support for creating greenways along the NE side of Commencement Bay – akin to the greenways along the SW side of Commencement Bay (Ruston Way, etc). This is particularly timely because there’s land for sale (or vacant and presumably available) along key portions of this stretch of shore. Just take a look at how many citizens and visitors to Tacoma use the greenway...
parks stretching from Thea’s Landing downtown through Ruston to Point Defiance and the growth of sustainable development opportunities become clear.

As you move forward with this process, I urge you to take the threat of fossil fuel expansion projects seriously. These projects have major implications for our community’s safety and economic vitality. They encumber our transportation system and pollute our environment. Without an interim pause on these types of proposals, we run the risk of grandfathering in projects that the subarea plan may well disallow in the future. Also, the idea of a potential of fossil fuel project in the near future will impact the subarea planning process, adding tension to the discussion.

Tacoma is at a crossroads, and we need to ask some difficult and important questions about our collective future. The subarea plan will be a powerful opportunity to do this. However, without an interim pause, all that careful planning and effort could be for naught. Please utilize interim regulations to create a pause so that Tacoma can take the time it needs to do this subarea plan right.

Thank you,

Maude A. Laslie
5346 Broad View Ave NE, Tacoma
mlaslie@comcast.net
From: CJ Cannon [mailto:cj.cannon@comcast.net]  
Sent: Tuesday, July 18, 2017 8:19 PM  
To: Wung, Lihuang  
Subject: Interim regulations in the Tacoma Tideflats - greenway and Hylebos Bridge

18 July 2017

Lihuang Wung  
Senior Planner  
LWUNG@ci.tacoma.wa.us

Please forward this message to the following individuals:

Planning Commission Chair Chris Beale  
Planning Commission Vice-Chair Stephen Wamback  
Commissioner Scott Winship  
Commissioner Dorian Waller  
Commissioner Brett Santhuff  
Commissioner Jeff McInnis  
Commissioner Anna Petersen  
Commissioner Meredith Neal  
Commissioner Jeremy Woolley

Dear members of the Tacoma Planning Commission,

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As you move forward with this process, I urge you to take the threat of fossil fuel expansion projects seriously. These projects have major implications for our community's safety and economic vitality. They encumber our transportation system and pollute our environment. Without an interim pause on these types of proposals, we run the risk of grandfathering in projects that the subarea plan may well disallow in the future. Also, the idea of a potential of fossil fuel project in the near future will impact the subarea planning process, adding tension to the discussion.

Tacoma is at a crossroads, and we need to ask some difficult and important questions about our collective future. The subarea plan will be a powerful opportunity to do this. However, without an interim pause, all that careful planning and effort could be for naught. Please utilize interim regulations to create a pause so that Tacoma can take the time it needs to do this subarea plan right.

In addition to a pause on interim fossil fuel expansion projects, some specific areas of interest related to the future of the tideflats are:

- Create a continuous greenway along the NE side of Commencement Bay – akin to the greenways along the SW side of Commencement Bay (Ruston Way, etc). This is particularly timely because there’s land for sale (or vacant and presumably available) along key portions of this stretch of shore. It’d be idyllic to have a “Ruston Way” on the Tacoma NE side of the
bay for walking, bikeriding, and buffering key ecological areas from industrial and residential areas.

- Some years ago, I watched the Hylebos bridge being restored (bridge from 11th Avenue off 509 to the mudflats/port area). Now it basically goes nowhere – just to a sliver of the mudflats. Will this bridge be incorporated into a means to cross to downtown Tacoma via the updated 15th Street bridge? This is a more direct route for those of us living in NE Tacoma (and north), would save commute time, and siphon traffic off an increasingly busy 509.

I appreciate that Tacoma is planning the future of our beautiful tideflats – they have enormous potential!

Thank you,

*Cynthia*

Cynthia Cannon
5346 Broad View Avenue NE
Tacoma, WA 98422
*cj.cannon@comcast.net*
July 31, 2017

Stephen Atkinson
Senior Planner
City of Tacoma

Dear Mr. Satkinson:

Please forward this message to the following individuals:

Planning Commission Chair Chris Beale
Planning Commission Vice-Chair Stephen Wamback
Commissioner Scott Winship
Commissioner Dorian Waller
Commissioner Brett Santhuff
Commissioner Jeff McInnis
Commissioner Anna Petersen
Commissioner Meredith Neal
Commissioner Jeremy Woolley

Dear members of the Tacoma Planning Commission,

Thank you for reviewing the need for interim regulations in the Tacoma Tideflats during the lengthy subarea planning process to come. Hitting the pause button now is essential not only for Tacoma’s protection in the short term, but also for a high-quality subarea plan. The threat of fossil fuels is urgent, and we cannot afford to wait to take this important step.

While I look forward to learning about draft regulations at your upcoming meeting, the proposed timeline stretches until November and does not do justice to the urgency of the issue of fossil fuels. More so than any other topic in the Tideflats, new fossil fuel proposals are imminent and must be paused so that we can fully consider our options in the subarea plan.

Please implement interim regulations to pause new fossil fuel projects as soon as possible. With this protection in place, we can then take all the time necessary to address other issues and long-term solutions.

Thank you,
Jerry Kunz and Maureen Howard

3320 S. 8th St.
Tacoma, WA 98405 (USA)
phone: 253-756-8146
email: maureenjerry@yahoo.com
7 July 31, 2017

Send to:
Stephen Atkinson
Senior Planner
satkinson@cityoftacoma.org

Please forward this message to the following individuals:

Planning Commission Chair Chris Beale
Planning Commission Vice-Chair Stephen Wamback
Commissioner Scott Winship
Commissioner Dorian Waller
Commissioner Brett Santhuff
Commissioner Jeff McInnis
Commissioner Anna Petersen
Commissioner Meredith Neal
Commissioner Jeremy Woolley

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Please implement interim regulations to pause new fossil fuel projects as soon as possible. With this protection in place, we can then take all the time necessary to address other issues and long-term solutions.

Thank you,

Kate Packard
516 E Harrison St
Tacoma, WA 98404
kate_packard@yahoo.com
FYI-
I got an out of office from Mr Wung

Begin forwarded message:

From: locsinann@gmail.com
Date: July 29, 2017 at 10:46:49 AM PDT
To: LWUNG@ci.tacoma.wa.us
Cc: Yvonne.mccarty@comcast.net, Migliaccio Giovanni <gcmigliaccio@gmail.com>, mel_berglund@hotmail.com, ptwoodworth@aol.com, Thoms Robert <Robert.thoms@cityoftacoma.org>, ryan.mello@cityoftacoma.org, conor.mccarthy@cityoftacoma.org, anders.ibsen@cityoftacoma.org, keith.blocker@cityoftacoma.org, marty.campbell@cityoftacoma.org, marilyn.strickland@cityoftacoma.org, joe.lonergan@cityoftacoma.org, lauren.walkerlee@cityoftacoma.org
Subject: Letter to Planning Commission

Please forward this message to the following individuals:

Planning Commission Chair Chris Beale
Planning Commission Vice-Chair Stephen Wamback
Commissioner Scott Winship
Commissioner Dorian Waller
Commissioner Brett Santhuff
Commissioner Jeff McInnis
Commissioner Anna Petersen
Commissioner Meredith Neal
Commissioner Jeremy Woolley

Dear Planning Commission,

I am writing to you regarding the need for interim regulations as it relates to the NE Tacoma buffer zone proposal.

As a NE Tacoma community we urgently need immediate action for a pause from certain types of development on our waterfront while the Subarea planning process is underway. We have spent the past two years fighting everything from Methanol to LNG to expansions at Targa.
Please help us sleep at night by temporarily suspending all fossil fuel development as well as considering other uses that are currently allowed in PMI and M2 zoned parcels. The current language allows ANY use which is unacceptable to the people of NE Tacoma. I have said in previous comments that our current zoning would allow for a nuclear power plant 400 feet from housing developments which is unacceptable. This is an opportunity to address those gaps and call out the types of industries that would be unacceptable in an urban port so near residential neighborhoods. I say if it has a smoke stack or can explode it does not belong on Marine View Drive.

NE Tacoma represents 20,000 citizens of Tacoma and we deserve better than to be the dumping ground for all the port's polluting heavy industrial projects. A buffer zone approach is needed for the future to provide appropriate transitions between families and the heaviest industries in the Port.

Thank you for your consideration of this very important issue to NE Tacoma.

Regards,
Ann Locsin
Resident and Tax Payer
NE Tacoma
July 30, 2017

Lihuang Wung  
Senior Planner  
LWUNG@ci.tacoma.wa.us

Please forward this message to the following individuals:

Planning Commission Chair Chris Beale  
Planning Commission Vice-Chair Stephen Wamback  
Commissioner Scott Winship  
Commissioner Dorian Waller  
Commissioner Brett Santhuff  
Commissioner Jeff McInnis  
Commissioner Anna Petersen  
Commissioner Meredith Neal  
Commissioner Jeremy Woolley

Dear members of the Tacoma Planning Commission,

Thank you for reviewing the need for interim regulations in the Tacoma Tideflats during the lengthy subarea planning process to come. Hitting the pause button now is essential not only for Tacoma’s protection in the short term, but also for a high-quality subarea plan. The threat of fossil fuels is urgent, and we cannot afford to wait to take this important step.

While I look forward to learning about draft regulations at your upcoming meeting, the proposed timeline stretches until November and does not do justice to the urgency of the issue of fossil fuels. More so than any other topic in the Tideflats, new fossil fuel proposals are imminent and must be paused so that we can fully consider our options in the subarea plan.

Please implement interim regulations to pause new fossil fuel projects as soon as possible. With this protection in place, we can then take all the time necessary to address other issues and long-term solutions.

Thank you,

Nathalie Hamel  
Tel: 206-817-3336  
Nathalie.hamel@gmail.com
August 1, 2017

Tacoma Planning Commission
Attn: Stephen Atkinson
Tacoma Municipal Building North
733 Market Street
Tacoma, WA 98402

Please forward this message to the following individuals:

Planning Commission Chair Chris Beale
Planning Commission Vice-Chair Stephen Wamback
Commissioner Scott Winship
Commissioner Dorian Waller
Commissioner Brett Santhuff
Commissioner Jeff McInnis
Commissioner Anna Petersen
Commissioner Meredith Neal
Commissioner Jeremy Woolley

Dear members of the Tacoma Planning Commission,

Thank you for reviewing the need for interim regulations to limit new major fossil fuel projects in the Tacoma Tideflats during the lengthy subarea planning process to come. From our perspective as physicians, nurses and health professionals, it is essential that these regulations are implemented right now, so that new projects cannot unfairly take advantage of the lengthy sub-area planning process. The threat of fossil fuels – a major contributor to our regional air pollution – is urgent.

While we look forward to learning about draft regulations at your upcoming meeting this week, the proposed timeline stretches until November and does not adequately address the urgency of the issue of fossil fuel projects which could dictate the future of the port and our region. More so than any other topic in the Tideflats, new fossil fuel proposals are imminent and must be paused so that we can fully consider our options in the subarea plan.

Please implement interim regulations to pause new fossil fuel projects as soon as possible. With this protection in place, we can then take all the time necessary to address other issues and long-term solutions.

Thank you,

Laura Skelton
Executive Director
Due to Lihuang Wung's absence until August 7th, I am, as instructed, forwarding this email to Stephen Atkinson.

-------- Forwarded message --------
From: Laurie Lawhon <lawbethl@gmail.com>
Date: Tue, Aug 1, 2017 at 10:44 AM
Subject: Tacoma Tideflats fossil fuels projects
To: LWUNG@ci.tacoma.wa.us

DATE: August 1, 2017

TO: Lihuang Wung, Senior Planner

PLEASE FORWARD THE FOLLOWING MESSAGE TO:
   Planning Commission Chair Chris Beale
   Planning Commission Vice-Chair Stephen Wamback
   Commissioner Scott Winship
   Commissioner Dorian Waller
   Commissioner Brett Santuff
   Commissioner Jeff McInnis
   Commissioner Anna Petersen
   Commissioner Meredith Neal
   Commissioner Jeremy Woolley

FROM: Laurie Lawhon
Lakewood, WA
lawbethl@gmail.com

Dear members of the Tacoma Planning Commission,

Fossil fuels projects in the Tacoma Tideflats must be considered carefully.

These projects can easily create industrial disasters and also catastrophes on a scale that, unfortunately, is imaginable. At risk are our decent water supply, our relatively healthy land, the health of the people, animals and plants. I don't understand why we are building on the outmoded fossil fuels model.

As I'm sure you are aware, the area residents in 2016 stopped the "World's Largest Methanol Plant" from being built. I don't understand why Washington state is still positioning itself to become the industrial underbelly of the United States.
Please enact interim regulations that pause these fossil fuels projects, now. Then we can have time to fully address all of the issues.

Thank you.
Dear members of the Tacoma Planning Commission,

Thank you for reviewing the need for interim regulations in the Tacoma Tideflats during the lengthy subarea planning process to come. You are encouraged to please institute strong interim regulations now rather than later, not only for Tacoma’s protection in the short term, but also for a high-quality subarea plan. The threat of fossil fuels is urgent, and we cannot afford to wait to take this important step.

While I look forward to learning about the draft regulations, the proposed timeline stretches way out to November and does not take into consideration the immediate threat of fossil fuel projects. More so than any other topic in the Tideflats, new fossil fuel proposals are imminent and must be halted so that options in the subarea plan can be fully considered.

Please work quickly to immediately implement interim regulations to pause new fossil fuel projects now. With this protection in place, we can then take the time necessary to address other issues and long-term solutions.

Thank you,
Chris Wooten

Chris Wooten, SPHR, SHRM-SCP
CWC Consulting
chriswooten@earthlink.net
August 2, 2017

Stephen Atkinson
Senior Planner

Dear Mr. Atkinson,

Please forward this message to the following individuals:

Planning Commission Chair Chris Beale
Planning Commission Vice-Chair Stephen Wamback
Commissioner Scott Winship
Commissioner Dorian Waller
Commissioner Brett Santhuff
Commissioner Jeff McInnis
Commissioner Anna Petersen
Commissioner Meredith Neal
Commissioner Jeremy Woolley

Dear members of the Tacoma Planning Commission,

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While I look forward to learning about draft regulations at your upcoming meeting, the proposed timeline stretches until November and does not do justice to the urgency of the issue of fossil fuels. More so than any other topic in the Tideflats, new fossil fuel proposals are imminent and must be paused so that we can fully consider our options in the subarea plan.

Please implement interim regulations to pause new fossil fuel projects as soon as possible. With this protection in place, we can then take all the time necessary to address other issues and long-term solutions. I am sending you this letter on behalf of the following members of Washington Environmental Council who live in Tacoma and Pierce County:

<table>
<thead>
<tr>
<th>Name</th>
<th>Last Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rachael</td>
<td>Babcock</td>
</tr>
<tr>
<td>William</td>
<td>Insley</td>
</tr>
<tr>
<td>Michael and Barbara</td>
<td>Hill</td>
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<tr>
<td>Steve</td>
<td>Lovelace</td>
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<td>Lloyd</td>
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<tr>
<td>John</td>
<td>Corso</td>
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<tr>
<td>Thomas</td>
<td>Carpenter</td>
</tr>
</tbody>
</table>

Kat Holmes <kat@wecprotects.org>

Wednesday, August 2, 2017 1:27 PM

Letter to the Tacoma Planning Commission
Thank you for your service,

Kat Holmes • Field Director
Pronouns: She/Her
cell 360.739.5061 • kat@wecprotects.org

Washington Environmental Council • wecprotects.org
1402 Third Avenue | Suite 1400 | Seattle, WA 98101

We’re celebrating our 50th Anniversary!
Learn more - and join in!
August 2, 2017

Chris Beale, Chair
Stephen Wambach, Vice-Chair
Members of the Planning Commission
City of Tacoma Planning Commission
Tacoma Municipal Building
747 Market Street, Room 345
Tacoma WA 98402

RE: Tideflats Interim Regulations Staff Recommendations

Dear Mr. Beale:

I am writing with regard to the memo from Stephen Atkinson dated July 27, 2017 to members of the Planning Commission, subject: Tideflats Interim Regulations. Specifically I would like to address Attachment 1: Tideflats Interim Regulations: Summary of Staff Recommendations.

The staff recommendations would have the City of Tacoma arbitrarily create a category called "high risk/high impact industrial uses" and lump a variety of existing and potential businesses into that category. This is beyond the pale.

There is neither scientific research nor quantifiable method to the proposed categorization of industrial uses in the Tideflats. In addition, the recommendation to limit existing companies' growth potential by 10-20% creates a chilling effect across the Tacoma economy.

Washington State voters and elected leaders have adopted state laws that reflect the environmental values of Washingtonians. Our regulations are among the strictest in the country, and as a result our state is ranked #4 for most eco-friendly. Legal and appropriate business activities operate within these strict parameters. The companies we work with every day embrace a strong environmental ethic not just because they must under law, but because they know it is good for their employees, customers and the bottom-line.
The Tideflats area is designated by the City of Tacoma and the Puget Sound Regional Council as a Manufacturing/Industrial Center. That very designation was, by design, created to encourage the very kind of industrial uses that the proposed interim regulations now seek to block. The family-wage industrial jobs in the Tideflats pay among the highest in Tacoma and are well above the City and County average. Randomly slapping prohibitions or limitations on the creation of these jobs will have detrimental effects for the quality of life of hundreds of families as well as the city’s tax base.

The staff recommendations for interim regulations are unnecessary, arbitrary, and unsupported by scientific evidence. I respectfully urge the Planning Commission to reject these recommendations to ensure that the Tideflats Sub-area Plan is supported by quality research, public involvement, and economic realities.

Sincerely,

Bruce Kendall
President and CEO

Cc: Marilyn Strickland, Mayor
    Elizabeth Pauli, City Manager
    Steve Atkinson, Planning Services Division