

## AGENDA

**DATE AND TIME:** November 12, 2020, 3:00 PM to 5:00 PM

**LOCATION:** Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86764022501?pwd=cENKZ2pvbktLY29kRGZCdUQ1c2x2UT09>

Passcode: 927822

(253) 215-8782

Webinar ID: 867 6402 2501

### **A. Approval of Agenda**

### **B. Communication Items**

1. Tideflats Advisory Group October 28 meeting summary

### **C. Discussion Items**

1. Project status report

Description: Berk Consulting to provide status report on project work underway and planned 2021 schedule and milestones.

2. Community meetings approach -- Discussion

Description: Draft concept plans for a community kick-off meeting and visioning sessions have been developed with input from the Project Management Team and Tideflats Advisory Group. Berk Consulting will present an overview of approach options, respond to questions, and gather input.

3. Existing conditions studies -- Discussion

Description: Existing conditions studies are currently being prepared by the consultant team. Berk Consulting will provide an overview of the topics being addressed in these studies, respond to questions and gather input.

### **D. Upcoming Agendas (subject to change):**

1. January 14, 2021: Key findings: Draft baseline conditions report presentation (tentative)

### **E. Other Items of Interest**

### **F. Adjournment**

### **G. Attachments**

- Project Status report memo
- Community meetings approach memo
- Existing conditions studies memo



## MEMORANDUM

**DATE:** November 4, 2020  
**TO:** Tideflats Steering Committee  
**FROM:** Deborah Munkberg, Consultant Team Project Manager  
**cc:** Tideflats Project Management Team  
**RE:** Agenda Item C-1: Discussion Items -- Project Status and Schedule

The Tideflats project schedule through the balance of 2020 that focuses primarily on planning for future community engagement and preparing the existing conditions analysis. Key remaining 2020 tasks are shown below.

Community Engagement	
<b>Prepare communications collateral:</b> <i>Fact sheet, FAQ, content for social and traditional media, website</i>	ongoing support as needed
<b>Community engagement:</b> <i>Develop plan for community kick-off and visioning meetings</i>	September – December
Existing Conditions Studies	
<b>Natural environment:</b> <i>Earth/contamination and remediation; floodplains; air quality; stormwater and water quality; plants and animals</i>	September – January 2021
<b>Built environment:</b> <i>Land use and shoreline use, plans and policies; population, employment, housing; cultural resources; transportation; public services; utilities</i>	
<b>Economic development:</b> <i>Key industry sectors; employment base; employment trends; economic role; market assessment of development potential</i>	

**Climate change and resiliency:** *Sea level rise vulnerability; best available science on climate change; baseline GHG emissions*

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Looking forward to 2021, we anticipate that activities in the first quarter of the year will include completion of the existing conditions studies, conducting the community kick-off meeting, conducting community visioning meetings, and initiation of work to develop alternatives for analysis in the environmental impact statement. We will provide additional information about these upcoming activities at the Steering Committee meeting.

## MEMORANDUM

**DATE:** November 4, 2020

**TO:** Tideflats Steering Committee

**FROM:** Marcia Wagoner, Public Outreach Lead

**cc:** Tideflats Project Management Team

**RE:** Agenda Item C-2: Discussion Items -- Public Kickoff and Visioning Sessions Approach

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The Public Engagement Plan for the Tacoma Tideflats Subarea Plan and EIS was developed by the consultant team with guidance from the Project Management Team (PM Team), the Tideflats Advisory Group (TAG) and the Planning Commission. The Steering Committee previously reviewed and approved the Public Engagement Plan at their July 9th meeting where it was approved. The approval was a required step specified in the Work Plan.

As is noted in the memorandum regarding “Project Status Report”, current community engagement activity through 4th Q 2020 includes ongoing support as needed for development of communications collateral and developing a plan for the community kickoff and visioning meetings.

We are currently developing an approach for the Kickoff Meeting and Visioning Sessions identified in the Public Engagement and will be gathering advice from the Tideflats Advisory Committee and the Project Management Team. That information will also be shared at your November 12<sup>th</sup> meeting.

### Community Kick-off and Visioning Meetings Approach

Because development of a plan for community outreach began prior to COVID, we would like your consideration and guidance on how to shape an effective strategy for our current environment for both the Kickoff Meeting and the Visioning Sessions.

Questions for your consideration which we will use to guide our discussion are:

- For the community kick-off, do you see an advantage to a real-time public meeting versus a recorded online meeting that could remain posted over time?

- How can we structure the visioning meetings to be most efficient with people's time? One option is to have each session focus on a specific topic, such as transportation, neighborhoods, business and industry, environment, economic, or other. Another approach would provide for discussion of all topics at each meeting. Thoughts on other approaches are welcome as well.

For your reference, the approach to these meetings as described Public Engagement Plan is provided on the following pages.

## Community Meetings

**Lead:** Consultant with input from PM Team

**Overview:** Public events such as open houses and workshops provide opportunities to share information about the project and process; identify issues, concerns, and questions of participants; and obtain feedback about key project issues.

An open house is an informal event in which there are a number of staffed informational stations and opportunities for the public to review materials and engage in informal discussions with staff.

Workshops are typically more structured events in which a facilitator leads participants through one or more exercises to gain specific feedback on one or more questions. Elements of both types of events may include presentations, display boards, handouts and written or verbal opportunities to provide individual comments.

As needed, these meetings could be adapted as live events held via Zoom or another videoconferencing platform or narrated online presentations with guided questions and feedback opportunities available anytime for individual participation.

**Audience:** Stakeholders and the general public

**Materials:** Likely to include PowerPoint presentations, display boards, handouts and other materials depending on the focus of the open house or workshop.

**Timeframe:**

- Kickoff Meeting to introduce the team, project schedule, milestones, and planned engagement activities.
- Visioning Meeting to share vision concepts and alternative scenarios.
- Informational Meeting – Prior to Public hearing to provide an opportunity to learn about drafts that are open for public comment.

**Highlights & Equity Strategies**

- Traditional outreach method and public familiarity.
- Opportunity for in-person interaction.
- Opportunity to share key messages, information and to hear from interested participants.

- Most effective in reaching active stakeholders and those with specific interests.
- Located in accessible spaces along public transit lines.
- Held at varying times of day to ensure that people who work non-traditional schedules can participate.
- Provides sign-language and non-English interpreters.

## Visioning Sessions

**Lead:** Consultant with input from PM Team

**Overview:** A series of meetings consisting of small group facilitated discussions to gather input on vision concepts. Consultant would develop a moderator guide, facilitate each focus group, and provide summaries of up to five meetings; additional meetings could be led by agency staff. It is anticipated that each visioning session will focus on a specific topic, such as transportation, natural environment, etc. For each meeting, Consultant will invite stakeholders with specific interest in the selected topic as well as provide broad notice to members of the public.

As needed, these meetings could be adapted as live events held via Zoom or another videoconferencing platform or narrated online presentations with guided questions and feedback opportunities available anytime for individual participation

**Audience:** Up to ten participants in each small discussion group. Participants could represent specific interest groups such as employees of Tideflats businesses or environmental interests, specific city neighborhoods, or be broadly based to provide diverse opinion. The structure of the focus group will depend on the nature of the questions to be addressed.

**Materials:** Materials would be determined based on the types of issues to be addressed in the meeting.

**Timeframe:** Focus Groups would be held during the Visioning phase of the project and would provide the foundation for the larger public Community Visioning Meeting.

### Highlights & Equity Strategies

- Facilitated small group discussion.
- Allows consideration of complex questions.
- Can be tailored to specific or diverse audiences, depending on meeting goal.
- Provides for in-depth consideration of issues and perspectives.
- Located in accessible spaces along public transit lines.
- Held at varying times of day to ensure that people who work non-traditional schedules can participate.
- Provides sign-language and non-English interpreters.

- Make meetings child friendly and provide financial compensation for participants' time at some meetings, depending on availability of resources.

## MEMORANDUM

**DATE:** November 4, 2020

**TO:** Tideflats Steering Committee

**FROM:** Radhika Nair, Consultant Team Deputy Project Manager

**cc:** Tideflats Project Management Team

**RE:** Agenda Item C-3: Discussion Items – Baseline Conditions Studies

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The consultant team has begun work on the existing conditions analysis. Topics addressed in this analysis include the following:

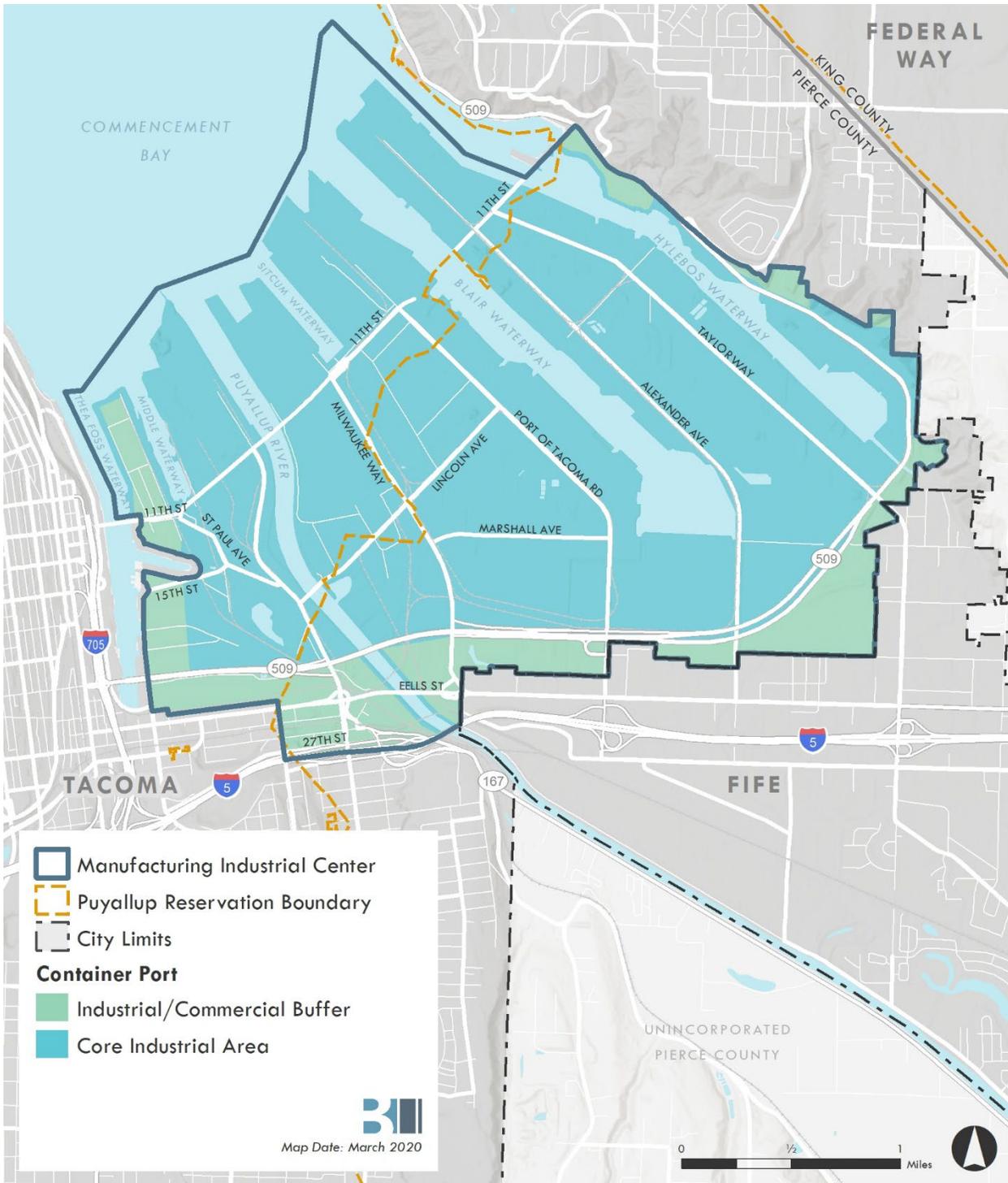
- Earth/contamination and remediation
- Floodplains
- Air quality
- Stormwater and water quality
- Plants and animals
- Land use and shoreline use
- Plans and policies
- Population, employment, housing
- Cultural resources
- Transportation
- Public services
- Utilities
- Economic development
- Climate change and resiliency

This information will be used help to inform the environmental analysis, including the alternatives that will form the basis of the analysis, and the subarea plan. The attachments to this memo show the Tideflats study area and provide brief descriptions of the information that will be collected and reviewed in this phase of the project.

Our team is reaching out to the government partners and other agencies with expertise in these areas, as well as collecting prior Tacoma and Tideflats area studies of these topics. At the upcoming meeting, we would appreciate your input on specific questions that you would like to see addressed through this analysis.

# STUDY AREA

Exhibit 1. Study Area, 2020



Source: City of Tacoma, 2020; BERK, 2020.

## EIS BASELINE STUDIES

The consultant team will conduct an analysis of existing/baseline conditions for the following topics. The existing conditions analysis will document available data, current policy and regulatory frameworks, adopted levels of service, if applicable, and other available relevant information. The report will help inform potential Plan policies, the alternative scenarios and the Draft EIS existing conditions analysis.

### **Air Quality**

Reviews and describes available data describing geologic conditions, geotechnical hazards, status of contaminated and remediated sites including complete and active clean-up efforts, presence of hazardous materials or waste, and other similar data. Summarize applicable regulatory requirements.

### **Stormwater and Water Quality**

Characterizes surface water flows, surface water quality, and stormwater management systems based on existing mapping and other available information. Prepares a map of existing stormwater outfalls in the study area based on available information. Uses groundwater, surface water, and soils information from existing information sources (e.g., well records, flow data, NRCS soils maps) to evaluate groundwater/surface water interactions and consider opportunities for the infiltration of stormwater in the subarea plan vicinity. Summarizes the City of Tacoma's Stormwater Management Manual, NPDES permit requirements, and other relevant regulatory requirements, standards and plans.

### **Plants and Animals**

Analysis to focus on fish and shellfish. Desktop analysis to evaluate existing conditions, including vegetative cover types, streams, wetlands, and priority habitats and species. Assess wildlife communities, with a focus on state and federally listed species.

### **Land and Shoreline Use/Plans and Policies**

Describes existing land use patterns, development types, mix of uses, scale and intensity of development, study area character, and land use compatibility.

Summarizes pertinent plans, policies and regulations, including the City's GMA Comprehensive Plan (including the Container Port Element), land use and shoreline

regulations, Puget Sound Regional Council requirements, and other applicable and adopted plans from the Port of Tacoma, Puyallup Tribe, Pierce County, and City of Fife.

### **Population, Employment and Housing**

Describes existing demographic conditions and adopted Comprehensive Plan targets for the Tideflats Subarea, based on available city, regional, state and federal data, and on adopted plans. Discussion will include employment data gathered for the Economic Development Analysis.

### **Cultural Resources**

An initial Cultural Resources Assessment (CRA) Desktop Analysis consisting of a literature review, records search, identification of any previously documented historic and cultural resources within the designated MIC and surrounding vicinity. Will include review of the current Washington State Department of Archaeology and Historic Preservation (DAHP) databases to assess the inventory of known resources in the area, including Traditional Cultural Properties that may have been designated. Studies and surveys that have been completed will be evaluated and incorporated by reference. Analysis will be based on available data; field studies and parcel-level analysis will not be conducted.

### **Transportation**

For the purpose of the transportation analysis, the study area will include the following area: I-705/Dock Street on the west, I-5 on the south, 70th Avenue E and SR 99 on the east, and Marine View Drive and East 11th Street on the north. This will include all streets within the designated MIC and freight corridors providing access to the MIC as mutually agreed by the participating governments and consultant. The baseline conditions will:

- Assemble existing peak hour traffic counts and identify locations for supplemental counts. The study will include analysis of up to 40 intersections total between the AM and PM peak hours (e.g. 15 intersections in the AM and 25 intersections in the PM). A common peak hour will be chosen for analysis throughout the study area. Consultant will calculate intersection level of service

(LOS) using Synchro for most intersections and SimTraffic for I-5 ramp termini. This task will include obtaining traffic signal timing plans for all study intersections and review of aerial imagery and/or field observations to confirm lane configurations and traffic controls.

- Prepare an Existing Conditions analysis of transportation networks in the study area. These analyses will include condition of traffic operations, freight movement, transit, pedestrian, bicycle, safety, and parking and will reference and utilize existing relevant data, adopted plans, and studies to the extent possible.
- Describe regional access (via WSDOT facilities) and report existing performance data using available data. No new data collection or analysis of WSDOT facilities is proposed with this study.
- Prepare exhibits that display the posted speed limits and functional classification of study facilities. An exhibit will also be prepared to illustrate the existing peak hour segment volumes and traffic controls at the study intersections.
- Document existing heavy vehicle percentages along roadways within the study area based on traffic count data.
- An exhibit will be prepared to display existing freight routes (including associated weight limits) and distribution of vehicle percentages on those routes.
- Document key at-grade rail crossings within the study area and summarize information such as typical train volumes, lengths, and blocking times

### **Public Services**

Description of existing levels of service, estimated needs and demand for service for police and fire/emergency medical response, and parks and recreation facilities serving the study area. Consultant will coordinate with appropriate service provider staff and integrate system plan levels of service and capital plans. To the extent information is available, the analysis will be based on available plans and population-

based estimates of demand.

### **Utilities**

Description of existing utility infrastructure and service based on existing information provided by the City and local providers. Existing services will be graphically represented, based on maps and graphics supplied by the utility providers. Use available information to assess feasibility and regulatory requirements for water, wastewater, electricity and communications utilities in the subarea.

### **Floodplains and Earth/Contamination**

For floodplain and earth/contamination topics, memos addressing existing conditions and regulatory framework will be prepared; impacts, mitigation and significant unavoidable adverse impacts will not be addressed. It is anticipated that these two topics will not be part of the EIS scope.

## **CLIMATE CHANGE & RESILIENCY**

### **Climate Change Vulnerability Assessment**

Existing vulnerability will be assessed using best available science on climate change (including site-specific sea level rise projections developed by the Washington Climate Impacts Group in 2018 or more recent if available) will be incorporated. Results of this assessment will support forming the alternatives. It is assumed that information on infrastructure (e.g. stormwater and wastewater system will be provided by the project team).

### **Greenhouse Gas Emissions**

Gather, compile, and review existing baseline emission inventory for the study area using any applicable City and/or Port of Tacoma/Northwest Seaport Alliance data and assumptions.

## **ECONOMIC DEVELOPMENT ANALYSIS**

The economic development analysis will help inform the alternative future scenario development, the population, employment and housing section of the EIS and development of Plan policies.

The economic development analysis will include:

- Description of key industry sectors, major assets and firms within the MIC. See Exhibit 1 for the MIC geography.
- Description of economic role of the MIC within the city, county and region. This will include summary economic impact information relying on existing studies.
- Existing job base within the MIC, interrelationships, a journey-to-work analysis, sectoral employment trends and forecasts for existing and emerging uses.
- Market assessment of development potential in the MIC including market supply figures, rental rates, absorption, deliveries, and pipeline projects.
- Identification of catalyst sites and any barriers to redevelopment.
- Identification of potential financial tools and incentives to support economic development and employment growth in the MIC
- Summaries of adopted economic development strategies to retain and secure emerging port and manufacturing/industrial and other such economic opportunities.
- Economic development strategies that address key existing and emerging industry sectors.

The analysis will draw on available data from the Puget Sound Regional Council (PSRC), Employment Security Department (ESD), existing industry sector market analyses, economic impact analyses, and industrial lands supply analyses, Bureau of Labor and Statistics, Workforce Development Council, internal business license NAICS GIS data, regional real estate market data providers, and stakeholder input.