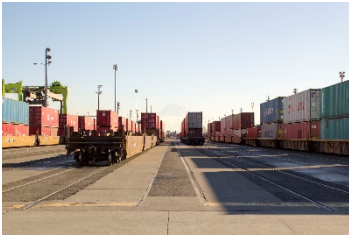




TIDEFLATS SUBAREA PLAN PROJECT MILESTONES



Subarea planning allows for the establishment of a shared, long-term vision, and a more coordinated approach to development, environmental review, and strategic capital investments in a focused area. Completion of the subarea plan will support the ongoing eligibility for and prioritization of transportation funding in the Tideflats Manufacturing and Industrial Center.



The following table outlines major project phases and preliminary milestones for the planning process. The project phases include an estimated timeframe for completion. While some project phases will occur sequentially, others may be conducted concurrently (such as the Environmental Review), resulting in a full planning process of approximately 3-4 years, including consultant selection.



Project Phase	Milestone
1. Consultant Selection and Project Initiation* 8-10 Months <ul style="list-style-type: none"> • RFI/RFQ • Charrette • Stakeholder Selection 	– Approved Consultant Contract – Stakeholder Advisory Committee Established *The two-year goal for the process begins at the completion of this phase.
2. Plan Development 16-24 Months <ul style="list-style-type: none"> • Existing Conditions Report • Alternatives Analysis • Supplemental Studies • Vision/Plan Concept • Policy Elements • Capital Program • Community Engagement 	– Public Engagement Plan – Steering Committee Recommended Draft Plan
3. Environmental Review 6-9 Months	– DRAFT EIS – FINAL EIS
4. Planning Commission Review 6-9 Months	– Public Hearing – Response to Comments – Recommendation
5. Legislative Process 3-6 Months	– Public Hearing – 1 st Reading of Ordinance – Final Reading and Adoption

