

# COMMISSION AGENDA

Item No: 5A

Meeting: 06/15/17

**DATE:** May 31, 2017

**TO:** Port Commission

**FROM:** John Wolfe, Chief Executive Officer  
Sponsor: Jason Jordan, Director, Environmental and Planning Services  
Project Manager: Deirdre Wilson, Senior Planning Manager

**SUBJECT:** General Business: Subarea Plan Overview

## A. ACTION REQUESTED

No Action requested at this time. Peter Huffman, the City of Tacoma's Planning and Development Services Director will brief the Commission on the typical elements and process of a subarea plan.

## B. BACKGROUND

Subarea plans are detailed plans prepared for a smaller geographic area within a community. The areas can encompass neighborhoods, corridors, downtowns, or other types of special districts that show cohesive characteristics. Subarea plans include a greater level of detail than a comprehensive plan, but deal with many of the same topics.

The City has two designated Regional Growth Centers, Downtown Tacoma, including Hilltop and the Stadium District, and the Tacoma Mall Neighborhood.

The City of Tacoma has completed the following subarea plans:

1. Hilltop (2012-2014)
2. South Downtown (2012-2014)
3. North Downtown (2013-2014)
4. Tacoma Mall (pending)

The City of Tacoma has one designated Major Industrial Center. The Center includes the natural deep-water port and industrial lands adjoining Hylebos Waterway, Blair Waterway, Sitcum Waterway, the Puyallup River, Saint Paul Waterway, Middle Waterway, and Thea Foss Waterway.

**C. CURRENT STATUS**

On May 9, 2017, Tacoma City Council adopted Resolution 39723 instructing staff to begin the process of completing an Interlocal Agreement (ILA) with the Port of Tacoma and the Puyallup Tribe of Indians to complete a Tideflats Subarea Plan.

The ILA process will be open to the public, except for initial drafts between staff.

The Planning Commission will immediately begin consideration of interim regulations for the Container Port Element in the Tideflats subarea.

On May 11, 2017, The Port of Tacoma Commission adopted Resolution 2017-03-PT instructing staff to begin the process of completing an ILA with the City of Tacoma and Pierce County.

**D. NEXT STEPS**

In close coordination with the Port Commission, Port staff will work with City staff to create an inter-local agreement that outlines, scope, timing, and roles and responsibilities associated with a Tideflats subarea plan.