TACOMA ‖ TIDEFLATS
SUBAREA PLAN

Steering Committee

June 13, 2024 | Fabulich Center

Agenda

A. Approval of Agenda

B. Communications Items

C. Discussion Items

    1. Economic Development

    2. Land Use
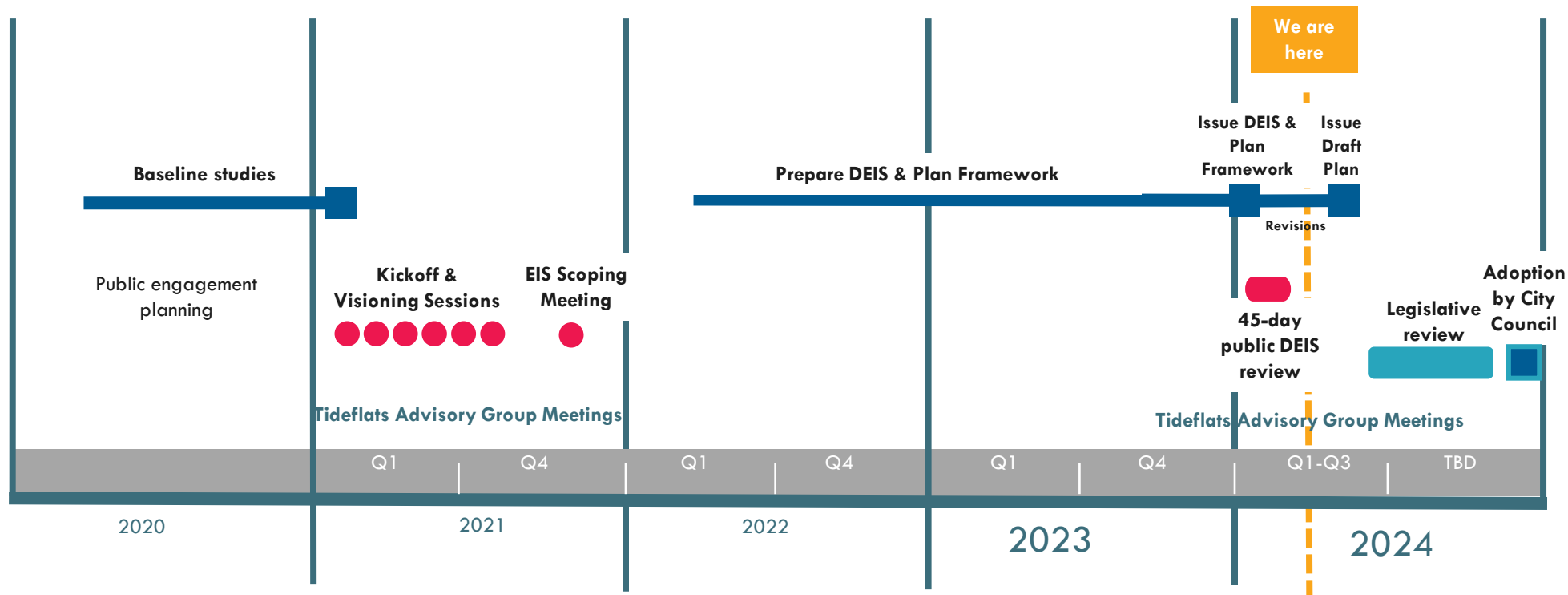
D. Upcoming Agendas

E. Other Items of Interest

TACOMA TIDEFLATS

Communication Items

- Total comments on DEIS
- Received comments from Port, Tribe and Fife

Project Status & Schedule

TACOMA TIDEFLATS

- Draft EIS was released
- Draft Plan work is ongoing (*see Discussion Item*)

Community Engagement

Document Milestones

Tideflats Advisory Group (TAG) Meetings

We are here

Issue DEIS & Plan Framework

Issue Draft Plan

Baseline studies

Prepare DEIS & Plan Framework

Revisions

Public engagement planning

Kickoff & Visioning Sessions

EIS Scoping Meeting

45-day public DEIS review

Adoption by City Council

Legislative review

Tideflats Advisory Group Meetings

Tideflats Advisory Group Meetings

| Q1 | Q4 | Q1 | Q4 | Q1 | Q4 | Q1-Q3 | TBD |

| 2020 | 2021 | 2022 | 2023 | 2024 |

4

Project Status & Schedule

- EIS findings will inform Plan policies and actions for some topics.
  - Some topics are less dependent on EIS findings, such as public access and brownfield remediation and economic development.

Discussion Items

1. Economic Development

Purpose of the Meeting

- Project Management Team requests Steering Committee direction on the **Center Types, Employment Target, and Priority Sectors** to incorporate into the Draft Subarea Plan.

What type of Center should we plan for?

How many jobs are we planning for in the Tideflats?

What sectors do we prioritize?

Subarea Plan Framework:
Land Use & Economic Development

- **Guiding Principle 11. Industrial lands are preserved and valued,** protecting the increasingly rare and valuable industrial and manufacturing lands and working waterfront from encroachment.

- **Guiding Principle 12.** The **Port of Tacoma Manufacturing Industrial Center (MIC**) is a center of global trade and a hub for local, and regional economic activity protecting and enhancing port-related investments and supporting diverse jobs.

- **Guiding Principle 13.** The subarea is a **leader in the green economy** promoting industries that meet environmental goals and facilitate a transition to carbon-free energy

- **Guiding Principle 14.** The subarea offers expanded **access to jobs with diverse career pathways and entry points.**

- **Guiding Principle 15.** The subarea has effective buffers with neighboring communities that **demonstrates how a world class port can thrive alongside growing and vibrant urban neighborhoods.**
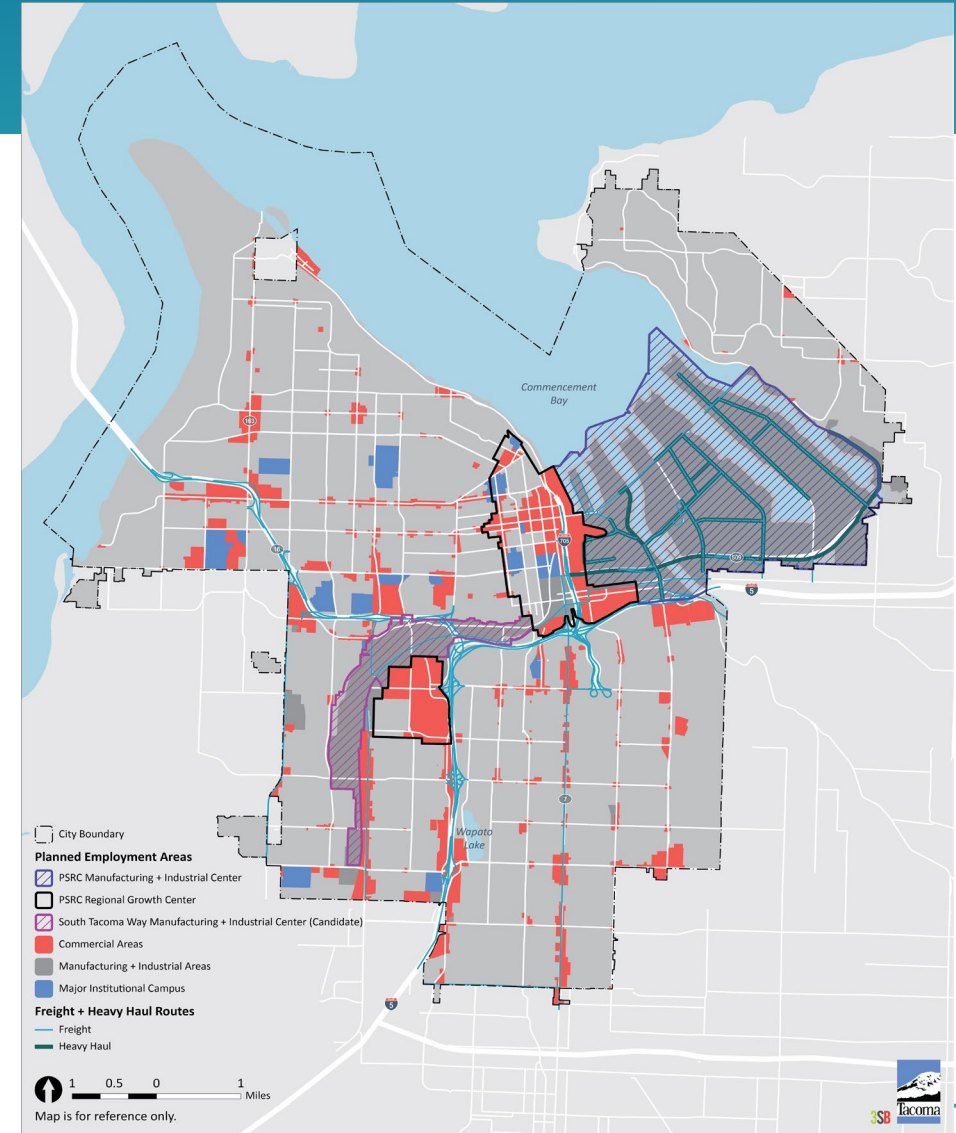
Role of the Tideflats - Local

Citywide Employment Growth Target, VISION 2050: 94,000

- Must provide sufficient land area and capacity to accommodate employment target.

Tideflats currently plays a significant role – Plan for 6,500 more jobs in the MIC

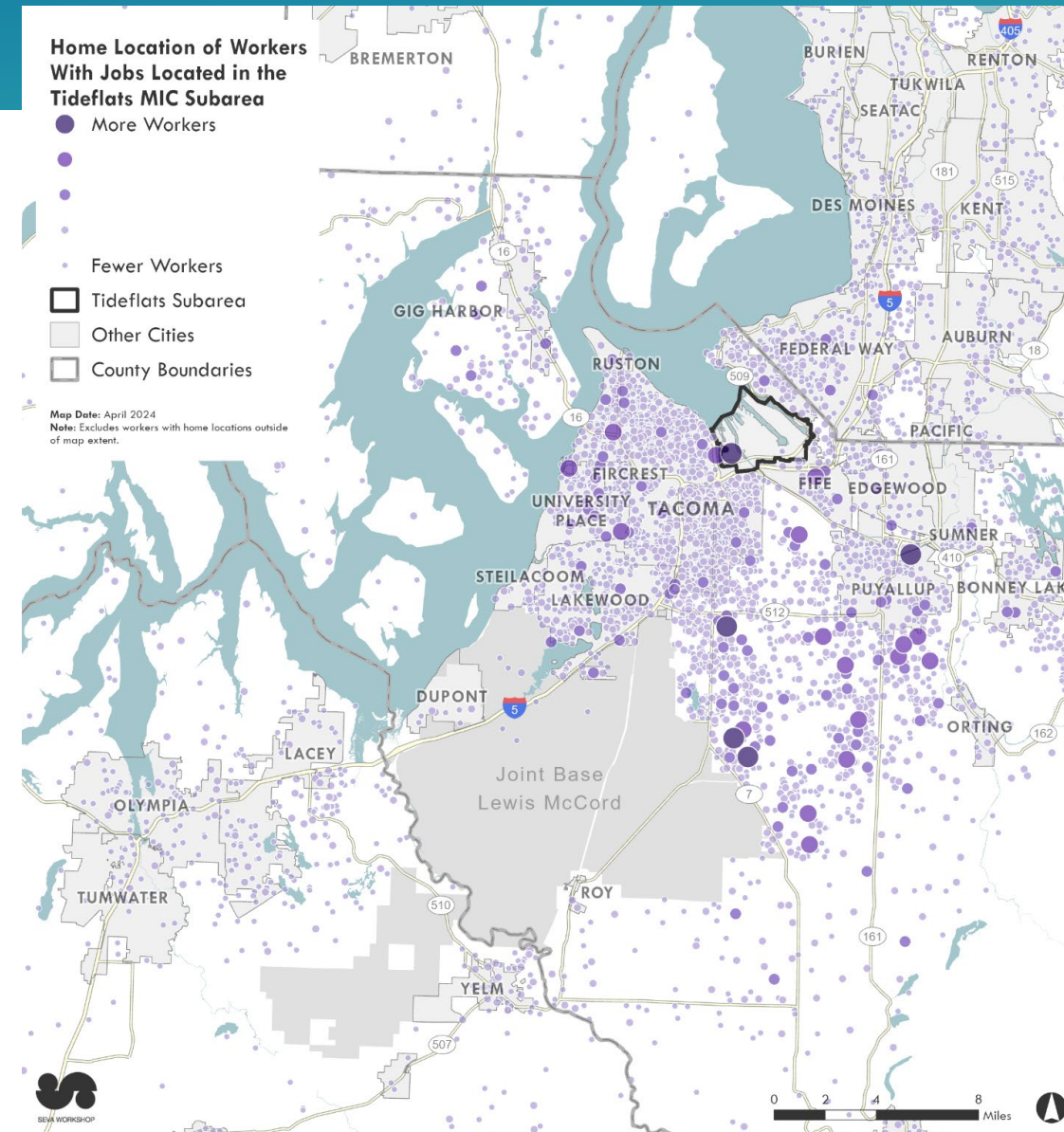**Expanding employment in Tideflats supports multiple City goals:**

- **Equity:** Diverse career pathways; Access to these opportunities can reduce displacement and housing cost-burden.

- **Climate:** Opportunity to live and work locally helps VMT and GHG reduction

Legend (map):
- City Boundary
- **Planned Employment Areas**
  - PSRC Manufacturing + Industrial Center
  - PSRC Regional Growth Center
  - South Tacoma Way Manufacturing + Industrial Center (Candidate)
  - Commercial Areas
  - Manufacturing + Industrial Areas
  - Major Institutional Campus
- **Freight + Heavy Haul Routes**
  - Freight
  - Heavy Haul

Map is for reference only.

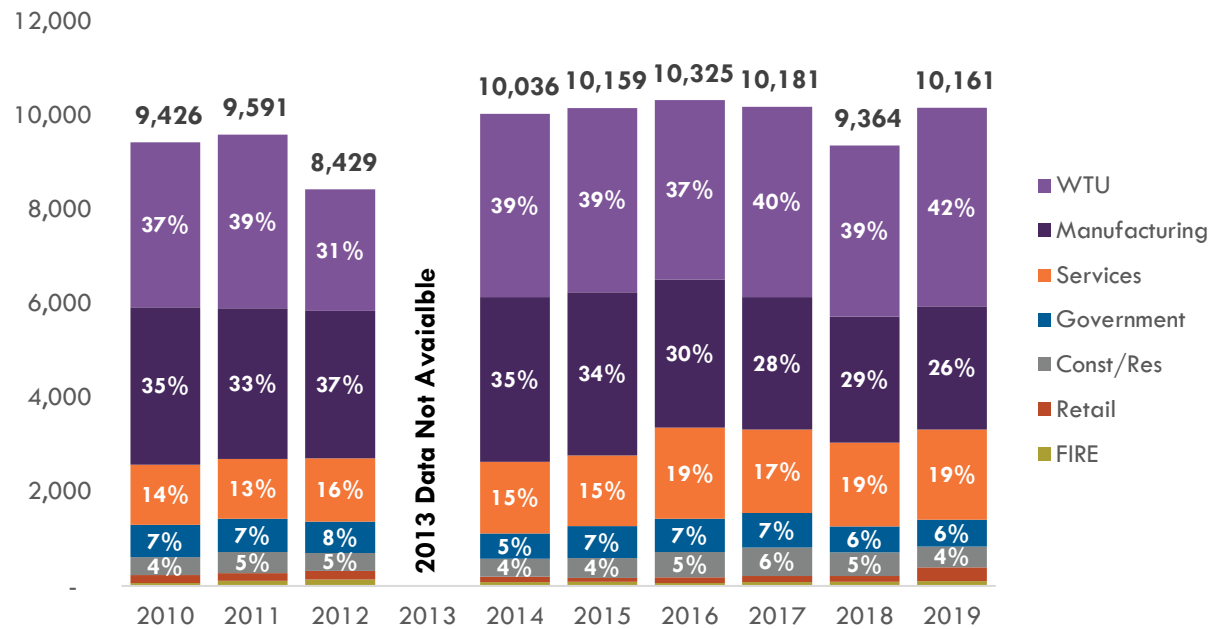# Role of the Tideflats - County/Region

Manufacturing and Industrial Center

- The Tideflats continues to be a key component of the regional industrial ecosystem and the network of Manufacturing Industrial Centers (MICs).

- As one of three manufacturing industrial centers in Pierce County, the MIC accounts for a significant portion of both the City of Tacoma's and Pierce County's industrial employment.

- The Port of Tacoma supports industrial activity across the other MICs and industrial areas.

- The Tideflats is also an important economic asset for the Puyallup Tribe. It is home to its marine cargo operation under its subsidiary economic development arm, Tahoma Global Logistics, as well as jobs under general government. Tribal members also fish within the MIC supporting Treaty fisheries-oriented jobs.
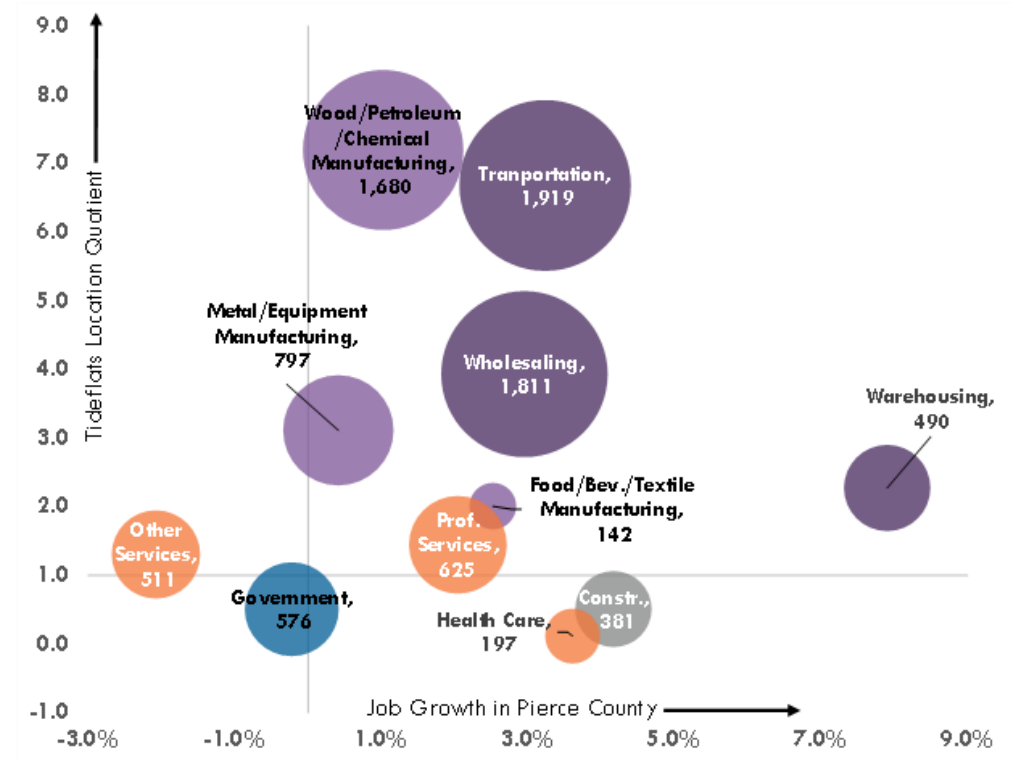

Home Location of Workers With Jobs Located in the Tideflats MIC Subarea
- ● More Workers
- ●
- ●
- ●
- · Fewer Workers
- □ Tideflats Subarea
- ▨ Other Cities
- □ County Boundaries

Map Date: April 2024
Note: Excludes workers with home locations outside of map extent.

Current Employment Trends

Tacoma MIC Employment by Sector, 2010-2019

Legend:
- WTU
- Manufacturing
- Services
- Government
- Const/Res
- Retail
- FIRE

Location Quotient and Job Growth Analysis, 2019

Role of the Tideflats - State

Multiplier

- The Port of Tacoma represents a core economic development asset for Washington state and elsewhere in the U.S.

- In addition to facilitating the movement of millions of twenty-foot equivalent units (TEUs) of containerized cargo as well as millions of metric tons of breakbulk, automobiles, logs, and liquid bulk, the port supports industrial and non-industrial activities that spur job growth and economic wealth creation in the central Puget Sound region and Washington state.

- In total, the Port of Tacoma's economic impact across the state was estimated to support 56,550 jobs and $13.88 billion in annual economic output.
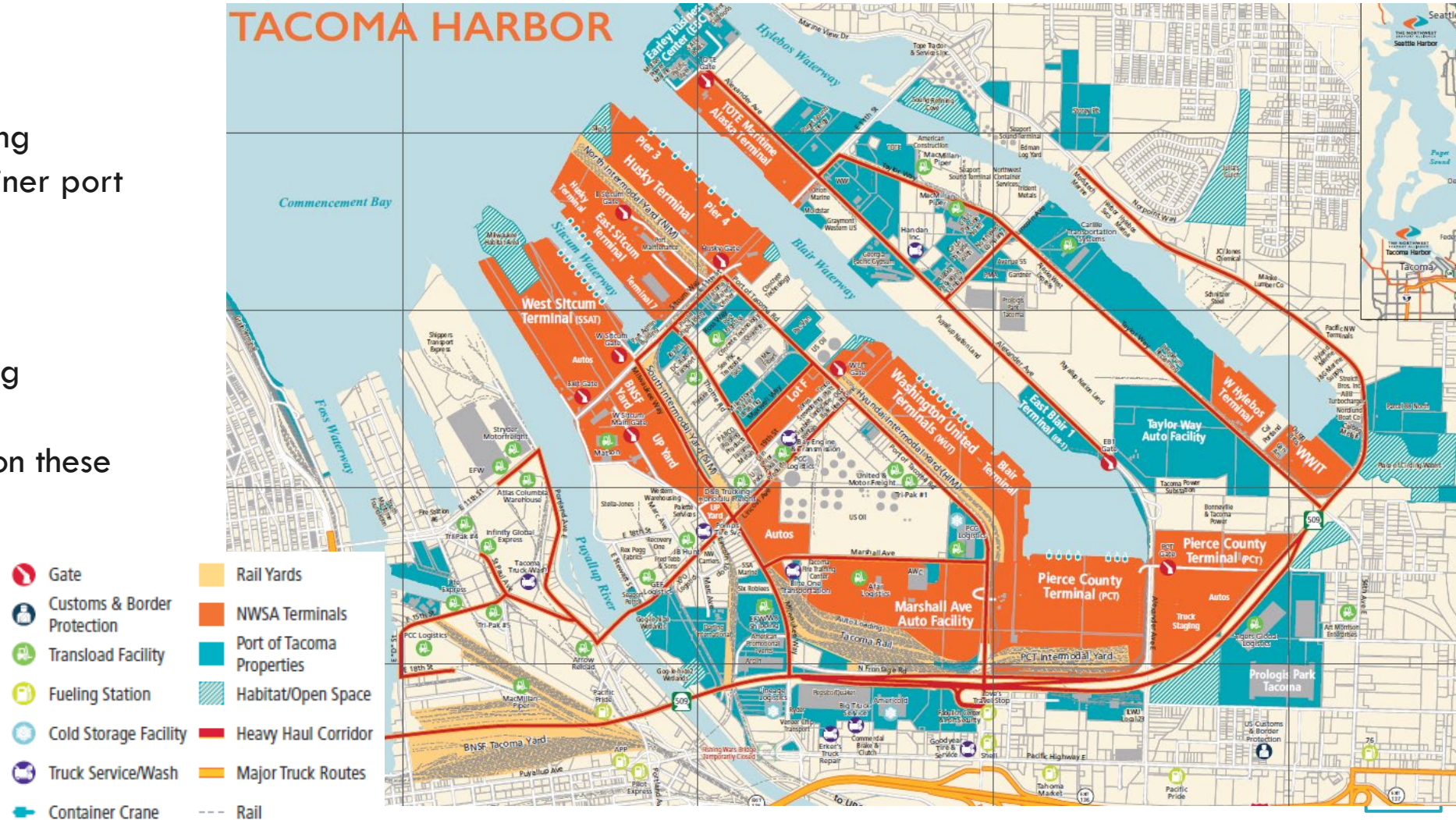
Role of the Tideflats - State

Container Port

- State interest in maintaining international trade, container port activity.

Shorelines of the State

- State interest in prioritizing waterfront lands for uses economically dependent on these locations.

TACOMA HARBOR

EIS Alternatives Analysis

	Core Area	Buffer	509 to Fife	Blair Sitcum	Foss Peninsula	Middle Peninsula	Northeast Tacoma	Portland Ave Station Area	Puyallup River
Total Parcel Acres	3,397	552	232	2,747	209	213	277	96	175
Existing Employment Density	2.5	5.4	0.9	1.9	12.2	7	1.5	10.4	3

We tested a range of employment densities for the Alternatives in the EIS.

	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3	ALTERNATIVE 4
Employment 2044	12,527	16,813	20,008	12,527

Key Takeaways from 2021 Community Visioning

Strengths:

Port of Tacoma's shipping, trade activity, and jobs

Natural deep-water port

Proximity to on-land transportation

Jobs

Greatest **opportunities** :

- Preserving and strengthening jobs
- Clean industry
- Environmental Remediation
- Transportation improvements
- Infrastructure to expand Port

Tideflats Advisory Group Input

- **Maintain flexibility for advanced manufacturing**

- **One of the biggest barriers is land availability for priority sectors and competition with warehousing.**

- **Concerns about displacement of existing businesses; support and protect what you have**

- **Think strategically about utility/infrastructure investments to support green economy**

- **Support *greening* of existing businesses**

- **State goal is to double manufacturing jobs in the next 10 years**

- **Housing affordability is also important, to support workers**

- **Permitting support and predictability**

- **Support green economy, but also consider off-site impacts and appropriate siting**

Why is it important to identify a planning target?

1. **Impacts and mitigation**

   - Identify potential impacts of employment growth

   - Demand for services, set appropriate level of service standards for expected growth

   - Mitigation strategies

2. **Proactive investments to stimulate economic activity**

   - Types of sectors we prioritize may influence types of services, infrastructure, and investments we need to make

Economic Development:
What type of MIC should the Tideflats be?

Industrial Employment Center	Industrial Growth Center
Existing jobs: 10,000 minimum	Existing jobs: 4,000 minimum
Planned jobs: 20,000 minimum	Planned jobs: 10,000 minimum

EIS Analysis:

- Concluded that all Alternatives meet MIC planning requirements

- Industrial Employment Center: would be more challenging during plan horizon

  - Would require higher rates of redevelopment with significantly higher employment densities

- Industrial Growth Center: The minimum requirements are already met; if selecting this center-type, would recommend setting a higher planning target.

  - The City would need to re-evaluate broader capacity to meet employment targets under VISION 2050

Economic Development: **Priority Sectors**

Four **priority sectors** are identified through the policies and actions called for in this plan:

1. **Maritime**
2. **Green Energy**
3. **Industrial Symbiosis**
4. **Green Building Technology**

Supporting Existing Businesses & Anti-Displacement

Business and Entrepreneurship Support

1. Business Services
2. Apply for grants
3. Cooperative space

Anti-Displacement Actions

1. Capacity building
2. Support relocation
3. Flex space to accommodate conversion of uses

Discussion and Direction

Project Management Team requests Steering Committee direction on the **Center Types, Employment Target, and Priority Sectors** to incorporate into the Draft Subarea Plan.

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Discussion Items

2.   Land Use

Upcoming Agendas

Date	Topic(s)
Jul 11	**EIS Public Comment Debrief**
Aug 8	**Transportation and Infrastructure**
Oct 10	**Draft Plan and SC Recommendation**