

# Urban Waterfronts and Planning for Industry

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# Overview

- Who we are, what we do
- Framing Questions
- Key Findings
- Next Steps

# Who we are, what we do



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## Master of Arts in Community Planning

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### Master of Arts in Community Planning



# Who we are



Mark Pendras  
*studio co-instructor*



Anne Taufen  
*studio co-instructor*

# What we do – MACP studio

- Academic research to further community interests
- There is no one “community”
- “Planning” is about creating futures – it’s everyone’s work
- *How do we take action to create change*

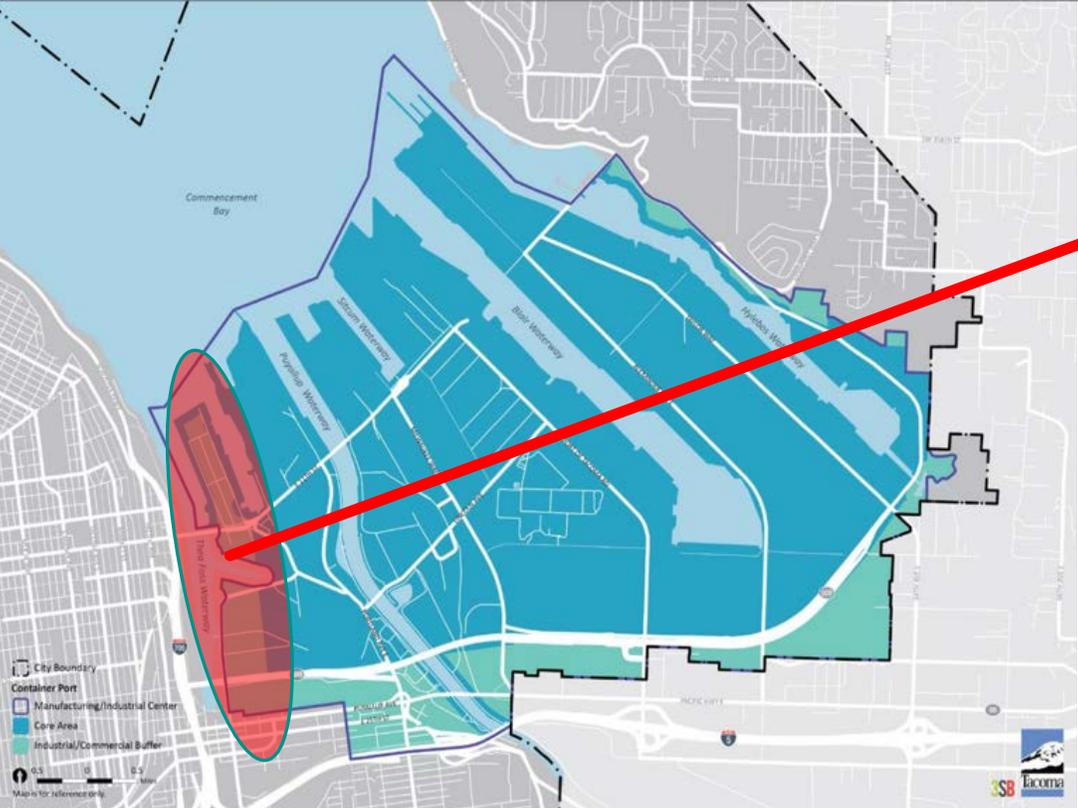
# MACP studio, Winter/Spring 2019

- We need industry
- We need a shared vision
- *Better economic outcomes, more jobs, stronger constituencies =*  
**sustainable industrial development**

# Framing Questions

- Methanol plant as a lightning rod, 2016
- Industrial siting – uneven support, understanding risk, costs/benefits
- Green/ creative class development – gentrification
- Inclusivity and ongoing engagement with diverse constituents
- **the East Thea Foss waterway as a transition zone**

# East Thea Foss as transition zone



Can this zone buffer between downtown and heavy industrial uses – and pilot new uses, **environmental and industrial innovation?**

Tidflats MIC showing core area (blue) and buffer (green) areas

# Industrial Planning

- Thin Literature
- Ad Hoc Practice
- Bias towards design, “the new”, chasing, pitting jobs vs. environment
- **Work is the backbone of communities**
- Parks, housing, services – they all require living-wage jobs to “work”

# Port District imperatives

- *Compete!*
- **Protect maritime trade, container cargo business**
- *Compete!*
- (Diversify and collaborate – different kinds of economic development, local/regional investment)
- **Who Benefits**

# 7 Key Issues/Areas

- Place Attachment
- Historical Tensions
- Public Access
- Economic Development: Industry 4.0
- Land Use and Transportation Access
- Environmental Health: Pilot projects
- Institutional Arrangements

Connecting to your stakeholders

# Stakeholder Engagement: *Place Attachment*

## Phase 1. Open Codes

Phase 1 consists of condensing large quantities of qualitative data into broad, general categories. In this research project there were 110 open codes.

## Phase 2: Axial Codes

Phase 2 consists of refining open codes into more specific categories. There were 9 axial codes.

## Phase 3: Selective Codes

Phase 3 consists of narrowing down axial codes into specific theme. This final refinement process rendered three core themes for this project.



Charis Hnin



Jennifer Nguyen

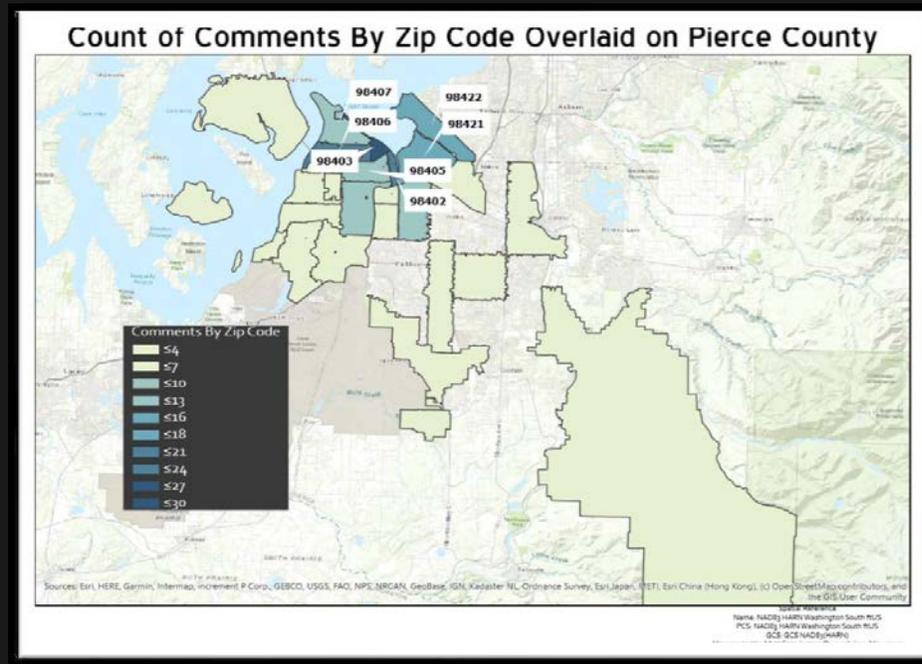
Data: 700+ pages of public comments – *Tideflats Interim Regulations*, 2017  
Coding and analysis using *Nvivo* qualitative software

# Attachment to the tideflats

## 1) Co-existing concerns

Word	Count
Tacoma	129
Fossil	95
Future	44
People	22
Safety	22
Impact	19
Threat	19
Region	16
Health	14
Change	12

## 2) Involvement



## 3) Stewardship



# Stakeholder Engagement: *Place Attachment*

1. **Co-existing concerns:** people *know* it's complicated
2. **Involvement:** people want to be part of creating the future
3. **Stewardship:** there is a sense of shared responsibility

= Place Attachment *as a Resource*

Bonds to explore, activate, build upon

# Stakeholder Engagement: *Historical Tensions*

*What kind of conflicts surface repeatedly over time with respect to development in the tideflats?*



Kristine Coman



Leslie Mintaraga

# Tension and Conflict

Seeking <i>Just</i> Transitions	Facing Real Trade-offs	Who Gets to Decide
Economy is changing – what worked in the past will not work in the future	Something's gotta give – it's not always possible to have a "win-win"	Anger and confusion about process, representation, contested goals
Lack of jobs	Health and safety	Defining "social responsibility"
Short term vs. long term	Environmental injustice	Anger about fossil fuels
Presence of past pollution vs. what's next	Legitimacy of regulations, and accountability	Need for inclusive planning

# Stakeholder Engagement: *Historical Tensions*

- We know that things are changing – can we be proactive
- Hard choices have to be made
- Everyone pays for growth, but not everyone has equal access to the process and its benefits

Conflict needs to be engaged

# Public Access and Industrial Shorelines

*Can industrial shoreline use and public waterway access co-exist to build appreciation for industry, strengthen stakeholder constituencies?*



Riley Bushnell



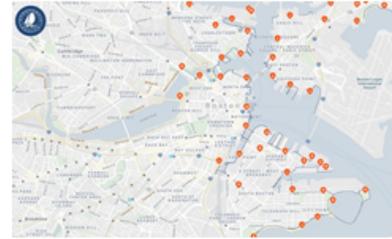
Alyssa Torrez

## Case Examples

1. Cruise Ship Promenade - Port of Los Angeles
2. Sacajawea State Park - Pasco, WA
3. Boston Harborwalk - Boston, WA
4. Pepper Park - Port of San Diego
5. Middle Harbor Shoreline Park / Port View Park - Port of Oakland
6. Elbphilharmonie Hamburg - Hamburg, Germany

## Boston Harborwalk

### Boston, MA



"First and foremost, Harborpark is designed to guarantee public access to the unique environment along the Boston Harbor, while encouraging balanced growth along the entire waterfront." - Mayor Raymond Rynn, 1984

### Overview

Started in 1984, the Harborwalk project has established a free, near continuous, 43-mile walkway along Boston's shoreline that connects eight of Boston's neighborhoods to waterfronts and harbors. The Harborwalk extends into maritime industrial areas, allowing visitors to observe working port operations. Other areas offer parks, beaches, museums, public art, historical exhibitions and restaurants. A joint effort of the City of Boston, the Boston Planning and Development Agency, the Massachusetts Department of Environmental Protection, The Boston Harbor Association and private in property developers, this project falls under the Public Waterfront Act (Chapter 91) that requires new waterfront development to be set back from the edge of the water.

### Funding

Combination of federal, local, nonprofit and private funds

### Application

Similar concept to the Prairie Line Trail in Tacoma, this project can offer connectivity between the City and the Port. This can offer visitors a way to view the Port operations and embrace the activity in a positive way.

### Impact

"States up and down the East Coast are investing in their ports to accommodate bigger ships. Investing in the Port of Boston ensures our local industries, manufacturers, and workers are competitive in an increasingly globalized economy," said Senator Edward J. Markey.

# Economic Development

*Can Industry 4.0 become a priority on the East Foss Waterway – cleaner, more equitable, more sustainable jobs?*



Anastasia Cale



Neelim Randhawa



Andrew Sorenson

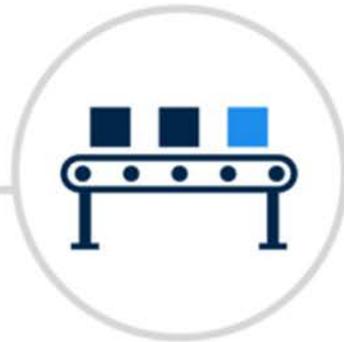
# *Sustainability – Modernization – Workforce Development*

## The Four Industrial Revolutions



### Industry 1.0

Mechanization and the introduction of steam and water power



### Industry 2.0

Mass production assembly lines using electrical power



### Industry 3.0

Automated production, computers, IT-systems and robotics



### Industry 4.0

The Smart Factory. Autonomous systems, IoT, machine learning

# Land, Water, and Transport Use

*Is there an accessible public resource that shows land use, transport, water use, and property use on the East Side of the Thea Foss Waterway?*



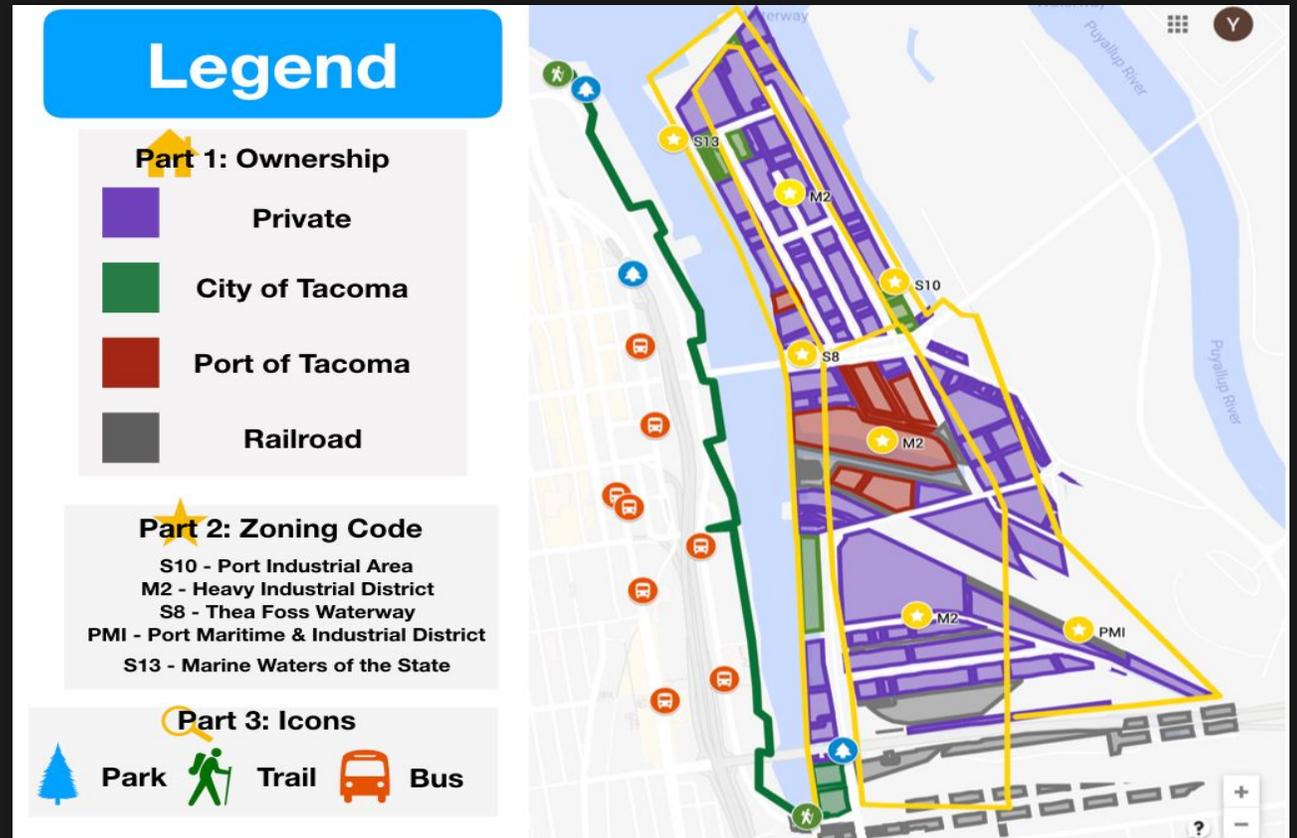
Yilun Xu (right), Yuman Xu

# Enabling industrial investment

## Key factors:

- Inventory of industrial lands
- Existing zoning and conversions
- Ownership
- Access to transportation infrastructure
- Engagement across stakeholders

*Leigh, Hoelzel, Kraft & Dempwolf, 2014*



General Schematic

# Environmental Health

*How can demonstration projects build stewardship, opportunity, inclusion, awareness?*



Nicholas Carr



Haile-Anne McKeen



Rafael Saucedo

# Wheeler Osgood site as catalyst

## Green Stormwater Infrastructure (GSI)



## Post-consumer Plastic Recycling



# Institutional Arrangements

*How do the rights and responsibilities of the Port of Tacoma, the Puyallup Tribe of Indians, and the City of Tacoma intersect in the tideflats?*



Liza Higbee-Robinson



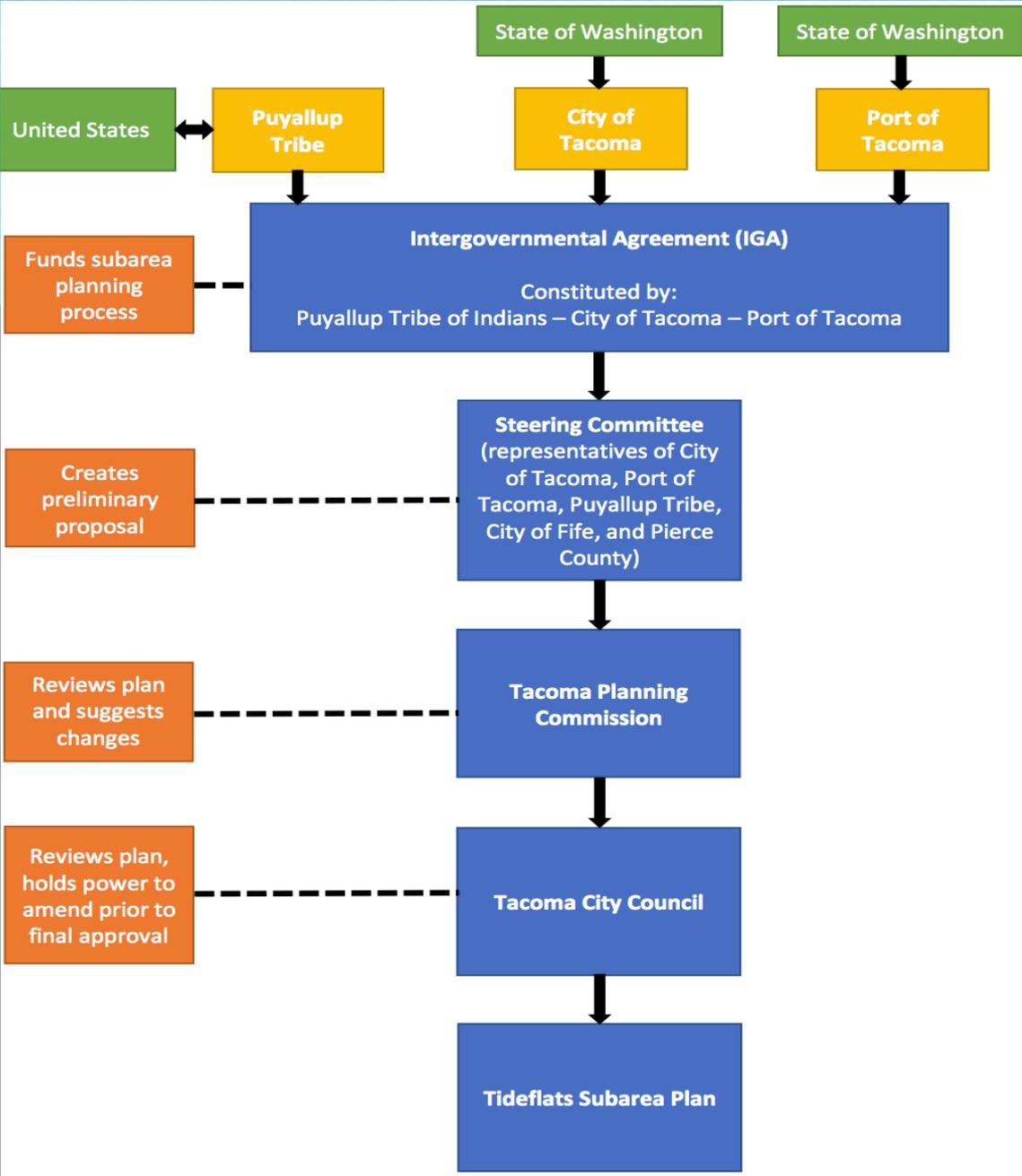
Jeffrey Hilton



Rhasean Stephens

# Building public understanding

*Who does what, and why?*





**community-based  
learning and  
research**

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MACP hooding ceremony  
UW Tacoma, June 2019