

### A Resolution of the Port of Tacoma Commission

WHEREAS the economic impact of the Port of Tacoma ("Port") is of significance to Washington State, Pierce County, and the City of Tacoma by providing over 29,000 direct and indirect family-wage jobs and \$223 million in state and local taxes, and

WHEREAS the Port Maritime Industrial Area is an interconnected and interdependent system of maritime and industrial uses and the removal of certain categories of uses may unintentionally and negatively impact other trades and industries, both within the Tideflats and beyond, and

WHEREAS the City of Tacoma ("City") received multiple requests for zoning and land use process changes in the Tacoma Tideflats area ("Tideflats") including a zoning change of the eastside of the Port Maritime Industrial Area, a review of land uses in the Tideflats, and a Director's Rule relating to Expanded Notification for Large Industrial Projects, and

WHEREAS the 2009 Washington State Legislature amended the Growth Management Act to add a "Comprehensive plan—Port element" at RCW 36.70A.085 relating to land use and transportation planning for marine container ports; with the intent to ensure that local land use decisions are made in consideration of the long-term and widespread economic contribution of our international container ports and related industrial lands and transportation systems, and to ensure that container ports continue to function effectively alongside vibrant city waterfronts, and

WHEREAS, the Growth Management Act ("GMA") includes a "Comprehensive plan—Port element" at RCW 36.70A.085, applicable to the Port of Tacoma, which provides that the city and Port are to work together and "must establish policies and programs" to, among other things, (a) Define and protect the core areas of port and port-related industrial uses within the city, and (b) Provide reasonably efficient access to the core area through freight corridors within the city limits; and (c) Identify and resolve key land use conflicts along the edge of the core area, and minimize and mitigate, to the extent practicable, incompatible uses along the edge of the core area, and

WHEREAS, the Puget Sound Regional Council ("PSRC") has designated the Port of Tacoma as one of eight regional Manufacturing/Industrial Centers. Manufacturing/Industrial Centers are primarily locations of more intense employment and are typically not appropriate for housing, and.

WHEREAS, PSRC's VISION 2040 calls for the recognition and preservation of existing centers of intensive manufacturing and industrial activity and the provision of infrastructure and services necessary to support these areas, in recognition that these centers are important employment locations that serve both current and long-term regional economic objectives. VISION 2040 discourages non-supportive land uses in manufacturing/industrial centers, and

WHEREAS the Port of Tacoma and City of Tacoma have discussed the merits of a subarea plan for two years and agree that a subarea planning process is the best course of action to comprehensively address land use, zoning, transportation, economic development,

environmental and infrastructure issues associated with the future of the Tideflats ("Subarea Plan")., and

WHEREAS the Port of Tacoma desires to partner with the City of Tacoma on a Subarea Plan, and

WHEREAS the Port of Tacoma desires to begin negotiation of an Interlocal Agreement (ILA) that would outline the partnership, including roles, responsibilities, timing, and funding for the Subarea Plan process . The ILA would be approved by both governing bodies.

NOW, THEREFORE BE IT RESOLVED:

**Section 1:** The Port of Tacoma Commission hereby expresses its support for the City and Port to work cooperatively for the development of a Subarea Plan for the Tideflats.

**Section 2:** The Port Commission hereby requests that the Subarea Plan should have the following outcomes: 1) The Subarea Plan will support continued growth of the regional economy and employment base of the maritime, manufacturing and industrial sector, and acknowledge the important role of the Tideflats area as an economic engine for the City of Tacoma, Pierce County, local region and state; 2) The Subarea Plan will support, protect and improve the environment for the health and safety of the local employees, communities, and Puget Sound; and 3) The Subarea Plan will be consistent with local, state, and regional planning, transportation, environmental and economic policies and regulations.

**Section 3:** The Port Commission hereby requests that the Subarea Planning process be transparent and grounded in stakeholder engagement to include the City of Tacoma, Port of Tacoma, Port of Tacoma tenants, representatives from Tideflats businesses and their employees, environmental stakeholders, regional residents, labor organizations, other organizations and jurisdictions including the Puyallup Tribe.

**Section 4:** The Port Commission hereby requests the Port's Chief Executive Officer to initiate discussions about a Subarea Plan Interlocal Agreement between the City and the Port that would outline the partnership, including roles, responsibilities, timing, and funding for the Subarea Plan process. The ILA would be approved by both governing bodies.

ADOPTED by a majority of the members of the Port of Tacoma Commission at a special meeting held on the **11th day of May, 2017**, a majority of the members being present and voting on this resolution and signed by its President and attested by its Secretary under the official seal of said Commission in authentication of its passage this 11th day of May, 2017.

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Richard P. Marzano, President  
Port of Tacoma Commission

ATTEST:

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Donald C. Johnson, First Assistant Secretary  
Port of Tacoma Commission