



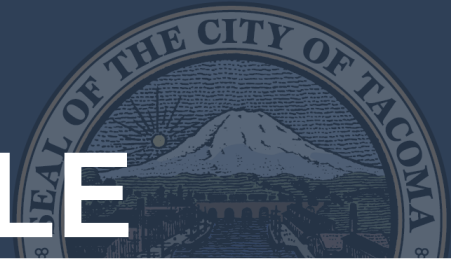
# Tideflats Planning Updates

City of Tacoma | Planning and Development Services

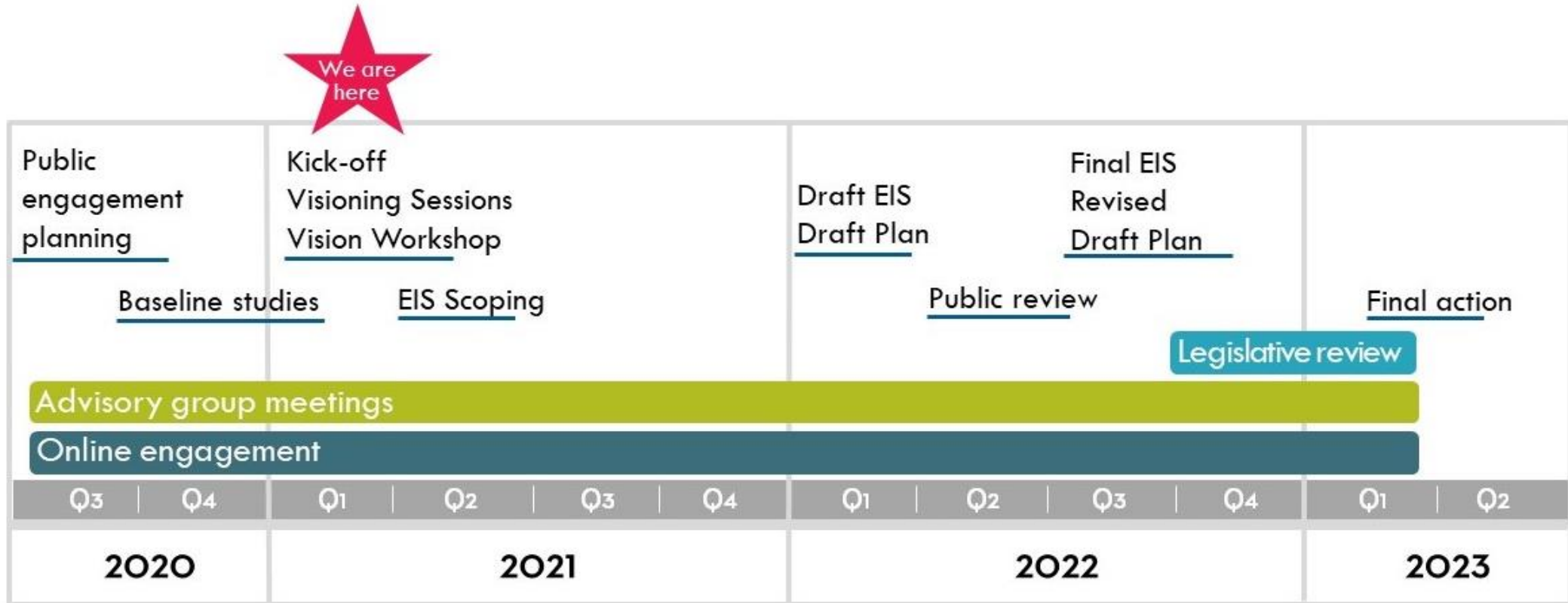
**City Council Study Session**  
**February 16, 2021**



# 1. Tideflats Subarea Plan



# SUBAREA PLAN SCHEDULE





# 6-MONTH OUTLOOK



- Feb. 4 – Community Kick-off Event
- Feb. 18 – Tideflats Advisory Group meeting
- March –
  - Joint Tideflats Advisory Group/Steering Committee meeting
  - Visioning Workshops
  - Focus Groups
  - Online Survey
  - Direct Engagement
- May/June – Tideflats Advisory Group/Steering Committee
- Leading to Future Alternatives Recommendation to Planning Commission



## 2. Non-Interim Regulations



# BACKGROUND



- **October 20, 2020:** Ordinance No. 28696
  - 6-month Extension
  - Directed Planning Commission to review and update recommendations
- **December 2, 2020:** Planning Commission conducted public scoping hearing
- **January 13, 2021:** Listening Session
- **February 3, 2021:** Planning Commission released a public review draft and set a public hearing for March 3, 2021



# SCOPE OF REVIEW



1. Permit and land use notification – Citywide
2. Incompatible land uses in the Port of Tacoma  
Manufacturing and Industrial Center
3. Residential encroachment in NE Tacoma
4. Siting of potentially high risk/high impact  
industrial uses – Citywide



# PROPOSED AMENDMENTS



## **1. Permit Notification:**

- Expand notice areas for heavy industrial use permits; area-wide rezones; land use designation amendments.
- From 1000' to 2500' from site or center boundary
- Include occupants as part of direct mailings

## **2. Incompatible Uses in the Port of Tacoma MIC:**

- Prohibit certain non-industrial uses in the Core Area
- Allow some non-industrial uses as conditional uses in buffer areas
- Size limitations on certain uses





# PROPOSED AMENDMENTS



## **3. Residential Encroachment in NE Tacoma:**

- Establish a Port of Tacoma Transition Overlay District
- Allow one unit per acre

## **4. Siting of Heavy Industry**

- Prohibit mining and quarrying, coal facilities, smelting
- Prohibit petrochemical, explosives, and fertilizer manufacturing
- Other chemical manufacturing allowed as conditional use
- Prohibit expansion of Major Fossil Fuel Facilities
- Allow Renewable Fuel Production Facilities as Conditional Use



# NEXT STEPS



## **Planning Commission:**

- March 3: Public Hearing (joint hearing with Ecology)
- March 8: Public Comment Period Ends
- March 17: Consider Recommendations

## **City Council:**

- April 13: Study Session
- April 20: Public Hearing
- April 27: Study Session
- May 4: First Reading of Ordinance
- May 11: Final Reading of Ordinance

# 3. Tacoma Fossil Fuel Baseline Study



# STUDY METHODOLOGY



## Baseline Data

- ⑩ By imports, exports, processing, and local use
- ⑩ Data collection/analysis from EIA, ECY, DOL, USACE

## Documentation of Changes within Subarea

- ⑩ Permitted expansions, additions, and renovations
- ⑩ Any proposed changes (not implemented/permited)

## Economic Impact of Facilities

- ⑩ Data collection from interviews with individual facilities
- ⑩ Input-Output analysis using IMPLAN

## Projections of Future Demand

- ⑩ Data collection and analysis from existing forecasts
- ⑩ Understand order of magnitude changes and impact

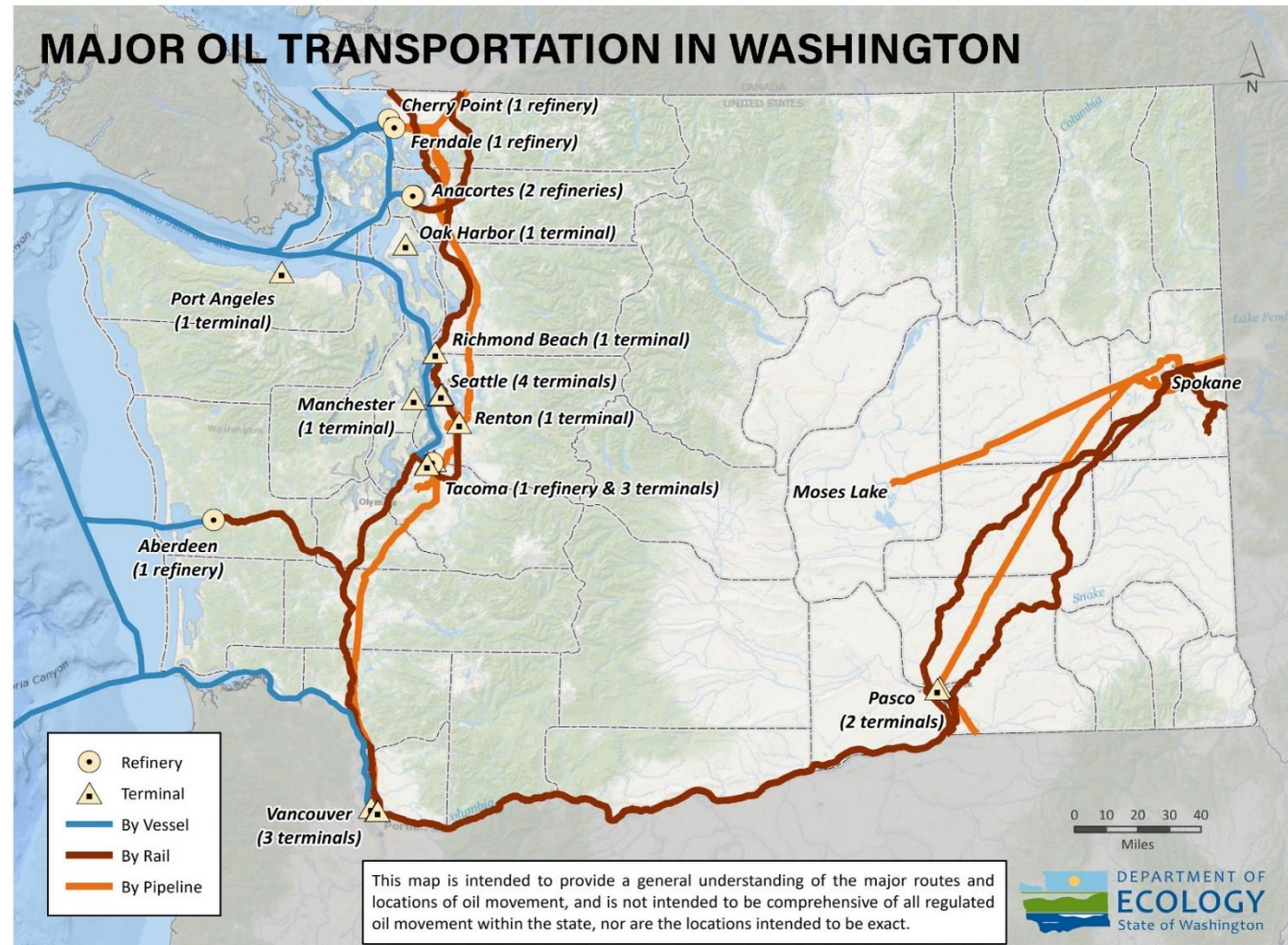


# OIL MOVEMENT IN WA STATE



Note: The refinery located in Aberdeen is a biodiesel plant and not a petroleum refinery

Source: Department of Ecology, 2019.

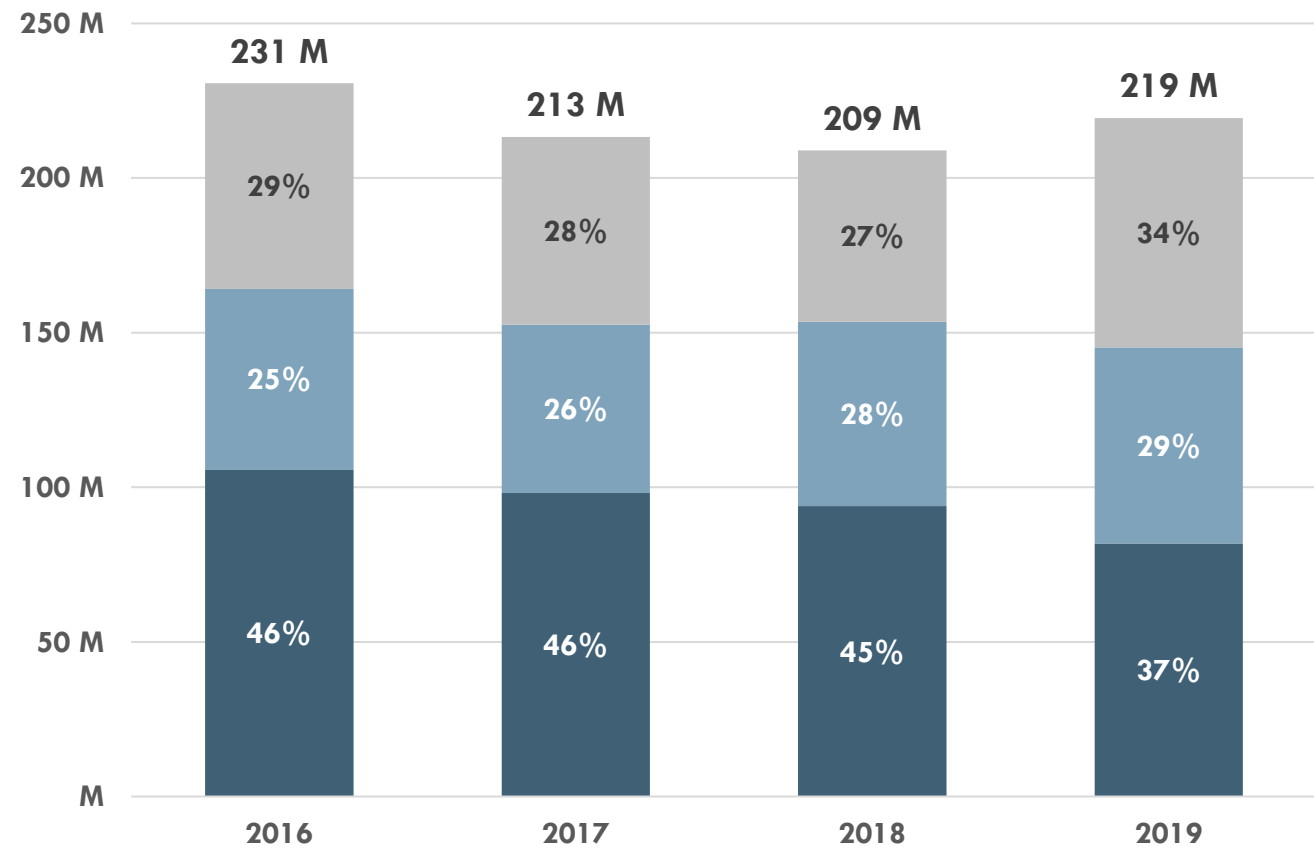


## ● ● ● CRUDE OIL MOVEMENT IN WA STATE BY VOLUME



**Quantity of Crude Oil Moved Into and Through Washington State, by Mode**

■ Pipeline  
■ Rail  
■ Marine



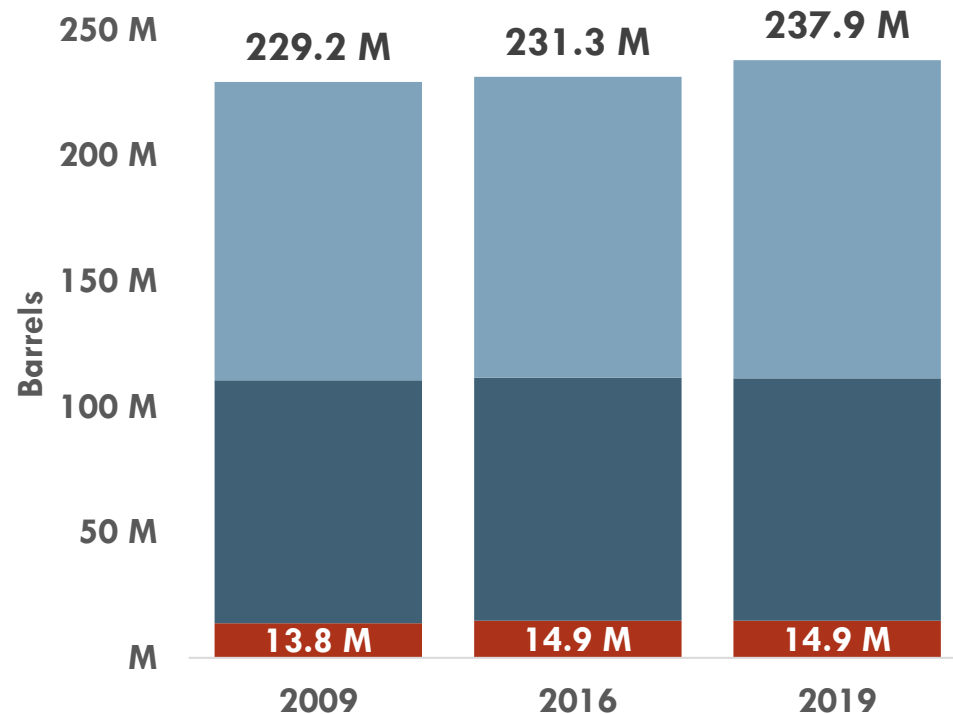
Sources: Washington State Department of Ecology, 2020; BERK, 2021.



# OIL REFINING CAPACITY IN WA

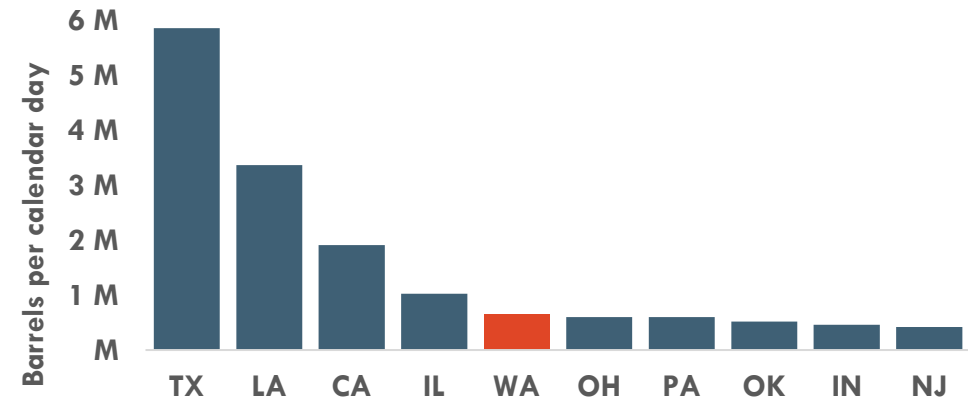


WA Refineries Operable Capacity, Annual Barrels



■ Ferndale Refineries ■ Anacortes Refineries ■ Tacoma Refinery

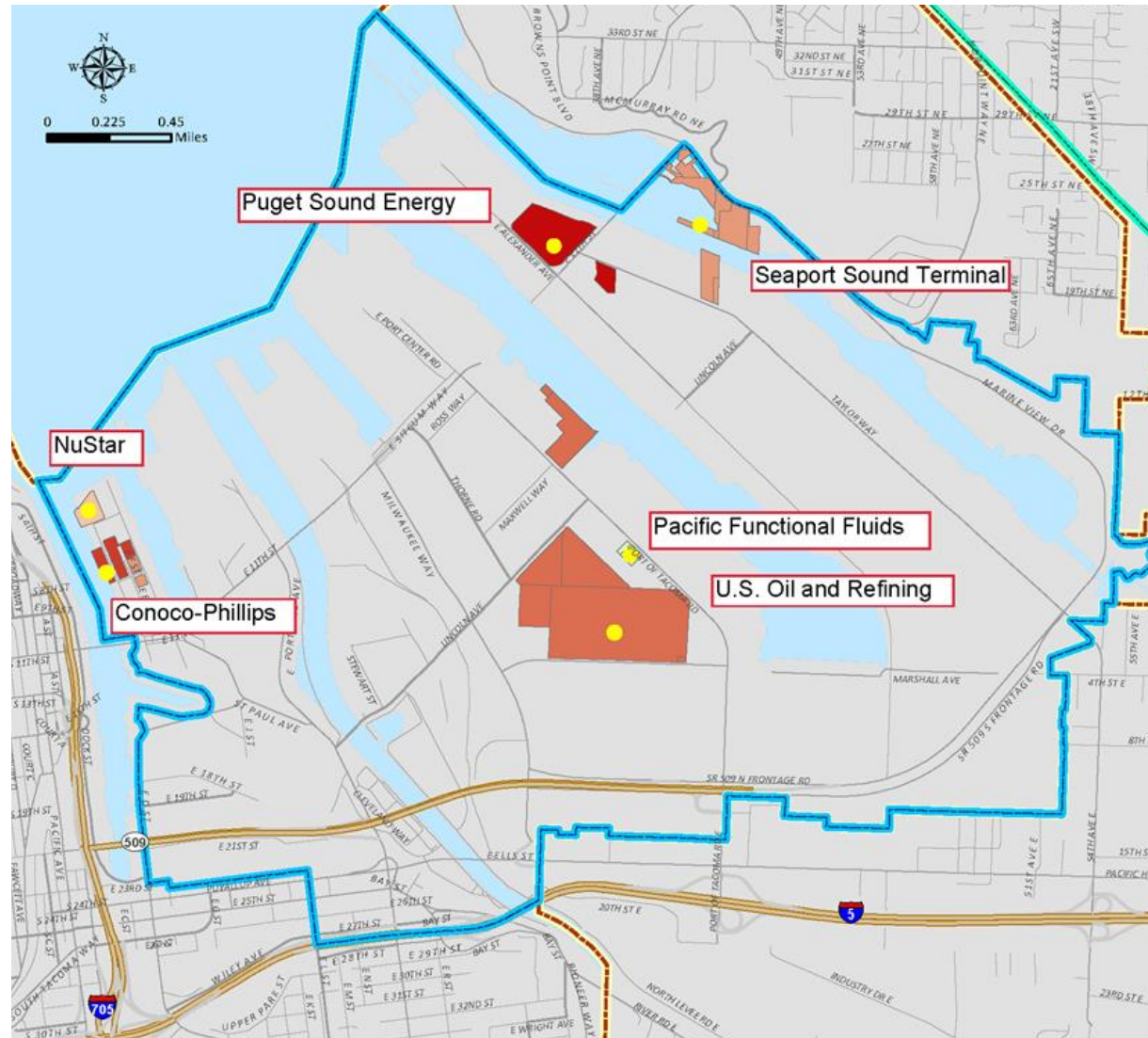
Top 10 States by Refining Capacity, 2020



Note: Operable capacity per calendar day numbers were annualized based on 365 calendar days per year  
Sources: U.S. Energy Information Administration, 2019; BERK, 2021.



# FOSSIL FUEL FACILITIES IN TIDEFLATS







# SUMMARY OF TIDEFLATS FACILITIES



Name	Type	Storage Capacity (Barrels)	Production Capacity (Barrels/day)
Par Pacific*	Refinery	2,800,000	40,700
Seaport Sound Terminal	Terminal	1,500,000	-
NuStar	Terminal	370,000	-
Conoco-Phillips	Terminal	300,000	-
Pacific Functional Fluids	Terminal	25,000	-
PSE LNG Facility**	LNG Facility	190,000	6,000
<b>TOTAL (Barrels)</b>		<b>5,185,000</b>	<b>46,700</b>
<b>TOTAL (Thousand Barrels)</b>		<b>5,185</b>	<b>47</b>

\* formerly known as U.S. Oil and Refining

\*\* pending - under construction

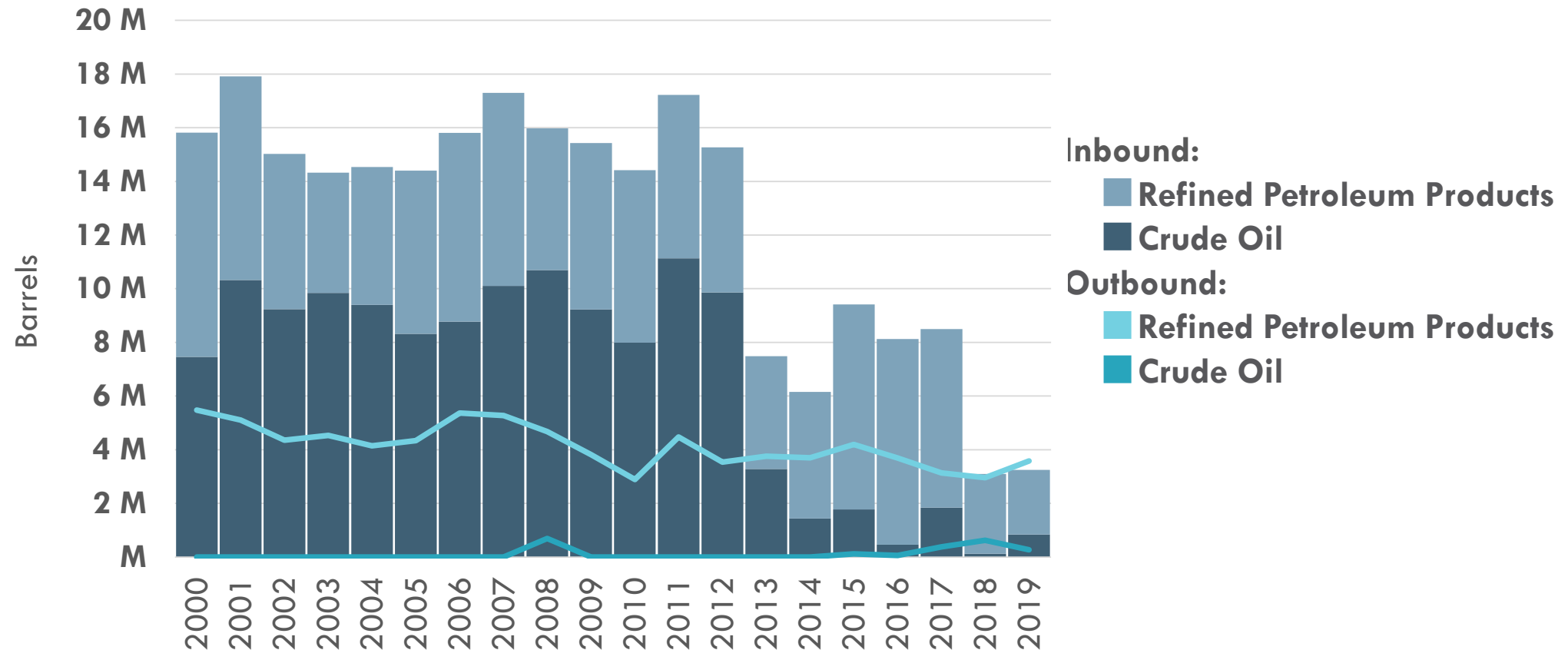
Note: Storage capacity for Seaport Sound Terminal is self-reported. LNG capacity is converted from gallons based on the conversion of 42 gallons per barrel.

Sources: U.S. Energy Information Administration, 2020; BERK, 2021.





## INBOUND/OUTBOUND TO TACOMA BY WATER



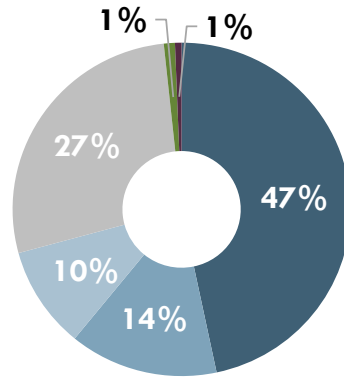
Sources: U.S. Army Corps of Engineers, 2019; BERK, 2021.



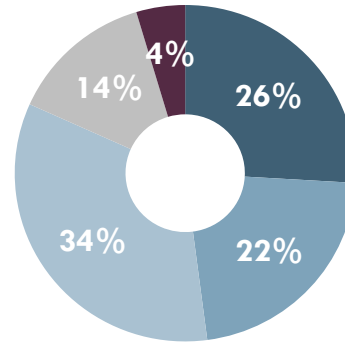
## PRODUCTS BY TYPE TO TACOMA BY WATER

Inbound

2000

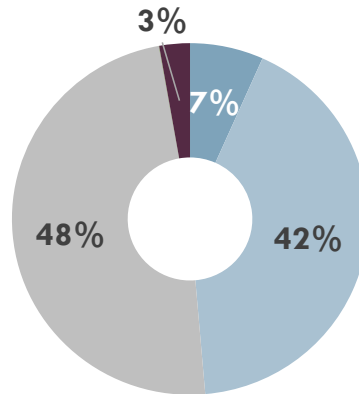


2019

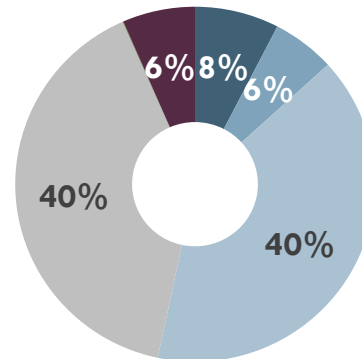


Outbound

2000



2019

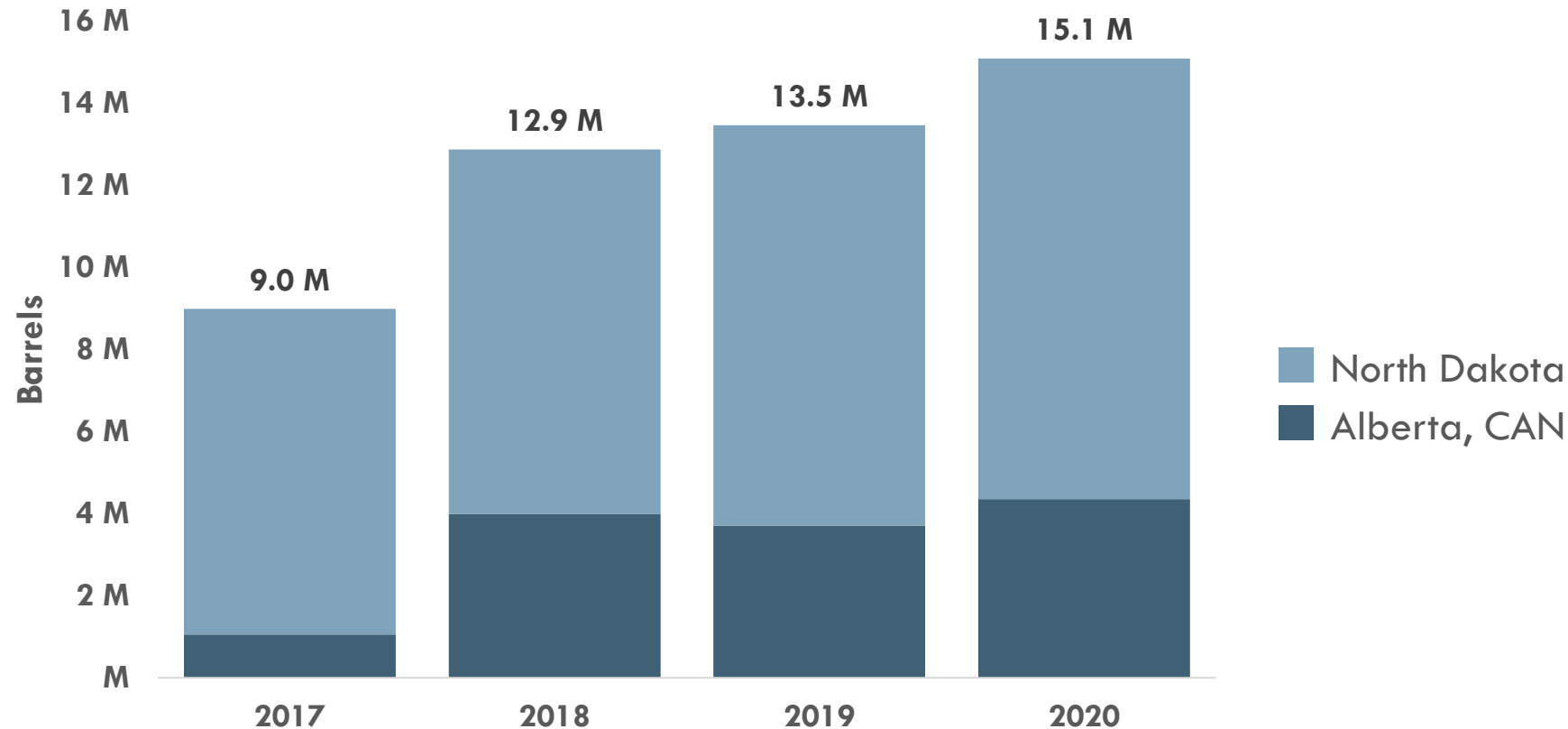


- Crude Oil
- Gasoline
- Distillate Fuel Oil
- Residual Fuel Oil
- Coal, Lignite, & Coal Coke
- All Other Petroleum Products



Sources: U.S. Army Corps of Engineers, 2019; BERK, 2021.

# ● ● ● CRUDE OIL INBOUND TO TACOMA BY RAIL



*Note: Data is preliminary and is pending verifications with the WA State Department of Ecology*

*Sources: Department of Ecology, 2019; BERK, 2021.*



## NEXT STEPS



- Continued baseline data analysis and collection
  - Pending data requests with WA State Department of Ecology and WA State Department of Licensing
- Interviews with representatives of Tideflats facilities
- Estimate economic/fiscal impact analysis of Tideflats facilities
- Estimate future demand
- Coordination with related efforts (i.e. City of Tacoma Greenhouse Gas Inventory) and emissions data



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