

# Waterfront Lands Analysis 2008

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By: BST Associates  
For: City of Tacoma

# Purpose

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- Is sufficient land available to meet the most critical needs of water-dependent uses?
  - Recreational boating
    - Power, sail, and hand launched boats
    - Support services such as fuel, repair, etc
  - Government operations
    - Ferry terminals
    - Fireboats
    - Military
  - Commercial/Industrial uses
    - Marine terminals
    - Boat building, ship repair, moorage of company owned vessels, manufacturers or distributors that ship and/or receive products by water)
- The Waterfront Lands Study evaluates existing uses and provides an estimate of the future demand by waterfront uses. It also includes an assessment of whether there is sufficient vacant or under-utilized land to meet these needs.

# Water Depth

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- Water depth is key, with different requirements for each type of use:
  - Recreational boats typically require depths of 6 to 12 feet
  - Tugs, barges, larger commercial fishing boats, small freighters, and ferries need 10 to 30 feet of water depth
  - Larger commercial vessels (e.g. tankers and breakbulk vessels) usually need more than 30 feet of water depth
  - Larger container vessels (8,000 TEU+) have drafts of more than 45 feet and require a depth of 50+ feet.
  - The Ready Reserve fleet has a draft of 32 to 34 feet when loaded, needs channel and berth depth of 35 feet or more.

# Marine Terminals

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- Container, breakbulk, auto and grain terminals
  - Currently comprise 854 acres
  - Approximately 341 acres are in the 200 foot Shoreline District
  - Terminal space is expected to reach approximately 1,477 acres by 2028
  - This increase of 623 acres will require a dislocation of other uses.
- Bulk terminals and industrial land
  - Mainly private
  - Handle a variety of products including petroleum products, crude minerals (aggregates, cement), scrap and ores, forest products
  - Also includes other uses such as marine construction, and commercial vessels moorage
- Petroleum Products
  - Four oil refineries and/or distribution facilities in Tacoma (approx 36.1 shoreline acres)
    - Sound Refining Inc (Hylebos Waterway)
    - US Oil & Refining Company (Blair Waterway)
    - ConocoPhillips Tacoma Terminal (Thea Foss Waterway)
    - Valero Logistics (Thea Foss Waterway)
  - Expected to remain in operation unless dislocated by other uses.

# Marine Terminals (continued)

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## ❑ Crude Minerals

- Four terminals receive and/or ship crude minerals (approx. 12.2 shoreline acres)
  - ❑ Glacier Northwest receives local sand and gravel as an input to cement manufacture
  - ❑ Graymont Lime receives limestone from British Columbia as an input to lime products
  - ❑ G-P Gypsum receives gypsum from Mexico for wallboard manufacture
  - ❑ Walrath Trucking moves aggregates
- These firms will remain in their present locations through the end of the study period or be moved to an alternative site if dislocated by terminal development or another water-dependent use.

## ❑ Scrap & Ores (21.7 shoreline acres)

- Schnitzer Steel ships and receives through its marine terminal
- Calbag Metals, which does not ship or receive by water
- Expected to remain in their present locations

## ❑ Forest Products (approximately 144.8 shoreline acres)

- Manke Lumber - ships/receives by water
- Simpson Tacoma - ships/receives by water
- Buffelen Woodworking - not water dependent
- There has already been a significant shrinkage in the acreage, but BST Associates projects that the remaining firms will likely stay at their present locations.

# Moorage & Related Sectors

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## ❑ Commercial Vessel Moorage

- Crowley Maritime Corporation services the US Ready Reserve Fleet along Ruston Way at Sperry Dock
- American Construction moors company owned construction equipment on the Hylebos
- Foss and Crowley have moorage for company owned tugs and barges
- Trident Seafood moors fishing vessels and the US Army moors vessels at the end of the Blair Hylebos peninsula
- Additional moorage could be provided in the Hylebos from the Weyerhaeuser log dock past the Arkema property.  
However, water depth is limited in this area to 25 to 30 feet

# Moorage & Related Sectors (continued)

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- Boat Builders and Shipyards (approximately 14.6 shoreline acres)
  - Nordlund Boat, Modutech, Metalcraft Marine, Aleutian Yachts and Northcoast Yachts manufacture recreational boats
  - Martinac Shipyard and Marine Industries Northwest build and repair commercial vessels.
  - Current economic conditions are hurting vessels sales, driving some firms out of business
  - Metalcraft Marine, Aleutian Yachts and Northcoast Yachts will be dislocated by the Port of Tacoma YTTI Terminal
    - Metalcraft Marine will likely consolidate to its headquarters in California
    - Port is working with the others to relocate to the East Thea Foss Waterway.
  - BST Associates projects that 10 to 20 acres may be required to meet the needs of this sector by the year 2028. A portion of this demand can be accommodated at the Wattles property on the East Thea Foss.

# Moorage & Related Sectors (continued)

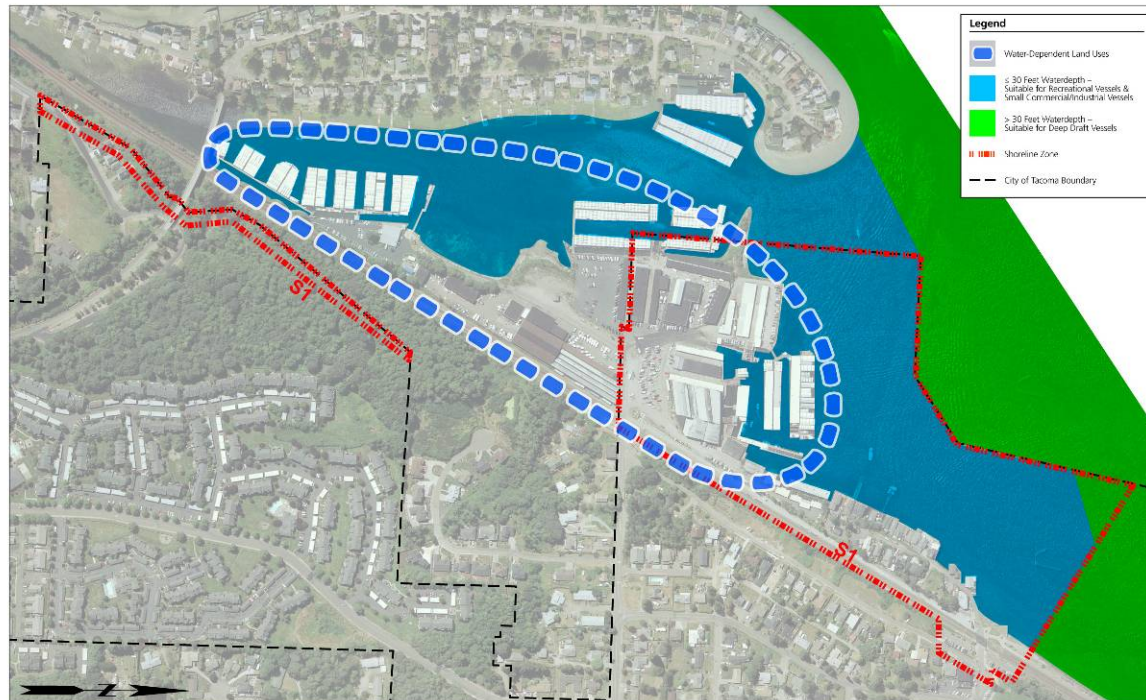
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## □ Marinas

- Tacoma has recently undergone resurgence in redevelopment of its marinas with some new marinas developed and others rebuilt
  - Tacoma has approximately sixteen moorage facilities (for permanent and transient moorage)
  - These marinas are well utilized, with a 96% occupancy rate
  - There is a need for additional transient and permanent wet moorage facilities
    - Replacement of mooring buoys along Ruston Way
    - Improved facilities for hand launched and trailerable boats (up to 26 feet long)
  - Preserve and enhance upland support activities such as repair, retail and other services
    - Repair and retail services are provided by Commencement Bay Marine Services, Modutech, J&G Marine, Day Island Boatworks and Hyland Marine among others.



# Shoreline Zone - S1

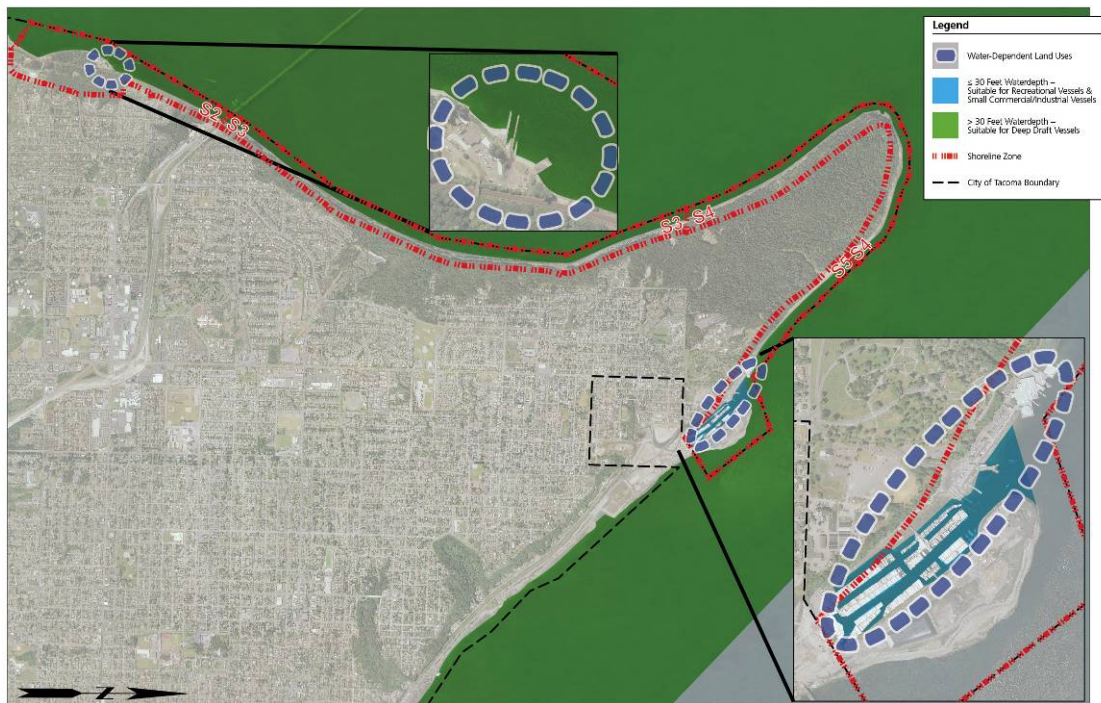


- Narrows Marina provides recreational moorage
- Redevelopment opportunities in the uplands of the Narrows Marina (mixed-use development)

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S1 – City of Tacoma Water Dependent Land Uses & Water Depths Map 3

# Shoreline Zone – S2 through S5



- ❑ S-2 contains the Tacoma Outboard Association facility in Titlow Beach Park. This is not expected to change significantly in the future.
- ❑ S-3 has no waterfront uses in this area, which is not expected to change.
- ❑ S-4 is in Point Defiance Park and has no waterfront facilities.
- ❑ S-5 contains the western part of Point Defiance park, and includes:
  - Owens Beach
  - Point Defiance Boathouse Marina
  - Breakwater Marina
  - Tacoma Yacht Club
  - Point Defiance boat ramp
  - Point Defiance-Tahlequah Ferry terminal.
- ❑ The current SMP encourages the development of more access in this district
- ❑ Tacoma Metro Parks is completing a plan for redevelopment that would enhance boating facilities in this area

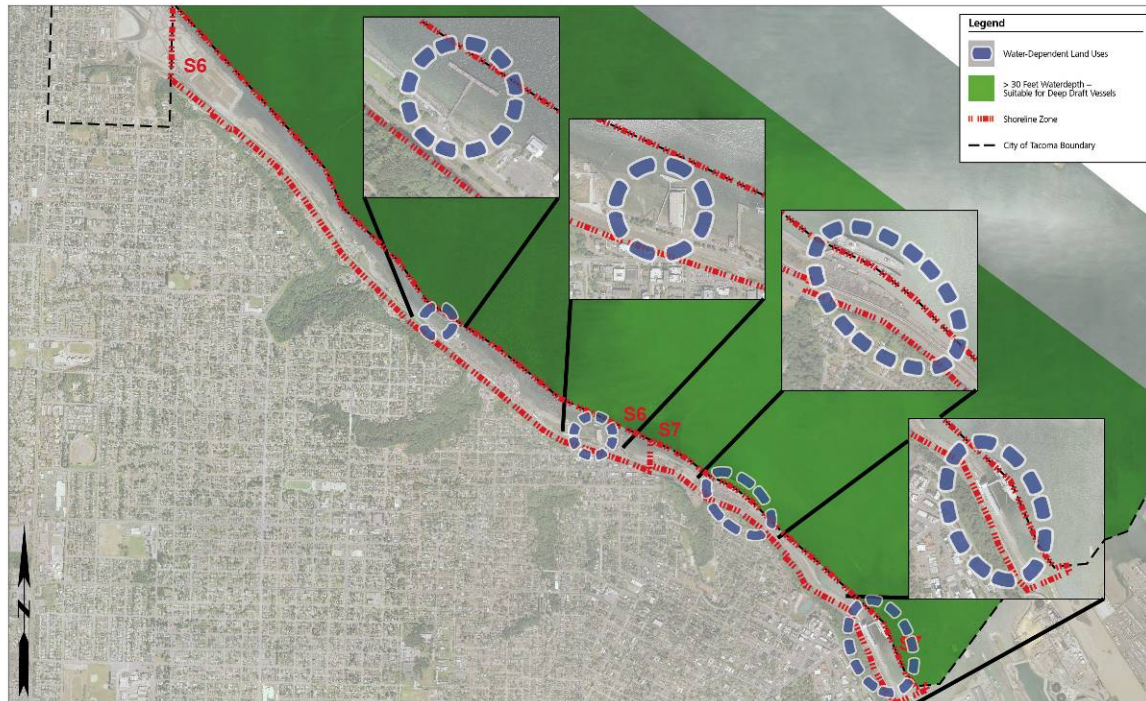
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S2 - S5 - City of Tacoma Water Dependent Land Uses & Water Depths

Map 4



# Shoreline Zone – S6 & S7



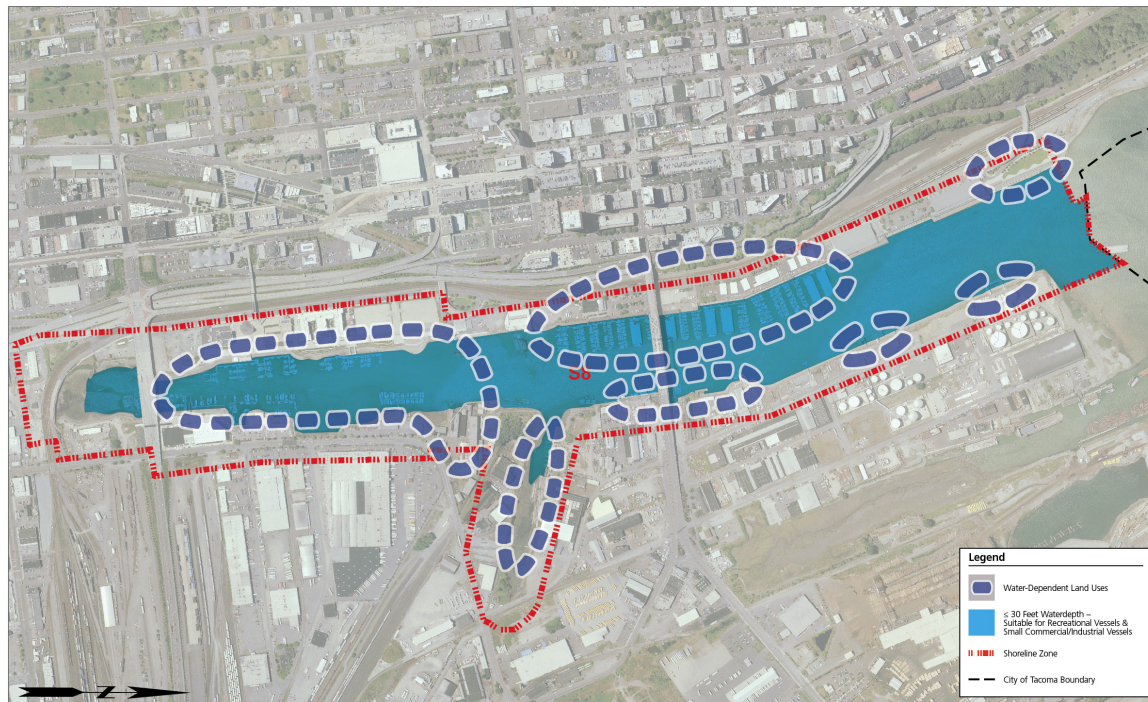
- SMP encourages the development of more public waterfront access in this district.
- Boating access includes facilities adjacent to commercial businesses (dock at Silver Cloud Hotel et al) and at public facilities (Old Town Dock)
- Two marine terminals (Sperry Dock and grain elevator)
  - Sperry Dock upgrade plans concern neighbors
  - No anticipated changes to the grain elevator

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S6 - S7 – City of Tacoma Water Dependent Land Uses & Water Depths

Map 5

# Shoreline Zone – S8



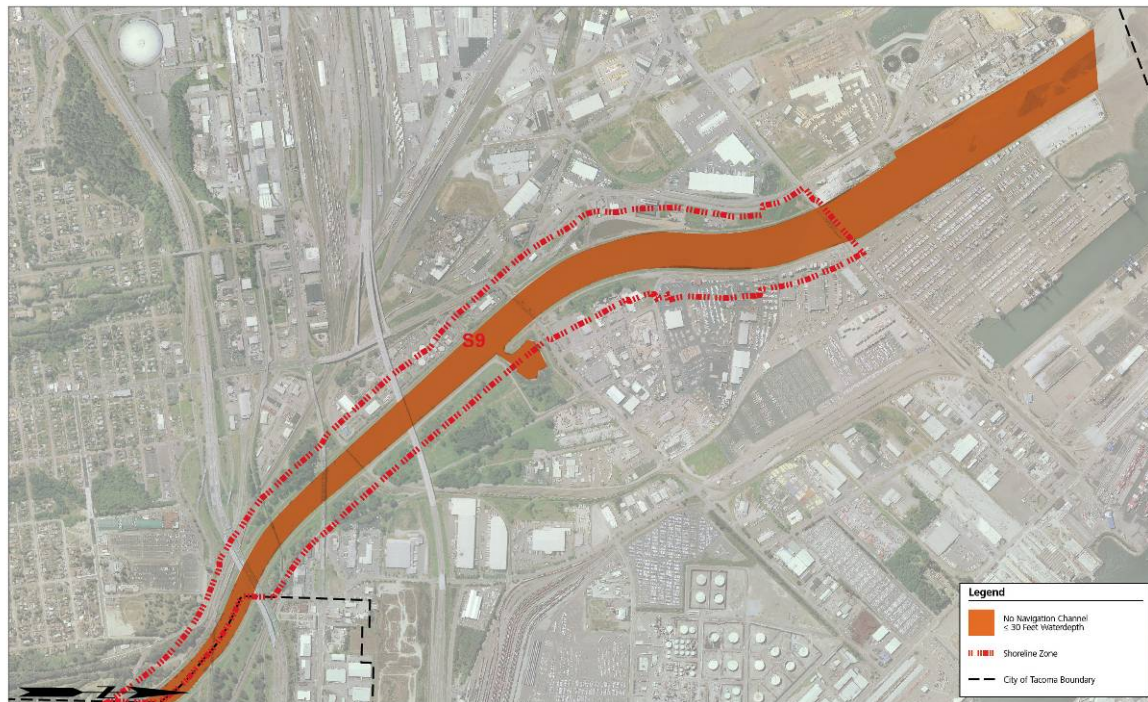
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S8 – City of Tacoma Water Dependent Land Uses & Water Depths Map 6

- Thea Foss Waterway depths:
  - 19 to 22 feet inside the East 11th Street bridge
  - 29 feet outside the East 11th Street bridge
  - Wheeler Osgood waterway approx. 2 ft.
- Several marinas and support services, with an increase in this type of activity expected
- Industrial operations include petroleum products, marine floats and a shipyard
- This area is expected to accommodate waterfront uses, and possibly office buildings transitioning to light/heavy industry
- Conflicting visions of industrial and mixed-use operations for the east Thea Foss Waterway



# Shoreline Zone – S9



- ❑ The Puyallup River is not navigable by the general public
- ❑ There are no waterfront facilities
- ❑ Used by the Puyallup Tribe for subsistence and other fisheries.

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S9 – City of Tacoma Water Dependent Land Uses & Water Depths Map 7

# Shoreline Zone – S10



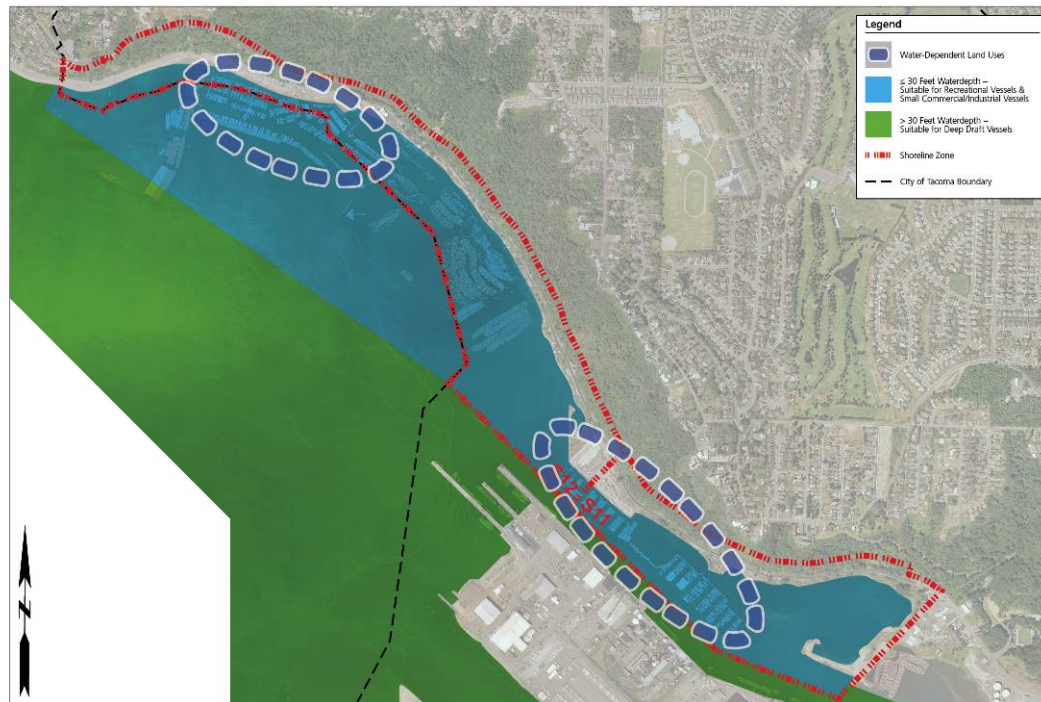
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S10 – City of Tacoma Water Dependent Land Uses & Water Depths Map 8

- The Port Industrial area is well utilized, primarily by water-dependent uses.
- Water depths:
  - Middle Waterway - 12 to 15 feet
  - St. Paul Waterway - between 2 feet and 23 feet
  - Sitcum Waterway - 51 feet
  - Blair Waterway - 51 feet
  - Hylebos Waterway 30 feet
- The Middle Waterway is used for tug moorage, and by a log lift dock and a ship yard.
- St. Paul Waterway has Simpson's barge dock.
- Sitcum Waterway is fully utilized by Port of Tacoma container and breakbulk terminals.
- Blair Waterway has by Port of Tacoma container terminals as well as several private terminals (Concrete Tech, GP Gypsum, Graymont Lime et al).
- The Blair Waterway is fully utilized. Plans to build two new container terminals could dislocate other water-dependent uses.
- The Hylebos Waterway is mainly used by private water-dependent firms. There are also several non-water-dependent uses. If existing non-water dependent firms cease their use of a site, it be considered for water-dependent use.
- A few vacant properties in this waterway could support water-dependent uses.



# Shoreline Zone – S11 & S12



- Recreational boating facilities include:
  - Chinook Landing Marina (S11)
  - Ole & Charlie's (S11)
  - Tyee Marina (S12)
- Log storage also occurs in S12
- These uses are expected to continue throughout the study period
- A few vacant properties in this waterway could support water-dependent uses.

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S11 - S12 – City of Tacoma Water Dependent Land Uses & Water Depths Map 9