Waterway Commerce
100 years of use (and abuse)
Thea Foss Waterway

Environmental Challenges
How did we get here?

- 1983: Declared Superfund site
- 1991: City of Tacoma purchases 27 acres
- 1991: City of Tacoma initiates planning of the waterway
- December 1998: Plan last amended and adopted
- 2002: Consent Decree
- August 2003: Major cleanup work begins
- March 2006: Cleanup done
Paying for it

City’s estimated cleanup cost: **$94.5 million**

- **City of Tacoma:** $53 million
- **Other responsible parties:** $12 million
- **State grants:** $21.5 million
- **Insurance:** $8 million
Our Vision

Thea Foss Waterway

21st Street Park Project
Aber's Mill
Esplanade Project
The International Glass Museum
The Chihuly Bridge of Glass
Mixed-Use Development
- 700 Unit Residences
- 200 Room Hotel
- Retail/Commercial
Thea Foss Waterway

Our Vision
Our Vision

Thea Foss Waterway

Waterfront Esplanade
Thea Foss Waterway

Our Vision

Pedestrian Access Corridors
Thea Foss Waterway
Thea Foss Waterway

Bridge of Glass and
International Glass Museum
A Foss Success Story
Public Shoreline
Esplanade development, upland cleanup

Coordination
Tall Ships 2005

- Community celebration
A Foss Success Story

$40 million
Condos, apartments, retail, parking garage
A Foss Success Story
Early results

Environmental leadership makes economic sense

- $250+ million initial investment
- Museum of Glass, Albers Mill, Thea’s Landing, Bridge of Glass, public esplanade
- More developments planned
Successes

• Master Plan for the waterway
• Consent Decree & City’s hazardous substances indemnity to developers
• Programmatic EIS & streamlined permitting
• Public access by land & water
• Model for development facilitating environmental cleanup
Lessons learned

• Lead entity steps up
  • Public
  • Private

• Recognition of environmental value to the community
  • Identify problem & options
  • Understand environmental law
  • Involve public & private stakeholders

• Desire to “do the right thing”
Bottom line

- Private investment - $254 million and growing
- Expanded tax base
- Tourism
- Public access, recreation & events
- Benefits to public health
- New Parks
Challenges: Who promised smooth sailing?

- Plan adjustments?
- Regulatory adjustments?
- Sustain momentum
Challenges: New regulatory considerations
How will we keep it clean?
Opportunities

- Coordination of public & private projects benefits both
- Public sector commitment to implement the plan intact
- Timing adjustments for the plan
- Political will for long term commitment