



## **Public Comments**

**Meeting:** Wednesday, May 5, 2021

**Submittal:** Written comments only; e-mailed received at [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org) by 12:00 noon, on the meeting day

**Subjects:** Comments are addressing the following Discussion Item on the agenda:

**2. 2022 Amendment – Assessment of Applications**

**No. of  
Comments:** 4





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April 30, 2021

Planning Commission  
City of Tacoma  
747 Market Street  
Tacoma, WA 98402

***RE: 2022 Comprehensive Plan Amendment Application – NewCold***

Members of the Planning Commission:

Thank you for your consideration of NewCold's 2022 Comprehensive Plan Amendment.

The Economic Development Board for Tacoma-Pierce County (EDB) urge you to support NewCold's application to amend a parcel of their Tacoma site to allow for future expansion of an existing cold-storage facility. This redesignation is critical for the facility's expansion as well as NewCold's growth throughout the United States.

The proposed amendment will further diversify and expand our local economic base to create a robust economy that offers a wide range of employment opportunities, goods and services. The requested designation change would allow the company to expand the site in the most optimal way to provide long-term value to their customers and therefore Tacoma's economy. In addition, this amendment will help pave the way for 100 family-wage jobs with an average salary of \$64,280 in a "new" sector – automated cold logistics, and further anchors food manufacturers to the Port of Tacoma.

NewCold's Tacoma site is a key link in the transportation of goods within the region from manufacturers to consumers. Due to its highly automated operations and technology, the facility generates efficiencies within the transportation system that the supply chain otherwise would not offer. The amendment would help strengthen food supply chain resiliency to withstand economic disruptions, including the ongoing Covid-19 pandemic.

We appreciate your consideration.

Best regards,

A handwritten signature in black ink that reads 'Bruce W. Kendall'.

Bruce Kendall  
President & CEO



May 4, 2021

The City of Tacoma Planning Commission  
City of Tacoma  
747 Market Street  
Tacoma, WA 98402

RE: 2022 Comprehensive Plan Amendment Application – NewCold

Members of the Planning Commission:

My name is Frank Boykin, and I am the Director for the Manufacturing Industrial Council for the South Sound, and a representative for the Tacoma-Pierce County Chamber. We are a coalition of manufacturing, industrial and port maritime businesses at work to provide jobs that support local families which anchor Washington's economy.

The MIC urges your support for NewCold's application to amend a parcel of their Tacoma site to allow for future expansion of their existing cold storage facility. This is a critical redesignation for their expansion locally and growth in the United States. NewCold's core business in Tacoma also promotes the growth and vitality of the port and port related industry. The proposed amendment will further generate an estimated 100 new permanent jobs, temporary jobs during any development or construction activities, and seasonal jobs once operations commence. In addition, the NewCold Tacoma site is a key link in the transportation of goods within the region from manufacturers to consumers. The MIC recognizes this as a vital contribution and aligned with our state's desire in seeking to build economic strength through manufacturing. Further, due to NewCold's highly automated operations and technology, they generate efficiencies within the transportation system that the supply chain otherwise would not offer.

In closing, please also note that while developing the existing facility, NewCold made design decisions with future expansion in mind in collaboration with the City of Tacoma. There are a number of efficiencies to be gained via power, electrical, and cooling usage by expanding the current development, rather than developing a new location.

Thank you for your time and attention.

Kind regards,

Frank Boykin  
Director, Manufacturing Industrial Council of the South Sound

May 4, 2021

Planning Commission  
City of Tacoma  
747 Market Street  
Tacoma, WA 98402

RE: 2022 Comprehensive Plan Amendment Application – NewCold

Dear Members of the Planning Commission:

Thank you for your consideration of NewCold's 2022 Comprehensive Plan Amendment. The Port of Tacoma urges you to support NewCold's application to amend a parcel of their Tacoma site to allow for future expansion of an existing facility. This redesignation is critical for the facility's expansion as well as NewCold's growth throughout the United States.

NewCold's core business in Tacoma is to promote the growth and vitality of the port and port related industry. The majority of the products that flow through the Tacoma site pass through the Port of Tacoma, and the same would be true for any future expansion.

The NewCold Tacoma site is a key link in the transportation of goods within the region from manufacturers to consumers. Due to NewCold's highly automated operations and technology, we generate efficiencies within the transportation system that the supply chain otherwise would not offer. Phase 2 (with the designation requested) would generate an estimated 100 new permanent jobs, temporary jobs during any development or construction activities, and seasonal jobs once operations commence.

NewCold is also the type of employer we should want in Pierce County. The firm empowers its employees with the on-the-job training to be successful. Moreover, while the Pierce County average annual salary is \$44,553, the average annual salary offered by NewCold in Tacoma is \$64,280 .

The proposed amendment is consistent with the City of Tacoma's plans in these policy areas:

- Guide development, growth, and infrastructure investment to support positive outcomes for all Tacomans.
- Ensure that the Comprehensive Plan Land Use Map establishes and maintains land use designations that can accommodate planned population and employment growth. See Figure 2, Comprehensive Plan Future Land Use Map.
- Direct the majority of growth and change to centers, corridors, and transit station areas, allowing the continuation of the general scale and characteristics of Tacoma's residential areas.
- Support energy-efficient, resource-efficient, and sustainable development and transportation patterns through land use and transportation planning.

- Evaluate the impacts of land use decisions on the physical characteristics of neighborhoods and current residents, particularly underserved and under-represented communities. a. Avoid or reduce negative development impacts, especially where those impacts inequitably burden communities of color underserved and under-represented communities, and other vulnerable populations. b. Make needed investments in areas that are deficient in infrastructure and services to reduce disparities and increase equity and where growth and change are anticipated.

NewCold constructs energy-efficient warehouses to minimize development and operational impacts on climate change. The building design allows NewCold to store more product vertically, therefore maximizing land use efficiency. When compared to traditional warehouses, the footprint and the total surface area used are much smaller for the same quantity of goods.

We appreciate your consideration and ask for your support of this important—and growing—local employer.

Sincerely,

A handwritten signature in blue ink that reads "Dick Marzano". The signature is written in a cursive, flowing style.

Dick Marzano  
Commission President

5/5/2021

Planning Commission  
City of Tacoma  
747 Market Street  
Tacoma, WA 98402

RE: 2022 Comprehensive Plan Amendment Application – NewCold

Members of the Planning Commission:

Thank you for the work you do to help support this community.

Impact Washington is a non-profit that works with small the medium sized manufacturers and across WA state. We are a public-private partnership. Impact Washington focuses on creating value and strengthening manufacturers' competitiveness by boosting growth, improving productivity, reducing costs, and increasing capacity through customized and hands-on Solutions and implementation. Impact Washington empowers Washington manufacturers to excel in every facet of manufacturing.

Impact Washington urges you to support NewCold's application to amend a parcel of their Tacoma site to allow for future expansion of an existing facility. This redesignation is critical for the facility's expansion as well as NewCold's growth throughout the United States.

We attest that local access to storage and shipping facilities matter to our clients. Tacoma is positioned to grow and facilities like this form the backbone of the infrastructure needed to attract and keep production and manufacturing here in the south sound.

NewCold's core business in Tacoma is to promote the growth and vitality of the port and port related industry. The majority of the products that flow through the Tacoma site pass through the Port of Tacoma, and the same would be true for any future expansion.

- The NewCold Tacoma site is a key link in the transportation of goods within the region from manufacturers to consumers. Due to NewCold's highly automated operations and technology, we generate efficiencies within the transportation system that the supply chain otherwise would not offer.
- Speaking as an organization that supports WA state food producers and manufacturers, we attest that local access to storage and shipping facilities matter to our clients. Tacoma is positioned to grow and facilities like this form the backbone of the infrastructure needed to attract and keep production and manufacturing here in the south sound.

The proposed amendment is consistent with the City of Tacoma's plans in these policy areas:

- Guide development, growth, and infrastructure investment to support positive outcomes for all Tacomans.
- Ensure that the Comprehensive Plan Land Use Map establishes and maintains land use designations that can accommodate planned population and employment growth.
- Direct the majority of growth and change to centers, corridors, and transit station areas, allowing the continuation of the general scale and characteristics of Tacoma's residential areas.
- Support energy-efficient, resource-efficient, and sustainable development and transportation patterns through land use and transportation planning.
- Evaluate the impacts of land use decisions on the physical characteristics of neighborhoods and current residents, particularly underserved and under-represented communities.
  - a. Avoid or reduce negative development impacts, especially where those impacts inequitably burden communities of color underserved and under-represented communities, and other vulnerable populations.

- b. Make needed investments in areas that are deficient in infrastructure and services to reduce disparities and increase equity and where growth and change are anticipated.

NewCold constructs energy-efficient warehouses to minimize development and operational impacts on climate change. The building design allows NewCold to store more product vertically, therefore maximizing land use efficiency. When compared to traditional warehouses, the footprint and the total surface area used are much smaller for the same quantity of goods.

- In existing NewCold facilities, all of the stacker cranes in the cold store run in the dark. In addition, NewCold's storage facilities use solely LED lighting for energy and maintenance efficiency. The material handling systems to move the pallets only run when necessary, to ensure minimal door openings for pallets entering and leaving the cold storage. Such an approach optimizes power consumption leading to responsible energy usage. Our case study showed that NewCold's warehouses on average consume 40% less energy per cubic meter annually compared to traditional cold storage facilities.
- Support sustainable and resource efficient development and redevelopment.
- While developing the existing facility, NewCold made design decisions with future expansion in mind in collaboration with the City of Tacoma. There are efficiencies to be gained via power, electrical, and cooling usage by expanding the current development, rather than developing a new location.
- NewCold's design and scale provide great value to the food manufacturers we partner with
- Food Supply Chain reliability
- Increased resilience to unforeseen challenges
- 2020 Examples include COVID-19, container shortage, labor shortage
- Food Safety ("cold chain" never broken)

We appreciate your consideration.

DocuSigned by:



Derek R. Wolfe, Jr.

President / Center Director  
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