



# Tideflats Subarea Plan

City of Tacoma | Planning and Development Services

City Council Study Session  
February 25, 2025



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## Overview



**Purpose:** Introduce Steering Committee Draft Plan  
and Recommendation

**Presentation Outline:**

- Review Planning Process and Engagement
- Chapter Overview
- Next Steps and Tentative Timeline

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## Plan Area

- Over 5,000 acres of waterfront land providing habitat for salmon, shellfish and other marine life.
- Ancestral lands of the Puyallup Tribe of Indians.
- Designated as the Port of Tacoma Manufacturing Industrial Center (MIC).



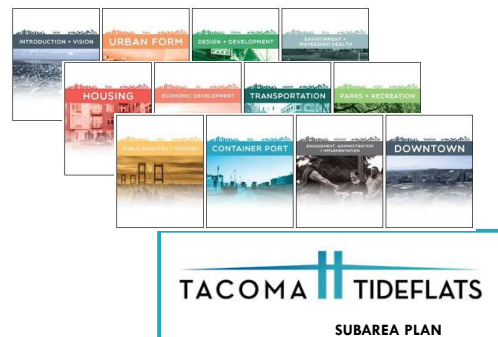
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## State Policy Framework



### One Tacoma Comprehensive Plan



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## Shared Planning

- The Subarea Plan and Environmental Impact Statement (EIS) is a shared planning effort among five participating governments.
  - Guided by adopted Work Plan
- The goal is to have ongoing collaboration and dialogue to implement the plan.



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## Planning Process



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## Engagement

<b>Steering Committee</b> <ul style="list-style-type: none"> <li>• Port of Tacoma</li> <li>• Puyallup Tribe of Indians</li> <li>• City of Fife</li> <li>• Pierce County</li> </ul>	<b>Community Visioning</b> <ul style="list-style-type: none"> <li>• Focus groups</li> <li>• Panels</li> <li>• Survey/story map</li> <li>• Direct outreach</li> <li>• Language access</li> </ul>	<b>DEIS Public Comment</b> <ul style="list-style-type: none"> <li>• Information meeting</li> <li>• Agency meeting</li> <li>• Public hearing</li> <li>• Written comments</li> </ul>
<b>Tideflats Advisory Group</b> <ul style="list-style-type: none"> <li>• Neighborhood Councils</li> <li>• Adjacent jurisdictions</li> <li>• Subject Matter experts</li> <li>• Business representatives</li> </ul>	<b>Legislative Actions</b> <ul style="list-style-type: none"> <li>• Non-interim regulations</li> <li>• Alternatives selection</li> </ul>	<b>Other Engagement</b> <ul style="list-style-type: none"> <li>• Comp Plan Engagement</li> <li>• Reviewed other efforts (climate action plan, Urban Watershed Protection Plan, etc.)</li> </ul>

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## Steering Committee Recommendation

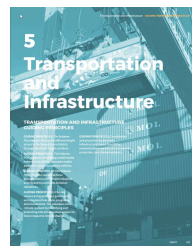
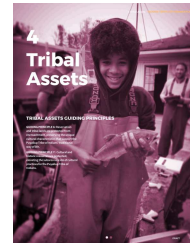
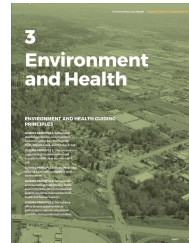
✓ **Unanimous Recommendation for Adoption**

Themes in the Plan
• Balancing Industrial Success with Environmental Restoration
• Indigenous Values
• Comprehensive Climate Action
• Economic and Industrial Adaptation
• Transportation and Infrastructure Innovations
• Collaboration and Stakeholder Engagement

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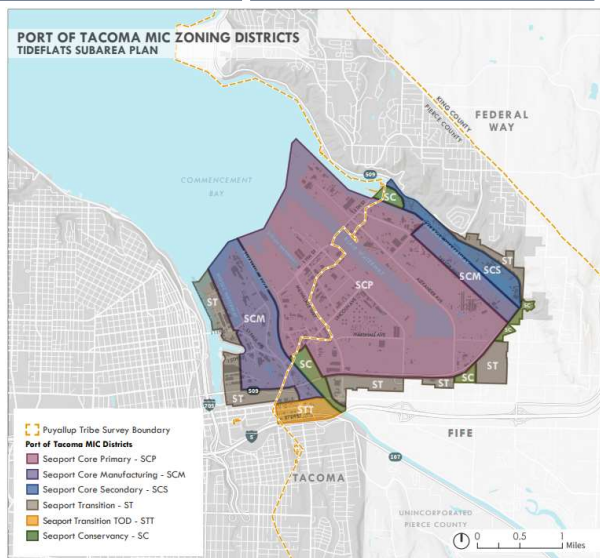
## Plan Chapters



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## Proposed Zoning Map



1. Seaport Core Primary
2. Seaport Core Manufacturing
3. Seaport Core Secondary
4. Seaport Transition
5. Seaport Transition TOD
6. Seaport Conservancy

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## What City Council Will Receive

1. Steering Committee Recommended Plan
2. Amendments to the Zoning Code and Shoreline Master Program
3. Planning Commission Findings and Recommendations
  - Proposed Amendments
4. Background Information:
  - Final Environmental Impact Statement
  - Health Impact Assessment (HIA)

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## Approach for Council Review

- Per Work Plan, new amendments require a 45-day comment period
- Planning Commission forwards potential amendments for City Council consideration
- Front load City Council review, prior to public hearing
  - Work with staff to review Plan and identify any potential amendments
  - Council determines what amendments to send out for public review

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## Tentative Next Steps

2025 Date	Topic
March/April	• <b>Public comment period; HIA; Final EIS</b>
Spring	• <b>Planning Commission Recommendations</b>
Late Summer/ Fall	• <b>City Council Public Hearing and Adoption</b>



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