

TACOMA TIDEFLATS



Steering Committee

Victoria Woodards, Mayor, City of Tacoma
Kristina Walker, Councilmember, City of Tacoma
Bill Sterud, Chairman, Puyallup Tribe of Indians
Annette Bryan, Councilmember, Puyallup Tribe of Indians
Deanna Keller, Commissioner, Port of Tacoma
Dick Marzano, Commissioner, Port of Tacoma
Bruce Dammeier, County Executive, Pierce County
Ryan Mello, Council Chair, Pierce County
Kim Roscoe, Mayor, City of Fife
Bryan Yambe, Deputy Mayor, City of Fife

City Council
City of Tacoma
747 Market Street, Room 345
Tacoma, WA 98402

5 December 2024

Tacoma City Council:

It is with great excitement that we present to the City Council, and to our community, the Tideflats Subarea Plan Steering Committee recommendation for the Tideflats Subarea Plan. This Plan is the culmination of more than seven years of dedicated work by the partner governments, their elected representatives and staff, the Tideflats Advisory Group, and the many community members and organizations that have contributed their thoughtful ideas, their passion, and their expertise throughout.

The Tideflats is a unique environment, containing marine shorelines, tidal creeks, and critical saltwater, estuarine, and freshwater habitats necessary to support salmon, shellfish, and other marine life; it is home to Pierce County's Port and largest employment center, directly supporting more than 10,000 jobs, with a broad countywide and regional economic impact; it is surrounded by vibrant, urban, and residential neighborhoods, including Fife's City Center plans for a new TOD neighborhood around the Tacoma Dome Link Extension (TDLE) station, and boasts significant scenic and recreational value; and finally, the Tideflats is part of the ancestral lands of the Spuyaləpabš, or Puyallup Tribe of Indians, who have lived on the headwaters of the Puyallup River since time immemorial and continue to exercise their treaty rights to this day.

This Plan aligns closely with community interests and values by ensuring economic vitality, environmental sustainability, and efficient infrastructure development. The policies are designed to create a balanced approach to development that supports economic growth while protecting the environment and community health. Focus on preserving industrial lands supports the goals of maintaining and expanding our role as a hub for global trade and local economic activity.

This Plan integrates environmental goals that align with the community commitment to sustainability: It includes policies for habitat restoration, brownfield remediation, and the promotion of green industries. These initiatives not only enhance the environmental quality of the Tideflats but also support the community efforts to reduce its carbon footprint and transition to cleaner energy sources.

This Plan prioritizes improvements to transportation infrastructure that are vital for the Manufacturing Industrial Center's operations. By advocating for the enhancement of freight corridors and the integration of multimodal transportation options, the plan supports efficient freight movement and reduces congestion and impacts on surrounding communities.

This Plan reflects a collaborative approach, involving multiple stakeholders, including the five governments. This inclusive process ensures that the regional perspectives and needs are considered in the planning and implementation phases. The emphasis on ongoing dialogue and coordinated problem-solving among stakeholders fosters a supportive environment for the Plan's long-term success.

We appreciate your consideration of this years-long work as you drive toward adoption of this plan and integration into the City's Comprehensive Plan.

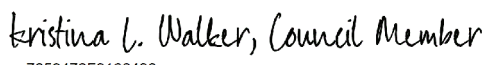
Thank you,

Tideflats Subarea Plan Steering Committee

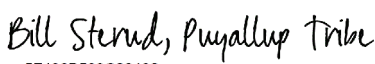
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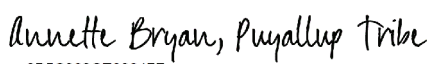
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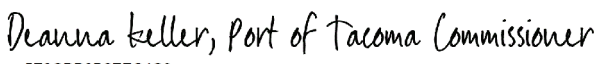
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BILL STERUD, Chairman
Puyallup Tribe of Indians

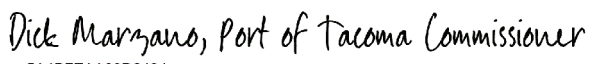
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ANNETTE BRYAN, Councilmember
Puyallup Tribe of Indians

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DEANNA KELLER, Commissioner
Port of Tacoma

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DICK MARZANO, Commissioner
Port of Tacoma

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BRUCE DAMMEIER, County Executive
Pierce County

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RYAN MELLO, Council Chair
Pierce County

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KIM ROSCOE, Mayor
City of Fife

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BRYAN YAMBE, Deputy Mayor
City of Fife

CC: Chair Chris Karnes, and members of the Planning Commission



TIDEFLATS SUBAREA PLAN AND ENVIRONMENTAL IMPACT STATEMENT (EIS)



TACOMA PLANNING COMMISSION FINDINGS OF FACT AND RECOMMENDATIONS REPORT

JULY 16, 2025

A. SUBJECT:

Tideflats Subarea Plan along with the Draft Planned Action Ordinance (RCW 43.21c.440), amendments to the One Tacoma Comprehensive Plan, and proposed amendments to Tacoma Municipal Code Title 13 Land Use Regulatory Code and Title 19 Shoreline Master Program.

B. SUMMARY OF PROJECT PROPOSAL

1. Subarea Plan

The Tideflats Subarea Plan is a shared long-term vision supported by goals and policies that provide a roadmap to achieve the vision. The Subarea Plan is intended to create a more coordinated approach to development, environmental review, and strategic capital investments in the Tideflats. The Subarea Plan reflects community aspirations for this center while planning for anticipated growth and change. The Plan was developed through intergovernmental collaboration and community engagement and is guided by the vision and guiding principles that came out of this process.

The Plan's vision, goals and policies supports economic prosperity, strengthens existing center assets, expands transportation choices, and improves environmental quality. The Subarea Plan fits under the City's Comprehensive Plan umbrella, Pierce County Countywide Planning Policies, the Puget Sound Regional Council Vision 2050, and other city and regional plans and policies. The subarea plan is intended to be the Container Port Element of the City of Tacoma's Comprehensive Plan.

Specific aspects include:

- **Balancing Industrial Success with Environmental Restoration:** Plan policies called for coordinated actions and investments to restore ecosystems, improve water quality, and protect biodiversity alongside industrial development.
- **Indigenous Values:** The Plan honors both the natural and cultural landscapes of the region. Policies and action recognize the Puyallup Tribe's rights and interests in the Tideflats and ensure that any development respects their cultural, economic, and environmental connections to the land.

- **Comprehensive Climate Action:** The Plan’s policies integrate climate resilience strategies, with specific actions around decarbonization goals, adaptive measures for sea-level rise, and restoration of natural habitats.
- **Economic and Industrial Adaptation:** The Plan supports economic flexibility by preserving core industrial uses and encouraging industries that meet environmental goals and facilitate innovation in clean energy. It demonstrates how a world class Port can thrive alongside growing urban neighborhoods.
- **Transportation and Infrastructure Innovations:** The Plan takes a holistic approach to transportation infrastructure, promoting proactive investments in multimodal transportation systems that support both the industrial sector and the surrounding community. It also incorporates green infrastructure solutions to mitigate pollution and improve the urban landscape as well as public access to the waterfront.
- **Collaboration and Stakeholder Engagement:** The Plan was developed through a seven-year long collaborative process that set up ongoing dialogue among local governments, tribes, businesses, and residents, fostering shared accountability and coordinated problem-solving for long-term implementation.

2. Accompanying Amendments

The following amendments are included alongside the Tideflats Subarea Plan, to integrate the initial Plan recommendations into the Tacoma Municipal Code. These changes are recommended to ensure that new development that occurs within the Subarea is consistent with the zoning and land use recommendations from the Draft Plan.

Exhibit B: Amendments to the One Tacoma Comprehensive Plan	These proposed amendments would modify the Future Land Use Map in the One Tacoma Plan to integrate new Land Use Designations for the Tideflats Subarea, recognizing the status of the area as both a Container Port and regionally designated Manufacturing and Industrial Center.
Exhibit C: Amendments to Tacoma Municipal Code Title 13 Land Use Regulatory Code	These proposed amendments would integrate the zoning and land use regulations from the Subarea Plan into the City’s municipal code, establishing the new Seaport Zoning Districts. These changes are proposed concurrent with the Subarea Plan to ensure that new uses proposed within the Subarea are consistent with Plan.

Exhibit D: Amendments to Tacoma Municipal Code Title 19 Shoreline Master Program	These proposed amendments would modify the City's Shoreline Master Program to establish a new Seaport Shoreline Environment Designation, modify the existing Urban Conservancy Designation to distinguish marine and freshwater environments, update the prohibited uses to reflect Plan recommendations, and replace the Shoreline Zoning Districts with proposed Seaport Zones.
Exhibit E: Planned Action Ordinance	The Planned Action ordinance is a proposed modification to the City's SEPA process, streamlining project level SEPA review for qualifying projects that demonstrate consistency with the Subarea Plan and whose project impacts are addressed through the regulatory code and mitigation requirements. The Planned Action Ordinance maintains project level air quality review for industrial projects.

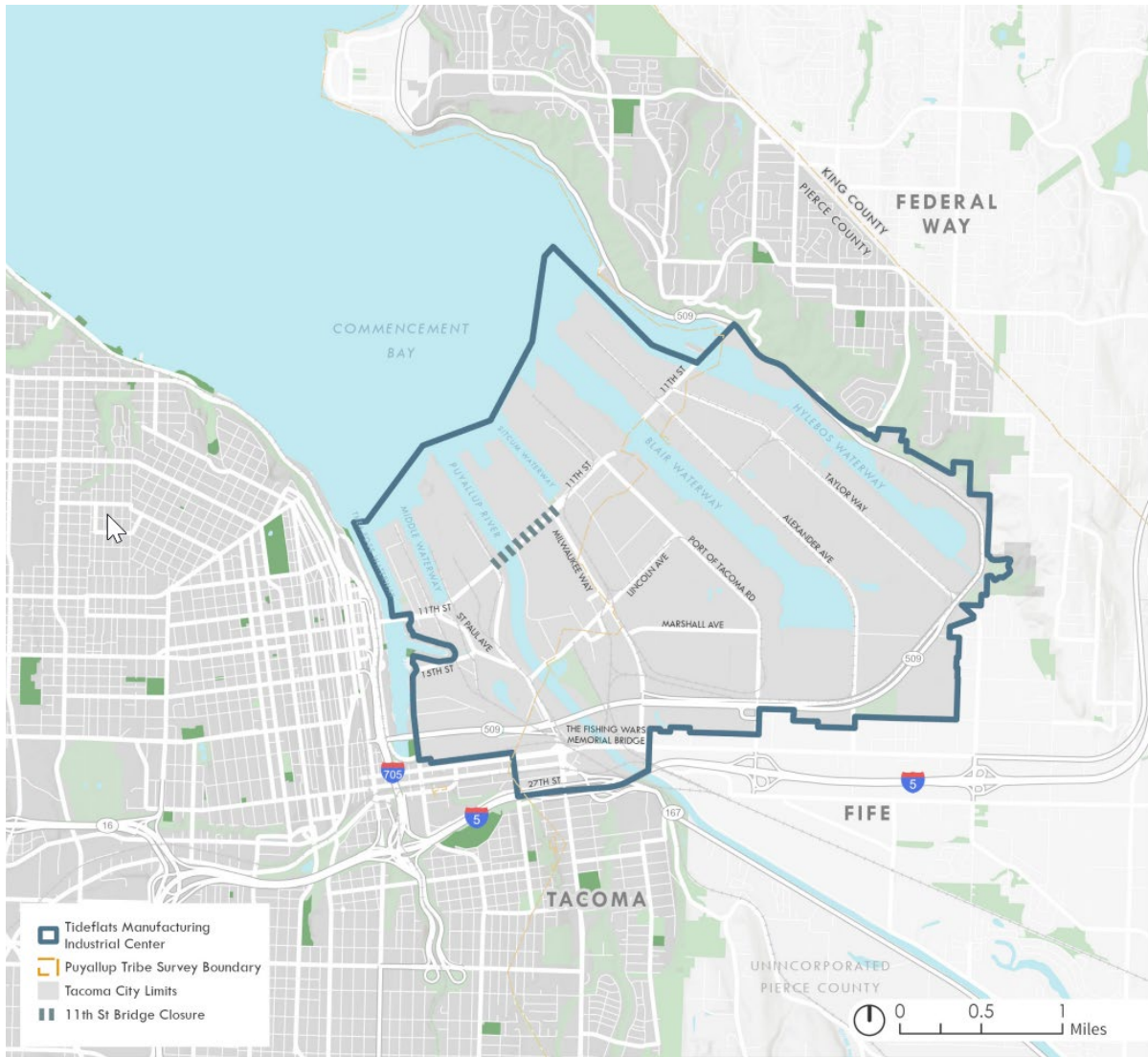
3. Environmental Impact Statement

The City of Tacoma has prepared a non-project Planned Action EIS for the Tideflats Subarea Plan and issued a Draft EIS on April 9, 2024 along with the public review draft of the Subarea Plan and proposed code changes. The City will issue the Final EIS in 2025 prior to the City Council public hearing and adoption process. A non-project EIS involves a cumulative environmental impact and mitigation analysis for the entire Subarea, rather than piecemeal analysis on a project-by-project basis. As a result, the environmental impacts and mitigation are evaluated comprehensively at the subarea-wide level. Such up-front analysis of impacts and mitigation measures facilitates future environmental review of subsequent individual development projects. The City would not make a threshold determination and may not require additional environmental review for a future development proposal that is determined to be consistent with the Planned Action. This would provide certainty and predictability for both development proposals and the community, streamline the environmental review process within the subarea, and encourage the goals of SEPA and the GMA (RCW Chapter 36.70A).

C. PROJECT LOCATION

The Tideflats subarea is located within Pierce County in the City of Tacoma and the Puyallup Indian Reservation, and it borders the City of Fife. The study area includes 3,963

upland parcel acres spread across 752 parcels with a diverse range of uses, and in total, comprises over 5,000 acres of waterfront land designated as the Port of Tacoma Manufacturing Industrial Center.



D. FINDINGS OF FACT: BACKGROUND AND PLANNING MANDATES

1. Comprehensive Plan and Land Use Regulatory Code

The *One Tacoma* Comprehensive Plan, last updated in 2025 by Amended Ordinance No. 29041, is Tacoma's comprehensive plan as required by the State Growth Management Act (GMA) and consists of several plan and program elements. As the City's official statement concerning future growth and development, the Comprehensive Plan sets forth goals, policies and strategies for the health, welfare and quality of life of Tacoma's residents. The Comprehensive Plan's Container Port Element contains policies to protect industrial lands in the subarea, reduce land use conflicts, promote

economic vitality, support continued preservation of the environment, and ensure adequate facilities, services, and transportation within and beyond the subarea. The Land Use Regulatory Code, Title 13 of the Tacoma Municipal Code (TMC), is the key regulatory mechanism that supports the Comprehensive Plan. Upon adoption of the Tideflats Subarea Plan, the Plan becomes an official element of the City's One Tacoma Comprehensive Plan.

2. Planning Mandates and Guidelines

The [Growth Management Act](#) (GMA) requires counties and cities to periodically conduct a thorough review of their plans and regulations to bring them in line with any relevant changes in the GMA, and to accommodate updated growth targets. [RCW 36.70A.130](#) establishes the review procedures and schedule for Comprehensive Plan amendments and periodic review. GMA requires that any amendments to the Comprehensive Plan and/or development regulations conform to the requirements of the Act, and that all proposed amendments, with certain limited exceptions, shall be considered concurrently so that the cumulative effect of the various changes can be ascertained. Proposed amendments to the Comprehensive Plan and/or development regulations must also be consistent with the following State, regional and local planning mandates and guidelines:

- The State Growth Management Act (GMA);
- The State Environment Policy Act (SEPA);
- The State Shoreline Management Act (SMA);
- The Puyallup Land Claims Settlement;
- The *One Tacoma* Comprehensive Plan, including the Container Port Element;
- The Puget Sound Regional Council's *VISION 2050* Multicounty Planning Policies;
- The Puget Sound Regional Council's *Regional Transportation Plan 2022-2050* ;
- The Puget Sound Regional Council's Manufacturing Industrial Center Planning requirements;
- The Countywide Planning Policies for Pierce County; and
- TMC 13.02.070 – Adoption and Amendment Procedures.

E. FINDINGS OF FACT: INTERLOCAL AGREEMENTS AND SUBAREA PLANNING WORKPLAN

On September 19, 2018, the Tacoma City Council adopted [Resolution No. 40113](#) authorizing the execution of an Interlocal Agreement between City of Tacoma, Port of Tacoma, and Puyallup Tribe regarding cost sharing for the Tideflats Subarea planning process, and directing the City Manager to work with the City of Fife, Pierce County, Port of Tacoma, and the Puyallup Tribe, to develop a mutually satisfactory subarea planning and approval process.

The [Tideflats Subarea Planning Work Plan](#) was adopted by the five participating governments on February 10, 2019 with the intent to provide a clear framework for cooperation and information sharing among the City of Tacoma, the Puyallup Tribe, the Port

of Tacoma, Pierce County, the City of Fife while respecting Tacoma's jurisdiction, role as SEPA lead agency, and existing substantive and procedural obligations under the Growth Management Act, Shoreline Management Act, State Environmental Policy Act (SEPA), and the Tacoma Municipal Code.

F. FINDINGS OF FACT: TIDEFLATS STEERING COMMITTEE AND ADVISORY GROUP

1. Tideflats Steering Committee

The [Tideflats Steering Committee membership](#) consists of two elected leaders from each of the participating governments as outlined in the Intergovernmental Agreement. The governments that are members of the Steering Committee include the City of Tacoma, the City of Fife, the Puyallup Tribe of Indians, the Port of Tacoma, and Pierce County. The Tideflats subarea planning process included regular consultation and information sharing with the Steering Committee, and the Steering Committee was responsible for developing the initial draft Subarea Plan for consideration by the Tacoma Planning Commission and the City Council.

The Steering Committee held meetings on the following dates:

- June 20, 2019
- November 7, 2019
- May 14, 2020
- July 9, 2020
- November 12, 2020
- January 14, 2021
- March 11, 2021 (Joint meeting with Tideflats Advisory Group)
- August 12, 2021
- January 13, 2022
- March 24, 2022
- November 10, 2022
- November 9, 2023
- December 14, 2023
- January 11, 2024
- February 8, 2024
- March 14, 2024
- April 24, 2024
- June 13, 2024
- July 11, 2024
- August 8, 2024
- September 12, 2024
- October 10, 2024
- December 5, 2024

On December 5, 2024, the Tideflats Steering Committee unanimously voted to recommend a Draft Tideflats Subarea Plan for adoption by the City of Tacoma.

- [Draft Tideflats Subarea Plan](#)
[Draft Letter of Recommendation](#)

2. Tideflats Advisory Group

The [Tideflats Advisory Group \(TAG\) membership](#) acted as a “sounding board” for policy discussions, providing support to the Steering Committee and City of Tacoma during their respective parts of the process. In addition to its role as a sounding board, the TAG members served as liaisons to the broader stakeholder groups they represent. The TAG membership reflected a broad and diverse representation of interests and perspectives on the future development of the Tideflats area. The composition of the TAG was agreed to by the Steering Committee in the Work Plan and included specific positions that were appointed by each of the participating governments.

The TAG held meetings on the following dates:

- February 20, 2020
- March 12, 2020
- October 28, 2020
- February 18, 2021
- March 11, 2021 (Joint Meeting with Steering Committee)
- April 15, 2021
- September 16, 2021
- October 14, 2021
- June 2, 2022
- June 23, 2022
- February 22, 2023
- March 23, 2023
- April 26, 2023
- June 28, 2023
- August 23, 2023
- March 28, 2024
- April 18, 2024
- May 2, 2024
- June 6, 2024
- August 1, 2024
- September 26, 2024
- October 3, 2024 (Joint Meeting with Steering Committee)

G. FINDINGS OF FACT: PUBLIC ENGAGEMENT PLAN AND COMMUNITY VISIONING PROCESS

The Growth Management Act (GMA) mandates certain topics to be included in Comprehensive Plans, and jurisdictions are allowed to include additional topics, such as subarea plans like the Tideflats Subarea Plan. RCW 36.70A.130 of the Growth Management Act establishes the review procedures and schedule for Comprehensive Plan amendments, including for adoption of subarea plans as detailed in subsection (2)(a)(i). RCW 36.70A.140 of the GMA requires local jurisdictions to provide for “early and continuous public participation” during the periodic review and update of the Comprehensive Plan or development of a Subarea Plan element.

A [Public Engagement Plan](#) was approved by the Tideflats Steering Committee to guide the City’s engagement efforts in support of the Tideflats Subarea Plan and EIS. The process and results of the initial community visioning process were documented in the [Summary of Engagement: Visioning Phase](#).

H. FINDINGS OF FACT: ENVIRONMENTAL REVIEW

The State Environmental Policy Act (SEPA) is in Revised Code of Washington (RCW) Chapter 43.21C and is a Washington State law that helps agency decision-makers, applicants, and the public understand how a proposal would affect the environment. The City is proposing a Planned Action for the Subarea Plan. A Planned Action environmental review involves detailed SEPA review and preparation of EIS documents in conjunction with subarea plans, consistent with RCW 43.21C.031, RCW 43.21C.440, and WAC 197- 11-164 through WAC 197-11-172. Completing a non-project EIS presents a cumulative impact analysis for the entire subarea, rather than piecemeal analysis of the environmental impacts and mitigation on a project-by-project basis. As a result, the environmental impacts and mitigation are comprehensively evaluated at the subarea-wide level. Such up-front analysis of impacts and mitigation measures facilitates future environmental review of subsequent individual development projects.

The EIS process consists of three phases: EIS scoping, Draft EIS, and Final EIS. This process is documented in the following documents. The Final EIS will be issued prior to the City Council public review and adoption process and will include a response to the comments provided on the DEIS.

Tideflats DEIS documents:

- [Tideflats DEIS Notice of Availability](#)
- [Tideflats DEIS – Full Document](#)
- [Tideflats DEIS – Appendices](#)

Determination of Significance

The City of Tacoma determined that the Tideflats Subarea Plan is likely to have a significant adverse environmental impact, requiring an EIS under RCW 43.21C.030(2) (c).

- [Determination of Significance](#)

Scoping and Alternatives

On October 18, 2022, the City Council affirmed the Steering Committee's recommended Alternatives as the basis for the Plan and EIS. The Alternatives included a No Action Alternative and three Action Alternatives

- [Plan and EIS Alternatives](#)
- [Maps](#)
- [EIS Scoping Comment Summary](#)
- [Public Scoping Comments – Compiled](#)

I. FINDINGS OF FACT: PLANNING COMMISSION REVIEW

The Planning Commission conducted reviews of the Tideflats Subarea Plan and EIS at the following meetings, listed in reverse chronological order, with key decision points and milestones boldfaced:

- June 18, 2025 – Planning Commission reviewed public comment and testimony and identified potential amendments and recommendations
- June 4, 2025 – Planning Commission Public Hearing
- May 7, 2025 – Planning Commission Release for Public Review and sets Public Hearing
- March 19, 2025 – Introduction to the Steering Committee Recommendation
- August 7, 2024 – Briefing on status of Steering Committee Draft Plan
- October 19, 2022 – Informational Briefing on City Council consideration of EIS Alternatives
- August 3, 2022 – Submitted scoping comments for City Council consideration
- May 18, 2022 – Overview of SEPA scoping process, proposed alternatives, and engagement
- March 16, 2022 – Status update on planning progress; reviewed Work Plan
- October 2, 2019 – Reviewed the Tideflats Subarea Planning Work Plan
- March 4, 2020 – Provided input on the public engagement plan

J. FINDINGS OF FACT: PLANNING COMMISSION PUBLIC HEARING

The Planning Commission conducted a Public Hearing on the draft One Tacoma Comprehensive Plan on June 4, 2025. City staff held a meeting with local and state agencies on April 10, 2025, and a virtual community informational meeting on May 28, 2025 that led up to the Public Hearing date for agencies and community members to learn about the draft plan and prepare to provide comments. A recording of the virtual information event was also made available online.

Community members were notified of the availability of the Tideflats Steering Committee Draft Subarea Plan and EIS through broad notice methods and communications, including:

- (a) **Public Notices** – The City mailed notice to over 5914 addresses of residents and property owners in and within 2500 feet of the Tideflats Subarea boundary during the week of May 9, 2025. This included the date for the Public Hearing, the informational meeting, and instructions on how to review documents and leave comments during the Public Comment period. The notice was also e-mailed to more than 860 individuals on the Planning Commission’s interested parties list that includes the City Council, Neighborhood Councils, area business district associations, the Puyallup Tribal Nation, adjacent jurisdictions, City and State departments, and others.
- (b) **Informational Meetings**
 - a. Agencies Informational Meeting (Virtual) - Thursday, April 10, 2025: 11 A.M. – 12:30 P.M.
 - b. Community Informational Meeting (Virtual) - Wednesday, May 28, 2025: 6 – 7:30 P.M.
- (c) **News** – The City of Tacoma issued a News Release on May 9, 2025. A legal notice concerning the public hearing and informational meetings was placed in The News Tribune.
- (d) **Web/Social Media** – The City provided extensive information on the Tideflats Subarea Plan project webpage, including information on the Community Informational Meeting, public review documents, and instructions on how to provide comment at the public hearing and during the comment period. This information was also distributed through City and Tacoma Planning social media accounts, displayed on City webpages and banners, and on TV Tacoma.
- (e) **60-Day Notices** – A “Notice of Intent to Adopt Amendment 60 Days Prior to Adoption” was filed with the State Department of Commerce (per RCW 36.70A.106) on May 12, 2025. A similar notice was sent to the Joint Base Lewis-McChord (per RCW 36.70A.530(4)) on May 9, 2025, asking for comments within 60 days of receipt of the notice.
- (f) **Consultation with the Puyallup Tribe of Indians** – City staff sent a consultation letter to the Chair and staff of the Puyallup Tribe of Indians on May 9, 2025 notifying the Puyallup Tribe of the Agency-to-Agency Informational Meeting, Community

Informational Meeting, and of opportunities to provide comment during the public comment period.

- (g) **Public Notice Signs** – Public Notice signs were printed and posted in over eight locations around the Tideflats subarea and boundaries.

K. FINDINGS OF FACT: COMMENTS AND RESPONSES

1. There were 35 public comments provided by community members, City boards, commissions, and partner agencies. Comments were shared with Planning Commissioners in information packets and through a debrief presentation on [June 18, 2025](#). Key themes from the public comment included:
 - Request expanding the Seaport Conservancy Zone to apply to q'w'iq'w'elut or “Little Marsh” restoration site.
 - Employment Targets and Manufacturing and Industrial Center designation status
 - Planned Action Ordinance/ Project Level Review
 - The Plan should invest in quality of life improvements for employees and workers in the area. These improvements can be a driver for future business location and growth in the area.
 - NE Tacoma/Marine View Drive Transition: Request consideration for expansion of transitional zoning districts along Marine View Drive and greater limitation on industrial land uses.
 - New uses should be required to pay for their impacts.
 - Code enforcement and performance monitoring
 - The Plan must take into account the potential geo-hazards in the area, including volcanic, tsunami, lahar, landslide and flooding.
 - Clean Fuel –
 - i. Conditional Use Permits will be subjective and stifle investment in clean fuel development. Prefer to conduct EIS without conditional use permit to have greater certainty for future investment.
 - ii. Prohibition of new direct discharge would be a barrier to any new development of clean fuels. This would require connecting to City stormwater and wastewater systems which likely are under capacity and not set up to address the treatment of industrial discharge.
 - Support for remediation of brownfield sites
 - Nonconforming Uses

- i. Nonconforming use allowances are too permissive, could result in ongoing or additional environmental and health impacts.
 - ii. City should consider a robust approach to phase out existing polluting industry.
 - iii. Maintain and clarify a clear commitment to existing businesses.
2. The Planning Commission recommended the following amendments to the City Council for adoption:

Index	Amendment Topic	Description
1	Seaport Conservancy Zone; Restoration Sites	This amendment would rezone the “Little Marsh” restoration site from Seaport Core Primary to Seaport Conservancy and secondly, recommend incorporation of a map of existing restoration sites and description of these sites from the Baseline Conditions Report into the Subarea Plan.
2	Nonconforming Residential/Institutional uses in the Seaport Core Area	This amendment would expressly limit the expansion of nonconforming residential/institutional uses that are incompatible with heavy industrial activity within the Core Area of the Tideflats.
3	Nonconforming Heavy Industrial Uses in the Seaport Transition	This amendment would apply limits on the expansion of nonconforming heavy industrial uses within the proposed Seaport Transition Districts.
4	Employment Targets; MIC Designation; Quality Jobs	This amendment would incorporate a new policy to specifically plan for the Industrial Employment Center designation for PSRC Certification; Incorporate a 2050 employment growth target in addition to the existing 2044 target; and incorporate additional considerations for a focus on quality of employment opportunities within the Subarea.
5	Pre-approved Plan for Critical Area Buffers and Low Impact Development BMPs	This amendment would incorporate a new action into the Subarea Plan to support the proactive development of pre-approved plans for critical area and riparian buffer plantings, and low impact development facilities for managing stormwater at industrial sites.
6	Planned Action Ordinance and Water Quality Review	This amendment would modify the Planned Action Ordinance to specifically defer water quality to a project level SEPA review for industrial projects.
7	Transit Oriented Development Standards for the STT District	This amendment would modify and add use and development standards to the

		STT district to support transit oriented development associated with the future Portland Ave Light Rail Station.
8	Vision Zero High Risk Network and Light Rail Stations	Grade separated pedestrian crossings associated with the light rail station and High Risk Roadways.
9	Minor Amendments and Code Cleanups	This amendment would correct errors in the draft codes, address code clarifications, and other minor amendments to the proposed zoning and land use standards in response to public comments.

L. VOTING RECORD

- Commissioner Krehbiel moved to incorporate Amendment 1: Seaport Conservancy Zone and Restoration Sites into the Tideflats Subarea Plan. Commissioner Rash seconded the motion. The motion passed unanimously.
- Vice-Chair Steele moved to incorporate Proposals 1 and 3 of Amendment 2: Nonconforming Residential and Civic/Institutional Land uses into the Tideflats Subarea Plan. Commissioner Swinford seconded the motion. The motion passed with the following votes:
Ayes: 8 – Dorner, Krehbiel, Marlo, Rash, Serad, Steele, Swinford, Karnes
Abstain: 1 – Reynolds
- Vice-Chair Steele moved to incorporate Proposal 2 of Amendment 2: Nonconforming Residential and Civic/Institutional Land uses into the Tideflats Subarea Plan. Commissioner Swinford seconded the motion. The motion passed with the following votes:
Ayes: 7 – Dorner, Krehbiel, Marlo, Rash, Steele, Swinford, Karnes
Abstain: 2 – Reynolds, Serad
- Vice-Chair Steele moved to incorporate Amendment 3: Transition Zones and Nonconforming Industrial Uses into the Tideflats Subarea Plan. Commissioner Krehbiel seconded the motion. The motion passed with the following votes:
Ayes: 8 – Dorner, Krehbiel, Marlo, Rash, Reynolds, Steele, Swinford, Karnes
Nays: 1 – Serad
- Vice-Chair Steele moved to incorporate Amendment 4: Employment Targets and Job Quality into the Tideflats Subarea Plan. Commissioner Krehbiel seconded the motion. The motion passed unanimously.
- Commissioner Marlo moved to incorporate Amendment 5: Low Impact Development into the Tideflats Subarea Plan. Commissioner Krehbiel seconded the motion. The motion passed unanimously.
- Commissioner Krehbiel moved to incorporate Amendment 6: Planned Action Ordinance and Water Quality into the Tideflats Subarea Plan. Commissioner Marlo seconded the motion. The motion passed with the following votes:
Ayes: 8 – Dorner, Krehbiel, Marlo, Rash, Reynolds, Serad, Steele, Karnes
Abstain: 1 – Swinford

- Commissioner Krehbiel moved to incorporate Amendment 7: Transit Oriented Development Standards for the STT Zone into the Tideflats Subarea Plan. Commissioner Swinford seconded the motion. The motion passed with the following votes:
Ayes: 6 – Dorner, Krehbiel, Marlo, Serad, Swinford, Karnes
Abstain: 3 – Rash, Reynolds, Steele
- Commissioner Krehbiel moved to incorporate Amendment 8: Vision Zero High Risk Network and Light Rail Stations into the Tideflats Subarea Plan. Commissioner Marlo seconded the motion. The motion passed with the following votes:
Ayes: 4 – Krehbiel, Marlo, Swinford, Karnes
Nays: 1 – Serad
Abstain: 4 – Dorner, Rash, Reynolds, Steele
- Commissioner Krehbiel moved to incorporate Amendment 9: Minor Code Amendments. Vice-Chair Steele seconded the motion. The motion passed unanimously.
- Commissioner Marlo moved to forwarding a recommendation to the City Council to adopt the Tideflats Subarea Plan and related Planned Action Ordinance and Amendments to Titles 13 and 19 of the Tacoma Municipal Code, with the amendments as approved. Commissioner Rash seconded the motion. The motion passed unanimously.

M. CONCLUSIONS:

In drawing its conclusions on the One Tacoma Plan Update the Planning Commission considered the following criteria, the first two as set forth in TMC 13.02.070.H.1 and the third based on the Tacoma 2025 Strategic Plan:

- (a) Whether the proposed amendment will benefit the City as a whole, will not adversely affect the City's public facilities and services, and bears a reasonable relationship to the public health, safety, and welfare;
- (b) Whether the proposed amendment conforms to applicable provisions of State statutes, case law, regional policies, and the Comprehensive Plan;
- (c) 2025 Strategic Priorities: Whether the proposal will reduce racial and other inequities, disparities, or discrimination to under-represented communities, or result in positive impacts on equity, equality, diversity or inclusion.

Based upon the Planning Commission's review, the Commission concludes:

Growth Management Act

The Tideflats Subarea Plan has been developed in collaboration with the Port of Tacoma and Puyallup Tribe of Indians, fulfilling the procedural requirements of the Growth Management Act and the Land Claims Settlement.

The Tideflats Subarea Plan reasonably defines and protects core areas of port and port-related industrial uses within the City; provides reasonably efficient access to the core area

through freight corridors within the city limits; and has identified and resolved key land use conflicts along the edge of the core area and minimizes and mitigates incompatible uses along the edge of the core area.

The Tideflats Subarea Plan has been developed to substantively comply with and fulfill the planning requirements of the Growth Management Act and the provisions of the Port Element under RCW 36.70A.085. Further, it is the intent of the Plan to functionally replace the existing Container Port Element of the City of Tacoma's One Tacoma Comprehensive Plan.

Shoreline Management Act

The Tideflats Subarea Plan and the proposed amendments to Title 19 Shoreline Master Program are consistent with the overall use priorities of the State Shoreline Management Act, to support the prioritization water-oriented uses, expansion of public access and recreation, and protection and restoration of critical ecological functions.

VISION 2050

The Tideflats Subarea Plan meets the minimum qualifications to maintain its status as a regionally designated Manufacturing and Industrial Center and has been developed for consistency with the multicounty planning policies.

Countywide Planning Policies

The Tideflats Subarea Plan fulfills the planning requirements of the Countywide Planning Policies and supports the implementation of these policies.

Tideflats Intergovernmental Work Plan

The City of Tacoma has conducted the Subarea Planning Process in accordance with the Work Plan approved by the five participating governments.

Health, Equity, and Sustainability in All Policies

The Subarea Plan recognizes that health is a vital concern that is interrelated with many policy considerations. Countywide Planning Policies recommend that “each municipality shall incorporate provisions addressing health and well-being into appropriate local planning and decision-making processes.” Specifically, the City of Tacoma and the Tacoma–Pierce County Health Department promote a “health-in-all-policies” approach to address the complex factors that influence health and equity in the neighborhood and broader community, such as access to healthy food, health care, affordable housing, transportation options and neighborhood safety. As adopted by the Pierce County Board of Health, the “health-in-all-policies” approach presents an integrated foundation for a balanced equitable social environment, a viable economy and a livable built and natural environment. Policies and actions in the Plan support living wage jobs, transportation choices, and cleaner air and water to improve community health. Adoption and implementation of the Subarea Plan represents a significant advancement of public health goals and priorities and the Plan's

ongoing implementation will support improved public health outcomes for the people and communities who work and live within or adjacent to the Tideflats subarea.

Strategies in the Plan will aim to improve the City and Port's resilience to current and future climate change related impacts, implement strategies to alleviate current flooding and adapt to sea level rise, improve water quality in the Puyallup River and other waterbodies in the center, restore fish and wildlife habitat, and address emerging concerns such as the urban heat island effect and the related impacts this can have on workers within the Tideflats Subarea.

The Tideflats Subarea Plan and its implementation will support the reduction of greenhouse gas emissions and toxic air pollutants, reduce vehicle miles traveled, expand multi-modal transportation options, and increase the efficiency of resource use, in support of the City's Climate Action Plan and goals to achieve net-zero emissions by 2050.

The Plan recognizes and proactively supports the Puyallup Tribe's rights and interests in the Tideflats and ensures that any development respects their cultural, economic, and environmental connections to the land.

Economic Benefits

The Subarea Plan promotes job growth that leverages the center's location, assets and infrastructure. In doing so, it supports the achievement of regional and City objectives for the center. The Subarea Plan also helps to strengthen and preserve regional industrial lands by supporting the growth of the Port of Tacoma and by promoting the center's role as a local and regional Manufacturing Industrial Center (MIC). Growing these jobs within the City of Tacoma expands the pathways for livable wage jobs that do not require college degrees and promotes opportunities for Tacomans to access jobs that reduce vehicle miles traveled and ease the related cost burden of the jobs/housing imbalance. Furthermore, the growth of this center supports broader economic multipliers that create new career pathways across the region and the state.

Community Vision

The Tideflats Subarea Plan has been developed to be both responsive to state, regional, and local planning requirements as well as responsive to community input and community vision for the Tideflats, incorporating goals, policies and actions that seek to advance and also balance the many community priorities for this area. The Plan identifies specific opportunities to leverage the co-benefits of growth and development in the Tideflats area to further economic, environmental, social, and public health benefits.

N. RECOMMENDATIONS

1. The Planning Commission recommends that the City Council consider and adopt the Commission's proposed amendments to the Steering Committee's Draft Subarea Plan.

2. The Planning Commission recommends that the City Council repeal the Container Port Element of the One Tacoma Plan and replace with the adoption of the Tideflats Subarea Plan.
3. The Planning Commission recommends that the City Council adopt the proposed area-wide rezone, to implement the Steering Committee's proposed zoning framework, including related amendments to the One Tacoma Plan Future Land Use Map and Shoreline Zoning Districts.
4. The Planning Commission recommends that the City Council adopt updates to the City's Land Use Regulatory Code and Shoreline Master Program to concurrently implement key zoning and land use standards as recommended in the Subarea Plan and consider and adopt the Planning Commission's proposed amendments.
5. In support of the Plan's economic development goals and policies, the Commission recommends that the City work with the governmental partners, other educational institutions, nonprofits, labor and trade groups, and private sector partners to connect Tacomans to the career opportunities within the Tideflats and ensure that Tacomans have the skills necessary for a successful career in the priority sectors; Further, to remove barriers to employment for historically underserved groups – including Black, Indigenous, and workers of color, people with disabilities, and veterans; And finally, to proactively attract and recruit workers to move to Tacoma to both build a skilled labor force and to reduce the jobs/housing imbalance.

O. ATTACHMENTS:

ATTACHMENT 1: PLANNING COMMISSION RECOMMENDED AMENDMENTS

ATTACHMENT 2: TIDEFLATS SUBAREA PLAN (STEERING COMMITTEE DRAFT, DEC. 5, 2024)

ATTACHMENT 3: AMENDMENTS TO THE ONE TACOMA COMPREHENSIVE PLAN

ATTACHMENT 4: AMENDMENTS TO TITLE 13 LAND USE REGULATORY CODE

ATTACHMENT 5: AMENDMENTS TO TITLE 19 SHORELINE MASTER PROGRAM

ATTACHMENT 6: PLANNED ACTION ORDINANCE

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