



# Tideflats Subarea Plan

City of Tacoma | Planning and Development Services

**City Council Public Hearing**  
**October 28, 2025**



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## Overview



**Purpose:** Conduct public hearing and receive community comments on the Tideflats Subarea Plan and related code amendments.

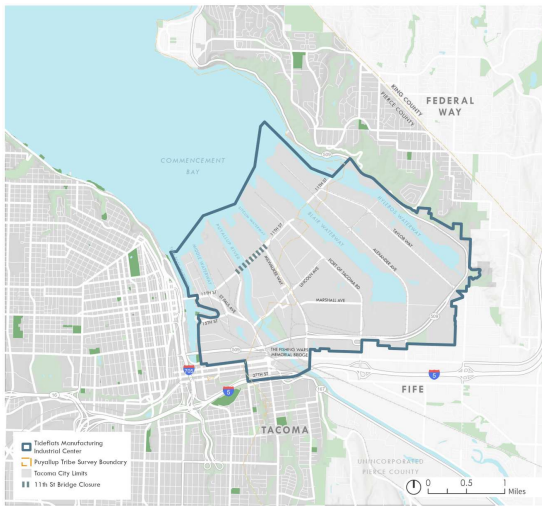
**Presentation Outline:**

- Background and how we got here
- Overview of public review documents
- Next steps and tentative schedule

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## Background – Tideflats



- 5,000 acres of waterfront and industrial lands
- Ancestral lands of the Puyallup Tribe of Indians
- Port of Tacoma
- Designated Manufacturing and Industrial Center (MIC)
- Critical saltwater and freshwater habitats
- Located within dense urban context

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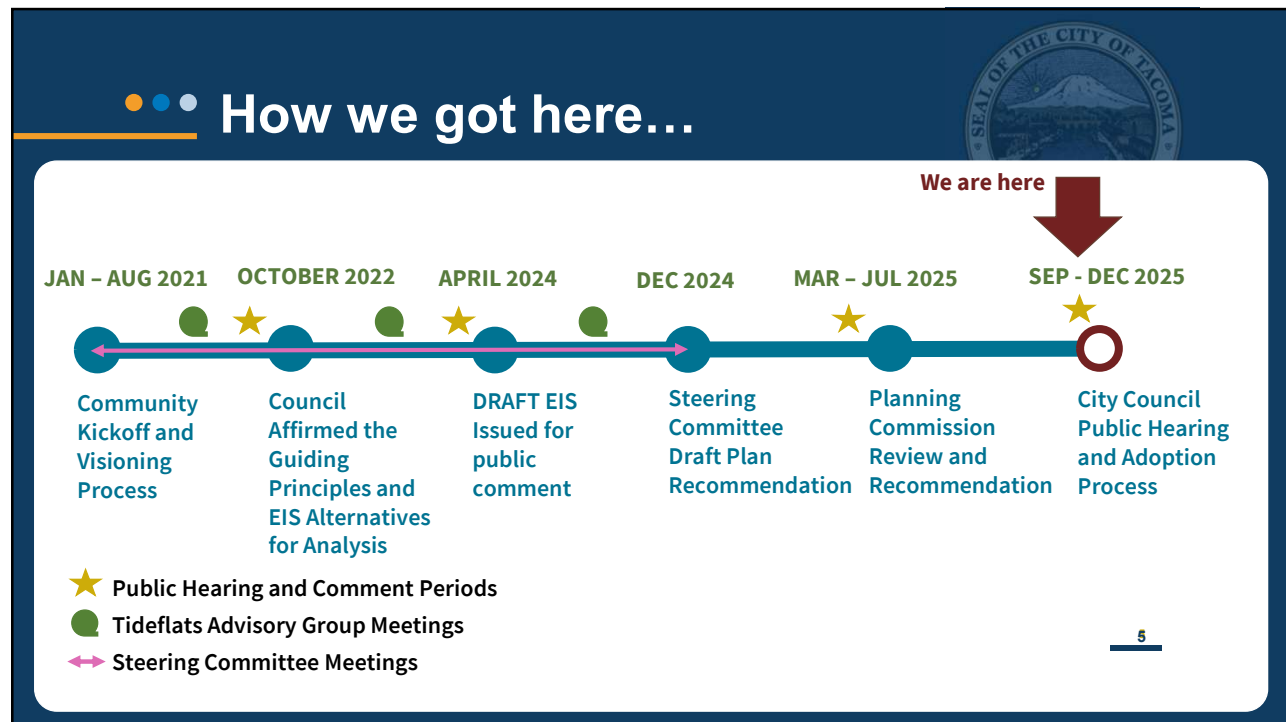
## Background – Shared Planning

- The Subarea Plan is a shared planning effort among five participating governments.
  - Guided by adopted Work Plan and Inter-governmental Agreement
- Intended to fulfill state and regional planning requirements, including Growth Management Act, Shoreline Management Act, State Environmental Policy Act (SEPA), and VISION 2050 compliance.
  - Upon adoption, Subarea Plan becomes element of the One Tacoma Plan.



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## Public Review Package

Ordinances	Description
<b>Ordinance 1: Tideflats Subarea Plan and amending the One Tacoma Comprehensive Plan</b>	Adopting the Subarea Plan as an Element of the One Tacoma Plan Revising the Future Land Use Map
<b>Ordinance 2: Amending Title 13 Land Use Regulatory Code</b>	Revising the Zoning Map and incorporating new zoning districts, land use tables, and development standards
<b>Ordinance 3: Amending Title 19 Shoreline Master Program</b>	Revising the Shoreline Environment Designations and incorporating new zoning districts, land uses, and development standards

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- Balancing Industrial Success with Environmental Restoration
- Indigenous Values
- Comprehensive Climate Action
- Economic and Industrial Adaptation
- Transportation and Infrastructure Innovations
- Collaboration and Stakeholder Engagement

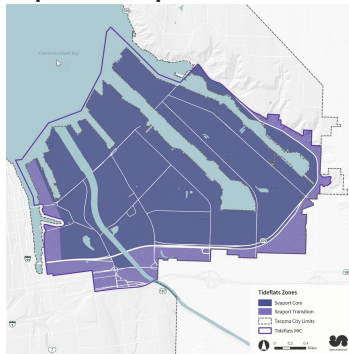
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# One Tacoma Plan Amendments

### Proposed Seaport Core/Transition Areas



Proposal would create three new designations:

1. Seaport Core
2. Seaport Transition
3. Tideflats MIC



## Proposed Future Land Use Map

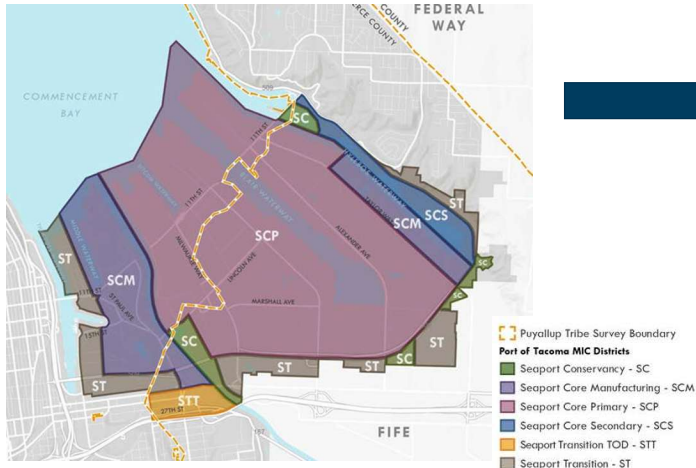


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## Title 13 Land Use Regulatory Code

### Proposed Zoning Districts



### Municipal Code Sections

TMC 13.01 Definitions  
 TMC 13.06.010 Nonconforming Uses  
 TMC 13.06.060 Industrial Districts  
 TMC 13.06.080 Special Use Standards  
 TMC 13.06.090 Site Development
 

- Landscaping Standards
- Parking Standards
- Zoning Transitions

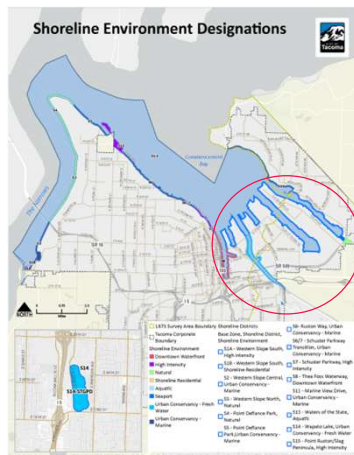
 TMC 13.12 Environmental Code  
 TMC 13.13 Archaeological, cultural and historic resources

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## Title 19 Shoreline Master Program

### Proposed Shoreline Environment Designations



### Summary of Amendments:

1. New Seaport Environment
2. Modify Urban Conservancy to distinguish between Freshwater and Marine Environments
3. Delete the S-10 and S-9 Shoreline Districts; replace with base zoning from TMC 13
4. Update list of prohibited uses
5. Reorganization and formatting for usability

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## What changes did Council already make?

Description of Amendment	Exhibit
Nonconforming residential/institutional uses in the Seaport Core Zoning Districts	Title 13
Transit Oriented Use and Development Standards in the Seaport Transition Transit Oriented Development District	Title 13
Minor Code Amendments – in response to public comments	Title 13 and Title 19
Landscaping Code Amendments	Title 13

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## What analysis supported the Plan?

- **Environmental Impact Statement**
  - Evaluated multiple land use and employment scenarios
  - Identified actions that can mitigate impacts and support overall improvement
- **Climate Vulnerability Assessment**
- **Economic Trends and Impact Analysis**
- **Health Impact Assessment**
  - Led by Tacoma-Pierce County Health Department
  - Identified Plan proposals that could positively impact community health

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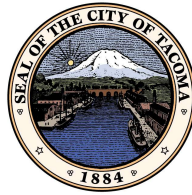
## Tentative Schedule



Target Date	Meeting	Description
October 28, 2025	City Council	Public Hearing; 45-day Public Comment period per Intergovernmental Work Plan
November 12, 2025	City Council	Study Session First Reading of Ordinances
December 2, 2025	City Council	Final Reading of Ordinances
Post- Adoption	<ul style="list-style-type: none"> <li>• Submit plan to Puget Sound Regional Council for certification</li> <li>• Submit Shoreline Master Program Amendments to the Department of Ecology for state review and approval process</li> </ul>	

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