

**MOTION FOR COUNCIL CONSIDERATION
TIDEFLATS SUBAREA PUBLIC HEARING**

October 28, 2025

I move to amend Exhibit C in the Public Review Exhibits which includes proposed changes to Title 13, the Land Use Regulatory Code, to modify the use and development standards within the new STT (Seaport Transition – TOD District) to better align with standards applicable in other TOD districts:

1. Height Limit: Align the STT District's height limit with that of the Dome District's zoning (100 ft).
2. Pedestrian Streets: Designate the following as a "Pedestrian" street:
East 26th Street, from East L Street to Bay Street.
3. Design Review: Expand the applicability of the city's design review program to the STT District, mirroring the standards used in other TOD districts.
4. Minimum Parking Requirements: Eliminate minimum parking requirements for new development except where accessible parking is required.
5. Commercial parking lots: Prohibit new stand-alone commercial surface parking lots within the STT District.

6. Clarify the allowances for Transit Stations: Clarify that allowed transit stations include normal associated components, like pick-up/drop-off areas, bus connection facilities, rail tracks, and utility infrastructure.

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October 28, 2025

I move to amend Exhibit C in the Public Review Exhibits which includes proposed changes to Title 13, the Land Use Regulatory Code, to add a new mechanism for flexibility for landscaping and tree canopy standards for public agencies, allowing a public agency to develop an urban forestry plan to demonstrate overall compliance with landscaping and tree canopy standards and streamline permit review.

This option is intended to encourage public agencies to take a leadership role in implementing urban forestry goals and policies of the One Tacoma Plan. This flexibility can facilitate more intensive development of a particular development site, while meeting the urban forestry policies of the One Tacoma Plan and the standards of the landscaping code by planting the required landscaping at another site within the City of Tacoma and preferably within the same watershed, in the agency's permanent control.

To initiate this optional process, public agencies would submit a request to Planning and Development Services (PDS) to be designated as a self-managed agency, including the agency's urban forestry plan, an overview of

its urban forestry program, and an analysis demonstrating general consistency with the One Tacoma Plan and landscaping code.

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I move to amend Exhibit C in the Public Review Exhibits which includes proposed changes to Title 13, the Land Use Regulatory Code, to limit the expansion of pre-existing, nonconforming residential and civic/institutional uses within the Core Area of the Tideflats, where the expansion of such uses would be incompatible with heavy industrial and container port operations and pose a significant health risk. Text edits include:

1. Delete “Pre-existing uses” as a stand-alone use category and instead add notes to the right-hand column “Additional Regulations” to apply specific limitations on expansion of pre-existing uses.
2. Within the designated “Core Area” expressly prohibit the expansion of any nonconforming residential uses or expansion of bed capacity or living space associated with civic/institutional uses in the land use table.

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I move to amend Exhibit C in the Public Review Exhibits which includes proposed changes to Title 13, the Land Use Regulatory Code, and Exhibit D which includes proposed changes to Title 19 Shoreline Master Program to correct clear errors in the code and make simple clarifications based on public review of the draft documents and address minor amendments for internal code consistency or consistency with policy intent.

Corrections include:

1. Typographical errors
2. Format and reference corrections
3. Spelling out acronyms

Clarifications include:

1. Clarifying that cross-laminated timber production is separate from sawmill and lumber yard use categories
2. Clarify that the “Nursery” use category refers to a plant nursery
3. Clarifying applicability of new Seaport zoning districts within the Shoreline Master Program
4. Adding names of waterways to maps
5. Clarify air quality submittal requirements for SEPA review

Internal consistency corrections include:

1. Ensuring consistent use definitions between Title 13 and Title 19
2. Applying size limitations on retail uses within the Subarea
3. Consistency in use of cargo/container terminology