



Tideflats Subarea Plan

City of Tacoma | Planning and Development Services

Ordinance Nos. 29075, 29076, and 29077
November 12, 2025



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Public Review Package



Ordinances	Description
Ordinance No. 29075: Tideflats Subarea Plan and amending the One Tacoma Comprehensive Plan	Adopting the Subarea Plan as an Element of the One Tacoma Plan and revising the Future Land Use Map.
Ordinance No. 29076: Amending Title 13 Land Use Regulatory Code	Revising the Zoning Map and incorporating new zoning districts, land use tables, and development standards.
Ordinance No. 29077: Amending Title 19 Shoreline Master Program	Revising the Shoreline Environment Designations, allowed land uses, and development standards for consistency with Title 13.

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Public Hearing



- City Council conducted a public hearing on October 28, 2025, providing a 45-day comment period per the Work Plan.
 - City staff conducted an informational meeting on October 16, 2025, to present public review documents and answer questions.
 - Public notifications included direct mailings, social media, email listserv, advertisements and legal notice, public notice signs, notice to the State, Joint Base Lewis-McChord, and Puyallup Tribe of Indians.
- Prior public hearings and formal comment periods:
 - Planning Commission public hearing on Draft Plan and Code Amendments
 - Draft Environmental Impact Statement (EIS) public hearing and comment period
 - City Council public hearing on Plan and EIS Land Use Alternatives

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Public Comment



- **Level of participation:** 19 written comments submitted; 20 provided direct testimony
- **General assessment:**
 - Public comments received are within the scope of comments previously considered by both the Planning Commission and City Council.
 - Comments were generally supportive of adoption of the Plan with some additional requests for consideration.
 - Comments received are reflective of community interests: participation from partner governments, industrial and business interests, environmental organizations, transit, and neighborhood representation.
- Any new material amendments would require an additional 45-day public comment period to ensure adequate review and input from partner governments and community prior to City Council action.

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Tentative Schedule



Date	Meeting	Description
November 12, 2025	City Council	First Reading of Ordinances
December 2, 2025	City Council	Final Reading of Ordinances
Post- Adoption	• Submit plan to Puget Sound Regional Council for certification • Submit Shoreline Master Program Amendments to the Department of Ecology for state review and approval process	

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