



Tideflats Subarea Plan

Amendments to the One Tacoma Comprehensive Plan

May 7, 2025

Note: These amendments show all of the changes to existing Land Use regulations. The sections included are only those portions of the code that are associated with these amendments. New text is blue underlined and text that has been deleted is shown as ~~red strikethrough~~.

Summary of Amendments

1. Establishes three new land use designations
 - a. Seaport Core
 - b. Seaport Transition
 - c. Tideflats Manufacturing and Industrial Center
2. Replaces the current Future Land Use Map with the new designations applied within the Tideflats planning area.
3. Deletes the PMI- Port Maritime Industrial zone from Table 3
4. Identifies the applicable zoning districts for each proposed land use designation.





City of Tacoma

Planning and Development Services

Exhibit B

Figure 2: Comprehensive Plan Future Land Use Map

Current Map: To be replaced

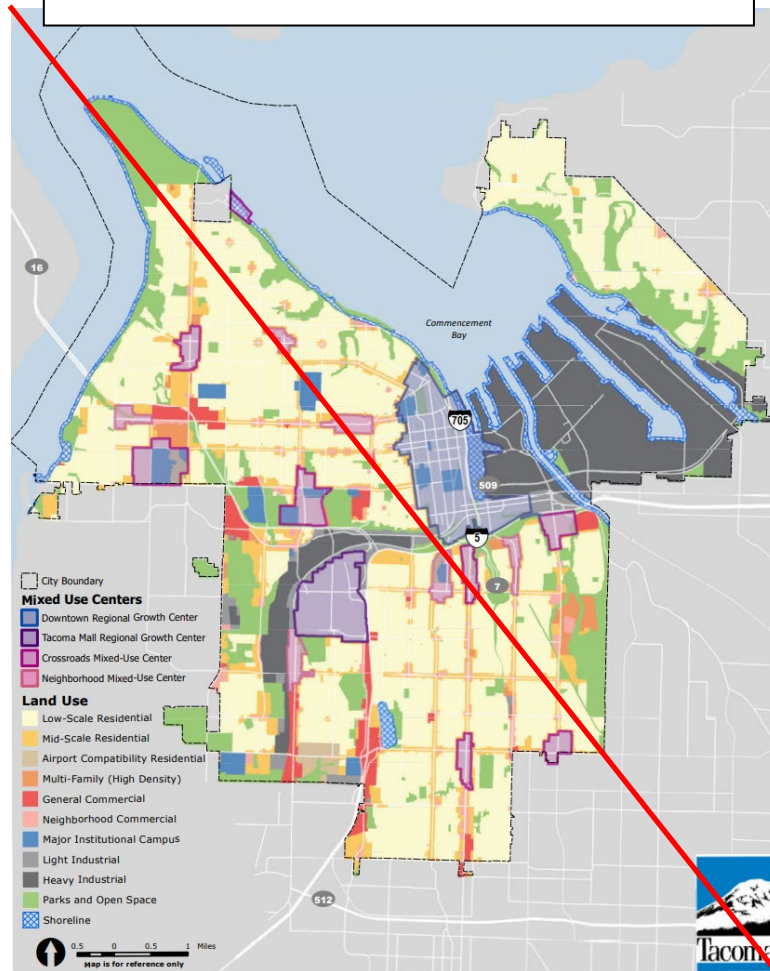


Figure 2: Comprehensive Plan Future Land Use Map

Proposed Map

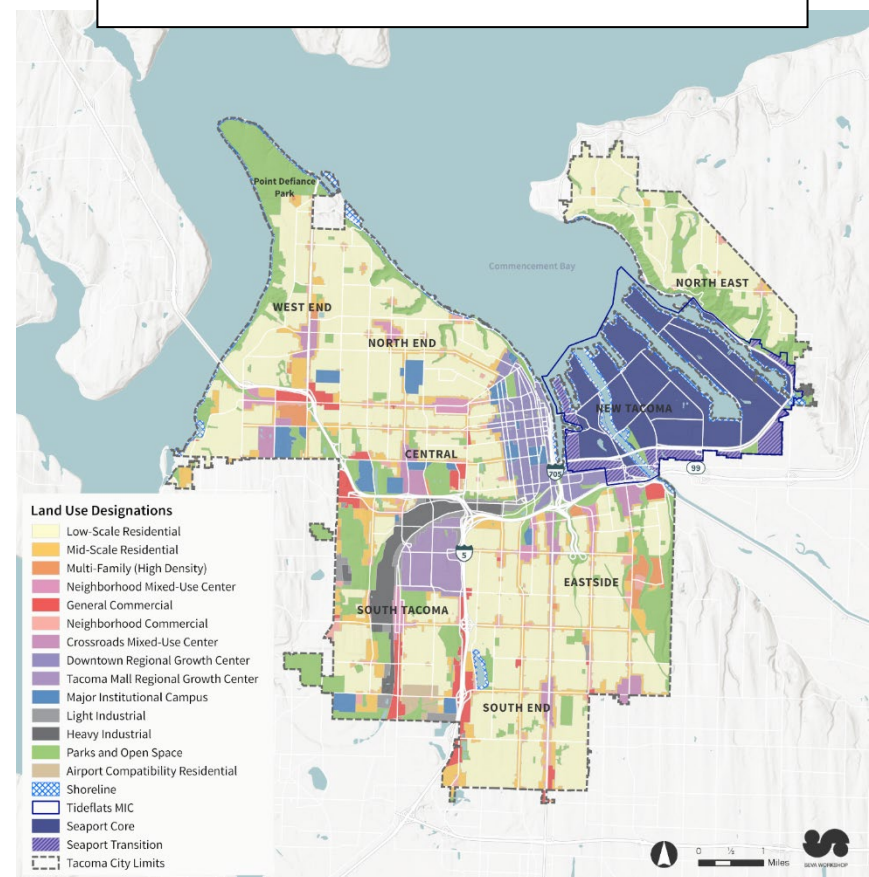




Table 3: Comprehensive Plan Future Land Use Designations and Corresponding Zoning

<p>Light Industrial</p> <p>This designation allow for a variety of industrial uses that are moderate in scale and impact, with lower noise, odors and traffic generation than heavy industrial uses. This designation may include various types of light manufacturing and warehousing and newer, clean and high-tech industries, along with commercial and some limited residential uses. These areas are often utilized as a buffer or transition between heavy industrial areas and less intensive commercial and/or residential areas.</p>	<p>M-1 Light Industrial District</p>
<p>Heavy Industrial</p> <p>This designation is characterized by higher levels of noise and odors, large-scale production, large buildings and sites, extended operating hours, and heavy truck traffic. This designation requires access to major transportation corridors, often including heavy- haul truck routes and rail facilities. Commercial and institutional uses are limited and residential uses are generally prohibited.</p>	<p>M-2 Heavy Industrial District</p> <p>PMI Port Maritime and Industrial District</p>
<p>Seaport Core</p> <p><u>This designation is intended to define and protect the core areas of port and port-related industrial uses within the city, as per RCW 36.70A.085 (3)(a). The designation implements the Tideflats Subarea Plan of the Comprehensive Plan by allowing uses that protect the long-term function and viability of the seaport within the Regional Manufacturing/Industrial Center. This designation is characterized by proximity to deepwater berthing that supports 24-hour regional and international shipping. Use priorities include cargo shipping terminals, seaport-related container and industrial activity, seaport-related offices, cargo and equipment storage yards, warehousing, transportation facilities, vessel fueling operations and support facilities, and rail yards. The designation includes heavy truck traffic and higher levels of noise and odors than found in other city districts. Freight mobility infrastructure is critically important, with the entire subarea served by road and rail corridors designed for large, heavy trucks and rail loads. Retail and commercial uses are ancillary and primarily serve the subarea's employees. Housing is allowed only for caretakers of allowed uses</u></p>	<p><u>SCP Seaport Core Primary District</u></p> <p><u>SCM Seaport Core Manufacturing</u></p> <p><u>SCS Seaport Core Secondary</u></p> <p><u>SC Seaport Conservancy</u></p>

<p><u>Seaport Transition</u> <u>This designation is intended to serve as a transition zone between incompatible uses to protect the core areas of port and port-related industrial uses within the city, as per RCW 36.70A.085 (6)(c). The designation is intended to support implementation of the Tideflats Subarea Plan of the Comprehensive Plan, specifically pertaining to the transition between the core area and the neighboring areas, and to protect the long-term function and viability of the seaport within the Regional Manufacturing/ Industrial Center.</u></p>	<p><u>ST Seaport Transition</u> <u>STT Seaport Transition-TOD</u> <u>SC Seaport Conservancy</u></p>
<p><u>Tideflats Manufacturing and Industrial Center</u> <u>The manufacturing and industrial center designation is intended to preserve lands for family-wage jobs in basic industries and trade and provide areas where that employment may grow in the future. Manufacturing/industrial centers form a critical regional resource that provides economic diversity, supports national and international trade, generates substantial revenue for local governments, and offers higher than average wages.</u></p> <p><u>This designation is associated with areas that are highly active industrial areas with significant existing jobs, core industrial activity, evidence of long-term demand, and regional role. They have a legacy of industrial employment and represent important long-term industrial areas, such as a deep-water port and major manufacturing. The intent of this designation is to, at a minimum, preserve existing industrial jobs and land use and to continue to grow industrial employment.</u></p> <p><u>The designation is applied to the Tideflats Subarea, which has existing employment exceeding 10,000 jobs, capacity to accommodate up to 20,000 jobs, the presence of irreplaceable industrial infrastructure, a regionally designated role for accommodating regional industrial and manufacturing growth, where more than 50% of the existing employment is industrial, and at least 75% of the area is zoned for core industrial uses.</u></p>	<p><u>Seaport Districts</u></p>