



## ORDINANCE NO. 29077

1 BY REQUEST OF MAYOR WOODARDS AND COUNCIL MEMBER WALKER

2 AN ORDINANCE relating to the Tideflats Subarea Plan; amending Title 19 of the  
3 Municipal Code, relating to the Shoreline Master Program, by amending  
4 various chapters to implement the Tideflats Subarea Plan, including updates  
5 to shoreline environment designations and land use, zoning, and  
6 development standards, as recommended by the Tideflats Steering  
7 Committee and Planning Commission, effective upon approval by the  
8 Washington State Department of Ecology.

9 WHEREAS the Tideflats Subarea Plan (“Plan”) is a shared long-term  
10 vision supported by goals and policies that provide a roadmap to achieve the  
11 vision, and

12 WHEREAS the Plan is intended to create a more coordinated approach to  
13 development, environmental review, and strategic capital investments in the  
14 Tideflats, and was developed through intergovernmental collaboration and  
15 community engagement and is guided by the vision and guiding principles that  
16 came out of this process, and

17 WHEREAS the five participating governments who co-developed the Plan  
18 with community are: City of Tacoma, Port of Tacoma, Puyallup Tribe of Indians  
19 (“Puyallup Tribe”), City of Fife, and Pierce County, and

20 WHEREAS the Plan’s vision, goals, and policies support economic  
21 prosperity, strengthens existing center assets, expands transportation choices,  
22 and improves environmental quality, and

23 WHEREAS on December 5, 2024, the Tideflats Steering Committee  
24 (“Committee”) members unanimously recommended the draft Plan with specific  
25 aspects including:  
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- (1) 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;
- (2) 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;
- (3) 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;
- (4) 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;
- (5) 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



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green infrastructure solutions to mitigate pollution and improve the urban landscape as well as public access to the waterfront; and  
(6) Collaboration and Stakeholder Engagement: The Plan was developed through a seven-year 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, and

WHEREAS following the Committee’s recommendation, the Planning Commission (“Commission”) conducted a public hearing on both the Plan and related amendments to the One Tacoma Plan, Land Use Regulatory Code, and Shoreline Master Program, and

WHEREAS the Commission concluded their review on July 16, 2025, and forwarded their recommendations to the City Council; these recommendations were presented to the City Council on August 12, 2025, and

WHEREAS on September 9, 2025, the City Council adopted Amended Resolution No. 41751, both setting the public hearing date and incorporating the following amendments into the public review exhibits:

- 1) Nonconforming residential/institutional uses in the Seaport Core Zoning Districts;
- 2) Transit Oriented Use and Development Standards in the Seaport Transition TOD District;
- 3) Minor Code Amendments – in response to public comments; and
- 4) Landscaping Code Amendments for Public Agencies, and



1 WHEREAS in addition to this ordinance adopting amendments to Title 19  
2 Shoreline Master Program, the Committee, via separate ordinances,  
3 recommended a new chapter of the One Tacoma Comprehensive Plan replacing  
4 the Container Port Element and revisions to the Future Land Use Map of the  
5 Comprehensive Plan; and amendments to TMC Title 13 by revising the Zoning  
6 Map and incorporating new zoning districts, land use tables, and development  
7 standards, and

8 WHEREAS, in support of the Plan and related amendments to Title 19, the  
9 City conducted an Environmental Impact Statement (“EIS”) which considered a  
10 range of future development and land use scenarios, sea level rise and climate  
11 vulnerability, and employment growth scenarios for the Subarea, and

12 WHEREAS the EIS considered area wide cumulative impacts in its  
13 assessment, and

14 WHEREAS the EIS determined that the proposed Plan and related  
15 amendments would likely not result in any significant adverse impacts to plants  
16 and animals, and

17 WHEREAS the City partnered with the Tacoma-Pierce County Health  
18 Department to conduct a Health Impact Assessment that concluded that the  
19 proposed goals, policies, actions, and code amendments would likely result in  
20 improved overall public health outcomes, and

21 WHEREAS the following amendments to Title 19 of the Tacoma Municipal  
22 Code (“TMC”) are proposed under the authority of RCW 90.58 Shoreline  
23 Management Act:  
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- 1) Establish a new Seaport Shoreline Environment Designation that applies to the Tideflats Manufacturing and Industrial Center, replacing the existing High Intensity Designation and the S-10 Shoreline District;
- 2) Modify the existing Urban Conservancy Environment Designation, creating a new distinction:
  - a. Urban Conservancy – Freshwater
  - b. Urban Conservancy – Marine
- 3) Replace the existing S-9, S-10, and S-12 Shoreline Zoning Districts with the new Environment Designations and the proposed Seaport zoning districts in Title 13;
- 4) Create an expanded list of prohibited uses based on the Plan recommendations;
- 5) Relocate the Shoreline Modification table from Chapter 19.09 District Specific standards to Chapter 19.08 Shoreline Modifications;
- 6) Modify Sections 19.02.040 and 19.06.030, Archaeological, Cultural, and Historic Resources, to refer to new standards proposed in Chapter 13.13 Archaeological, Cultural, and Historic Resources; and
- 7) Revise various sections throughout Title 19 to clarify language, update internal references, and address areas of inconsistency, and

WHEREAS the Plan and related amendments to Title 19 support the expansion of public access to the shorelines, preservation of shorelines for water dependent and water related uses, and identify opportunities to enhance ecological functions of the City's shorelines and critical areas, and



1 WHEREAS the Plan and related amendments to Title 19 Shoreline Master  
2 Program and Title 13 Land Use Regulatory Code includes an updated citywide  
3 approach for the review and mitigation of risks and impacts to cultural and  
4 archeological resources as part of development review and incorporates a  
5 process for Tribal consultation in that review, and

6 WHEREAS the amendments to the Shoreline Master Program include  
7 restrictions on uses that are considered to be incompatible with the protection of  
8 water quality or inconsistent with the use priorities of the Shoreline Management  
9 Act, and

10 WHEREAS these recommendations were developed in consultation and  
11 collaboration with the Puyallup Tribe to protect the Tribe's Treaty protected rights,  
12 and

13 WHEREAS the proposed amendments are consistent with the policies  
14 enumerated in the State Shoreline Management Act and are expected to support  
15 the achievement of no net loss of ecological functions as well as improvement of  
16 ecological gain over time, and

17 WHEREAS the Plan and related amendments were developed through a  
18 public process consistent with the procedural requirements of the Growth  
19 Management Act, Shoreline Management Act, and State Environmental Policy  
20 Act, and

21 WHEREAS City staff held an informational community meeting on  
22 October 16, 2025, and the public hearing was advertised through direct mailings,  
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1 email to interested parties, legal notice, social media, public notice signs, and  
2 direct notifications to public agencies, and

3 WHEREAS on October 28, 2025, the City Council conducted a public hearing  
4 on the draft Tideflats Subarea Plan and related amendments; Now, Therefore,

5 BE IT ORDAINED BY THE CITY OF TACOMA:

6 Section 1. That the City Council hereby adopts the Recitals of this  
7 Ordinance as its formal legislative findings.

8 Section 2. That the Recommendations of the Tideflats Steering Committee  
9 and Planning Commission regarding the Tideflats Subarea Plan and related  
10 amendments to the One Tacoma Plan and Land Use Regulatory Code, and the  
11 Shoreline Master Program, are hereby adopted as additional legislative findings.  
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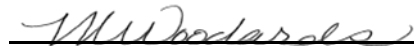
13 Section 3. That Title 19 of the Municipal Code, relating to the Shoreline  
14 Master Program, is hereby amended, by amending various chapters to implement  
15 the Tideflats Subarea Plan, including updates to shoreline environment  
16 designations and land use, zoning, and development standards, as recommended  
17 by the Tideflats Steering Committee and Planning Commission, effective upon  
18 approval by the Washington State Department of Ecology, as set for the in the  
19 attached Exhibit "A."  
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Section 4. That the City Clerk, in consultation with the City Attorney, is authorized to make necessary corrections to this ordinance, including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers, and any references thereto.

Passed December 2, 2025

  
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Mayor

Attest:

  
\_\_\_\_\_  
City Clerk

Approved as to form:

  
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Chief Deputy City Attorney