

Manufacturing/Industrial Center Criteria Report



Tacoma Tideflats MIC

Designation Recommendation

Redesignate Tacoma's Tideflats as a manufacturing/industrial center under the Regional Centers Framework. The center supports VISION 2050's goals to preserve and grow industrial employment.

Background













The Tideflats MIC comprises waterfront land and adjoining waterways on Tacoma's Commencement Bay. The center includes natural deep-water port and industrial lands; Tacoma and Pierce County's highest concentration of industrial and manufacturing activity; vital saltwater and estuarine habitat for salmon, shellfish, and other marine life; and is located within the ancestral lands of the Puyallup Tribe of Indians.

Evaluation of Manufacturing/Industrial Centers Requirements

Status Icons:

 On track
  Needs attention
  Does not meet criteria
  N/A

Criteria	Status	
Center Type		Industrial Growth Center
Existing jobs: 4,000 minimum		Tacoma’s Tideflats MIC currently has 10,300 jobs which meets the criteria.
Planned jobs: 10,000 minimum		Tacoma’s Tideflats MIC is planning for 17,820 jobs which meets the criteria.
Industrial Employment: Minimum 50% of all jobs classified as industrial		81% of jobs are classified as industrial jobs which meets the criteria.
Size: minimum of 2,000 acres		Tacoma’s Tideflats MIC is currently 5,071 acres which meets the criteria.
Transit or transportation demand management strategies		Tacoma’s Tideflats MIC is within a transit service district with bus service and is also planning for light rail service.
Core Industrial Uses: at least 75% of land area		95% industrial zoning. The city should continue to monitor conditions to ensure that zoning is strictly limiting commercial uses.
Industrial Retention Strategies		The city's subarea plan includes a variety of policies to foster and retain an industrial employment base.
Market Potential: Demonstrated capacity to support growth targets		<p>A market study was not required.</p> <p>Since 2010, the center has added 975 jobs.</p>
Center Subarea Plan		The center plan has not previously been certified. Please see the draft certification report for planning recommendations.

Jurisdiction Comments / Additional Context

Tacoma Tidelands is a unique environment containing marine shorelines, tidal creeks, and critical saltwater, estuarine, and freshwater habitats necessary to support salmon, shellfish, and other marine life. It is home to Pierce County's Port and largest employment center, directly supporting more than 10,000 jobs, with a broad countywide and regional economic impact. It is also surrounded by vibrant, urban neighborhoods, including Fife's City Center plans for a new TOD neighborhood around the Tacoma Dome Link Extension (TDLE) station, and boasts significant scenic and recreational value. Finally, the Tidelands is part of the ancestral lands of the Spuyalepabš, or Puyallup Tribe of Indians, who have lived on the headwaters of the Puyallup River since time immemorial and continue to exercise their treaty rights to this day.

The subarea plan for the Tidelands MIC was developed through an innovative intergovernmental partnership between the City of Tacoma, Puyallup Tribe of Indians, Port of Tacoma, Pierce County and City of Fife. The draft plan was led by a Steering Committee comprised of two elected representatives for each of the partner governments, a Tidelands Advisory Group comprised of a local and regional interests, perspectives and expertise; as well as an extensive city-wide outreach and engagement effort.

The Tidelands Subarea Plan as recommended by the Steering Committee and adopted by the Tacoma City Council is built on several key pillars:

- **Balancing Industrial Success with Environmental Restoration:** Integrating policies that support industrial growth while making coordinated investments to restore ecosystems, improve water quality, and protect biodiversity.
- **Honoring Indigenous Values:** Recognizing the Puyallup Tribe's deep cultural, economic, and environmental connections to the land and ensuring their rights and interests are respected in all future development.
- **Comprehensive Climate Action:** Proactively addressing climate change with strategies for decarbonization, adaptation to sea-level rise, and restoration of natural habitats to enhance resilience.
- **Economic and Industrial Innovation:** Preserving core industrial uses while encouraging the growth of clean energy industries and fostering innovation that supports both the Port and surrounding urban neighborhoods.
- **Modern Transportation and Infrastructure:** Investing in a holistic, multimodal transportation system that serves both industry and the community, while incorporating green infrastructure to improve the landscape and increase public access to the waterfront.