

Manufacturing/Industrial Center Plan Certification Report

Tacoma Tideflats Subarea Plan

April 9, 2026



Tacoma's Tideflats manufacturing/industrial center (MIC) is located in the City of Tacoma and was designated as a regional MIC in 2002. The Tacoma Tideflats Subarea Plan seeks for the MIC to be a connected, healthy and culturally unique place that demonstrates how a world class port can succeed alongside growing and vibrant urban neighborhoods.

The Puget Sound Regional Council (PSRC) conducted a certification review of Tacoma's Tideflats Subarea Plan. Tacoma adopted their center plan on December 2, 2025. The city's center plan was not previously certified by PSRC.

Certification Action

The Puget Sound Regional Council certifies that the Tacoma Tideflats Subarea Plan addresses planning expectations for regional manufacturing/industrial centers.

The remainder of this report contains a summary of the PSRC review of the Tacoma Tideflats Subarea Plan and recommendations for future work to advance consistency with VISION 2050.

About Manufacturing/Industrial Centers Certification

VISION 2050 directs jurisdictions with regional growth centers and/or manufacturing/industrial centers to develop subarea plans (DP-Action-8 and p. 80). This expectation has been in place since the PSRC Executive Board adopted the Plan Review Process in 2003. The review process is required by the [Regional Centers Framework](#) to both certify existing plans and when designating a new regional center.

VISION 2050, the Regional Transportation Plan, and PSRC's Adopted Policy and Plan Review process call for PSRC to review and certify these subarea planning efforts.¹ The [Regional Centers Framework](#) requires a review of centers in 2025, following local comprehensive plan updates. All regional centers are expected to have adopted subarea plans that meet the requirements of the Regional Centers Framework and VISION 2050. Certification of a

¹ The specific requirements for center planning are provided in [PSRC's Plan Review Manual](#), and the process is also described in [VISION 2050: Implementation](#). Certification of the jurisdiction's comprehensive plan for consistency with the regional transportation plan, regionally established guidelines and policies, and Growth Management Act requirements for transportation planning is completed through a separate board action.



subarea plan affirms the planning direction for the regional center is consistent with VISION 2050 and is an opportunity to identify any additional planning recommendations to better align with regional policy.

Report Format

Plans are reviewed using PSRC's [VISION 2050 Consistency Tool for Manufacturing/Industrial Center Plans](#). This report documents where the plan meets requirements, highlights outstanding provisions of the plan, and identifies where additional work is needed to fully address VISION 2050, the Regional Transportation Plan, or center planning requirements. This section is organized by the sections in VISION 2050. While this may align with plan elements, many of these concepts may be addressed in various parts of the center plan.



Plan Vision & Regional Collaboration

Scope of Review

The VISION 2050 Consistency Tool for Manufacturing/Industrial Center Plans calls for subarea plans to address the following center concepts:

- **Vision for the center**, demonstrating a commitment to employment growth and preservation of urban industrial lands.
- A description of the center's **economic role** as a designated center in the city, county, and region.
- Description of **equitable engagement** practices with community and stakeholders and how it shaped the plan.

Certification Findings

The Tacoma Tideflats Subarea plan effectively addresses the plan vision and regional collaboration provisions of the VISION 2050 Consistency Tool. The plan was developed through a regional partnership between the City of Tacoma, Port of Tacoma, Puyallup Tribe of Indians, City of Fife, and Pierce County. The plan recognizes that the preservation of industrial waterfront land is vital to the city's economy, committing to a vision of the Tideflats as a thriving jobs center that is connected, healthy, and culturally unique. The plan documents tribal resources and includes policies on protection and celebration of tribal assets. The plan documents how the community was engaged in development of the plan. The plan is also supported by a health impact assessment from the Tacoma-Pierce County Health Department that evaluates health impacts of the Tideflats Subarea Plan.



Environment and Climate Change

Scope of Review

The VISION 2050 Consistency Tool for Manufacturing/Industrial Center Plans calls for subarea plans to address the following center concepts:

- Identify significant **environmental features** in or near the center, including streams and shorelines.
- Describe existing **parks, trails, and open spaces**, including public and civic spaces.
- Promote the rehabilitation of **critical/environmentally sensitive areas**.
- Support innovative **stormwater management**.
- Reduce air pollution and **greenhouse gas emissions** with alternatives to driving alone
- **Avoid or mitigate environmental impacts** for vulnerable populations.
- Expand **electric transportation infrastructure** such as charging infrastructure for heavy duty equipment.
- Promote innovative **green building practices** and encourage retrofitting of existing buildings.

Certification Findings

The Tacoma Tideflats Subarea Plan effectively addresses the environment and climate change provisions of the VISION 2050 Consistency Tool. The plan includes a comprehensive set of policies to promote the rehabilitation of critical/environmentally sensitive areas, through actions such as habitat restoration, increased tree canopy, and brownfield clean up. The plan documents sea level rise scenarios and potential hazards and vulnerabilities related to floods. The plan includes an inventory of existing parks, trail, and open spaces adjacent to the center, and existing and planned shoreline public access in the subarea.

Land Use/Development Patterns

Scope of Review

The VISION 2050 Consistency Tool for Manufacturing/Industrial Center Plans calls for subarea plans to address the following center concepts:

- Include the **size and boundaries** of the center.
- Include **employment growth targets** and land use capacity that accommodate a significant share of growth.
- Describe **existing and future land uses** with an emphasis on core industrial uses.
- Discourage **incompatible uses**.
- Support **access** to high-capacity transit stations located in the center and consider the role of transit-oriented development in the center.



Certification Findings

The Tacoma Tideflats plan effectively addresses the land use/development patterns provisions of the VISION 2050 Consistency Tool. The plan includes a growth target to add an additional 7,250 jobs by 2044. The plan includes policies to prohibit uses that are entirely incompatible with industrial uses which may include residential, general retail, temporary lodging or other uses. Incompatible uses are also buffered from industrial areas with a seaport transition zone.

The city should address the following comments in future updates to the center/subarea plan and/or implementation steps:

- Both the subarea plan and the city's comprehensive plan assume sufficient growth to maintain the Industrial Growth Center designation. However, the growth targets in the Tideflats subarea plan and the One Tacoma comprehensive plan provide different growth assumptions for 2044. The city should make appropriate updates to ensure the plans assume the same growth target.
- MICs have a long-term role in preserving industrial lands and providing infrastructure and services necessary to support these uses. The city should continue to monitor land uses and employment trends in the center to ensure that zoning is strictly limiting commercial uses and supporting industrial jobs.

Economy

Scope of Review

The VISION 2050 Consistency Tool for Manufacturing/Industrial Center Plans calls for subarea plans to address the following center concepts:

- Describe key **economic sectors and industry clusters** in the center, including those recognized in the Regional Economic Strategy.
- Demonstrate the center's **market potential** for accommodating future job growth.
- Identify **strategies to support or retain manufacturing/industrial industries and jobs** (i.e., workforce, apprenticeships, land value policies, parcel aggregation, etc.).
- Identify strategies to reduce the risk of **commercial displacement**
- Expand **access to economic opportunities** by implementing priority hire ordinances, fostering workforce development partnerships, and creating education or training pipelines.

Certification Findings

The Tacoma Tideflats Subarea Plan effectively addresses the economic provisions of the VISION 2050 Consistency Tool. The plan describes key economic sectors and industry clusters in the center in depth, highlighting Wood/Petroleum/Chemical Manufacturing and Transportation sectors as the port's biggest competitive sectors and concentrations,



compared to the region. The plan also includes policies to expand economic opportunities through industrial workforce development, job retraining programs, and investments in upskill and reskill efforts for the current workforce.

Transportation

Scope of Review

The VISION 2050 Consistency Tool for Manufacturing/Industrial Center Plans calls for subarea plans to address the following center concepts:

- Describe connections to **regional high-capacity transit** and coordination with transit agencies on transit service.
- **Identify planned transportation investments, programs, and resources**, including freight, transit, pedestrian and bicycle facilities, and projects to eliminate modal conflicts and promote safety.
- Prioritize projects that **optimize freight movement** for local, regional, and national distribution.
- Reduce commute impacts through **Transportation Demand Management (TDM)** strategies.
- Support an **integrated multimodal transportation network**, including freight, transit, pedestrian, and bicycle facilities and linkages to adjacent neighborhoods and districts.
- Include **mode split goals** to reduce single occupant vehicle trips.

Certification Findings

The Tacoma Tideflats Subarea Plan effectively addresses the transportation provisions of the VISION 2050 Consistency Tool. The plan describes connections to regional high-capacity transit systems, coordinates with transit agencies, and addresses existing and planned transit services that include the potential station locations of the Tacoma Dome Link Extension. The plan identifies planned intersection and corridor projects in and adjacent to the MIC. The plan also supports an integrated multimodal transportation network, with actions to prioritize safety and multimodal options, while accommodating semi-truck traffic and industrial uses on the port.



Public Services

Scope of Review

The VISION 2050 Consistency Tool for Manufacturing/Industrial Center Plans calls for subarea plans to address the following center concepts:

- Describe local **capital plans for infrastructure**, such as sewer, water, gas, electric and telecommunications, including financing and strategies to ensure facilities are provided consistent with planned growth.

Certification Findings

The Tacoma Tideflats Subarea Plan effectively addresses many of the public service provisions of the VISION 2050 Consistency Tool. The plan identifies police, fire, and parks level of service standards and how they apply to the subarea. The plan includes policies to monitor and evaluate flood protection infrastructure at the Central Wastewater treatment Plant, due to the facility's high vulnerability to flood impacts and the risk posed by sea level rise.

The city should address the following comment in future updates to the center/subarea plan and/or implementation steps:

- In future updates, the plan should include additional information about local capital facilities planning and any needs or gaps in public facilities and services in the center.

Conclusion and Next Steps

PSRC found the Tacoma Tideflats Subarea Plan is substantially consistent with the planning expectations for manufacturing/industrial centers.

PSRC encourages the city to address areas identified for additional work in upcoming plan updates and other planning efforts. These may be areas where additional work would make the plan more consistent with the Growth Management Act or VISION 2050.

PSRC is available to provide assistance with future plan updates. Find additional planning resources on [PSRC's Plan Review webpage](#). If the city has questions or needs additional information, please contact Shaun Kuo at (206)464-6180 and SKuo@psrc.org.

