

Planning and Zoning

Container Port Area

Development in the Port of Tacoma Area is guided by *One Tacoma*, the City's comprehensive plan, and specifically, by the "Container Port" Element of that plan. Land use decisions, both short- and long-term, are made in conjunction with the goals and policies of the comprehensive plan. These goals and policies will be used in the evaluation of the EIS.

Development is regulated by the *Tacoma Municipal Code*, including the City's zoning code, Title 13. The proposed site is zoned both "PMI" Port Maritime Industrial District and "S-10" Shoreline District-Port Industrial. The relevant *TMC* sections are 13.06.400 and 13.10.



One Tacoma

Heavy Industrial Designation

Applies to: M-2 Heavy Industrial District and PMI Port Maritime & Industrial District

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.

CONTAINER PORT GOALS

GOAL CP-1 Identify the core port and port-related container industrial area and protect the long-term function and viability of this area (see Figure 41, Container Port Core Area).

GOAL CP-2 Establish an Industrial/Commercial Buffer Area around the Core Area that will protect the continued viability of the Core Area while providing for a compatible Industrial/Commercial Buffer to development in the larger surrounding area.

GOAL CP-3 Promote the continued growth and vitality of port and port-related industrial activity.

GOAL CP-4 Work in partnership with the Port of Tacoma and other property owners to promote protection, restoration and enhancement of native vegetative cover, waterways, wetlands and buffers.

GOAL CP-5 Provide, protect and preserve the capital facilities and essential public services needed to support activities within and beyond the Core Area.

GOAL CP-6 Identify, protect and preserve the transportation infrastructure and services needed for efficient multimodal movement of goods within and between the Core Area, Industrial/Commercial Buffer Area, and the regional transportation system.

Zoning

"PMI" Port Maritime Industrial District

*TMC*13.06.400 states:

This district is intended to allow all industrial uses and uses that are not permitted in other districts, barring uses that are prohibited by City Charter. The Port of Tacoma facilities, facilities that support the Port's operations, and other public and private maritime and industrial activities make up a majority of the uses in this district. This area is characterized by:

- proximity to deep-water berthing;
- sufficient backup land between the berths and public right-of-ways;
- 24-hour operations to accommodate regional and international shipping and distribution schedules;
- raw materials processing and manufacturing;
- uses which rely on the deep water berthing to transport raw materials for processing or manufacture, or transport of finished products; and
- freight mobility infrastructure, with the entire area served by road and rail corridors designed for large, heavy truck and rail loads.

The PMI District is further characterized by heavy truck traffic and higher levels of noise and odors than found in other districts. The uses are primarily marine and industrial related, and include:

- shipping terminals, which may often include container marshalling and intermodal yards,
- chemical manufacturing and distribution,
- forest product operations (including shipping and wood and paper products manufacturing), warehousing and/or storage of cargo,
- boat and/or ship building/repair, and
- retail and support uses which primarily serve the area's employees.

"S-10" Port Industrial Shoreline District

*TMC*13.10.9.12 states:

The intent of the S-10 Port Industrial Area Shoreline District is to allow the continued development of the Port Industrial Area, with an increase in the intensity of development and a greater emphasis on terminal facilities within the City.