



TO: T.C. Broadnax, City Manager
FROM: Peter Huffman, Director, Planning and Development Services
Brian Boudet, Planning Manager, Planning and Development Services
COPY: City Council and City Clerk
SUBJECT: Ordinance – Adopting 2015 Annual Amendment to the Comprehensive Plan –
November 24, 2015
DATE: November 17, 2015

SUMMARY:

Adopting the proposed amendments to the Comprehensive Plan and Land Use Regulatory Code for 2015 (2015 Annual Amendment) and proposed revisions to the Critical Areas Preservation Ordinance, and acknowledging receipt of the Tacoma Mixed-Use Centers study report, as recommended by the Planning Commission on October 7, 2015.

STRATEGIC POLICY PRIORITY:

The 2015 Annual Amendment supports all of the City's strategic policy priorities to:

- Strengthen and support a safe city with healthy residents;
- Ensure all Tacoma residents are valued and have access to resources to meet their needs;
- Foster a vibrant and diverse economy with good jobs for all Tacoma residents;
- Encourage thriving residents with abundant opportunities for life-long learning;
- Cultivate a vibrant cultural sector that fosters a creative, cohesive community;
- Assure outstanding stewardship of the natural and built environment; and
- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.

BACKGROUND:

Amendments to the Comprehensive Plan and development regulations are considered on an annual basis, as required by the Growth Management Act (RCW 36.70A). Specifically for the year 2015, the City is required to conduct a "Periodic Update" of the Comprehensive Plan including reviewing and evaluating the critical areas ordinance based on best available science.

The 2015 Annual Amendment is presented in two ordinances pertaining to (1) Comprehensive Plan Update, Critical Areas Preservation Ordinance, and Mixed-Use Centers Review; and (2) Narrowmoor Addition Conservation District, affordable and infill housing regulations; and clean-up revisions to the Land Use Regulatory Code. This is the first ordinance, pertaining to the Comprehensive Plan Update, Critical Areas Preservation Ordinance, and Mixed-Use Centers Review.

The Planning Commission has completed its review of the 2015 Annual Amendment through a public review process, including a public hearing on August 19, 2015, and made a recommendation to the City Council on October 7, 2015, as documented in the Planning Commission's *Findings of Fact and Recommendations Report*. The City Council conducted a public hearing on October 27, 2015, in accordance with TMC 13.02, to receive public comments on the Planning Commission's recommendation.

The development of the 2015 Annual Amendment has drawn on extensive public outreach and citizen involvement, based in large part on the successful visioning process resulting in the City of Tacoma's Ten-Year Citywide Strategic Plan and Vision, *Tacoma 2025*, approved by the City Council on January 27, 2015, by Resolution No. 39016.



With respect to the Comprehensive Plan Update, the Planning Commission recommends that the City Council adopt the following updated chapters of the Comprehensive Plan, entitled "One Tacoma", now on file: Introduction + Vision; Urban Form (replacing Growth Strategy and Development Concept); Design and Development (replacing Generalized Land Use, Arts and Culture); Environment and Watershed Health (replacing Environment, and Urban Forest); Housing; Economic Development (replacing Economic Development Plan, and the Arts and Culture chapter); Transportation Master Plan (replacing Transportation Element); Parks + Recreation (replacing Open Space, Habitat and Recreation); Public Facilities + Services (replacing Capital Facilities, Utilities, and Community Facilities chapters); Container Port (updating format only); and Engagement, Administration + Implementation (a new chapter).

The Planning Commission also recommends that the City Council rescind the following chapters of the Comprehensive Plan: the Tacoma Dome Area Plan, the MLK Jr. Way Design Plan, the South 38th Street Design Plan, and the Sixth Avenue Design Plan.

The Comprehensive Plan Update will modify the land use designations from the existing intensity-based framework to a more descriptive use-based classification system. The current classifications include the following: Single Family Intensity, Low Intensity, Medium Intensity, High Intensity, Neighborhood Center, Community Center, Urban Center, Downtown Center, and Shoreline. The revised framework includes the following designations: Single Family Residential, Multi-Family (Low Density), Multi-family (High Density), Parks and Open Space, Neighborhood Center, Crossroads Center, Tacoma Mall Regional Growth Center, Downtown Regional Growth Center, Shoreline, Major Institutional Campus, Neighborhood Commercial, General Commercial, Light Industrial, and Heavy Industrial.

The Comprehensive Plan Update also includes the adoption of the Transportation Master Plan (TMP) as the new transportation element. The development of the TMP was initiated by the City Council upon establishing the Transportation Commission on May 7, 2013, per Resolution No. 38669, and has gone through an extensive public review process involving both the Transportation Commission and the Planning Commission.

With respect to reviewing and evaluating the Critical Areas Preservation Ordinance based on best available science, the Planning Commission recommends that the City Council adopt the proposed amendments to TMC 13.11 Critical Areas Preservation, as documented in Exhibit A.

With respect to the Mixed-Use Centers Review, the Planning Commission recommends that the City Council accept and acknowledge receipt of the Tacoma Mixed-Use Centers report, dated October 1, 2015, as filed with the City Clerk's Office, and direct proper officers to incorporate appropriate recommendations contained in the report into future work programs for implementation that may include further amendments to the Comprehensive Plan and relevant development regulations.

The Infrastructure, Planning and Sustainability Committee has reviewed the components of the 2015 Annual Amendment during various stages of their development between September 2014 and October 2015, and is scheduled to forward a final recommendation to the City Council on November 18, 2015. The Neighborhood and Housing Committee has also reviewed certain parts of the 2015 Annual Amendment on an as needed basis.

The effective date of the adopted plan and code provisions shall be December 31, 2015.



ISSUE:

Public comments on the proposed Comprehensive Plan Update received during the Planning Commission's and the City Council's public hearings were generally supportive with minor text suggestions and non-policy related concerns and suggestions. Comments were addressed during the Planning Commission's deliberation process. There were no substantive comments on the Mixed-Use Centers Review study or the proposed amendments to the Critical Areas Preservation Ordinance.

ALTERNATIVES:

Adoption of this ordinance would fulfill the specific requirements of the Growth Management Act concerning the "Periodic Update". There are no specific alternatives being considered at this time.

RECOMMENDATION:

Conduct the first reading of the ordinance on November 24, 2015, followed by the final reading on December 1, 2015, to adopt the 2015 Annual Amendment to the Comprehensive Plan, adopt proposed revisions to the Critical Areas Preservation Ordinance, and acknowledge receipt of the Tacoma Mixed-Use Centers study report, as recommended by the Planning Commission on October 7, 2015; and set the effective date of the legislation as December 31, 2015.

FISCAL IMPACT:

There is no fiscal impact.

