

# 2015 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code

City of Tacoma  
Planning & Development Services Department

City Council Public Hearing  
October 27, 2015

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# 2015 Annual Amendment

Topics	Amending:	
	Plan	Code
1. Comprehensive Plan Update	X	X
2. Mixed-Use Centers Review	X	
3. Affordable Housing Regulations		X
4. Narrowmoor Conservation District		X
5. Code Clean-up		X

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## 2015 Annual Amendment



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## Public Engagement

- PC Public Hearing
- Community Workshops
- Walking Tours
- Survey
- Farmers Markets
- Non-English Speaking groups
- Community Meetings
- Other efforts



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# Notification

- Public Hearing Notice
- Public Review Document
- Public Notice Signs
- 60-Day Notices (State, PSRC, and JBLM)
- News Release
- Newspapers (TNT and Daily Index)
- TV Tacoma
- Tacoma Libraries
- Website ([www.cityoftacoma.org/Planning](http://www.cityoftacoma.org/Planning))
- Information Sessions (August 12 and 13)

**City Council Public Hearing**  
2015 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code

Community Information Session	City Council Public Hearing	How to Provide Comments
Thursday, October 22, 2015 5:00 – 7:00 p.m. City Council Chambers Tacoma Municipal Building 747 Market Street, 17 Floor Tacoma, WA 98402	Tuesday, October 27, 2015 5:30 p.m. City Council Chambers Tacoma Municipal Building 747 Market Street, 17 Floor Tacoma, WA 98402	1. Notify of the public hearing on October 27, 2015, online. 2. Provide written comments by October 27, 2015, 4:00 p.m. City Clerk's Office 112 Market Street, Room 11 Tacoma, WA 98402

**PROPOSED AMENDMENTS:**

The subject of the public hearing is the 2015 Annual Amendment Package, as recommended by the Planning Commission on October 7, 2015. The package includes the following list of proposed amendments:

- Comprehensive Plan Update:** Amend the Comprehensive Plan pursuant to the Pacific Update requirements of the State Growth Management Act (GMA) (35A.100.020), ensure the Plan continues to be consistent with applicable state and federal mandates, address population and workforce projections and other relevant data, meet the City's vision and growth strategies, build on the community's history and identity, address the challenges and opportunities of the city, and make development regulations to be consistent with the Plan's objectives.
- Washelli Center Review:** Review development allowed for Center (C-2) to determine how adjustments in zoning, lot size, height and other standards affect the Comprehensive Plan, issues in such areas as the growth strategy, transportation, and other relevant issues, and other relevant issues.
- Affordable / Infill Housing Regulations:** Amend the Tacoma Municipal Code to implement a package of residential affordable housing programs and strategies including incentives, loans, and regulatory changes which are part of a portfolio of strategies recommended by the City Council's Affordable Housing Policy Advisory Group.
- Code Change:** Amend Article 1 of the Land Use Regulatory Code to clarify terminology, address inconsistencies, correct minor errors, provide clarity, and improve administrative efficiency. Designate a 15-day period of the "Short State Negotiations" including portions of Non-Residential Additions #1 – 4, as a Comprehensive Ordinance Review District Overlay Zone of minor amendments to the Short State Negotiations Ordinance.

**ADDITIONAL INFORMATION:**  
For more information about the 2015 Annual Amendment Package, please visit:  
[www.cityoftacoma.org/Planning](http://www.cityoftacoma.org/Planning), or call us at "2015 Annual Amendment" or "Tacoma 2040: Growing Tomorrow's City" or contact the following staff:  
Lindsay Wang, Senior Planner, (253) 891-4862, [lindsayw@cityoftacoma.org](mailto:lindsayw@cityoftacoma.org)  
Brett Johnson, Senior Planner, (253) 891-4853, [brettj@cityoftacoma.org](mailto:brettj@cityoftacoma.org)

# 1. Comprehensive Plan Update

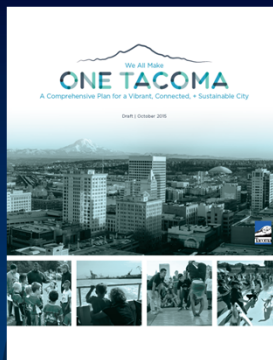
## Major Themes of the Update

- Equity
- Growing Transit Communities
- Sustainability and Climate
- Health and wellbeing
- Urban Design



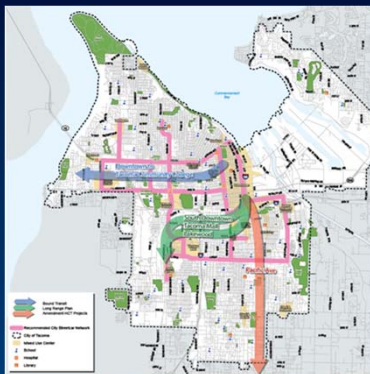
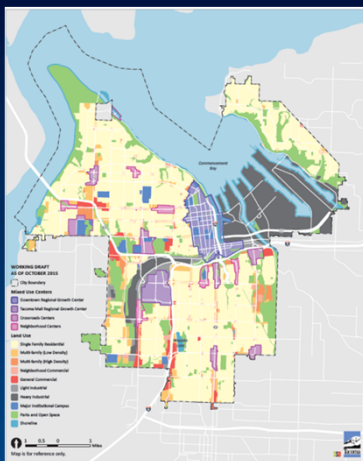
# 1. Comprehensive Plan Update One Tacoma

1. Introduction + Vision
2. Urban Form
3. Design + Development
4. Environment
5. Housing
6. Economic Development
7. Transportation Master Plan
8. Parks + Recreation
9. Public Facilities + Services
10. Container Port
11. Engagement, Administration + Implementation
12. Downtown



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# 1. Comprehensive Plan Update One Tacoma



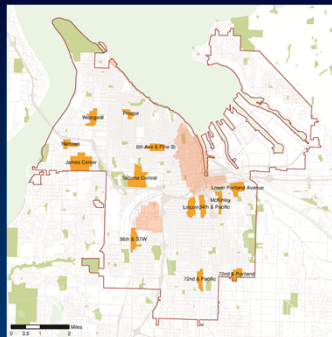
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## 2. Mixed-Use Centers Review

Conclusion:

The Centers Strategy remains appropriate and sound.

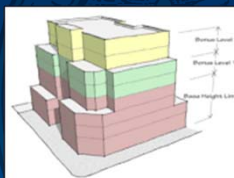
- Update and refine typologies
- Accommodate horizontal mixed-use
- Focus on upgrading MUC's
- One size does not fit all, each has unique circumstances, opportunities, constraints



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## 3. Infill/Affordable Housing

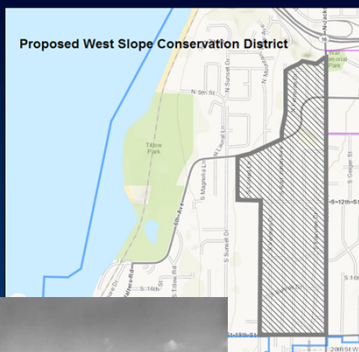
- Incentives
  - Affordable Housing Incentives and Bonuses
  - Planned Residential Districts, Up-zones, Downtown
  - City Process Enhancements
- Infill Options
  - Lot size flexibility and standards
  - Pilot Infill Program with enhanced design review



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## 4. Narrowmoor Conservation District

- Proposed by the “West Slope Neighborhood Coalition”
- Create a new “conservation district” overlay zone
- Within the zone, certain types of development activity would require approval by the Landmarks Commission



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## 5. Code Cleanup Items

- Low-Impact Development Update
- Platting & Subdivisions
- Land Use Permit Procedures
- Conditional Uses
- Apartment Signs in Residential Districts
- Height Variances
- Design Standards for Parking Garages



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## Next Steps

- November 18: IPS discussion of testimony
- November 24: 1<sup>st</sup> Reading
- December 1: 2<sup>nd</sup> Reading

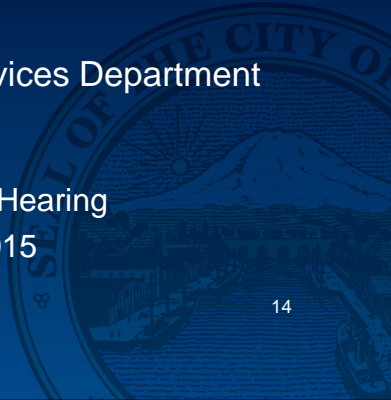


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