



**2020 Amendment to the Comprehensive Plan
and Land Use Regulatory Code**
City of Tacoma | Planning and Development Services
City Council Public Hearing
11/24/20



● ● ● **Overview**



- Proposed Amendments to the Comprehensive Plan and Land Use Regulatory Code
- Planning Commission recommendation for Council consideration
- Analysis/outreach conducted in support of the amendments
- Next Steps

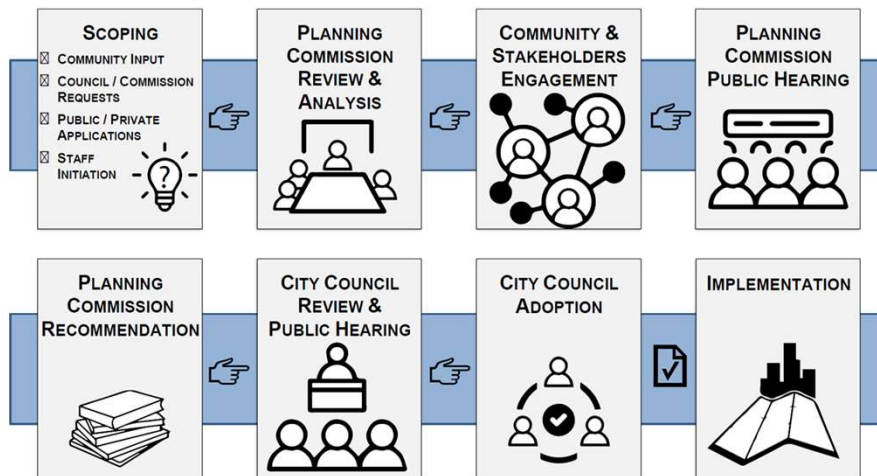
●●● Applications



Application	Amendment Type	Applicant
1. Heidelberg-Davis Site – Land Use Designation Change	Comp Plan	Metro Parks Tacoma
2. View Sensitive Overlay District – Height Limit Change	Zoning Code and Areawide Rezone	West Slope Neighborhood Coalition
3. Minor Plan and Code Amendments	Comp Plan and Zoning Code	Planning and Developments Services; Public Works

3

●●● Amendment Process



4

Public Outreach and Engagement

- **Direct Notices:**
 - Mailers to taxpayers and occupants (20,000+ mailers, 3 rounds)
 - E-mails (900+ recipients, multiple messages)
 - Notices to Puyallup Tribe of Indians, JBLM, adjacent jurisdictions, and State
- **Community Meetings:**
 - In-person public meetings (5 meetings, 250+ attendance)
 - Virtual open houses (September 2020)
 - Planning Commission public hearing
- **Media:**
 - Social Media postings
 - News releases
 - Ads in Daily Index and Tacoma News Tribune
 - Website (www.cityoftacoma.org/2020amendment)

5

1. Heidelberg-Davis Site

- **Proposal:**
Change the land use designation for the 16-acre site from “Parks and Open Space” to “Major Institutional Campus” to allow future development of a soccer stadium and possibly accessory educational and healthcare facilities.
- **Site Location:**
S. 19th St. & S. Tyler St.
- **Existing Land Uses:**
Baseball fields; parking

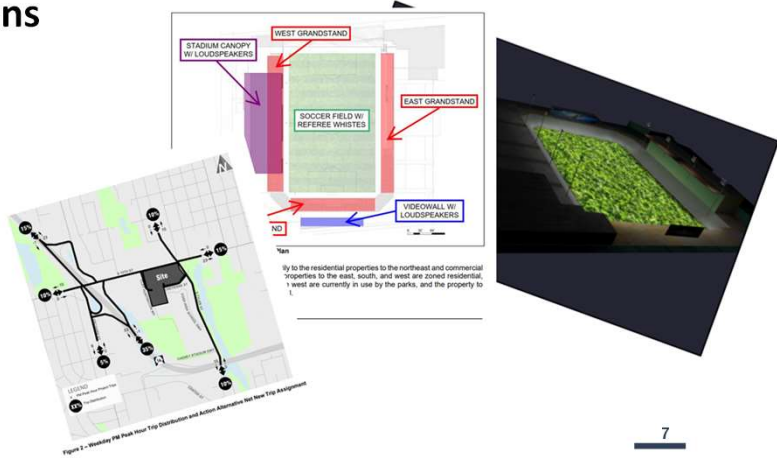


6

1. Heidelberg-Davis Site

• Community Concerns

- Noise
- Traffic
- Light



7

1. Heidelberg-Davis Site

• Planning Commission analysis and findings:

- Proposed land use designation consistent with those in the vicinity
- Appropriate location for more intensive mix of uses, especially given planned transit improvements and surrounding uses
- Public ownership of property (Metro Parks Tacoma)
- Consistent with Comprehensive Plan
- Possible impacts (noise, light, traffic) can be reasonably mitigated
- **Recommendation:** Approve as proposed; Consider future master planning for the site and vicinity.

8

2. View Sensitive Overlay District

- **Proposal:** Create a View Sensitive Overlay District with 20' Maximum Height Allowance
- **Applicant:** West Slope Neighborhood Coalition
- **Study Area:**
 - Approximately 450 acres, 830 parcels
 - 5 nodes



9

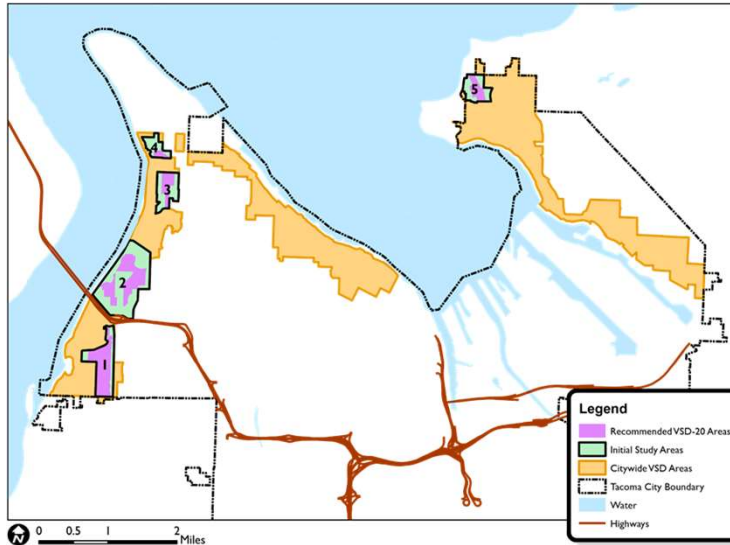
2. View Sensitive Overlay District

- **Analysis and Location Criteria**
 - Within existing View Sensitive District
 - Concentrated building height of 20' or less (measured using LIDAR)
 - Slope more than 5% - Less than 15%
 - Views of Puget Sound/Narrows Bridge



10

2. View Sensitive Overlay District



11

2. View Sensitive Overlay District

- **Planning Commission Findings and Recommendations:**
 - Inconsistent with One Tacoma Plan view policies
 - Protecting private views rather than public views
 - Did not demonstrate adequate public benefit from proposed height reduction
 - Some concerns with potential impacts on infill housing
 - While majority of comments were supportive, some property owners requested to be excluded or otherwise opposed
- **Planning Commission Recommendation:** Deny the proposal

12

3. Minor Plan and Code Amendment

- **Proposal:**
 - Non-policy revisions to the Comprehensive Plan and the Land Use Regulatory Code
 - Update information, correct errors, improve clarity, and enhance applicability of the Plan and the Code.
- **Examples:**
 - Acknowledging Puyallup Tribal Sovereignty, consultation processes, and applicability
 - Updating and reprioritizing transportation projects
- **Planning Commission Recommendation:**
 - Adopt proposed amendments

13

Planning Commission Recommendation

- The Planning Commission makes the following recommendations, as proposed in the Findings of Fact and Recommendations Report:
 - Approve the Heidelberg-Davis Land Use Designation Amendment
 - Deny the View Sensitive Overlay District Height Amendment
 - Approve the Minor Plan and Code Amendments

14

●●● Next Steps



- December 1, 2020 – Study Session (follow-up)
- December 1, 2020 – First Reading of Adopting Ordinances
- December 8, 2020 – Final Reading of Adopting Ordinances
- January 1, 2021 – Adopted amendments become effective