



**TO:** T.C. Broadnax, City Manager  
**FROM:** Brian Boudet, Planning Manager, Planning and Development Services Department  
Peter Huffman, Director, Planning and Development Services Department  
**COPY:** City Council and City Clerk  
**SUBJECT:** Ordinance – Adopting 2014 Annual Amendment to the Comprehensive Plan –  
Requested City Council Date: June 24, 2014  
**DATE:** June 6, 2014

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**SUMMARY:**

Adopting the Proposed Amendments to the Comprehensive Plan and Land Use Regulatory Code for 2014 (or “2014 Annual Amendment”) as recommended by the Planning Commission on May 7, 2014, and amending appropriate elements of the Comprehensive Plan accordingly.

**STRATEGIC POLICY PRIORITY:**

The 2014 Annual Amendment is best aligned with the following strategic policy priority:

- Foster neighborhood, community, and economic development vitality and sustainability.

**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).

The Proposed Amendments to the Comprehensive Plan and Land Use Regulatory Code for 2014 (“2014 Annual Amendment”) are presented in two ordinances and one resolution: one ordinance for amending the Comprehensive Plan (“Plan”), one ordinance for amending the Tacoma Municipal Code (“Code”), and one resolution for adopting implementation strategies of the Plan. This is the first ordinance, pertaining to the proposed Plan amendments.

The Planning Commission has completed its review of the 2014 Annual Amendment through a public review process including a public hearing on March 19, 2014, and made a recommendation to the City Council on May 7, 2014, as documented in the *Planning Commission’s Findings and Recommendations Report* (“Report”).

The Planning Commission recommends the following amendments to the Comprehensive Plan:

- (a) Amending the Growth Strategy and Development Concept Element of the Comprehensive Plan to denote the designation of the Point Ruston site as a Community Mixed-Use Center and revise all Designated Centers maps contained in appropriate elements of the Comprehensive Plan accordingly (as referenced as Application #2014-01 in the Report, and as set forth in Exhibit “A”);
- (b) Amending the Generalized Land Use Element of the Comprehensive Plan to add a policy requiring the designated Point Ruston Mixed-Use Center to establish affordable and diverse housing goals through a Development Agreement before applying for the Multifamily Tax Exemption (as referenced as Application #2014-01 in the Report, and as set forth in Exhibit “B”);
- (c) Amending the Housing Element of the Comprehensive Plan to add policies and implementation strategies addressing affordable housing incentives and inclusionary requirements for voluntary or City-initiated residential upzones, based primarily on the recommendations of the Council-appointed Affordable Housing Policy Advisory Group (as referenced as Application #2014-06 in the Report, and as set forth in Exhibit “C”);



- (d) Amending the Transportation Element of the Comprehensive Plan to update the Commute Trip Reduction related provisions and update and reprioritize unfunded transportation projects (as referenced as Application #2014-11 in the Report, and as set forth in Exhibit "D");
- (e) Amending the Opens Space Habitat and Recreation Element of the Comprehensive Plan to accomplish three objectives, i.e., (1) reaffirm the vision and goals, update the inventories, strengthen the implementation strategies, and maintain the City's eligibility for pertinent grants; (2) recognize the role and importance of Point Defiance Park and facilitate its development with appropriate mechanism including the Development Regulation Agreement process; and (3) incorporate by reference the Tacoma Waterfront Public Access Alternatives Plan and the Tacoma Waterfront Design Guidelines as primary implementation strategies of the adopted Shoreline Master Program (as referenced as Applications #2014-02, #2014-08 and #2013-05 in the Report, and as set forth in Exhibit "E");
- (f) Adopting the Container Port Element as a new element of the Comprehensive Plan pursuant to the Growth Management Act, RCW 36.70A.085 (as referenced as Application #2014-07 in the Report, and as set forth in Exhibit "F"); and
- (g) Adjusting the boundaries of the Downtown Regional Growth Center to reflect the removal of the northern half of the land area on the east side of the Thea Foss Waterway from the Regional Growth Center and its addition to the Manufacturing/Industrial Center, and, accordingly, revising all Downtown Regional Growth Center maps contained in appropriate elements of the Comprehensive Plan, to be consistent with the adopted Shoreline Master Program (as referenced as Application #2014-11 in the Report, and as set forth in Exhibit "G").

The Planning Commission also recommends rescinding the Ruston Way Plan, Shoreline Trails Plan, and Foss Waterway Design and Development Plan as elements of the Comprehensive Plan, and adopting, via a separate resolution, the Tacoma Waterfront Design Guidelines and the updated Tacoma Waterfront Public Access Alternatives Plan as implementation strategies of the Comprehensive Plan. These amendments, as referenced as Application #2013-05 in the Report, were previously recommended by the Commission from the 2013 Annual Amendment cycle upon completion of a public review process. Adoption of these amendments was postponed due to timing issues related to the City's Shoreline Master Program update. Now that the Shoreline Master Program has been adopted in December 2013, the Commission recommends that these amendments be adopted along with the 2014 Annual Amendment.

Pursuant to TMC 13.02 and the Growth Management Act, the City Council is required to conduct a public hearing before considering these amendments for adoption. The Council will be conducting a public hearing on the Planning Commission's recommendations on June 3, 2014.

The Infrastructure, Planning and Sustainability Committee reviewed the 2014 Annual Amendment at its meetings on August 14, 2013, February 26, 2014, and April 23, 2014, and is scheduled to forward a final recommendation to the City Council on June 11, 2014.

**ISSUE:**

Most of the public comments and concerns expressed during the Planning Commission's public hearing process in March 2014 were associated with the following subjects: Point Ruston Mixed-Use Center, Affordable Housing, Container Port, Sustainability Code, and Urban Forestry Landscaping Code.

**ALTERNATIVES:**

There are no specific alternatives being considered at this time.



**RECOMMENDATION:**

Conduct the first reading of an ordinance on June 24, 2014, followed by the final reading on July 1, 2014, to adopt the Planning Commission's Findings and Recommendations Report of May 7, 2014 and amend the Comprehensive Plan accordingly.

**FISCAL IMPACT:**

There is no fiscal impact.

