



TO: T.C. Broadnax, City Manager
FROM: Ian Munce, Assistant to the Director, Planning and Development Services Department
Peter Huffman, Planning and Development Services Department
COPY: City Council and City Clerk
SUBJECT: An ordinance adopting Land Use Regulatory Code changes associated with the South
Downtown Subarea Plan – December 10, 2013
DATE: November 21, 2013

SUMMARY:

Adopting Land Use Regulatory Code changes associated with the South Downtown Subarea Plan which consists of minor amendments to the Tacoma Municipal Code chapters 13.06 (Zoning) and 13.06A (Downtown). This is the first reading of the ordinance which will be followed by the final reading on December 17, 2013.

BACKGROUND:

The proposed adoption of the South Downtown Subarea Plan as an amendment to the Comprehensive Plan and associated Land Use Regulatory Code changes are presented in two separate ordinances: one for the Plan amendments and one for the Code amendments. This is the second ordinance, which contains the proposed Code amendments.

The South Downtown Subarea Plan is an area-wide, long-range plan for South Downtown Tacoma. The overarching goal of the Plan is to promote economic development in South Downtown. The Project plans for significant growth in the South Downtown based upon allocations established by the Puget Sound Regional Council and Pierce County to conform to the State Growth Management Act, which requires regions, counties, cities and towns to plan for forecasted growth. The Subarea Plan is intended to provide innovative planning and policy interventions to help South Downtown achieve its tremendous potential for economic development, an outcome that will deliver a broad range of equitable social and environmental benefits at both the local and regional scales. Associated with the Subarea Plan, the City of Tacoma and the University of Washington, as co-lead agencies, prepared a non-project Environmental Impact Statement (EIS) for the Subarea which was issued on August 28, 2013. The EIS involves a cumulative environmental impact and mitigation analysis for the entire South Downtown Subarea, rather than piecemeal analysis on a project-by-project basis.

The Planning Commission forwarded its Recommendation of Approval of the South Downtown Subarea Plan to the Council on November 6, 2013, and the City Council conducted a public hearing for the South Downtown Subarea Plan and associated Land Use Regulatory Code changes on December 3, 2013. The South Downtown Subarea Plan will become a new element of the Comprehensive Plan and contains several associated changes to the Tacoma Municipal Code including Feather Sign Regulations and Downtown Fencing Standards.

ISSUE:

There are no specific issues to consider at this time.

ALTERNATIVES:

There are no specific alternatives being considered at this time.



RECOMMENDATION:

Approval of the Land Use Regulatory Code changes associated with the South Downtown Subarea Plan, which would serve as a statement of the City's commitment and direction for the South Downtown Subarea and as a resource for potential investors, property owners, the community, and other public agencies.

FISCAL IMPACT:

There is no direct fiscal impact to the City budget.