



CITY COUNCIL PUBLIC HEARING
November 24, 2020

SUBJECT OF THE PUBLIC HEARING:

The subject of the public hearing is the 2020 Annual Amendment to the One Tacoma Comprehensive Plan and the Land Use Regulatory Code (“2020 Amendment”). The 2020 Amendment consists of the following three applications (*notes in Italic indicate the Planning Commission’s recommendations*):

- 1. HEIDELBERG-DAVIS SITE – LAND USE DESIGNATION CHANGE** (*Recommended for Adoption*)
Proposed by Metro Parks Tacoma, this application seeks to change the land use designation for the 16-acre Heidelberg-Davis site (at South 19th Street and South Tyler Street) from “Parks and Open Space” to “Major Institutional Campus” to allow future development of a soccer stadium and possibly accessory, educational, and healthcare facilities. (See Figure 1 below)
- 2. VIEW SENSITIVE OVERLAY DISTRICT – HEIGHT LIMIT CHANGE** (*Not Recommended for Adoption*)
Proposed by the West Slope Neighborhood Coalition, this application seeks to reduce the allowable building height from 25 feet to 20 feet within the West End View Sensitive Overlay District (VSD). The area under consideration was expanded during the scoping phase to include five areas within the existing View Sensitive District that exhibit similar development patterns. (See Figure 2 below)
- 3. MINOR PLAN AND CODE AMENDMENTS** (*Recommended for Adoption*)
Proposed by the Planning and Development Services Department and the Public Works Department, this application compiles 35 minor and non-policy amendments to the One Tacoma Comprehensive Plan and the Land Use Regulatory Code, intended to update information, correct errors, address inconsistencies, improve clarity, and enhance applicability of the Plan and the Code.



Figure 1. Heidelberg-Davis Site (S. 19th St. & S. Tyler St.)

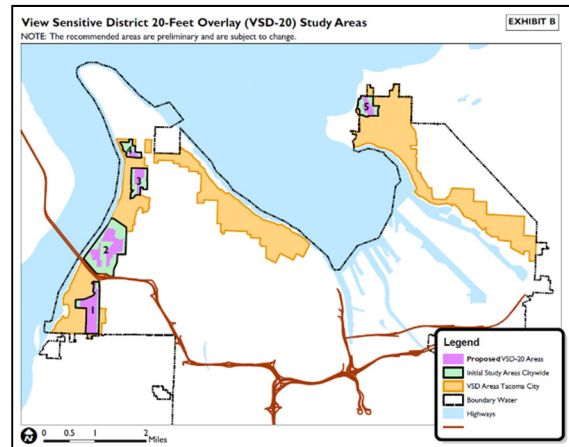


Figure 2. View Sensitive District Height Reduction Study Areas

ADDITIONAL INFORMATION

Please visit the Planning Services Division’s website at www.cityoftacoma.org/2020Amendment

CONTACTS

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