



TO: T.C. Broadnax, City Manager
FROM: Ian Munce, Special Assistant to the Director, Planning and Development Services
Peter Huffman, Director, Planning and Development Services
COPY: City Council and City Clerk
SUBJECT: Resolution – Set October 13, 2015 for Public Hearing on the Development Regulation Agreement (DRA) for Destination Point Defiance – September 15, 2015
DATE: August 28, 2015

SUMMARY:

The City Council is requested to consider a resolution on September 15, 2015 to set October 13, 2015 as the date for a public hearing on the proposed Development Regulation Agreement (DRA), that if approved will be an agreement between the City and Metro Parks Tacoma to manage the development of Point Defiance Park under its 20-Year Master Plan.

STRATEGIC POLICY PRIORITY:

Point Defiance Park is a unique and special place that under its new Master Plan will continue to:

- Foster a vibrant and diverse economy with good jobs for all Tacoma residents.
- Encourage thriving residents with abundant opportunities for life-long learning.
- Cultivate a vibrant cultural sector that fosters a creative, cohesive community.
- Assure outstanding stewardship of the natural and built environment.

BACKGROUND:

Metro Parks Tacoma has completed “Destination Point Defiance”, a 20-Year Master Plan for Point Defiance Park. It expanded upon its 2008 Conceptual Plan and included more detail on potential program elements and locations. If pursued individually, these projects would require a series of overlapping Conditional Use Permits – a process that would not be able to encompass the extent of the scope of work, nor comprehensively manage all of the elements that may be affected by the individual projects.

Fortunately, State statute allows for an optional application procedure that can authorize certain major projects in key locations to be reviewed, rated, and approved with conditions to the extent that they advance Comprehensive Plan goals and policies. In addition, a project must document specific compliance with policies and standards set forth in the Comprehensive Plan.

The City has adopted the optional procedure under RCW 36.70B.170-210 and specifically provided a Comprehensive Policy (Policy No. OS-SP-2) that supports the use of the DRA process for Point Defiance Park. Additional information may be found on the City’s website at:
<http://www.cityoftacoma.org/cms/one.aspx?portalId=169&pageId=78180>.



ISSUE:

Metro Parks Tacoma submitted a formal application for a DRA pursuant to TMC 13.05.095 at the end of 2014 and took the lead on public outreach for the past several months. The City transmitted the SEPA application to City departments and agency stakeholders in August and the Planning and Development Services Director will issue a preliminary SEPA determination prior to the public hearing for the DRA.

ALTERNATIVES:

There are no alternatives presented.

RECOMMENDATION:

Approve a resolution on September 15, 2015 to set October 13, 2015 as the public hearing date. This action will trigger the subsequent steps necessary to complete review of the DRA by the end of November, as outlined below:

- September 15 City Council – Set a public hearing date
- September 17 Public Hearing Notice with Preliminary SEPA Determination
- October 13 City Council – Public Hearing on DRA
- October 27 Economic Development Committee presentation and request for a recommendation for the City Council
- November 10 City Council – First reading of ordinance adopting the DRA
- November 17 City Council – Final reading of ordinance adopting the DRA
- November 29 Effective date of the DRA

FISCAL IMPACT:

There is no fiscal impact.