



2019 Amendment

to the Comprehensive Plan and Land Use Regulatory Code

City of Tacoma | Planning and Development Services

City Council Public Hearing
August 20, 2019



OVERVIEW



1. Future Land Use Map Implementation
2. Shoreline Master Program
3. Historic Preservation Code Improvements
4. Housing Element Update - AHAS
5. Manitou Potential Annexation Areas
6. Minor Plan and Code Amendments

BACKGROUND



- Planning Commission Recommendation on June 19, 2019
- Found to be consistent with and supportive of the One Tacoma Comprehensive Plan and Tacoma 2025
- Developed in compliance with Growth Management Act and Tacoma Municipal Code

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FUTURE LAND USE IMPLEMENTATION



What is the relationship between Plan Designation and Zoning?

Comprehensive Plan Land Use Designation	Corresponding Zoning
Single Family Residential	R-1
	R-2
	R-2SRD
	HMR-SRD
Multi-family (low density)	R-3
	R-4L
Multi-family (high density)	R-4
	R-5

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FUTURE LAND USE IMPLEMENTATION



Locations with High Community Input	PC Recommendation	
	ZONING	FLUM
Stadium (N. 5 th and Tacoma Ave)	No Zoning Change	Re-designate
Dometop (including Strawberry Hill/McKinley Hill)	No Zoning Change	Re-designate
6 th Ave (at Monroe)	Rezone to R-4L	No Change
Narrows (Skyline and Howard)	No Change - Further Study	
N. 34 th and Proctor	Rezone to R-3	No Change
N. 26 th and Alder	Partial Rezone to R-3	Re-designate
S. 72 nd and Alaska St	Rezone to R-4L	No Change

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SHORELINE MASTER PROGRAM



Periodic Review:

- Comply with applicable law and guidelines
 - Reflect DOE's Periodic Review Checklist
- Assure consistency with Comprehensive Plan
 - Integrate Biodiversity Areas/Corridors standards in shorelines
 - Sea Level Rise Policy
- Reflect changed circumstances, new information, or improved data
 - Minor residential additions in the Salmon Beach community
 - Update Geologically Hazardous Area standards

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HOUSING ELEMENT - AHAS



Proposed Housing Element updates:

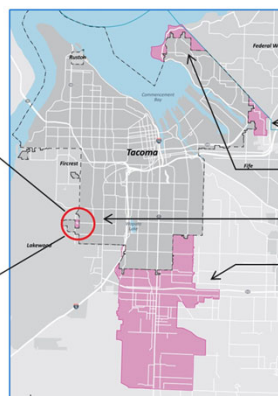
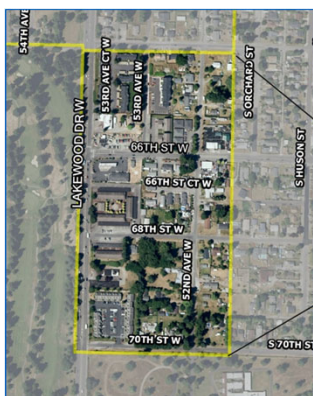
- Incorporate the AHAS as an implementation strategy
- Add and update policies to reflect the AHAS
- Update affordability data and opportunity mapping
- Strengthen commitment to equitable housing/zoning policies

What this action would mean:

- Lends policy support to the AHAS
- Shifts to action-oriented stance on housing challenges
- Initiates future policy work on housing + planning/development

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MANITOU POTENTIAL ANNEXATION



Urban Growth Areas (or Potential Annexation Areas):

- Fife Heights
- Browns Point/Dash Point
- Manito
- Parkland/Spanaway

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MINOR AMENDMENTS



• Objectives:

- Update information
- Address inconsistencies
- Correct errors
- Clarify intents
- Enhance language
- Increase administrative efficiency
- Improve customer service

• Examples:

- "R-Districts" vs. "Residentially Zoned"
- Code reorganization
- Integrating Pedestrian Streets
- Transfer of Development Rights clarifications

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OUTREACH



- Community Engagement Plan
 - Manager's Letter (x2)
 - Public Scoping Hearing
 - Public Comment Map Online
 - 5 Open Houses
 - 23,000 Public Notices (x3)
 - Informational Meetings (x2)
 - Planning Commission Public Hearing (x2)
 - Other Notices/Social Media
- Published Annually
 - To 80+ Civic Groups and Agencies
 - 14 People Testified
 - 178 Comments
 - 350 People Attended + 60 Comment Forms
 - 210 Letters Submitted
 - 95 People Attended
 - 30 People Testified

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RECOMMENDATIONS



The Planning Commission recommends adoption of the amendments as proposed in the Findings of Fact and Recommendations Report.

Other Recommendations:

- Portland Ave Corridor Plan
- View Sensitive District
- Affordable Housing Action Strategy
- Sea Level Rise and Managed Retreat
- Narrows Mixed-use Center and Neighborhoods

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NEXT STEPS



- August 27: Study Session
- September 10: First Reading of Ordinance
- September 17: Final Reading of Ordinance

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