



City of Tacoma  
Planning and Development Services

**CITY COUNCIL PUBLIC HEARING**  
October 13, 2015

**SUBJECT**

Proposed Development Regulation Agreement (DRA) between the City of Tacoma and Metro Parks Tacoma to facilitate improvements to Point Defiance Park.

**SUMMARY**

If approved, the DRA will amend the City's Land Use Regulatory Code to facilitate the long-term development of Point Defiance Park under Metro Parks Tacoma's 20-Year Master Plan, "Destination Point Defiance".

**BACKGROUND**

"Destination Point Defiance" expands upon Metro Parks Tacoma's 2008 Conceptual Plan and includes 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.

WA State statute allows for an optional application procedure that can authorize certain major projects in key locations to be reviewed 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.

**ENVIRONMENTAL REVIEW**

The City has made a preliminary determination that this proposal does not have a probable significant adverse impact on the environment and has issued a preliminary Determination of Non-Significance (DNS) after review of an environmental checklist, special studies and made findings that coordinate mitigation of probable impacts to be assessed and enforced through the DRA. A copy of the preliminary DNS is available upon request or may be viewed at [www.cityoftacoma.org/planning](http://www.cityoftacoma.org/planning) and click on "Point Defiance DRA". Comments on the preliminary determination must be submitted by **5:00pm on Tuesday, October 20, 2015**. The City may reconsider or modify the preliminary determination in response to timely comments. The preliminary determination will become final on **October 27, 2015**, unless modified.

**ADDITIONAL INFORMATION**

Please visit the Planning Services Division's website at [www.cityoftacoma.org/planning](http://www.cityoftacoma.org/planning) and click on "Point Defiance DRA".

**CONTACTS**

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