



**TO:** Elizabeth Pauli, City Manager  
**FROM:** Brian Boudet, Planning Manager, Planning and Development Services  
Peter Huffman, Director, Planning and Development Services  
**COPY:** City Council and City Clerk  
**SUBJECT:** Ordinance – Adopting Proposed Area-wide Rezones and Amendments to the Future Land Use Map – September 17, 2019  
**DATE:** August 23, 2019

**SUMMARY:**

An ordinance adopting amendments to the Future Land Use Map and Zoning Map to improve the consistency between the One Tacoma Comprehensive Plan and implementing zoning, as part of the proposed amendments to the Comprehensive Plan and Land Use Regulatory Code for 2019, as recommended by the Planning Commission on June 19, 2019.

**STRATEGIC POLICY PRIORITY:**

Adopting the proposed area-wide rezones and amendments to the Future Land Use Map to improve the consistency between the One Tacoma Comprehensive Plan and implementing zoning, as part of the proposed amendments to the Comprehensive Plan and Land Use Regulatory Code, reflects the desire of engaged citizens and fulfills the requirements of the Washington State Growth Management Act and other relevant state laws, and is therefore best aligned with the following strategic policy priority:

- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.

**BACKGROUND:**

Prepared pursuant to the Growth Management Act, the proposed amendments to the Comprehensive Plan and Land Use Regulatory Code for 2019 (2019 Amendment) include the following six applications: (1) Future Land Use Map Implementation, (2) Shoreline Master Program Periodic Review, (3) Affordable Housing Action Strategy, (4) Historic Preservation Code Amendments, (5) Manitou Potential Annexation Area, and (6) Minor Plan and Code Amendments.

The Planning Commission completed its review of the 2019 Amendment through an extensive and inclusive public engagement process, including two public hearings conducted on May 1 and May 15, 2019. The Commission recommended on June 19, 2019, that the 2019 Amendment be adopted by the City Council. The Commission submitted, and filed with the City Clerk’s Office, the Planning Commission’s Findings of Fact and Recommendations Report for the 2019 Amendment, June 19, 2019. The report documents the public review and community engagement process and the Commission’s deliberations and decision-making concerning the six applications.

Pursuant to Tacoma Municipal Code (TMC) 13.02.045, the City Council shall hold a public hearing before enacting any proposed amendments to the Comprehensive Plan and the TMC. The City Council has fulfilled said requirement by conducting a public hearing on August 20, 2019, concerning all six applications for the 2019 Amendment.

**ISSUE:**

This ordinance pertains to the Future Land Use Map in the Urban Form element of the One Tacoma Comprehensive Plan. Per the Growth Management Act and the TMC, the City’s Land Use Regulations,



including zoning districts, should be consistent with the policies of the One Tacoma Plan. However, in many areas throughout the City current zoning is inconsistent with the Land Use Designation in the Future Land Use Map. These amendments will improve the consistency between the One Tacoma Plan and implementing zoning through the consideration of area-wide rezones and Future Land Use Map amendments.

The Planning Commission recommendations are consistent with the goals and policies of the One Tacoma Comprehensive Plan, the Tacoma 2025 Strategic Plan, and the City's health, equity, and sustainability policies:

- Outcomes of this project are intended to support the development of compact, complete and connected neighborhoods with a variety of housing choices in close proximity to schools, parks, transit, and other amenities. Compact, complete and connected neighborhoods have been a foundational element of the City's public health and sustainability strategies and the expansion of more neighborhoods and more residents with these opportunities supports the City's equity goals.
- The housing choices predominantly supported by the proposed rezones have been found to be more likely provide more affordable housing choices as compared to traditional new single family detached dwellings and high density multifamily.
- The process included deliberate efforts to expand the reach of the policy discussions to underrepresented groups, including the use of online tools, open houses dispersed throughout the community, direct correspondence with organizations representing underserved community interests, and the promotion of translation services.

The Planning Commission received the majority of public testimony on draft proposals specific to the following proposed zoning and Future Land Use Map Amendments:

- North Tacoma Avenue and North 5<sup>th</sup> Street (Stadium): The Commission modified the proposal in response to testimony.
- North Skyline and North Howard (Narrows): The Commission recommends further evaluation and public process in response to public testimony.
- North 26<sup>th</sup> and Alder: The Commission modified the proposal in response to testimony.
- North 34<sup>th</sup> and Proctor: The Commission recommends a rezone to R-3 (low density multifamily).
- East L Street and East 29<sup>th</sup> Street: The Commission modified the proposal in response to testimony.
- East D Street and East 32<sup>nd</sup> Street: The Commission modified the proposal in response to testimony.
- South 72<sup>nd</sup> and Alaska Street (Wapato Park): The Commission recommends a rezone to R-4L (low density multifamily).

**ALTERNATIVES:**

There are no specific alternatives being considered at this time.

**RECOMMENDATION:**

Staff recommends Conduct the City Council adopt the proposed Zoning Map and Future Land Use Map, as recommended by the Planning Commission. Staff also recommends setting the effective date of the legislation as October 31, 2019.

**FISCAL IMPACT:**

There is no fiscal impact.