



**TO:** T.C. Broadnax, City Manager  
**FROM:** Peter Huffman, Director, Planning and Development Services  
**COPY:** City Council and City Clerk  
**SUBJECT:** Resolution – Authorize the City Manager to execute the Development Regulation Agreement (DRA) for Point Defiance Park – November 10, 2015  
**DATE:** October 23, 2015

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**SUMMARY:**

The City Council is requested to consider a resolution on November 10, 2015 to authorize the City Manager to execute the Development Regulation Agreement (DRA) that will facilitate improvements to 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; and
- Assure outstanding stewardship of the natural and built environment.

**BACKGROUND:**

The Metropolitan Park District of Tacoma (Metro Parks) has completed “Destination Point Defiance”, a 20-Year Master Plan for Point Defiance Park. Metro Parks expanded upon its 2008 Conceptual Plan for Point Defiance Park and included extensive detail on 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 this optional procedure in RCW 36.70B 170-210 and specifically provided a Comprehensive Plan policy set that can facilitate the use of the DRA process for Point Defiance Park.

**ISSUE:**

Metro Parks submitted a formal application for a DRA pursuant to RCW 36.70B 170-210 in December 2014. The Master Plan, DRA and SEPA Determination were transmitted to the City Council and are posted on the Planning website at:

<http://www.cityoftacoma.org/cms/one.aspx?portalId=169&pageId=78180>.

Key points are as follows:

- Metro Parks took the lead in the public outreach;
- The City Council held a public hearing on the DRA and Preliminary SEPA Determination on October 13, 2015;
- The City will finalize the SEPA Determination of Non-Significance on October 27, 2015; and



- On October 27, 2015, the Economic Development Committee reviewed the public comments from the public hearing and issued a “Do Pass” motion in support for the City Council’s DRA approval consideration at its November 10, 2015 meeting.

If you have any questions, please contact Ian Munce, Special Assistant to the Director, at (253) 573-2478 or [imunce@cityoftacoma.org](mailto:imunce@cityoftacoma.org).

**ALTERNATIVES:**

The City Council could propose revised DRA conditions.

**RECOMMENDATION:**

Approve a resolution on November 10, 2015 to authorize the City Manager to execute the DRA that will facilitate improvements to Point Defiance Park under its 20-Year Master Plan. This action will trigger the subsequent steps necessary to complete review of the DRA by the end of November 2015, as outlined below:

November 22, 2015	Effective date of the Resolution
December 2015	Record DRA with Pierce County

**FISCAL IMPACT:**

There is no fiscal impact to the City.