



## WEEKLY REPORT TO THE CITY COUNCIL

February 8, 2018

Members of the City Council  
City of Tacoma, Washington

**Dear Mayor and Council Members:**

### **ACTION REQUESTED**

1. Please note there will be a **Committee of the Whole meeting on Tuesday, February 20<sup>th</sup>, 3:00 p.m.**, in the Tacoma Municipal Building North, Room 16.
2. Please mark your calendars for the **City Council Strategic Planning Work Session on Friday, February 23<sup>rd</sup>, 8:30 a.m. to 4:30 p.m.**, at Titlow Lodge, located at 8425 6th Avenue.
3. This is a reminder that **you are required to submit** to the Public Disclosure Commission, **no later than Monday, April 16<sup>th</sup>, your “Personal Financial Affairs Statement.”** In addition, **please provide a copy of your report to the City Clerk’s Office for our records.** The Public Disclosure Commission’s link for filing is: <https://www.pdc.wa.gov/learn/file-online>.

### **ITEMS OF INTEREST**

4. The **February 14, 2018 Public Utility Board Meeting and Study Session agendas** are attached for your information. Please note item U-10992, authorizing an execution of a collective bargaining agreement negotiated between the City of Tacoma and the Washington State Council of County and City Employees, Local 120, which will be on the February 27<sup>th</sup> City Council agenda for your consideration.

### **STUDY SESSION/WORK SESSION**

5. The **City Council Study Session** of Tuesday, February 13, 2018, will be held in Room 16 of the Tacoma Municipal Building North, at Noon. Discussion items will include: (1) **Community Survey Results**; (2) **Recommendations for Proposed Correctional and Detention Facilities Permanent Regulations**; (3) **Fulfillment of Council Member Thoms’ Duties during Military Leave of Absence Discussion**; (4) **Other Items of Interest: Council Consideration Request – Support of the Surplus, Sale and Re-Development of Tacoma School’s Property Abutting Blueberry Park**; (5) **Committee Reports**; and, (6) **Agenda Review and City Manager’s Weekly Report.**

At Tuesday's Study Session, Office of Management and Budget Staff will share the **analysis of the Community Survey results on major services, quality of life and other community issues**. The survey was conducted in January 2018.

Planning and Development Services Department Director Peter Huffman provides the attached staff response to some of the questions raised by the City Council at the February 6<sup>th</sup> Study Session and the public hearing concerning the proposed **Correctional and Detention Facilities Permanent Regulations**. As a second item at Tuesday's Study Session, the City Council will review public comments received and consider potential modifications to the proposed regulations. The first reading of the adopting ordinance is scheduled for Tuesday's evening Council meeting with final reading on February 20<sup>th</sup>.

In addition at Tuesday's Study Session, Mayor Woodards is requesting a **discussion on the fulfillment of Council Member Thoms' duties while he is on a military leave of absence, starting in March**.

Under Other Items of Interest, Council Member Beale will be sharing a **Council Consideration Request in support of the surplus, sale and re-development of the Tacoma School District's property abutting Blueberry Park**, located at the corner of East D Street and East 80<sup>th</sup> Street.

6. The updated **Tentative City Council Forecast** and **Consolidated Standing Committee Calendars** are attached for your information.

### **GRANT APPLICATIONS**

7. The City has applied for the following grants:
  - **FY 2017 Assistance to Firefighters Grant (Micro Grant)** – Funding to purchase 15 light commercial personal protection equipment washer-extractors to be installed at fire stations, the Training Center and the Fire Prevention Center. The City is requesting \$27,450, with a match of \$2,495, which has been budgeted in the current biennium.
  - **FY 2017 Assistance to Firefighters Grant (Regional Grant)** – Funding for interoperable base stations for over 30 of the stations in our region (Tacoma, West Pierce, DuPont, Gig Harbor, Key Peninsula, and Orting Valley). The base stations will be purchased by and delivered to the lead agency, Tacoma Fire, and be installed by each regional agency with the technical support of Tacoma Fire's electrical staff and selected vendor. Tacoma Fire is requesting 16 single base stations, 12 double base stations and three triple base stations. As the lead agency, the City is requesting \$1,392,765, with each agency committed to cost sharing the required match of \$126,615. The City's match is \$65,059, which has been budgeted in the current biennium.

### **MARK YOUR CALENDARS**

8. You have been invited to the following events:

- **Asia Pacific Cultural Center 20<sup>th</sup> Annual New Year Celebration**, featuring the beautiful country and culture of Korea, **on Saturday, February 10<sup>th</sup>, 11:00 a.m.**, at the Tacoma Dome, located at 2727 East D Street.
- **World Trade Center Celebrates Trade Excellence with the Globe Awards on Monday, February 12<sup>th</sup>, 4:00 p.m. to 6:00 p.m.**, at the Foss Waterway Seaport, located at 705 Dock Street.
- **Greater Tacoma Community Foundation's event *Rising Rates, Falling Funds: What's at Stake?* on Wednesday, February 14<sup>th</sup>, 8:00 a.m. to 9:30 a.m.**, at Gordon Thomas Honeywell, located at 1201 Pacific Avenue, Room 2100.
- **Pierce County Regional Council's Annual General Assembly on Thursday, February 15<sup>th</sup>, 5:30 p.m.**, at Bates Technical College, Central/Mohler Campus' Advanced Technical Building, located at 2320 South 19<sup>th</sup> Street.
- **Opening program for the *First on the Waterways: The Puyallup People* exhibit on Thursday, February 15<sup>th</sup>, 5:30 p.m.**, at the Foss Waterway Seaport, located at 705 Dock Street.
- **Buffalo Soldiers Museum's American History and Culture, Black History Month film screening of "Held in Trust: The Story of Lt. Henry O. Flipper," on Saturday, February 17<sup>th</sup>, at 1:00 p.m.**, at the Buffalo Soldiers Museum, located at 1940 South Wilkerson.
- **2018 Boys and Girls Club Youth of the Year Celebration on Thursday, February 22<sup>nd</sup>, 6:30 p.m.**, at the Hotel Murano-Bicentennial Pavilion, located at 1320 Broadway.

Sincerely,



Elizabeth A. Pauli  
City Manager



**City of Tacoma**  
**Public Utility Board Meeting**  
**February 14, 2018; 6:30 p.m.**  
**Tacoma Public Utilities – Ground Floor Auditorium**  
**3628 S 35<sup>th</sup> Street, Tacoma WA 98409**

**Call to Order**

**Roll Call**

- A. Approve Minutes of Previous Meetings**
- B. Comments by the Public**
- C. Consent Agenda**
- D. Regular Agenda**

**Departmental**

- D-1 Resolution U-10991 – Award contracts and approve purchases:**
- 1. Increase and extend contract to NAES Power Contractors for augmented labor and maintenance services through December 31, 2020 (\$3,900,000. Cumulative contract amount \$7,200,000, plus applicable sales tax);
  - 2. Award two-year contracts to Potelco, Inc., Michels Corporation, and Wilson Construction Company for Transmission and Distribution augmented crew services (\$400,000; \$300,000; \$300,000 respectively. Combined cumulative total \$1,000,000, plus applicable sales tax. \$2,620,547.50, plus applicable sales tax is total authorized amount with administrative authority);
  - 3. Award contract to Northwest Cascade, Inc., for the replacement of water main and wastewater sewer along Jefferson Avenue from South 21<sup>st</sup> Street to South 23<sup>rd</sup> Street (\$643,995.64, plus a 10 percent contingency for a cumulative total of \$708,395.20, plus applicable taxes);
- D-2 Resolution U-10992 – Authorize execution of a collective bargaining agreement negotiated between the City of Tacoma and the Washington State Council of County and City Employees, Local 120.**  
**(To Council: February 27, 2018)**



The City of Tacoma does not discriminate on the basis of disability in any of its programs, activities, or services. To request this information in an alternative format or to request a reasonable accommodation, please contact the TPU Director's Office at 253-502-8201. TTY or speech to speech users please dial 711 to connect to Washington Relay services.



**City of Tacoma  
Public Utility Board  
Study Session**

**February 14, 2018  
3:00 p.m.  
Tacoma Public Utilities  
3628 South 35th Street  
Third Floor Conference Room**

The Public Utility Board will hold a study session with staff to discuss the following:

<b>Approximate Time</b>	<b>Topic</b>	<b>Presenter(s)</b>
3:00 – 3:15	Tacoma Water: Introduction of the Integrated Resource Plan	Glen George, Sr. Principal Engineer
3:20 – 3:45	Tacoma Power: Undergrounding Policy Follow-Up Discussion	Clay Norris, Power Manager; Rachel Allen, Assistant Section Manager; Erik Andersson, Economic Development Manager
3:55 – 4:30	Discussion of Evaluation Criteria for Director of Utilities Recruitment	
4:35	Executive Session to Discuss Pending and Potential Litigation (RCW 42.30.110(1)(i))	

Other topics may properly be brought before the Board.

Charleen Jacobs  
Executive Assistant



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TO: Elizabeth A. Pauli, City Manager  
FROM: Peter Huffman, Director, Planning and Development Services  
Ian Munce, AICP, Special Assistant to the Director, Planning and Development Services  
CC: Tadd Wille, Assistant City Manager  
SUBJECT: Proposed Correctional and Detention Facilities Permanent Regulations – Supplement  
DATE: February 7, 2018

The City Council conducted a study session on February 6, 2018, and a public hearing on the same day, concerning the proposed Correctional and Detention Facilities Permanent Regulations (as recommended by the Planning Commission). In response to questions raised during the study session and public hearing, staff provides the following additional information:

**What does it mean to be a “legally nonconforming use”?**

A legally nonconforming use is generally a use that was lawfully permitted and established based on the code in effect at the time, but is not in compliance with changes to the code that have been adopted since the time it was established. In many cases, this equates to a use that was established at a time when it was an allowed use in that area, but the zoning or the code were subsequently changed and that use is no longer allowed in that area. This is also commonly referred to as a “grandfathered use.”

The Northwest Detention Center (NWDC), located within the PMI (Port-Maritime Industrial) zone, was classified as a “correctional facility”, which was a permitted use before the imposition of the interim regulations. Under the current interim regulations, “correctional facility” is only permitted in PMI and M-2 (Heavy Industrial) zones, subject to a Conditional Use Permit. Under the proposed permanent regulations, as recommended by the Planning Commission, the NWDC would be classified as a “detention center” and would become a nonconforming use.

The Pierce County Jail and Remann Hall, located within the zoning districts of DMU (Downtown Mixed-Use) and R-2 (Single-Family Dwelling), respectively, were already nonconforming uses before the imposition of the interim regulations, are remaining as such during the interim regulations, and would continue to be so under the proposed permanent regulations.

Nonconforming uses may continue, and may be modified or expanded, subject to the provisions of TMC 13.06.030 Nonconforming parcels/uses/structures. In general, modifications or expansions would need to go through the administrative review and approval process if the scope and the associated impacts do not exceed certain thresholds as set forth in the code; otherwise, they would need to go through the Conditional Use Permit process. (See Attachment B)

With said provisions being available, staff respectfully submits that in the proposed permanent regulations, the provisions of “modifications or expansions to existing facilities that increase the inmate/detainee capacity shall be processed as a major modification” applicable for both correctional and detention facilities should be considered redundant and be deleted. (See Attachment A)

**What is a Conditional Use Permit?**

In many zones there are uses that may be compatible but because of their size, operating characteristics, potential off-site impacts and/or other similar reasons warrant special review on a case-by-case basis. The conditional use permit review process is used to determine if such a use is appropriate at the proposed location and, if appropriate, to identify any additional conditions of

approval necessary to mitigate potential adverse impacts and ensure compatibility between the conditional use and other existing and allowed uses in the same zoning district and in the vicinity of the subject property.

Generally speaking, there are three types of uses in any zoning district, i.e., allowed, prohibited, or allowed with a Conditional Use Permit. Conditional uses may be authorized by the Planning Director or Hearing Examiner in accordance with the procedures established in TMC 13.05 and the applicable criteria outlined in TMC 13.06.640.D. (See Attachment C)

**Can you provide an overview of the many zoning districts within the City of Tacoma?**

Please see the two-page primer about “Zoning in Tacoma” (Attachment D) and the booklet “Zoning Reference Guide” (Attachment E).

The City Council will conduct a second study session on February 13, 2018, to review public comments received at the public hearing, and in response, consider modifications to the proposed regulations. The first reading of the adopting ordinance is scheduled to occur on February 13, 2018, and the final reading February 20, 2018.

For more information, please contact the project manager Ian Munce, AICP, at 253-573-2478 or [imunce@cityoftacoma.org](mailto:imunce@cityoftacoma.org), or visit the project’s website at [www.cityoftacoma.org/Planning](http://www.cityoftacoma.org/Planning) (and click on “Current Initiatives and Projects” and then “Correctional and Detention Facilities Regulations”).

**Attachments:**

- A. Staff Suggested Modifications to the Proposed Regulations
- B. Code Provisions regarding “Nonconforming Uses”
- C. Code Provisions regarding “Conditional Use Permit”
- D. Primer – “Zoning in Tacoma”
- E. Booklet – “Zoning Reference Guide” (hard copies provided for Council Members only; electronic version can be viewed at [www.cityoftacoma.org/Planning](http://www.cityoftacoma.org/Planning), with a link on the sidebar)



## Attachment A

### 13.06.400 Industrial Districts.

\* \* \*

5. District use table.

Uses	M-1	M-2	PMI	Additional Regulations <sup>1</sup>
* * *				
Confidential shelter	P/N*	N	N	See Section 13.06.535. *Not permitted within the South Tacoma M/IC Overlay District.
Continuing care retirement community	P/N*	N	N	In M-1 districts, permitted only within residential or institutional buildings in existence on December 31, 2008, the effective date of adoption of this provision, or when located within a mixed-use building where a minimum of 1/3 of the building is devoted to industrial or commercial use. *Not permitted within the South Tacoma M/IC Overlay District. See Section 13.06.535.
Correctional facility	<del>PCU</del>	<del>PN</del>	<del>PN</del>	<u>Modifications or expansions to existing facilities that increase the inmate/detainee capacity shall be processed as a major modification (see Section 13.05.080).</u> <u>A pre-application community meeting is also required (see Section 13.06.640.Q).</u>
* * *				
Day care, family	P/N*	N	N	*Not permitted within the South Tacoma M/IC Overlay District.
Day care center	P	P	N	Subject to development standards contained in Section 13.06.155.
<u>Detention facility</u>	<u>CU</u>	<u>N</u>	<u>N</u>	<u>Modifications or expansions to existing facilities that increase the inmate/detainee capacity shall be processed as a major modification (see Section 13.05.080).</u> <u>A pre-application community meeting is also required (see Section 13.06.640.Q).</u>
* * *				



Staff suggests removing the following provision from both Correctional and Detention facilities:  
"Modifications or expansions to existing facilities that increase the inmate/detainee capacity shall be processed as a major modification (see Section 13.05.080)."



**Attachment B**  
**Code Provisions regarding “Non-Conforming Uses”**  
**(Extractions from Tacoma Municipal Code)**

**13.11.145 Pre-existing Uses/Structures**

An established use or existing structure that was lawfully permitted prior to adoption of this chapter, but which is not in compliance with this chapter, may continue subject to the provisions of Tacoma Municipal Code (TMC) ... Section 13.06.630.

**13.06.630 Nonconforming parcels/uses/structures**

**A. Scope and purpose.**

Within the zones established by this title there exist parcels, uses, and structures which were lawful when established, but whose establishment would be prohibited under the requirements of this title. The intent of this section is to allow the beneficial development of such nonconforming parcel, to allow the continuation of such nonconforming uses, to allow the continued use of such nonconforming structures, and to allow maintenance and repair of nonconforming structures. It is also the intent of this section, under certain circumstances and controls, to allow the enlargement, intensification, or other modification of nonconforming uses and structures, consistent with the objectives of maintaining the economic viability of such uses and structures, and protecting the rights of other property owners to use and enjoy their properties. However, relief for nonconforming uses shall be narrowly construed, recognizing that nonconforming uses are disfavored by state law....

**C. Nonconforming use.**

1. Continuation of nonconforming use. Except as otherwise required by law, a legal nonconforming use, within a building or on unimproved land, may continue unchanged. In the event that a building, which contains a nonconforming use, is damaged by fire, earthquake, or other natural calamity, such use may be resumed at the time the building is restored; provided that the restoration is commenced in accordance with applicable codes and regulations and that any degree of nonconformity to the land use regulations is not increased. Further, such restoration shall be undertaken only under a valid building permit for which a complete application was submitted within 18 months following said damage, which permit must be actively pursued to completion....

2. Allowed changes to and expansions of nonconforming use. Changes to a nonconforming use shall be allowed only under the following circumstances:

a. A nonconforming use, or a portion of a nonconforming use, may be changed to a use that is allowed in the zoning district in which it is located....

c. If a determination of nonconforming rights concludes that a use is lawfully in existence, then it may be expanded or changed to another nonconforming use, subject to the limitations and standards provided herein.

(1) Changes in use shall be limited to those uses allowed in the lowest intensity zoning district where the existing nonconforming use is currently permitted outright.

(2) The proposed change or expansion will not increase the cumulative generation of vehicle trips by more than 10 percent, as estimated by the City Traffic Engineer; nor will the change or expansion result in an increase in the number of parking spaces that would be required by this chapter by more than 10 percent. In no event shall multiple changes or expansions be approved that would, in the aggregate, exceed the 10 percent requirement as calculated for the initial request for a change or expansion in use;

(3) The proposed change or expansion will not result in an increase in noise such that it exceeds maximum noise levels identified in TMC 8.122;

(4) The proposed change or expansion will not result in substantial additional light or glare perceptible at the boundary lines of the subject property;

(5) The proposed change or expansion will not result in an increase in the outdoor storage of goods or materials; and

(6) The proposed change or expansion will not result in an increase in the hours of operation.

d. Any change from one nonconforming use to another nonconforming use, as allowed herein, shall not be considered converting such nonconforming use to a permitted use.

e. Changes in use that would exceed the standards herein may be approved through the issuance of a conditional use permit subject to the criteria in 13.06.640.P

**D. Continued occupancy of nonconforming structure.**

Except as otherwise required by law and consistent with all other requirements of this chapter, a legal nonconforming structure may continue unchanged.

**13.06.640 P. Change of Use or Expansion of Nonconforming Uses and Structures**

A conditional use permit for a change of use or expansion of a nonconforming use or structure that exceeds the standards of 13.06.630.C or E shall only be approved upon a finding that such development is consistent with all of the standard decision criteria for conditional use permits, as outlined above under Subsection D, and all of the following additional decision criteria ...

1. A rezone of the site would be inappropriate;

2. The change or expansion of the nonconforming use will have a positive impact on the surrounding uses and the area overall

**Attachment C**  
**Code Provisions regarding “Conditional Use Permit”**  
**(Extractions from Tacoma Municipal Code)**

**13.06.640 Conditional Use Permit**

A. Purpose. In many zones there are uses that may be compatible but because of their size, operating characteristics, potential off-site impacts and/or other similar reasons warrant special review on a case-by-case basis. The purpose of the conditional use permit review process is to determine if such a use is appropriate at the proposed location and, if appropriate, to identify any additional conditions of approval necessary to mitigate potential adverse impacts and ensure compatibility between the conditional use and other existing and allowed uses in the same zoning district and in the vicinity of the subject property. The zoning district use tables identify which uses require a conditional use permit (see Sections 13.06.100, -.200, -.300, and -.400).

These uses may be authorized by the Director or Hearing Examiner in accordance with the procedures established in TMC 13.05 and the applicable criteria outlined below....

D. Criteria. A conditional use permit shall be subject to the following criteria:

1. There shall be a demonstrated need for the use within the community at large which shall not be contrary to the public interest.
2. The use shall be consistent with the goals and policies of the Comprehensive Plan, any adopted neighborhood or community plan, and applicable ordinances of the City of Tacoma....
4. The use shall be located, planned, and developed in such a manner that it is not inconsistent with the health, safety, convenience, or general welfare of persons residing or working in the community. The following shall be considered in making a decision on a conditional property use:
  - a. The generation of noise, noxious or offensive emissions, light, glare, traffic, or other nuisances which may be injurious or to the detriment of a significant portion of the community.
  - b. Availability of public services which may be necessary or desirable for the support of the use. These may include, but shall not be limited to, availability of utilities, transportation systems (including vehicular, pedestrian, and public transportation systems), education, police and fire facilities, and social and health services.
  - c. The adequacy of landscaping, screening, yard setbacks, open spaces, or other development characteristics necessary to mitigate the impact of the use upon neighboring properties....

NOTE: There are currently no specific criteria that apply to correctional uses.



## Zoning in Tacoma

### One Tacoma Plan and Land Use

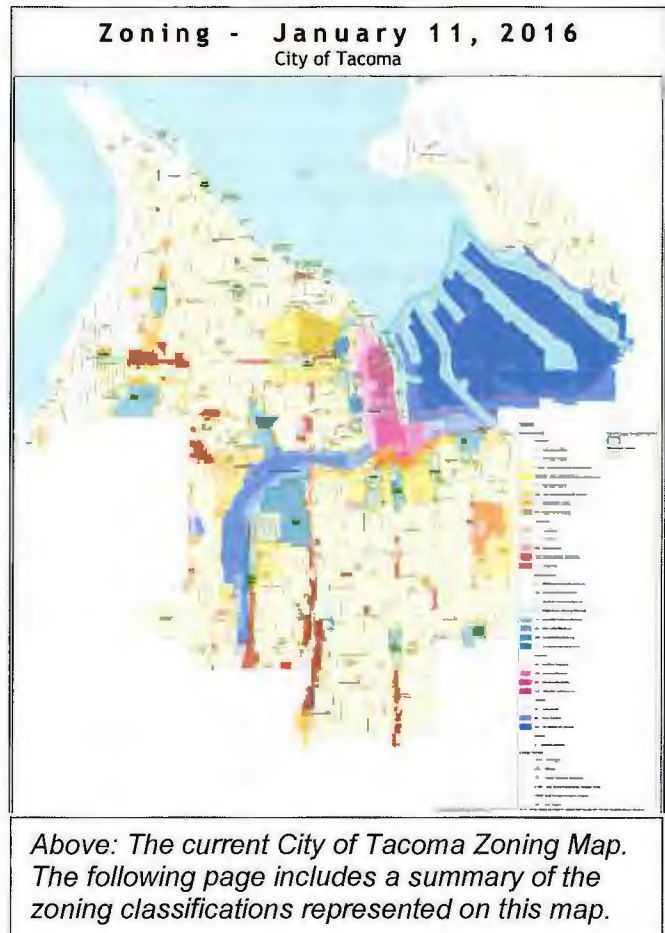
The City's *One Tacoma Comprehensive Plan*, provides goals and policies relating to the ways in which land use can serve housing choice and affordability, transit support, walkability, economic development, and environmental health, among other goals. The key regulatory mechanism that implements the *One Tacoma Plan* is the Land Use Regulatory Code. This code contains the development regulations that govern the manner by which land is used, developed, or redeveloped in the City, including the use, scale, and design of the development that occurs. This code is found in Title 13 of the *Tacoma Municipal Code (TMC)* and includes regulations for subdivisions, zoning, shorelines, historic preservation, environmental protection, and critical areas.

### Zoning Code (TMC Chapters 13.06 & 13.06A)

The City of Tacoma is divided into approximately 40 zoning districts. These districts are grouped within broad classifications, including Residential, Commercial, Industrial, Mixed-Use, Shorelines, and Downtown. These districts respond to different goals, policies, and neighborhood contexts. The standards associated with these zoning districts helps ensure that development is consistent with the *One Tacoma Comprehensive Plan*.

Use allowances, types of permits, and development standards are typically associated with the different zoning districts. These are examples of the types of development activities that are regulated by the Zoning Code:

- Uses allowed outright, by Conditional Use permit, and those prohibited in each District
- Allowed residential building types
- Maximum building height
- Setbacks from adjacent properties and rights-of-way
- Minimum lot sizes and building coverage;
- Minimum parking requirements
- Landscaping and street tree requirements
- Building and site design (windows, rooflines, entrances, driveways, and other treatments)
- Pedestrian and transit supportive design and amenities
- Open space/yard areas



### Useful Websites

- Tacoma Municipal Code:  
[www.cityoftacoma.org/municode](http://www.cityoftacoma.org/municode)
- One Tacoma Comprehensive Plan:  
[www.cityoftacoma.org/OneTacoma](http://www.cityoftacoma.org/OneTacoma)
- Zoning Reference Guide:  
[www.cityoftacoma.org/Planning](http://www.cityoftacoma.org/Planning)
- Interactive Zoning Map:  
[www.tacomapermits.org/zoning-map](http://www.tacomapermits.org/zoning-map)

Zoning Categories	Zoning Districts
<p><b>Residential (TMC 13.06.100)</b></p> <p>The residential zoning district's primary use is for single-family and multi-family housing. Community facilities such as parks, schools, daycares, golf courses, and religious facilities may also be appropriate in the residential districts.</p>	<ul style="list-style-type: none"> <li>• R-1 Single-Family Dwelling District</li> <li>• R-2 Single-Family Dwelling District</li> <li>• R-2SRD Residential Special Review District</li> <li>• HMR-SRD Historic Mixed Residential Special Review District</li> <li>• R-3 Two-Family Dwelling District</li> <li>• R-4-L Low Density Multiple-Family Dwelling District:</li> <li>• R-4 Multiple-Family Dwelling District</li> <li>• R-5 Multiple-Family Dwelling District</li> </ul>
<p><b>Downtown Tacoma (TMC 13.06A)</b></p> <p>The downtown districts are the highest density areas in the city and include a mix of residential and commercial uses. Downtown is a pedestrian-oriented area and has a concentration of various transit options such as the LINK light rail and bus service.</p>	<ul style="list-style-type: none"> <li>• DCC Downtown Commercial Core</li> <li>• DMU Downtown Mixed-Use District</li> <li>• DR Downtown Residential</li> <li>• WR Warehouse Residential District</li> </ul>
<p><b>Commercial (TMC 13.06.200)</b></p> <p>Commercial districts are denser zoning districts located outside of the Downtown area. These districts contain a variety of uses ranging from small and large scale office space to hospitals and light warehousing. Residential uses are also appropriate in all commercial districts.</p>	<ul style="list-style-type: none"> <li>• T Transitional District</li> <li>• C-1 General Neighborhood Commercial District</li> <li>• C-2 General Community Commercial District</li> <li>• PDB Planned Development Business District</li> </ul>
<p><b>Mixed-Use Center (TMC 13.06.300)</b></p> <p>The mixed-use center districts are areas with a mix of residential, retail, commercial, and service uses that are intended to create spaces where people can work, live, walk, shop, play, and eat all in the same area. These districts accommodate and support alternative transportation such as walking, transit, and bicycling to reduce reliance on the automobile. The core areas of the districts are the central hub and focus of the greatest level of growth and activity.</p>	<ul style="list-style-type: none"> <li>• NCX Neighborhood Commercial Mixed-Use District</li> <li>• CCX Community Commercial Mixed-Use District</li> <li>• UCX Urban Center Mixed-Use District</li> <li>• RCX Residential Commercial Mixed-Use District</li> <li>• CIX Commercial Industrial Mixed-Use District</li> <li>• NRX Neighborhood Residential Mixed-Use District</li> <li>• URX Urban Residential Mixed-Use District</li> <li>• HMX Hospital Medical Mixed-Use District</li> </ul>
<p><b>Industrial (TMC 13.06.400)</b></p> <p>The industrial districts include light, heavy, and port industrial activities. These districts are generally not appropriate for residential uses. Commercial uses are also largely allowed, such as pubs and breweries, eating establishments, some retail, and fueling stations.</p>	<ul style="list-style-type: none"> <li>• M-1 Light Industrial District</li> <li>• M-2 Heavy Industrial District</li> <li>• PMI Port Maritime and Industrial District</li> </ul>
<p><b>Shoreline (TMC 13.10, Chapter 9)</b></p> <p>The shorelines of Tacoma have great social, ecological, recreational, cultural, economic and aesthetic value. Use and development of shoreline areas must be carefully planned and regulated to ensure that these values are maintained over time. The shoreline areas are individually divided up into different zoning districts, based on their existing and desired character. Each district has its own unique allowances for use and appropriate development standards. Allowed uses on the shoreline range from water-dependent heavy industrial uses in the Port area to very limited allowances in more natural areas, such as around Point Defiance. The maximum building height is 35 feet in most districts, however in the S-7 and S-9 Districts the building height may go up to 100 feet.</p>	<ul style="list-style-type: none"> <li>• S-1a Western Slope South S</li> <li>• S-1b Western Slope South N</li> <li>• S-2 Western Slope Central</li> <li>• S-3 Western Slope North</li> <li>• S-4 Point Defiance Natural</li> <li>• S-5 Point Defiance Conservancy</li> <li>• S-6 Ruston Way</li> <li>• S-6/7 Schuster Parkway Transition</li> <li>• S-7 Schuster Parkway</li> <li>• S-8 Thea Foss Waterway</li> <li>• S-9 Puyallup River</li> <li>• S-10 Port Industrial Area</li> <li>• S-11 Marine View Drive</li> <li>• S-12 Hylebos Creek</li> <li>• S-13 Marine Waters of the State</li> <li>• S-14 Wapato Lake</li> <li>• S-15 Point Ruston / Slag Peninsula</li> </ul>
<p><b>Overlay (TMC 13.06 &amp; 07)</b></p> <p>Overlay districts are combined with an underlying zoning district. They modify or supplement, but don't replace, the regulations of the underlying district. For example, the View Sensitive Overlay District overlays multiple "base" zones, and simply modifies the allowed building height limit of those underlying zones.</p>	<ul style="list-style-type: none"> <li>• VSD View Sensitive Overlay District</li> <li>• ST-MIC South Tacoma Manufacturing/Industrial Center Overlay District</li> <li>• HIST Historic Special Review Overlay District</li> <li>• CONS Conservation Overlay District</li> <li>• STGPD South Tacoma Groundwater Protection District</li> <li>• PRD Planned Residential Development District</li> </ul>





# City of Tacoma

## Zoning Reference Guide



### Planning and Development Services

747 Market Street, Room 345  
Tacoma, WA 98402  
(253) 591-5577



This document should not be used as a substitute for codes and regulations. The applicant is responsible for compliance with all code and policy requirements, regardless of whether they are referred to or contained within this document.



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## **What is the Purpose of this Document?**

The City of Tacoma's Planning and Development Services Department has created this document to provide a broad overview of the Zoning Code. The Zoning Code is broken down into categories and then further broken down into districts. Each category and district is briefly described in the following pages to help provide a general understanding of the purpose of that zoning category and/or district.

## **What is the Planning and Development Services Department?**

Planning and Development Services (PDS) encompasses all aspects of building, land-use, and site development. The Planning Division works together with the community, Planning Commission, and City Council to develop and update the *Comprehensive Plan*, along with neighborhood and subarea plans, as well as associated regulations and implementation strategies that guide the future development of the built and natural environment of Tacoma. Development Services provides consultations, permit reviews, and inspections for residential, commercial, and industrial development within the City. The Historic Preservation Program is also part of PDS. Historic Preservation provides support to the Landmarks Preservation Commission and also supports the City's emphasis on economic development and sustainability through adaptive reuse of existing buildings, as well as providing tools for the enhancement of neighborhood livability and community identity.

## **What Is Zoning?**

The Land Use Regulatory Code is one of the several City regulations that guide the physical development of Tacoma. Within the Land Use Regulatory Code is the Zoning Code, which includes things like the appropriate locations for different types of businesses and housing, the height of buildings, how close buildings can be to the property line, the amount of parking, the size of signs, amount of landscaping, and some building design standards. The Zoning Code helps ensure that development is consistent with Tacoma's *Comprehensive Plan*. The Zoning Code is broken down into base zone categories; Residential, Commercial, Industrial, Downtown, Shoreline and Mixed-Use Center Districts. These categories are further broken down into specific uses and types of districts such as R-1 and R-2 for single family homes, or R-3 for two family homes; all three are examples of residential districts. Some zoning districts may also be part of an overlay zone which builds on the base zone and adds additional standards, such as the reduced height allowance in the View Sensitive Overlay District. Each of the base zone categories, districts, and overlay districts are further explained in the following pages.

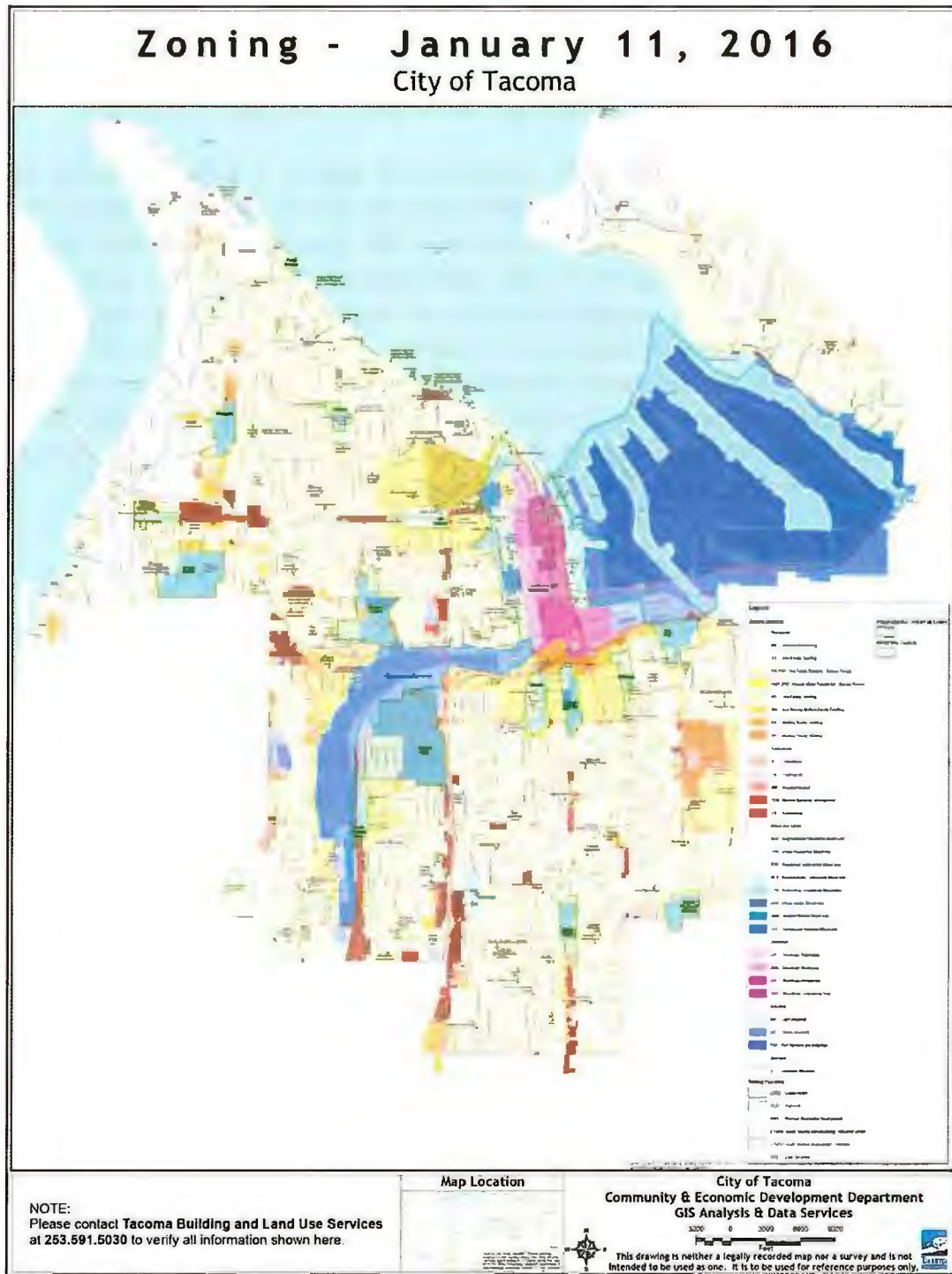
## **Where Can I Find Additional Information?**

Planning and Development Services staff are available to answer questions Monday-Friday 8am-4:30pm in person on the third floor of the Municipal Building, and 8am-5pm on the phone at (253) 591-5577.

The entire *Tacoma Municipal Code (TMC)* can be found online at [www.cityoftacoma.org/municode](http://www.cityoftacoma.org/municode). The Zoning Code can be found in Chapters 13.06 and 13.06A.

## Map of the Zoning Districts

The Zoning Map provides an overview of the many zoning districts within the City of Tacoma. For more details or information associated with your property, visit: <http://www.govme.org/gMap/MGMain.aspx>.



## Residential Zoning Districts

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The residential zoning district's primary use is for single-family and multi-family housing. Community facilities such as parks, schools, daycares, golf courses, and religious facilities may also be appropriate in the residential districts. The specific purpose of the residential districts can be found in the *Tacoma Municipal Code Section 13.06.100*.

### R-1: Single-Family Dwelling District



The R-1 District is intended for a typical single-family residential neighborhood. It is most appropriate in established areas with a relatively quiet and stable neighborhood environment. The R-1 District has low traffic volumes and larger lot sizes. The minimum standard lot size in the R-1 District is 7,500 sq. feet; small lots may be 6,750 sq. ft. The minimum front setback is 25 feet and the maximum building height in this district is 35 feet.

### R-2: Single-Family Dwelling District

The R-2 District is the most common residential zoning district in the City. This district is similar to the R-1 District, however its density is slightly higher than the R-1 District. It permits all uses allowed in the R-1 and may also allow for lodging uses limited to one guest room. It generally abuts more intense residential and commercial districts. The minimum standard lot size in the R-2 District is 5,000 sq. feet; small lots may be 4,500 sq. ft. The minimum front setback is 20 feet and the maximum building height in the R-2 district is 35 feet.



### R-2SRD: Residential Special Review District

The R-2SRD District is very similar to the R-2 District. However, it allows for a limited number of two- and three-family dwellings, subject to an approved conditional use permit. Some pre-existing multi-family dwellings may also exist in this district. The minimum lot size in the R-2SRD District is 5,000 sq. feet for single-family dwellings, 6000 sq. feet for two-family dwellings, and 9,000 sq. feet for three-family dwellings. For townhouses the minimum lot area is 3,000 sq. feet. The minimum front yard setback requirement is 20 feet and the maximum building height in this district is 35 feet.

### HMR-SRD: Historic Mixed Residential Special Review District



The HMR-SRD District is designed to apply to existing neighborhood areas or portions of existing neighborhood areas which have been designated as a Historic Special Review District because the buildings within reflect significant aspects of Tacoma's early history, architecture and culture. Single-family dwellings are the predominant land use within the HMR-SRD District. The maximum building height in this district is 35 feet.

### **R-3: Two-Family Dwelling District**

The R-3 District is intended for one-, two-, and three-family dwellings. Some lodging and boarding homes are also appropriate. The R-3 District is characterized by low residential traffic volumes and generally abuts more intense residential and commercial districts. The setback requirements are the same as the R-2 District. The maximum building height in this district is 35 feet.



### **R-4-L: Low Density Multiple-Family Dwelling District:**



The R-4-L District is intended for low-density multiple-family housing, retirement homes, and group living facilities. The R-4L district is very similar to the R-4 District, but has more restrictive site development standards which are intended to minimize adverse impacts of permitted and conditional uses on adjoining land. The minimum front setback requirement is 20 feet for the R-4-L District. The maximum building height in this district is 35 feet.

### **R-4: Multiple-Family Dwelling District**

The R-4 District is intended for medium-density multiple-family housing. Other appropriate uses may include day care centers, and certain types of special needs housing. The R-4 District is located generally along major transportation corridors and between higher and lower intensity uses. The maximum building height in this district is 60 feet.



### **R-5: Multiple-Family Dwelling District**



The R-5 District is intended for high-density multiple-family housing and also permits residential hotels, retirement homes, and limited mixed-use buildings. The district is generally located in the center of the City in close proximity to employment centers, conveniences, services, major transportation corridors, and public transportation facilities. Minor retail businesses such as drug stores, personal services such as beauty salons, and minor eating and drinking establishments are also permitted in the R-5 District. The maximum building height in this district is 150 feet.



## Downtown Tacoma Zoning Districts

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The downtown districts are the highest density areas in the City. Downtown uses include a mix of residential and commercial uses. Downtown is a pedestrian-oriented area and has a concentration of various transit options such as the LINK light rail and bus service. The specific purposes of the Downtown Districts can be found in the *Tacoma Municipal Code Chapter 13.06A*.

### DCC: Downtown Commercial Core



The DCC District is intended to focus high rise office buildings and hotels, street level shops, theaters, and various public services into a compact, walkable area, with a high level of transit service. The preferred use of this district is for retail, office, hotel, cultural, and governmental uses. Residential, educational, and some industrial are allowed. Industrial uses not located entirely within a building and automobile service stations/gasoline dispensing facilities are prohibited. The maximum building height in this district is 400 feet.

### DMU: Downtown Mixed-Use District

The DMU District is intended to contain a high concentration of educational, cultural, and governmental services together with commercial services and uses. The preferred uses of this district are governmental, educational, office, residential, and cultural. Retail and industrial located entirely within a building are allowed. The same uses prohibited in the DCC District are also prohibited in the DMU District. The maximum building height in this district is 100 feet.



### DR: Downtown Residential



The DR District contains a predominance of mid-rise, higher density, urban residential development, together with places of employment and retail services. The preferred use of the DR District is residential. Retail, office, and educational uses are also allowed. Industrial uses are prohibited. The maximum building height in this district is 90 feet.

### WR: Warehouse Residential District

The WR District is intended to consist principally of a mixture of industrial activities and residential buildings in which occupants maintain a business involving industrial activities. The preferred uses of the WR District are industrial located entirely in a building and residential. Retail, educational, office, and governmental uses are allowed. The maximum building height in this district is 100 feet.





## Commercial Zoning Districts

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Commercial districts are denser zoning districts in the City located outside of the Downtown area. These districts contain a variety of uses ranging from small and large scale office space to hospitals and light warehousing. The intensity of commercial development depends on the district. Residential uses are also appropriate in all commercial districts. The specific purposes of the Commercial Districts can be found in the *Tacoma Municipal Code Section 13.06.200*.

### T: Transitional District

The Transitional District is intended to serve as a transition between commercial or industrial areas and residential areas. The area is characterized by lower traffic generation, shorter operation hours, smaller scale buildings and less signage than general commercial areas. Permitted uses include small-scale office space, daycares, schools, parks, religious facilities, group housing, and retirement homes. The maximum building height in this district is 35 feet.



### C-1: General Neighborhood Commercial District



The C-1 District contains low-intensity, smaller-scale land uses such as retail, office, and service uses. All uses permitted in the Transitional District are also permitted in the C-1 District with the addition of fueling stations. Building sizes are limited for compatibility with surrounding residential areas. The maximum building height in this district is 35 feet.

### C-2: General Community Commercial District

The C-2 District is similar to the C-1 District however it is intended to serve a larger market area. Higher intensity uses of the permitted uses in the C-1 District are allowed in the C-2 District. The maximum building height in this district is 45 feet.



### PDB: Planned Development Business District



The PDB District is intended to provide limited areas for a mix of land uses that include warehousing, distribution, light assembly, media, education, research, and limited commercial. Retail uses are size limited and signage is reduced. Sites in the PDB District should have reasonably direct access to a highway or major arterial. The maximum building height in this district is 45 feet.

## Mixed-Use Center Zoning Districts

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The mixed-use center districts are areas in the city with a mix of residential , retail, commercial, and service uses that are intended to create spaces where people can work, live, walk, shop, play, and eat all in the same area. Mixed-use center districts accommodate and support alternative transportation such as walking, transit, and bicycling to reduce reliance on the automobile. The core areas of the districts are the central hub and focus of the greatest level of growth and activity. Residential uses are encouraged in all mixed-use center districts. The X-District Bonus program provides a mechanism to achieve greater density and growth by allowing additional building height, above and beyond the standard maximum height limits. In order to achieve these increased height limits, projects are required to provided one or more public benefit bonus features from the height bonus palette. The specific purpose of the mixed-use center districts can be found in the *Tacoma Municipal Code section 13.06.300*.

### NCX: Neighborhood Commercial Mixed-Use District



The NCX District provides areas with day-to-day convenience shopping and services at a level that is compatible with the surrounding neighborhood. The district is intended to enhance, preserve, and stabilize the neighborhood's unique character. Retail frontages are generally uninterrupted by driveways and parking facilities and pedestrian access and street amenities are encouraged. The standard building height in this district is 45 feet; additional height can be achieved through the bonus program.

### CCX: Community Commercial Mixed-Use District

The CCX District provides commercial and retail businesses which are intended to serve many nearby areas and attract people from throughout the City. This district is envisioned as a traditional suburban development that evolves into a denser urban district. Common uses include shopping centers with a wide variety of commercial establishments, commercial recreation, gas stations, and business, personal, and financial services. The standard building height in this district is 60 feet; additional height can be achieved through the bonus program.



### UCX: Urban Center Mixed-Use District



The UCX District holds the highest densities outside the Central Business District. This district contains a dense concentration of residential, commercial, and institutional development which includes regional shopping centers, supporting businesses and services uses and other regional attractions. The UCX District is also a focus for both regional and local transit systems. The standard building height in this district is 75 feet; additional building height can be achieved through the bonus program.

### **RCX: Residential Commercial Mixed-Use District**

The RCX District is primarily residential in nature. Commercial uses in this district are small in scale and serve the immediate neighborhood. These districts provide housing on the perimeter of more intense commercial zones and are often a transition area to single-family neighborhoods. These districts provide for an opportunity for employment close to home. The maximum building height in this district is 60 feet.

### **CIX: Commercial Industrial Mixed-Use District**



The CIX District contains a mix of commercial establishments and a mix of limited industrial uses such as light manufacturing, assembly, distribution, and storage of goods. Raw materials processing and bulk handling are not permitted. Buildings in this district may be larger in scale. The maximum building height in this district is 75 feet.

### **NRX: Neighborhood Residential Mixed-Use District**

The NRX District is predominantly residential and discourages the removal of single-family residential structures. This district encourages infill of the appropriate size and design. This district is intended for areas which previously allowed denser residential uses and some neighborhood commercial uses. Adaptive reuse of single-family dwellings into duplexes and triplexes may be permitted with an approved conditional use permit. Multiple-family structures that existed prior to reclassification to NRX are considered conforming. The maximum building height in this district is 35 feet.

### **URX: Urban Residential Mixed-Use District**

The URX District contains mainly medium density residential development such as townhouses, condos, and apartments. This district generally abuts or serves as a transition between more intense mixed-use center and commercial areas. The maximum building height in this district is 45 feet.



### **HMX: Hospital Medical Mixed-Use District**



The HMX is limited to areas that contain hospitals and/or other similar large-scale medical facilities. A dense mix of other related or supportive facilities may also be included in this district such as outpatient medical offices, care facilities, counseling and support services, medical equipment and support facilities, food and lodging. The maximum building height in this district is 150 feet.



## Industrial Zoning Districts

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The industrial districts include light, heavy, and port industrial activities. These districts are not appropriate for residential uses, except on a limited basis for quarters for caretakers and watchpersons. Other permitted uses include pubs and breweries, eating establishments, some retail, and fueling stations. The specific purpose of the industrial districts can be found in the *Tacoma Municipal Code Section 13.06.400*.

### **M-1: Light Industrial District**

The M-1 District is intended to serve as a buffer between heavier industrial areas and less intensive commercial/residential areas of the City. The maximum building height in this district is 75 feet.



### **M-2 Heavy Industrial District**

This M-2 District is intended to allow most industrial uses. Impacts from these uses include extended operating hours, heavy truck traffic, and higher levels of noise and odors. The maximum building height in this district is 100 feet.

### **PMI: Port Maritime and Industrial District**



The PMI District is intended to allow all industrial activities that are not permitted in other districts. The Port of Tacoma, facilities that support the Port's operations and other public and private maritime and industrial activities make up a majority of the uses in this district. This area is characterized by deep-water berthing, 24-hour operations to accommodate regional and international shipping and distribution schedules, raw materials processing and manufacturing, transport of raw materials, transport of finished products, and freight mobility infrastructure, with the entire area served by road and rail corridors designed for large, heavy truck and rail loads. The maximum building height in this district is 100 feet.

## Shoreline Zoning Districts

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The shorelines of Tacoma have great social, ecological, recreational, cultural, economic and aesthetic value. Wapato Lake, the Puyallup River and Tacoma's marine shoreline areas provide citizens with clean water; deep-water port and industrial sites; habitat for a variety of fish and wildlife including salmon, shellfish, forage fish, and waterfowl; archaeological and historical sites; open space; and areas for boating, fishing, and other forms of recreation. However, Tacoma's shoreline resources are limited and irreplaceable. Use and development of shoreline areas must be carefully planned and regulated to ensure that these values are maintained over time. There are 17 shoreline districts in the City and, unlike the other zoning districts; the numbering of shoreline districts does not correlate to the intensity of the district. For example, the S-10 district regulates development in the Port area and the S-14 District regulates development surrounding Wapato Lake. The maximum building height is 35 feet in most districts, however in the S-7 and S-9 Districts the building height may go up to 100 feet.



## Overlay Districts

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Overlay districts are combined with an underlying zoning district and supplement the regulations of that district. Overlay districts only apply to land carrying the overlay district designation.

### **View Sensitive Overlay District:**

This overlay district is intended to protect views. Buildings in this district may not exceed a height of 25 feet. The View Sensitive Overlay District is a common overlay in the R-1 District, but may also be found with the R-2 District and a few C-2 District areas located closer to the marine shoreline.

### **ST-M/IC South Tacoma Manufacturing/Industrial Center Overlay District:**

This overlay district is intended to provide additional protection to industrial and manufacturing uses within the designated boundary of the South Tacoma M/IC by placing further restrictions on incompatible uses within this defined area.

### **Historic Special Review Overlay District:**

The Historic Special Review Overlay District is intended to protect the historic fabric of the area as well as enhance the economic viability of the districts through the promotion of their architectural character, and provide a clear set of physical design parameters for property owners, developers, designers, and public agencies.

### **Conservation Overlay District:**

The Conservation Overlay District is an area designated for the preservation and protection of historic resources and overall characteristics of traditional development patterns, and that meets the criteria for such designation.

### **South Tacoma Groundwater Protection District:**

The South Tacoma Groundwater Protection District is an overlay zoning and land use control district specifically designed to prevent the degradation of groundwater in the South Tacoma aquifer system by controlling the handling, storage and disposal of hazardous substances by businesses.



## Glossary

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**Comprehensive Plan:** Tacoma's *Comprehensive Plan* is the City's official statement concerning future growth and development. It sets forth goals, policies and strategies to protect the health, welfare, safety and quality of life of Tacoma's residents. The *Comprehensive Plan* is adopted pursuant to the authority conferred by the Washington State Growth Management Act (GMA) and Title 13 of the Tacoma Municipal Code.

**Conditional Use Permit:** A Conditional Use is a use which may be essential or desirable to a particular neighborhood, but which is not allowed outright within a zoning district. The Conditional Use Permit (CUP) process allows the applicant some flexibility within the zoning code, but also allows the City to place conditions on a project that can safeguard neighborhoods against possible negative impacts of the development.

**Density:** The amount of development permitted per acre. In Tacoma, the numbers of the districts do *not* correspond with the permitted development (e.g., number of residential units) per acre. Higher numbers do correlate to higher-density districts, except in the Shoreline Districts.

**Infill Development:** Infill development is using underdeveloped or undeveloped land in a built up area for further development. Infill can provide further opportunities for housing or community amenities and services.

**Setbacks:** The required separation between a property line and a structure or other use (such as parking).

**Tacoma Municipal Code:** The *Tacoma Municipal Code (TMC)* is the set of City laws that protect the public health and safety as well as implement the goals and visions of the Comprehensive Plan. There are 17 titles in the *TMC* that range from topics like the Land-Use Regulatory Code to the Police Code; the Zoning Code is contained in the Land Use Regulatory Code, which is located in Title 13.

**X-District Height Bonus Program:** The X-District Height Bonus program provides a mechanism to allow for additional height for projects within certain portions of the Neighborhood Mixed-Use Centers. It is designed to encourage new growth and foster economic vitality within the centers, while balancing taller buildings and greater density with public amenities that help achieve the community's vision for the centers, with improved livability, enhanced pedestrian and transit orientation, and a quality built environment, and realize other City-wide goals. Additional detail on the X-District Height Bonus Program can be found in *TMC 13.06.300.E.2*.

## Notes

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**CITY OF TACOMA, WASHINGTON  
OFFICE OF THE CITY COUNCIL  
COUNCIL CONSIDERATION REQUEST (CCR)**

**TO:** Mayor & City Council

**FROM:** Council Member Chris Beale and Council Assistant Lynda Foster

**COPIES TO:** Elizabeth Pauli, City Manager; Tadd Wille, Assistant City Manager; Bill Fosbre, City Attorney; Executive Leadership Team; File

**SUBJECT:** **Support of the surplus, sale and re-development of Tacoma School District's property holding near Blueberry Park**

**DATE:** February 8, 2018

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**ITEM/ISSUE PROPOSED FOR COUNCIL CONSIDERATION:**

**I ask for your support for the inclusion of the following item on the agenda at the earliest available meeting of the Study Session:**

I respectfully ask the City Council to consider a resolution in support of the surplus, sale and re-development of the Tacoma School District's property holdings as they abut Blueberry Park in the SE portion of the city in an effort to activate the space for a positive use for the neighborhood; establish well-designed infill housing that fits with the character of the neighborhood; and to achieve open space preservation, workforce housing and low impact development.

This resolution would include that the City Council would like to see the following features incorporated into a future development of the site, in no order of rank:

- A safe, secure development that is managed to reduce and eliminate impacts to the neighborhood related to public safety issues that have historically plagued the property
- Well-designed, high quality single family housing development, of varying sizes to meet the needs of the diverse needs of the community
- Protection of mature native tree canopy into the development
- Preservation, restoration and active management of on-site wetlands and other critical areas
- Inclusion of affordable housing into the market rate development
- Ample lighting and street improvements for the local area

**BRIEF BACKGROUND:**

**Provide context for the issue and explain the need for the request.**

Tacoma Public Schools is considering the potential sale of 24 parcels of property located at the corner of East D Street and East 80th Street in Tacoma. The property is a chair-shaped collection of parcels connected to the west and south sides of the area commonly known as Blueberry Park. Most of these parcels are unbuildable because of wetlands. Tacoma Public Schools has held three community meetings to get feedback on the sale of this land.

**STRATEGIC POLICY PRIORITY:**

**State and briefly explain which strategic policy priority is best aligned to this action. Please remove the statements below you are not directly addressing.**

- Strengthen and support a safe city with healthy residents.

- Assure outstanding stewardship of the natural and built environment.

**POLICY DEVELOPMENT PATH:**

☒ Request for Resolution

☒ Is there a specific deadline for this request? (Note: All Council Consideration Requests will be expedited as soon as possible) 2/13/2018

**Please provide a brief explanation of deadline.** The CCR will need to be considered at the 2/13/18 study session in order for the resolution to come to the City Council on 2/20/18, in advance of the Tacoma School Board meeting on February 22, 2018.

In you have a question related to the Council Consideration Request, please contact Lynda Foster at (253) 591.5166 or [Lynda.Foster@CityofTacoma.org](mailto:Lynda.Foster@CityofTacoma.org).

SUBMITTED FOR COUNCIL CONSIDERATION BY: \_\_\_\_\_

Council Member Beale



**SUPPORTING COUNCILMEMBERS SIGNATURES (2 SIGNATURES ONLY)**

(Signatures demonstrate support to initiate discussion and consideration of the subject matter by City Council for potential policy development and staff guidance/direction.)

1. 

POS # 6

2. 

POS# 1

**City of Tacoma 2018  
City Council Forecast Schedule**

Date+1:151	Meeting	Subject	Department	Background
<b>February 13, 2018</b>	City Council Study Session (TMBN 16, Noon)	Community Survey Results	OMB	Staff will share the analysis of the Community Survey results on major services, quality of life and other community issues conducted in January.
		Recommendations for Proposed Correctional and Detention Facilities Permanent Regulations		Follow up discussion on the proposed Correctional and Detention Facility Permanent Regulations after receiving public comment at the 2/6/18 Public Hearing.
		Fulfilling Council Member Thoms' Duties During Military Leave of Absence Discussion	Mayor Woodards	Request for Council discussion related to the fulfillment of Council Member Thoms' duties during his six-month military deployment, starting in March 2018.
		Other Items of Interest: Council Consideration Request - Support of the Surplus, Sale and Re-Development of Tacoma School's Property Abutting Blueberry Park	Council Member Beale	Council Consideration Request in support of the surplus, sale and re-development of the Tacoma School District's property abutting Blueberry Park, located at the corner of East D Street and East 80 <sup>th</sup> Street.
	City Council Meeting (TMB Council Chambers, 5:00 PM)	Proposed Correctional and Detention Facilities Permanent Regulations Ordinance First Reading	PDS	
<b>February 20, 2018</b>	City Council Study Session (TMBN 16, Noon)	Legislative Session Updates and Washington DC Lobbyist Len Simon	GRO	Government Relations Officer Randy Lewis will provide the City Council updates from the 2018 Washington State Legislative Session. Lobbyist Len Simon will be visiting from Washington DC to provide an update on Federal Affairs.
	City Council Committee of the Whole (TMBN 16, 3:00 PM)	City Council Standing Committees	Council Members	
		Tacoma Housing Authority Overview and Options to Respond to the Rising Rental Market	THA	Michael Mirra, THA Executive Director will provide an overview of the services THA provides. He will also provide some possible options for how THA can still provide services given the rising rental market.
	City Council Meeting (TMB Council Chambers, 5:00 PM)	Proposed Correctional and Detention Facilities Permanent Regulations Ordinance Final Reading		



**City of Tacoma 2018  
City Council Forecast Schedule**

Date+1:151	Meeting	Subject	Department	Background
February 27, 2018	City Council Study Session (TMBN 16, Noon)	Tacoma Anchor Institutions Initiative Briefing	CED/CMO	Briefing on the anchor institutions mission work and the Democracy Collaborative's key findings/recommendations from their study with Tacoma's anchor institutions. They will connect community wealth building and anchor collaboration to existing goals within Tacoma 2025 strategic plan.
		Project PEACE Update and 2018 Plan	Police/OEHR	Council Member Blocker requested an update on Project PEACE and what the next steps will be for 2018.
	City Council Meeting (TMB Council Chambers, 5:00 PM)			
March 6, 2018	Study Session (TMBN 16, Noon)	Sound Transit 3 - Tacoma Dome Link Extension, Project and Partnership Agreement	PDS	
		TacomaFIRST311 Customer Service Update	CMO	Update on the City's Customer Support Center, which provides a "one-stop shop" for services through their reception, 311 phone support, online resources, and mobile app connectivity.
		T-Town Update	CMO	Update on the City's T-Town event at the Tacoma Dome on March 24th. This interactive community event features demonstrations and family activities.
	City Council Meeting (TMB Council Chambers, 5:00 PM)			
March 13, 2018	CANCELLED			
March 20, 2018	Study Session (TMBN 16, Noon)	Joint Utility Board Study Session	TPU	
	City Council Meeting (TMB Council Chambers, 5:00 PM)			

**Community Vitality and Safety**

**Committee Members:** Blocker (Chair), Beale, Thoms, Ushka, Alternate-McCarthy  
**Executive Liaison:** Linda Stewart; Staff Support - Will Suarez

**2nd and 4th Thursdays  
 4:30 p.m.  
 Room 248**

**CBC Assignments:** • Citizen Police Advisory Committee • Human Services Commission • Human Rights Commission • Housing Authority • Commission on Disabilities • Library Board • Tacoma Community Redevelopment Authority

<b>February 22, 2018</b>	Tacoma Community Redevelopment Authority Board, Commission on Immigrant and Refugee Affairs, and Human Rights Commission Interviews (appointment)	Clerk's Office	TCRA has 3 vacancies, Human Rights Commission has 2 vacancies, and Commission on Immigrant and Refugee Affairs has 11 vacancies	
<b>Future:</b>				
<b>March 8, 2018</b>				
<b>March 22, 2018</b>	Human Rights Commission Report	Rebecca Stith, Chair, Human Rights Commission		

Economic Development Committee				
<b>Committee Members:</b> Thoms (Chair), McCarthy, Ushka, Woodards, Alternate-Beale		<b>2nd, 4th, and 5th Tuesdays</b>	<b>CBC Assignments:</b> •Tacoma Arts Commission •Greater Tacoma Regional Convention Center Public Facilities District •Foss Waterway •City Events and Recognition Committee	
<b>Executive Liaison:</b> Tadd Wille; Staff Support - Lynda Foster		<b>10:00 a.m. Room 248</b>		
<b>CBC Assignments:</b>				
• Tacoma Arts Commission		• Foss Waterway		
• Greater Tacoma Regional Convention Center Public Facilities District		• City Events and Recognition Committee		
<b>February 13, 2018</b>	Annual BIA Update (informational briefing)	Debbie Bingham, Program Development Specialist, CEDD - Neighborhood Business District Revitalization	Staff will present an overview of the BIA, its history, purpose, and services and walk through the ten year renewal process. the process was initiated in late 2017 by the City receiving a petition from the BIA Board of Directors signed by a majority of the property owners within the BIA boundaries.	
<b>Future:</b>				
<b>February 27, 2018</b>	Farmers Markets Annual Report	Shari Hart, Program Development Specialist, CEDD - Neighborhood Bus Dist Revitalization	Farmers Market report to include economic impacts, small business incubation, community health impacts, and equity/diversity outreach.	
	Downtown to Defiance Trolley, MetroParks Update on Pt. Defiance Zoo	Pat Beard, Project Manager, CEDD - Private Capital Division	Phedra Redifer, Regional Parks Attraction Manager for Metro Parks Tacoma and Tina Lee, Community Development Administrator for Pierce Transit will present updates on 2018 capital projects on Ruston Way and at Point Defiance Park and the plans for an enhanced 2018 Downtown to Defiance Trolley.	
<b>March 13, 2018</b>	CANCELLED			

**Government Performance and Finance Committee**

**Committee Members:** Ibsen (Chair), Blocker, Hunter, Mello, Alternate-Thoms

**Executive Liaison:** Andy Cherullo; Staff Support - Chris Bell

**1st, 3rd, and 5th Wednesdays**

**4:30 p.m.**

**Room 248**

**CBC Assignments:** •Public Utility Board •Board of Ethics •Audit

Advisory Board •Civil Service Board

<b>February 20, 2018</b>				
<b>Future:</b>				
<b>March 7, 2018</b>				
<b>March 21, 2018</b>				

Infrastructure, Planning and Sustainability Committee				
<b>Committee Members:</b> Mello (Chair), Beale, Ibsen, McCarthy, Alternate-Hunter		<b>2nd and 4th Wednesdays</b>	<b>CBC Assignments:</b> •Sustainable Tacoma Commission •Planning Commission •Landmarks Preservation Commission •Board of Building Appeals •Transportation Commission	
<b>Executive Liaison:</b> Kurtis Kingsolver; Staff Support - Rebecca Boydston		<b>4:30 p.m. Room 16</b>		
<b>February 14, 2018</b>	Tacoma Planning Commission Interviews (appointment)	Doris Sorum, City Clerk	2 vacancies	
	Cellular Attachment to City Poles in the Right of Way (informational briefing)	Jana Magoon, Planner, PDS		
	Code and Process Improvements	Jana Magoon, Planner, PDS		
<b>Future:</b>				
<b>February 28, 2018</b>	Sound Transit ST3 Update	Brian Boudet, PDS	Brian will confirm with Sound Transit	
	Tacoma Mall Subarea Plan (informational briefing)	Elliott Barnett, PDS	update on the Tacoma Mall subarea plan	
	2018 Amended and 2019-2024 Transportation Improvement Program	Diane Sheesley, Engineer, PW		
<b>March 14, 2018</b>				