



OVERVIEW



- Proposed Amendments to the Comprehensive Plan and Land Use Regulatory Code
- Planning Commission recommendation for Council consideration
 - Six Individual Applications = One Package
- Analysis/outreach conducted between July 2018 and June 2019

2019 AMENDMENT DOCKET



Application

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

Origin

- High-Priority action Identified in Comprehensive Plan
- State mandated periodic review
- High-Priority action Identified in Comprehensive Plan
- City Council Initiated
- Joint City/County
- Staff + Council + Planning Commission + Permit Applicants

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PLANNING AND DEVELOPMENT

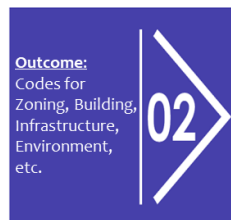


Planning

Establishing
Community Vision and
Priorities

Permit Review

Ensuring a proposal's
consistency with
community standards



Code Development

Establishing community
standards



Construction

Inspecting to ensure a
project's consistency
with approved permits

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COMMUNITY ENGAGEMENT



Diverse Access:

- Neighborhood Meetings
 - Stewart Middle School
 - Geiger Elementary School
 - Asia Pacific Cultural Center
 - Stadium High School
 - STAR Center
- Evening meetings
- Attending standing meetings
- Offered translation services
- Food and beverages
- Activities for children

Diverse Methods:

- Multiple ways to notify and inform
- Multiple ways to provide input
- Diverse opportunities for interaction:
 - Social media
 - Informal meetings
 - Story maps
 - Walking tour
 - Comment map

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COMMUNITY ENGAGEMENT



- 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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1. 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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1. FUTURE LAND USE IMPLEMENTATION

Policy UF-1.2 *Implement Comprehensive Plan land use designations through zoning designations and target densities*

Policy UF-1.4 *Direct the majority of growth and change to centers, corridors, and transit station areas, allowing the continuation of the general scale and characteristics of Tacoma's residential areas.*

Evaluation Criteria:

- Transit service
- Location on designated pedestrian streets
- Proximity to Mixed-use Centers
- Views
- Historic and Cultural Resources
- Walkable amenities

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2. SHORELINE MASTER PROGRAM



Periodic Review:

- Comply with applicable law and guidelines
- Assure consistency with Comprehensive Plan
- Reflect changed circumstances, new information, or improved data

Key Inputs:

- *Reflect DOE's Periodic Review Checklist*
- *Integrate Biodiversity Areas/Corridors standards in shorelines*
- *Sea Level Rise Policy*
- *Update Geologically Hazardous Area standards*
- *Minor residential additions in the Salmon Beach community*

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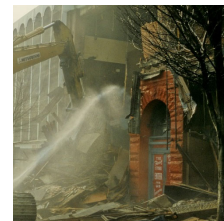
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3. HISTORIC PRESERVATION CODE IMPROVEMENTS



Historic Preservation in Tacoma consists of the following activities:

- **Identification** – Survey and recognition of historic resources
- **Management** – Mechanisms for protecting historic resources
- **Incentives and benefits** – Tools to assist property owners & encourage preservation of historically significant resources
- **Education and Advocacy** – Tools to build awareness & promotion of policies to encourage preservation



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3. HISTORIC PRESERVATION CODE IMPROVEMENTS



- **Enhanced demolition review**
 - Mixed-use Centers + National Register Districts
 - Mitigation strategies
- **Historic Conditional Use Permit amendments**
 - Allowing eating and drinking establishments
- **Code clean up**
 - Nomination processes



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4. HOUSING ELEMENT

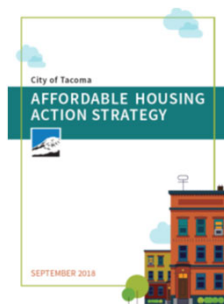


Proposed Housing Element updates:

- 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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4. HOUSING ELEMENT



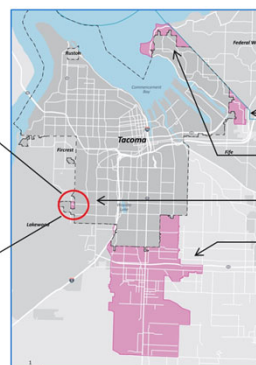
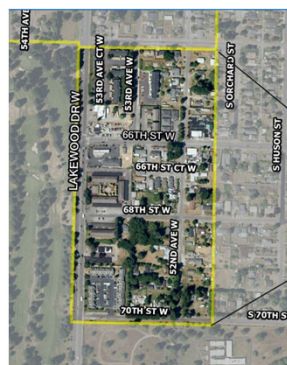
- Planning Commission implementation recommendations (AHAS Actions 1.2 *Inclusionary Zoning* and 1.8 *Diverse Housing Types*):
 - Near-term implementation: ADU Updates, Pilot Program 2.0, pre-approved housing plans, housing development cost reductions
 - Growth strategy evaluation to promote housing goals
- Calls for a broad, data-supported analysis and community engagement effort

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5. MANITOU POTENTIAL ANNEXATION AREA



Urban Growth Areas (or
Potential Annexation Areas):

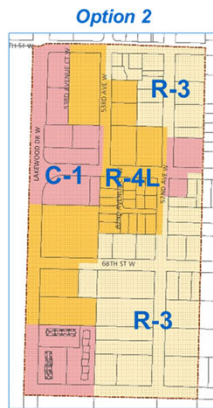
- Fife Heights
- Browns Point/Dash Point
- Manitou
- Parkland/Spanaway

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5. MANITOU POTENTIAL ANNEXATION AREA



Zoning Districts:

- C-1 for all commercial areas
- R-4L for all multi-family areas
- R-3 for all single-family areas
- All with STGPD Overlay

Land Use Designations:

- "Neighborhood Commercial" corresponding to C-1
- "Multi-Family (Low Density)" corresponding to R-4L and R-3

Note:

- Amending the Land Use Intensity and Zoning Classifications established in 2004

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6. 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
- Street trees

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HEALTH, EQUITY, SUSTAINABILITY



The amendments recommended for adoption were found to be consistent with and to implement policies in the *One Tacoma Comprehensive Plan* and to be supportive of the goals of *Tacoma 2025*:

- Expanded the breadth/diversity of outreach and civic engagement
- Promotes diverse housing choice in areas supported by transit, walkable amenities, schools and parks
- Expands cultural and historic resource protections to neighborhoods not currently protected
- Integrates Equity Index into the City's Housing Policies and acknowledges inequitable access to neighborhoods and housing
- Supports the growth of compact, complete and connected neighborhoods

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

NEXT STEPS



- August 15: Informational Meeting
- August 20: Public Hearing
- August 27: Study Session
- September 10: First Reading of Ordinance
- September 17: Final Reading of Ordinance

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