



**CITY OF TACOMA  
OFFICE OF THE CITY COUNCIL  
POLICY DEVELOPMENT WORKSHEET**

**TO:** Mayor & City Council  
**FROM:** Council Member Ryan Mello and Assistant to the City Manager Anita Gallagher  
**COPIES TO:** Elizabeth Pauli, City Manager; Tadd Wille, Deputy City Manager; Bill Fosbre, City Attorney  
**SUBJECT:** **Proposed Amendment to the 2019 Amendment to the Comprehensive Plan, Ord. #19-0940 Pertaining to Hawthorne Hill Zoning and Land Use Designation.**  
**DATE:** September 10, 2019

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## **Section A. Formative Stage of Development**

### **1. Problem Statement**

This amendment would remove a proposed reduction in the Comprehensive Plan Future Land use map intensity, and maintain the current zoning of a portion of Hawthorne Hill immediately adjacent to the McKinley Mixed Use Center. The currently proposed reduction in intensity would limit potential for transit-oriented development in an area within walking distance of the Dome District transit stations, including future light rail. The current zoning and Comprehensive Plan Land Use Designation should be retained until further zoning and land use study, including a view analysis, can be completed.

### **2. Policy Concept**

Retaining zoning flexibility for this site would enable a broader neighborhood conversation regarding the potential for new housing options in close proximity to transit, within a walking distance of a retail business district, and supporting improved livability within the neighborhood, while involving local residents in the decisions that affect them. This approach is supportive of the following Tacoma 2025 Indicators:

**Economy/Workforce:** *Equity Index Score:* Very Low Opportunity

Increase the number of infrastructure projects and improvements that support existing and new business developments.

Increase the percentage of people relocating to the city and affordability of housing compared to neighboring jurisdictions.



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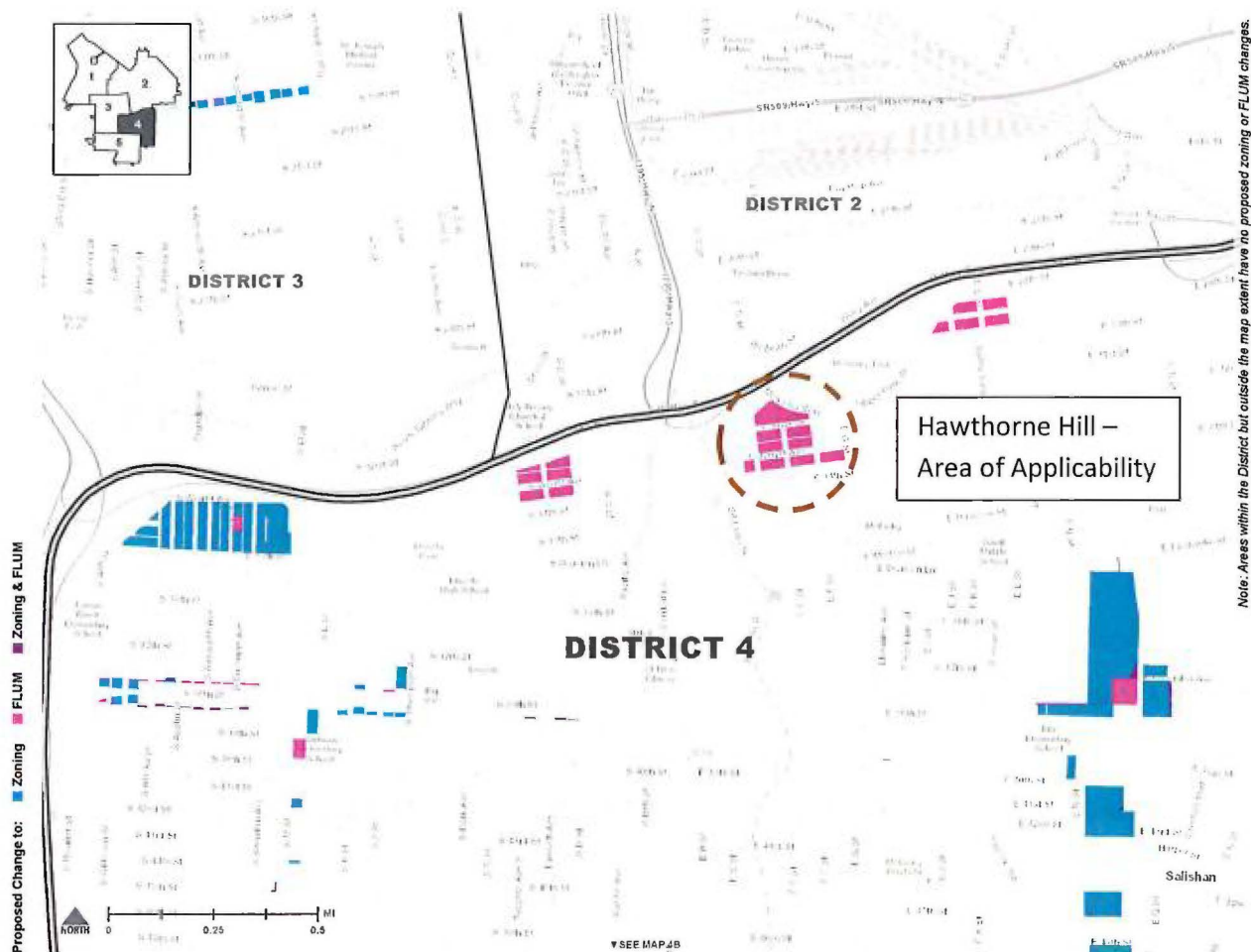
**Livability: Equity Index Score:** Moderate Opportunity

Improve access and proximity by residents to diverse income levels and race/ethnicity to community facilities, services, infrastructure, and employment.

Increase the number of Complete Compact Communities/ 20-Minute Neighborhoods throughout the city.

### 3. Policy Scope

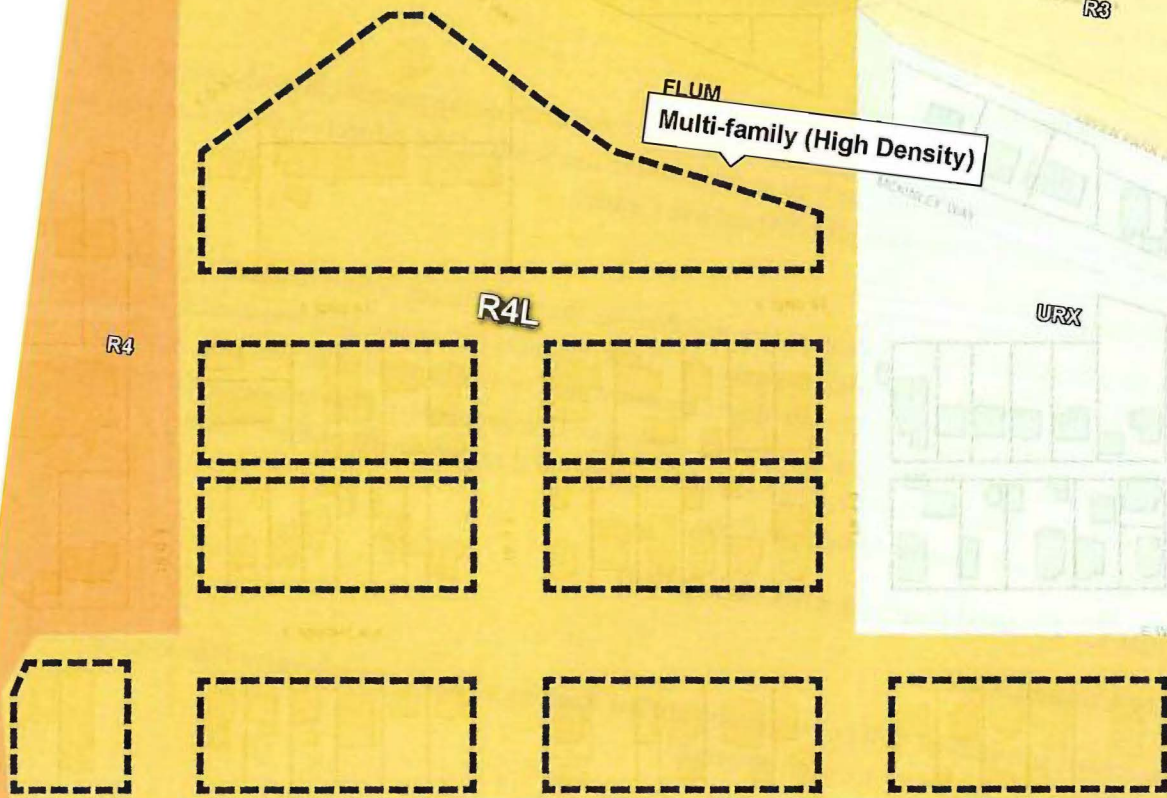
The following map depicts the general location of the proposed amendment:



The following map depicts the specific parcels affected by the proposed amendment and the current Comprehensive Plan Land Use Designation and Zoning Classifications:

### Current Land Use Designation & Zoning

 Area Reviewed





## **Section B. Policy Vetting and Review**

### **4. Policy Introduction**

The 2019 Amendments to the Comprehensive Plan and Land Use Regulatory Code will be presented for First Reading of Ordinance on September 17, 2019. The intent of this policy proposal is to introduce the amendment to the Future Land Use Map Implementation Ordinance at First Reading for consideration by the City Council.

### **5. Stakeholder Engagement**

This policy would directly affect the property owners and residents of the parcels currently proposed for a Comprehensive Plan map change, as well as residents to the South of the subject properties, as well as residents and businesses in the McKinley Mixed-use Center.

### **6. Impact Analysis**

There are no immediate impacts of the policy proposal, as the amendment would retain the current Zoning and Comprehensive Plan Map designation. Area residents have expressed some concern over view impacts from potential high-density development which would be studied as part of a separate legislative process. Any future consideration for zoning or Comprehensive Plan amendments relating to this area would be processed in accordance with the procedural requirements of the Growth Management Act and Tacoma Municipal Code.

## **Section C. Consideration and Adoption**

### **7. City Council Vote**

The proposed amendment will be introduced at First Reading of the Comprehensive Plan Ordinance at the September 17, 2019 City Council meeting.