



2015 ANNUAL AMENDMENT TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

ASSESSMENT REPORT

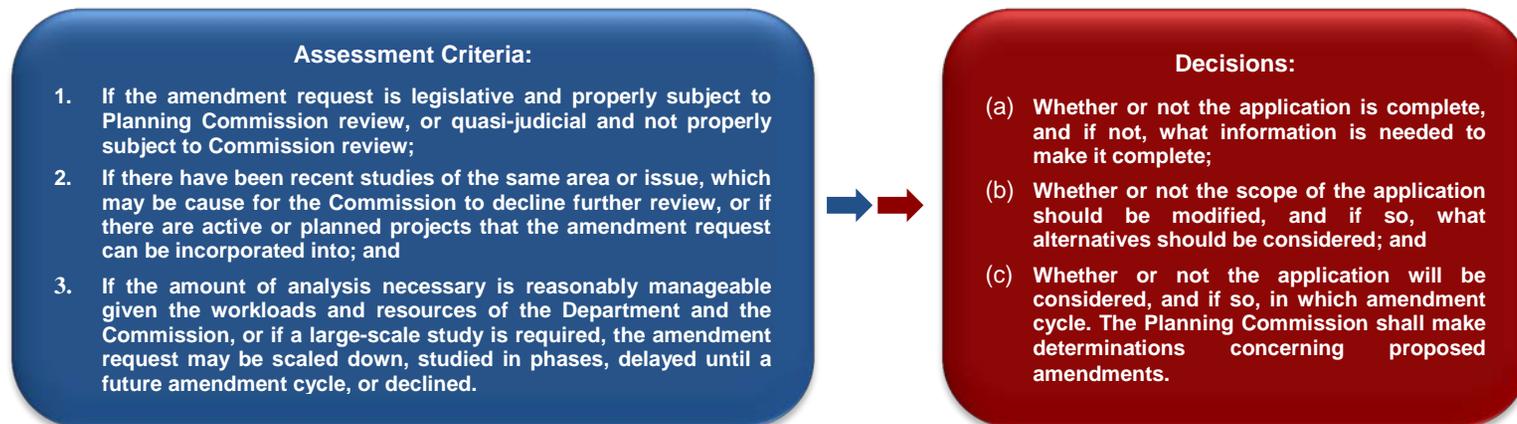
(Approved by the Planning Commission, September 17, 2014)

(See **Staff Notes** on pages 3 and 7)

The review cycle for the 2015 Annual Amendment to the Comprehensive Plan and the Land Use Regulatory Code runs from August 2014 to October 2015 (See Attachment A – “2015 Annual Amendment Schedule”).

By the application deadline of August 1, 2014, one private application was received and nine proposals were assembled by the Planning and Development Services Department based on state and regional mandates and requirements, City Council's requests and directives, Planning Commission's suggestions, community's input, and customers' feedback. In addition, the Planning Commission expects to receive a recommendation from the Landmarks Preservation Commission in January 2015 concerning an application for the designation of a conservation district and area-wide rezone; the application is also included in the 2015 Annual Amendment package.

Pursuant to the Tacoma Municipal Code (TMC), Section 13.02.045 – Adoption and Amendment Procedures, the Planning Commission is required to review the applications against the assessment criteria, and make a decision within 120 days (i.e., by November 29, 2014) whether these applications should be forwarded for technical analysis.



To facilitate the Planning Commission's review and decision-making, staff has compiled a description of each of the applications/proposals and the corresponding assessment comments, as shown in the table below.

APPLICATION / PROPOSAL	APPLICANT	PLAN / CODE AMENDMENT	DESCRIPTION OF PROPOSED AMENDMENT	ASSESSMENT
1. 2015 GMA Update	PDS	Plan & Code Amendment	Review and update the Comprehensive Plan in accordance with the Periodic Update requirements (RCW 36.70A.130) of the State Growth Management Act (GMA). The objectives are to (a) ensure that the Comprehensive Plan continues to be consistent with applicable state and regional mandates and requirements; (b) update population and employment allocations, and other relevant technical and supporting data; (c) renew the vision and growth strategies based on the community's needs and desires; (d) amend, rescind and add various elements of the Comprehensive Plan as appropriate; (e) enhance the format, style and organization of the Comprehensive Plan; (f) revise existing development regulations to be consistent with the Comprehensive Plan amendments as necessary; and (g) identify additional amendments needed to the Comprehensive Plan and development regulations to be accomplished in subsequent years.	<ul style="list-style-type: none"> • Legislative and properly subject to Planning Commission review. • Need to be coordinated with Proposals #2, #3, #4, #5, #6, #7, #8 and #10.
2. Mixed-Use Centers Review	PDS	Plan & Code Amendment & Area-wide Rezone	This project, in response to the City Council's request, expands upon the review of the Neighborhood Mixed-Use Centers (MUCs) during the 2014 Annual Amendment process and involves a comprehensive review of all MUCs, to determine their effectiveness in achieving the City's intent and vision. The project may result in modifications or revisions to the number, location and types of designated MUCs, as well as to the vision, growth strategies and development concept as portrayed in the Comprehensive Plan, as appropriate. The Mixed-Use Center review will be a central component in updating the City's Growth Strategy and Development Concept Element and Generalized Land Use Elements in the Comprehensive Plan as part of the 2015 GMA Periodic Update.	<ul style="list-style-type: none"> • Legislative and properly subject to Planning Commission review. • A continuation of recent reviews of the Neighborhood Mixed-Use Centers in 2014. • Needs to be coordinated with Proposals #1, #3, #4 and #6.

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<p>3. McKinley Mixed-Use Center Boundary Expansion</p>	<p>MC Real Estate Consultants, LLC</p>	<p>Plan & Code Amendment & Area-wide Rezone</p>	<p>The applicant requests an expansion of the boundary and zoning of the McKinley Mixed-Use Center to include an area abutting the northwest sector of the existing center. The expansion area, located in the southeast quadrant of the I-5/I-705 Interchange, is a residential area anchored by the Hawthorne Hills Condominiums and the Harbor View Apartments. The intent of the proposal is to promote infill development and redevelopment of vacant and underutilized property in the area, and to benefit local business in the center. (See Attachment B – “McKinley MUC Boundary Expansion Application”)</p> <p>Staff Notes: <i>This application (#2015-03) has been denied by the Planning Commission on September 17, 2014. The Commission acknowledges that the same proposal as contained in Application #2008-01 was denied in 2008 because (a) the expansion area was thoroughly evaluated in 2007 as a part of establishing the boundary for the then proposed McKinley Mixed-Use Center, but was not included in the center, partly in response to concerns expressed by residents during public outreach; and (b) the center should be allowed a period of time for redevelopment to occur, especially in the core areas of the center, before expanding its boundaries. The Commission believes that the rationale for denying Application #2008-01 continues to be valid and applicable to the consideration for denying Application #2015-03. The Commission also believes that consideration of any significant boundary expansions would be more appropriate after the city-wide, comprehensive Mixed-Use Centers Review (Application #2015-02) is complete.</i></p>	<ul style="list-style-type: none"> • Legislative and properly subject to Planning Commission review. • The applicant contacted the City in 2007 wishing to become a part of the McKinley Mixed-Use Center that was then being established. At that time, staff advised the applicant to wait and see if the center designation would induce redevelopment in the core of the McKinley neighborhood. • The applicant followed up by submitting an application for the 2008 Annual Amendment, which was denied by the Planning Commission on February 6, 2008. (See Attachment C – “Assessment Report for Application #2008-01 McKinley MUC Boundary Change”) • If forwarded for technical analysis, this project needs to be coordinated with Proposals #1, #2 and #10, or could be incorporated into Proposal #2.

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4. Land Use Designations (Phase 2)	Planning & Development Services Department (PDS)	Plan Amendment	This is the second phase of the multi-year effort that began in the 2013 Annual Amendment cycle to revise and update the Comprehensive Plan's land use designation approach, from the current Land Use Intensities to a more simplified and easily understood classification system. The first phase, adopted by the City Council in June 2013, resulted in the removal of the Intensity designations from all Mixed-Use Centers and Shoreline Districts and the approval of a new Land Use Designation Framework. This second phase involves the complete incorporation of the new framework into the Comprehensive Plan, a review of existing and proposed land use patterns and zoning against the new designation framework, rectification of inconsistencies between the intensities and the zoning, and substantial re-designation of properties in the City based on the new framework. The scope of this phase will address Plan amendments primarily, while later phases may be required to accomplish rezones in TMC 13.06 necessary for consistency with the final land use designation map.	<ul style="list-style-type: none"> • Legislative and properly subject to Planning Commission review. • A continuation of previous work in 2013. • Needs to be coordinated with Proposals #1, #2 and #10.
5. Critical Areas Preservation Code Update	PDS	Plan & Code Amendment	Conduct an update of the Best Available Science pertaining to designated critical areas, in accordance with the GMA Periodic Update requirements (RCW 36.70A.130), and amend various sections of TMC 13.11 Critical Areas Preservation Code accordingly. Also, relevant policies in certain elements of the Comprehensive Plan may be revised.	<ul style="list-style-type: none"> • Legislative and properly subject to Planning Commission review. • Needs to be coordinated with Proposals #1 and #10.

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6. Transportation Master Plan	Public Works Department and PDS	Plan Amendment	The Transportation Master Plan that is being developed through the Transportation Commission's review and analysis process will set forth the City's vision and long-term goals for a cohesive, efficient, and effective multimodal transportation system. It will be a primary tool for forecasting transportation demand and identifying services and improvements needed to achieve those goals and accommodate future demands. The Transportation Master Plan is scheduled for completion by the end of 2014 and will replace or inform the update of the Transportation Element of the Comprehensive Plan.	<ul style="list-style-type: none"> • Legislative and properly subject to Planning Commission review. • Needs to be coordinated with Proposals #1 and #2.
7. Open Space Habitat and Recreation Element	PDS	Plan Amendment	This project continues the effort initiated during the 2014 Annual Amendments to update the element and obtain certification from the State Recreation and Conservation Office (RCO) to maintain the City's eligibility for certain funding programs. The 2014 amendment to the element, adopted in July 2014, reaffirmed the vision and goals, updated the inventory of capital projects and assets, and strengthened the implementation strategies. The 2015 amendment will address any remaining RCO planning requirements, including in particular public outreach and open space/recreation needs assessments.	<ul style="list-style-type: none"> • Legislative and properly subject to Planning Commission review. • A continuation of previous work in 2014. • Needs to be coordinated with Proposal #1.
8. Affordable Housing Planning Work Program (Phase 3)	PDS	Code Amendment	This is the third phase of a multi-year effort to implement planning policy tools based on the recommendations of the Affordable Housing Policy Advisory Group (AHPAG). Phase 1, adopted by the City Council in June 2012, incorporated the Affordable Housing Policy Principles into the Housing Element; and, Phase 2, adopted in July 2014, updated Housing Element policies and the Zoning Code to promote infill. Through Phase 3, the Planning Commission will consider proposals including new residential infill/affordable building types options (e.g., detached Accessory Dwelling Units, cottage housing), affordable housing incentive and inclusionary approaches, and regulatory refinements intended to streamline and reduce cost of development permit review.	<ul style="list-style-type: none"> • Legislative and properly subject to Planning Commission review. • A continuation of previous reviews in 2012 and 2014. • Needs to be coordinated with Proposals #1, #2 and #10.

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<p>9.</p> <p>Electric Vehicle Infrastructure (Phase 2)</p>	<p>PDS</p>	<p>Code Amendment</p>	<p>This project continues the effort during the 2014 Annual Amendment to amend the Land Use Regulatory Code to incorporate and address sustainability related issues identified through recent projects and analyses, including LEED-ND (LEED for Neighborhood Development), STAR (Sustainability Tracking and Assessment Rating System), and NPDES LID (National Pollutant Discharge Elimination System – Low Impact Development) Review, and other relevant code issues reviewed by the Regional Code Coordinating Committee. The main focus of the 2015 code amendment will be on electric vehicle infrastructure as requested by the City Council. The Sustainable Tacoma Commission will act as the lead in developing recommendations for potential incentives and regulatory measures needed to continue expanding the electric vehicle market in the City of Tacoma and to reduce barriers to entry.</p>	<ul style="list-style-type: none"> • Legislative and properly subject to Planning Commission review. • A continuation of previous work in 2014. • Needs to be coordinated with Proposal #10.
<p>10.</p> <p>Code Cleanup</p>	<p>PDS</p>	<p>Code Amendment</p>	<p>Amend various sections of the Land Use Regulatory Code to update information, address inconsistencies, correct minor errors, provide additional clarity, and improve administrative efficiency. An example is the proposed refinements to the newly adopted Landscaping Code identified through the first 6 months of code implementation, to ensure the code is working smoothly and meeting its intent. Some other examples include: creating consistent language for sign code regulations, reviewing/updating internal non-motorized connectivity standards, refining the definitions of the different types of Special Needs Housing, and resolving inconsistencies between zoning and designations/intensities.</p>	<ul style="list-style-type: none"> • Legislative and properly subject to Planning Commission review. • Needs to be coordinated with Proposals #1, #3, #4, #5, #8, #9 and #11.

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11. West Slope Neighborhood Conservation District	West Slope Neighborhood Coalition (WSNC)	Code Amendment & Area-wide Rezone	The WSNC submitted a proposal and application for area-wide rezone in December 2013 to establish a conservation district overlay in the area bounded by Terrace Dr. to the north, S. Jackson St. to the east, S. 19 th St. to the south, and the general alignment along S. Mountain View Av. to the west. The purpose of the proposal is to preserve and protect the distinctive character of the area and to protect the neighborhood from unnecessary demolition, inappropriate new construction, and inappropriate additions. The Landmarks Preservation Commission (LPC) is currently in the process of considering the merits of the proposal in terms of designation criteria as set forth in TMC 13.07 and developing design guidelines for applicable design review within the district if so designated. The LPC is scheduled to make its recommendation in March 2015 which shall be considered by the Planning Commission pursuant to the procedures for area-wide zoning as set forth in TMC 13.02.053.	<ul style="list-style-type: none"> • Legislative and properly subject to Planning Commission review. • A consultant study in 2007-2009 funded by the City at the request of the WSNC did not recommend designating a historic district in the area due to lack of historic integrity and neighborhood consensus, but recommended Plan and Code amendments to allow for stand-alone conservation districts. Said amendments were effectuated in 2011. • Needs to be coordinated with Proposal #10.

Attachments:

- A. 2015 Annual Amendment Schedule
- B. “McKinley Mixed-Use Center Boundary Expansion” Application
- C. Assessment Report for “Application #2008-01 McKinley MUC Boundary Change”

Staff Notes:

Since Application #2015-03 has been denied by the Planning Commission, Attachments B and C are not included in this final report, but are available upon request. Only Attachment A is included (see next page).



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SCHEDULE

(As of August 28, 2014)

Keys:

City Council
Council Standing Committees
Planning Commission
Staff

Date	Actions
August 1, 2014	Applications due
September 3	Planning Commission review and approval of the Assessment Report
September 24	Infrastructure, Planning and Sustainability Committee review of the 2015 Annual Amendment proposals as part of the Planning Work Program for 2014-2016
September 2014 – May 2015	Technical analyses of the proposals, and Planning Commission’s reviews and directions (approx. 15 meetings)
September 2014 – June 2015	Public Outreach (including community workshops, meetings with Neighborhood Councils and stakeholders, and correspondence and online communications)
October 2014 – May 2015	Reviews of individual proposals by the Infrastructure, Planning and Sustainability Committee, the Neighborhood and Housing Committee, and other Council standing committees as appropriate
June 3, 2015	Planning Commission authorizes proposed amendments for public review
June 10	Infrastructure, Planning and Sustainability Committee review of Planning Commission’s public hearing proposals
June 24	Community Information Session (pre-hearing)
July 1	Planning Commission Public Hearing
July 8	Planning Commission Public Hearing record closes
July 15, August 5	Planning Commission review of public testimony and considering modifications to the proposals
August 19	Planning Commission recommendations to the City Council
August 26	Infrastructure, Planning and Sustainability Committee review of Planning Commission’s recommendations
September 1	City Council resolution setting a public hearing date
September 15	City Council Study Session
September 15	City Council Public Hearing
September 23	Infrastructure, Planning and Sustainability Committee review of public testimony, considering modifications to the proposals, and issuing “Recommendation for Adoption”
September 29	City Council first reading of ordinances
October 6	City Council final reading of ordinances
October 31, 2015	Effective date of adopted amendments