

Comprehensive Plan And Land Use Regulatory Code

Proposed Amendments for 2015



Public Review Document

Prepared for
Planning Commission Public Hearing
August 19, 2015

City of Tacoma
Planning & Development Services Department
Planning Services Division
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www.cityoftacoma.org/planning



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Table of Contents

I.	Executive Summary -----	1
	• Planning Manager’s Letter to the Community	
	• Summary of Proposed Amendments	
	• Public Hearing Notice	
II.	Proposed Amendments and Staff Analyses	
	II-1. Comprehensive Plan Update -----	17
	II-2. Mixed-Use Centers Review -----	531
	II-3. Affordable Housing Regulations -----	635
	II-4. Code Cleanup -----	705
	II-5. Narrowmoor Addition Conservation District ----	775
III.	Determination of Environmental Nonsignificance and Environmental Checklist -----	831

I. Executive Summary



City of Tacoma
Planning and Development Services

PLANNING MANAGER'S LETTER TO THE COMMUNITY
RE: 2015 ANNUAL AMENDMENT

July 29, 2015

Dear Community Members:

I would like to invite you to attend and provide comments at the following functions concerning the "2015 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code":

Community Informational Sessions

Wednesday, August 12, 2015, 6:00 – 8:00 p.m.
Baker Middle School, 8001 South J Street, Tacoma, WA 98408

Thursday, August 13, 2015, 6:00 – 8:00 p.m.
Stadium High School, 111 North E Street, Tacoma, WA 98403

Planning Commission Public Hearing

Wednesday, August 19, 2015, 5:00 p.m.
Council Chambers, Tacoma Municipal Building, 747 Market Street, Tacoma, WA 98402

As many of you know, every year the City considers amendments to the Comprehensive Plan and the Land Use Regulatory Code through a single, consolidated package, which we refer to as the "Annual Amendment." The 2015 Annual Amendment Package includes the following five subjects:

1. Comprehensive Plan Update
2. Mixed-Use Centers Review
3. Affordable Housing Regulations
4. Code Cleanup
5. Narrowmoor Addition Conservation District

The Tacoma Planning Commission has recently completed the initial technical analysis of the 2015 Annual Amendment Package and would like you to weigh in on the proposals before they make a recommendation to the City Council. Here are just a few ways how you can get involved:

- Visit the Planning Division's website at www.cityoftacoma.org/planning, and click on "2015 Annual Amendment" or "Tacoma 2040: Growing Tomorrow's City" (or click on any other link to review the various exciting projects);
- E-mail us at planning@cityoftacoma.org or call us at (253) 591-5682;
- Attend the Community Informational Sessions on August 12 and 13 to learn more about the 2015 Annual Amendment package and provide comments;
- Testify at the Planning Commission's public hearing on August 19, 2015;
- Provide written comments by 5:00 p.m., Friday, August 28, 2015, via:

- ✓ E-mail to planning@cityoftacoma.org;
 - ✓ Fax to (253) 591-5433; or
 - ✓ Letter to Planning Commission, 747 Market Street, Room 345, Tacoma, WA 98402;
- Request a meeting with staff. We can meet you at City Hall, or would be happy to come to your meetings to provide a short briefing and solicit your comments, concerns and suggestions; or
 - Get on the Planning Commission's E-mail Distribution List to receive the Commission's meeting agendas twice a month and other announcements.

Attached for your review is the **2015 Annual Amendment Summary** that includes an overview of the amendment package, the project timeline, and a summary for each of the five subjects. The complete text of the proposed amendments and the corresponding staff analysis reports, as well as the environmental review are compiled into a larger volume, the Public Review Document, which is posted at www.cityoftacoma.org/planning (and linked to "2015 Annual Amendment" or "Tacoma 2040: Growing Tomorrow's City").

I would also make special note that this year's package includes a unique item – a substantial review and update to our entire Comprehensive Plan, which is required periodically by the State Growth Management Act. The Comprehensive Plan is the City's official statement concerning future growth and development. It sets forth goals, policies, and strategies for the health, welfare, and quality of life of Tacoma's residents. It addresses a whole array of important issues such as land use, housing, neighborhoods, environment, transportation, capital facilities, historic preservation, and economic development. The Land Use Regulatory Code (Title 13 of the Tacoma Municipal Code), along with other applicable development regulations and governing procedures, provide the key mechanism that implements and supports the Comprehensive Plan.

We in the Planning Division appreciate your active involvement in this important work. We look forward to your continued support and shared efforts to realize the City of Tacoma's vision and our goal to guide community growth and development in a manner that protects environmental resources, enhances quality of life, promotes distinctive neighborhoods and a vibrant downtown, and involves citizens in the decisions that affect us.

Sincerely,



BRIAN BOUDET, MANAGER
Planning Services Division

Enclosure

c: Peter Huffman, Director, Planning and Development Services Department
Chris Beale, Chair, Tacoma Planning Commission



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

SUMMARY OF PROPOSED AMENDMENTS July 29, 2015

Amendment Package

The Proposed Amendments to the Comprehensive Plan and Land Use Regulatory Code for 2015 (or the “2015 Annual Amendment Package”) include the following five subjects:

1. Comprehensive Plan Update	Amend the Comprehensive Plan pursuant to the Periodic Update requirements of the State Growth Management Act (RCW 36.70A.130); ensure the Plan continues to be consistent with applicable state and regional mandates; update population and employment allocations, and other relevant data; renew the City’s vision and growth strategies based on the community’s needs and desires; enhance the format, style and organization of the Plan; and revise development regulations to be consistent with the Plan amendments.
2. Mixed-Use Centers Review	Review designated Mixed-Use Centers (MUCs) to determine their effectiveness in achieving the City’s intent and vision and inform the Comprehensive Plan Update in such areas as the growth strategy, development concept, land use, urban form, housing, transportation, and economic development.
3. Affordable Housing Regulations	Amend the Tacoma Municipal Code to implement a package of residential infill/affordable building proposals and affordable housing incentive, bonus, and inclusionary strategies which are part of a package of initiatives recommended by the City Council’s Affordable Housing Policy Advisory Group.
4. Code Cleanup	Amend various sections of the Land Use Regulatory Code to update information, address inconsistencies, correct minor errors, provide additional clarity, and improve administrative efficiency.
5. Narrowmoor Addition Conservation District	Designate a 129-acre portion of the “West Slope Neighborhood,” including portions of Narrowmoor Additions #1 – 4, as a Conservation Special Review District Overlay Zone (A private application by the West Slope Neighborhood Coalition).

Applications Considered

These five subjects are repackaged from the following proposed amendments (applications) that were considered in August-September 2014 when the 2015 Annual Amendment process began:

Applications Considered in August-September 2014	Status as of July 2015
1. 2015 GMA Update (Comprehensive Plan Update)	<i>Moving forward</i>
2. Mixed-Use Centers Review	<i>Moving forward</i>
3. McKinley Mixed-Use Center Boundary Expansion (private application)	<i>Application denied; intent of request to be reviewed upon completion of #2</i>
4. Land Use Designations – Phase 2	<i>Rolled into #1</i>
5. Critical Areas Preservation Code Update	<i>Rolled into #1</i>
6. Transportation Master Plan	<i>Rolled into #1</i>
7. Open Space Habitat and Recreation Element	<i>Rolled into #1</i>
8. Affordable Housing Planning Work Program – Phase 3	<i>Moving forward</i>
9. Electric Vehicle Infrastructure – Phase 2	<i>Review in progress; not moving forward at this time</i>
10. Code Cleanup	<i>Moving forward</i>
11. Narrowmoor Addition Conservation District	<i>Moving forward</i>
12. Land Use Designation in North Slope Historic District (private application submitted in March 2015)	<i>Application denied; intent of request reviewed as part of #4</i>

Project Schedule

The 2015 Annual Amendment process began in July 2014 and is expected to be completed by December 2015. The schedule of the project is as follows (dates after August 19 subject to change):

Date	Actions
August 1, 2014	Applications for Proposed Amendments due
September 17, 2014	Planning Commission approval of Assessment Report for applications
June 2014 – July 2015	Planning Commission reviews and technical analyses
September 2014 – July 2015	City Council Study Sessions
September 2014 – May 2015	Infrastructure, Planning and Sustainability Committee reviews
March – April 2014	Neighborhood and Housing Committee reviews
September 2014 – August 2015	Public Outreach (including community workshops, meetings with Neighborhood Councils and stakeholders, exhibitions at farmer's markets, surveys, and correspondence and online communications)
July 15, 2015	Planning Commission authorization for release of the 2015 Annual Amendment Package for public review
August 12 and 13, 2015	Community Informational Meetings prior to public hearing
August 19, 2015	Planning Commission Public Hearing (hearing record open through August 28 to accept written comments)
September 2 and 16, 2015	Planning Commission review of public comments and consideration of appropriate modifications to the proposal
October 7, 2015	Planning Commission recommendations to the City Council
October 14, 2015	Infrastructure, Planning and Sustainability Committee review of Planning Commission's recommendations
October 27, 2015	City Council Study Session and Public Hearing
October 28, 2015	Infrastructure, Planning and Sustainability Committee debriefing Council hearing and making a recommendation
November 3, 2015	City Council first reading of ordinances to adopt proposed amendments
November 10, 2015	City Council final reading of ordinances
December 1, 2015	Effective Date of adopted amendments

Summaries of Proposals

Summaries of the five subjects are provided on the following pages. The full text and the environmental review associated with the proposals, as well as other pertinent background information are compiled in the Public Review Document, prepared for the Planning Commission's public hearing on August 19, 2015. The document can be viewed at the office of the Planning and Development Services Department (747 Market Street, Room 345), or online at:

www.cityoftacoma.org/planning

(and click on either "2015 Annual Amendment" or "Tacoma 2040: Growing Tomorrow's City").

1. Comprehensive Plan Update

Amend the Comprehensive Plan pursuant to the Periodic Update requirements of the State Growth Management Act (RCW 36.70A.130); ensure the Plan continues to be consistent with applicable state and regional mandates; update population and employment allocations, and other relevant data; renew the City’s vision and growth strategies based on the community’s needs and desires; enhance the format, style and organization of the Plan; and revise development regulations to be consistent with the Plan amendments.

Proposal

- 1. Major Themes and General Updates** – The proposed Comprehensive Plan Update is not a major departure from the City’s current policies, but rather, seeks to further advance the City’s adopted goals of a more equitable, healthy, and sustainable City, through the following themes: Equity, Urban Design, Climate Change, Focus and Prioritize Efforts, and Simplify and Streamline the Plan document.
- 2. Document Framework and Organization** – The Update would replace the current elements of the Comprehensive Plan with proposed elements, as listed below:

Current Elements	Proposed Elements
Introduction	Introduction + Vision
Growth Strategy and Development Concept	Urban Form
Generalized Land Use	Design + Development
Housing	Housing
Capital Facilities	Public Facilities + Services
Utilities	
Economic Development Plan	Economic Development
Transportation	Transportation Master Plan
Environmental Policy	Environment
Open Space, Habitat and Recreation	
Urban Forest Policy	
	Parks + Recreation
Arts and Culture	Policies incorporated in Design + Development and Economic Development elements
	Engagement, Administration + Implementation
Container Port	Container Port
Downtown	Downtown
Glossary	Glossary
Shoreline Master Program	Shoreline Master Program
Capital Facilities Program	Capital Facilities Program
Downtown Subarea Plans	Downtown Subarea Plans
Historic Preservation Plan	Historic Preservation Plan
Neighborhood Element	
Tacoma Dome Area Plan	
Capital Facilities Program	
Community Facilities Plan	
MLK Jr. Way Design Plan	
Sixth Avenue Design Plan	
South 38 th Street Design Plan	

3. **Land Use Designations and Future Land Use Map** – The Update would also modify the land use designations, as depicted below:

Current Intensity Designations	Proposed Land Use Designations
Single Family Intensity	Single Family Residential
Low Intensity	Multi-Family (Low Density)
Medium Intensity	Multi-family (High Density)
High Intensity	Parks and Open Space
Neighborhood Center (Adopted in Phase 1)	Neighborhood Center
Community Center (Adopted in Phase 1)	Crossroads Center
Urban Center (Adopted in Phase 1)	Tacoma Mall Regional Growth Center
Downtown Center (Adopted in Phase 1)	Downtown Regional Growth Center
Shoreline (Adopted in Phase 1)	Shoreline
	Major Institutional Campus
	Neighborhood Commercial
	General Commercial
	Light Industrial
	Heavy Industrial

4. **Mixed-Use Centers** – The Update also incorporates some recommendations of the Mixed-Use Centers Review study. (See staff report for the Mixed-Use Centers Review.)
5. **High Priority Implementation Projects and Programs** – The Update proposes to add a new Engagement, Administration and Implementation Element that includes a summary of projects and programs that are considered a high priority for implementing the goals and policies of the Comprehensive Plan.
6. **TMC 13.11 Critical Areas Preservation Code (CAPO)** – Regulatory amendments are being proposed to bring the CAPO into consistency with recent regional updates and new federal guidance, specifically related to wetland delineation and wetland and stream classifications. The GMA requires jurisdictions to consider best available science in the development of critical areas policies and regulations. The best available science has been utilized in not only the development of proposed amendments to CAPO, but also the review and update of environmental policies in the Comprehensive Plan.
7. **Transportation Master Plan** – Significant updates are proposed to the Transportation Element of the Comprehensive Plan. This work was conducted as part of the Transportation Master Plan (TMP) development. The document represents a significant update to previous Transportation Elements, and builds on the advances of the Mobility Master Plan. The new document focuses on an integrated multimodal approach to transportation. Principal routes are identified for each mode, including transit and streetcar priority corridors. The draft TMP also prescribes performance measures for tracking the implementation of the vision and policies articulated in the plan.

Outreach

Community outreach has been extensive and ongoing since 2013. Public engagement began with the kick-off of the development of the Transportation Master Plan (TMP) and the Tacoma 2025 strategic planning processes which created the underlying foundation for the Comprehensive Plan Update.

To launch the Comprehensive Plan Update process, community workshops were hosted in each of the five Council District between March 30, 2015 and April 23rd, 2015. City staff also partnered with SAFE Streets to conduct outreach specific to non-English speaking communities in the City. Translation services were provided by SAFE Streets and City of Tacoma volunteers. In addition, staff presented materials for comment to the Landmarks Preservation Commission, Sustainable Tacoma Commission, Master Builders Association, West End Neighborhood Council, New Tacoma Neighborhood Council, and

the South Tacoma Neighborhood Council. Staff participated in the Sustainability Expo to raise awareness for the Comprehensive Plan and Transportation Master Plan update and provided information on the Planning Commission process and comment period at farmers markets in 6th Ave, South Tacoma, and the Eastside.

A student team formed by the Portland State University's Master of Urban and Regional Planning Program studied the City of Tacoma's housing policies, patterns, opportunities, and options. The team participated in and utilized the Comprehensive Plan Update's community workshops, conducted online surveys, and solicited feedback from citizens. Nearly 400 people were reached through the project and offered views about housing and neighborhoods in Tacoma.

Planning Commission's Review

The Planning Commission reviewed the scope of work for the project on July 16, 2014, and conducted approximately 20 reviews during the next 12 months of various topics included therein. The Commission authorized the distribution of the draft Comprehensive Plan Update for public review on July 15, 2015.

2.

Mixed-Use Centers Review

Review designated Mixed-Use Centers (MUCs) to determine their effectiveness in achieving the City's intent and vision and inform the Comprehensive Plan Update in such areas as the growth strategy, development concept, land use, urban form, housing, transportation, and economic development.

Proposal

This is a study only and does not include any proposed amendments to the Comprehensive Plan. The report reviews the performance of the City of Tacoma's existing Mixed-Use Centers (MUCs) and is a supporting document to the draft Comprehensive Plan.

In order to thoroughly review the existing conditions and future development opportunities for the City's MUCs, and make recommendations for future improvement, the report includes the following elements:

- An overview of the MUCs included in the study, as well as the Comprehensive Plan criteria used to evaluate the centers.
- Profiles of the existing conditions of each center as well as implementation opportunities;
- Differentiation of the centers by form and function rather than service area;
- Analysis of the centers, including an economic feasibility of likely future development;
- Recommendations for potential future policy revisions or implementation actions.

Some of the recommendations of the study that are being incorporated into the Comprehensive Plan Update include:

- Revise the Center designations based on four types of center, i.e., Downtown Regional Growth Center, Tacoma Mall Regional Growth Center, Crossroads Centers, and Neighborhood Centers.
- No modifications recommended at this time to the number of, locations or boundaries of the mixed-use centers.
- Simplify the center typologies:
 - Incorporate the Hilltop and Stadium Neighborhood Centers as subareas within but part of the Downtown Regional Growth Center;
 - Rename the Urban Center as the Tacoma Mall Regional Growth Center to better signify the purpose and role of the center;
 - Rename the Community Centers as Crossroads Centers to shift the emphasis from a market trade area to a focus on the design characteristics of these centers.
- Give greater priority to the mixed-use centers in the allocation of resources for transportation and public facility and services investments.
- Consider the following factors in prioritizing investments among the centers:
 - Focus and coordinate investments in a few centers for maximum effect;
 - Focus investments in centers where the real estate market is emerging and where public efforts would likely stimulate private investment;
 - Identify and respond to special needs and opportunities in centers.

Outreach

Being part of the 2015 Annual Amendment, public outreach for the Mixed-Use Centers Review study has been coordinated with the Comprehensive Plan Update. (See staff report for the Comprehensive Plan Update.)

Planning Commission's Review

The Planning Commission reviewed the subject on August 20, November 19 and December 10 in 2014, as well as on April 15 and July 8 in 2015. The Commission acknowledged the importance and uniqueness of this study and suggested on July 8, 2015 that the report be distributed along with all other proposed amendments for public review and comment.

3.

Affordable Housing Regulations

Amending the Tacoma Municipal Code to implement a package of residential infill/affordable building proposals and affordable housing incentive, bonus, and inclusionary strategies which are part of a package of initiatives recommended by the City Council's Affordable Housing Policy Advisory Group.

Proposal

The intent of this proposal is to promote housing affordability and choice throughout the neighborhoods of the City through a range of affordable housing incentive and residential infill proposals. This package of policy initiatives is the third and final phase of planning-related recommendations made by the City Council-appointed Affordable Housing Policy Advisory Group (AHPAG). The current proposals fit generally into two categories: 1. Residential infill/affordable building proposals which seek to promote affordability by allowing a broader range of housing types and higher densities, and by promoting housing development generally. 2. Proposals to incentivize the inclusion of affordable housing in developments through offering height, density or other bonuses, and to require the inclusion of affordable units in association with residential upzones.

Specifically, the proposals if adopted would implement the following through code changes:

1. **Additional lot size flexibility** options for context-responsive infill (all Residential Districts).
 - a. Allow smaller lot sizes to a minimum of 3,000 square feet in some circumstances, through a short/full subdivision lot size averaging approach.
 - b. Update the existing Critical Areas density bonus option to provide lot size and setback flexibility.
 - c. Update Small Lot design standards to better provide for context-responsive residential infill.
 - d. In R-1 and R-2 Districts, allow for half of the width of abutting alleys to be counted toward the required minimum lot area, up to 10 percent of the minimum lot area requirement.
2. **Special Review Districts refinements** (R2-SRD and HMR-SRD): Proposed changes are intended to promote a predominately single-family detached development pattern, with additional provisions for smaller lot sizes and some mix of housing types.
 - a. Reduce minimum detached Single-family Lot size from 4,500 square feet to 3,500 square feet, with enhanced Small Lot Design Standards.
 - b. Update Conditional criteria for 2 and 3-family development to introduce more flexibility to allow this type of development, when consistent with neighborhood and historic district character.
 - c. Update NRX District lot standards for consistency with the proposed changes to the SRD Districts.
3. Create a **Pilot Residential Infill Program** approach to allow innovative housing types with heightened review, and subsequent code refinement. The proposal would allow the following infill housing types, with enhanced discretionary City review:
 - a. Detached Accessory Dwelling Units (DADU's) in R-2, R2-SRD and HMR-SRD Districts.
 - b. Two-family development as a Conditional Use on corner lots in R-2 Districts.
 - c. Multi-family development as a Conditional Use in R-3 Districts.
 - d. Cottage housing developments as a Conditional Use in all residential districts.
4. **Planned Residential Districts** (PRDs) code updates to make PRDs a more effective tool for innovative site development, with optional density bonuses for affordability and sustainability features. Key changes include additional emphasis on urban design, complete streets, sustainability and housing affordability. The minimum site size and required common open space requirements would be reduced (for new PRDs) to provide more opportunities for utilization of this approach.

5. **Affordable Housing Incentives & Upzone Requirements:** Offer density bonuses and permit fee reductions in exchange for voluntary inclusion of affordable housing, or for approval of a request for a residential upzone.
 - a. Create an Affordable Housing Incentives Code to support implementation of proposed affordable housing incentives and bonus options pursuant to the requirements of state law.
 - b. Offer a Downtown Tacoma Floor Area Ratio bonus for the voluntary inclusion of affordable housing.
 - c. Offer a Planned Residential Districts density bonus for the voluntary inclusion of affordable housing.
 - d. Require the inclusion of affordable housing in association with privately initiated residential upzone requests, and commit the City to analyze housing affordability in association with City-initiated residential upzones.

6. **City process enhancements:** Pursue changes to the City's housing development review process intended to reduce delay and cost, and to promote housing that meets city policy objectives.
 - a. Authorize fee reductions and permit process enhancements for affordable housing proposals (pending resource availability).
 - b. Develop a library of residential infill housing examples to illustrate the proposed Residential Infill Pilot Program.

Outreach

The Affordable Housing Policy Advisory Group, an inter-disciplinary group including both market-rate and subsidized-housing professionals, has collaborated with staff and the Planning Commission on this effort and continues to provide input. In addition, Planning staff have worked closely with the City's Housing Division. Staff also received direction from the City Council Neighborhoods and Housing Committee. Finally, staff have engaged in discussions with the North Slope Historic District, the Landmarks Preservation Committee, the South Tacoma Neighborhood Council and the North End Neighborhood Council.

Planning Commission's Review

The Planning Commission reviewed the subject on October 1, 2014, as well as March 4, May 6, June 3, June 17, July 1 and July 8 of 2015. The Commission authorized the distribution of the proposed amendments for public review on July 8, 2015.

4.
Code Cleanup

Amending various sections of the Land Use Regulatory Code to address inconsistencies, correct minor errors, provide additional clarity, and improve administrative efficiency.

Proposal (Key Changes)

- 1. Low Impact Development** – Revise terminology and references throughout the code in order to comply with the City’s NPDES Phase I Municipal Stormwater Permit (NPDES Permit) and remove barriers to Low Impact Development. Revisions will ensure consistency with changes to terminology and updates to definitions and Best Management Practices associated with the NPDES Permit.
- 2. Hospital/Medical Zone** – Remove all references to the HM Hospital/Medical zoning district. There are no longer any properties with this zoning classification within the City.
- 3. Development Standards for Parking Garages** – Add provisions to the development standards associated with parking garages to further support pedestrian activity and urban vibrancy along designated pedestrian and core pedestrian streets.
- 4. Apartment Complex Signs in R-Districts** – Add provisions to allow ground signs for residential developments of four or more dwelling units.
- 5. Conditional Use Permits** – Establish a three year “sunset clause” for discontinued conditional uses. Presently, the code language allows for the reestablishment of conditionally-permitted uses after long periods of vacancy, which does not provide adequate opportunities for community input and could result in impacts that were not addressed when the use was originally permitted. Also, include a provision that describes the master plan process for conditional uses.
- 6. Variances to Building Height** – Include variances to building height as a possible type of variance to development regulations (bulk, area).

Outreach

General outreach to the community – discussed the 2015 Annual Amendment package with various stakeholder groups, including the Master Builders Association (MBA), and other development industry representatives. In addition, planning staff have reached out to the Community Council, Neighborhood Councils, and the Landmarks Preservation Commission, informing them of the 2015 Annual Amendment process and offering presentations on the proposed amendments. In response to requests, staff provided overview presentations to the North End Neighborhood Council, South Tacoma Neighborhood Council, and the North Slope Historic District. Additional outreach will occur through and during the Planning Commission and City Council’s public hearing and notice processes.

Planning Commission’s Review

The Planning Commission reviewed various issues contained in the proposed Code Cleanup package on February 18, April 15, and July 1, 2015. On July 1, concurring with staff’s approach and analysis, the Commission authorized the distribution of the proposed amendments for public review.

5.

**Narrowmoor Addition
Conservation District**

Designating a 129-acre portion of the “West Slope Neighborhood,” including portions of Narrowmoor Additions #1 – 4, as a Conservation Special Review District Overlay Zone (A private application by the West Slope Neighborhood Coalition).

Proposal

The proposal would amend Tacoma Municipal Code (TMC), Chapter 13.07 – Landmarks and Historic Special Review Districts, to create a new, “standalone” conservation overlay zone to be called the “Narrowmoor Addition Conservation District.”

Under this proposal, new requirements for design review by the Landmarks Preservation Commission would be introduced for projects involving properties within the Conservation District, including:

- New construction;
- Additions to the footprints of existing houses within the district; and,
- Demolitions of existing houses within the district, where greater than 50% of the roof area or exterior walls is removed, or the primary elevation is affected.

Additionally, new lot development standards would be added, including:

- New parcels would be required to be at least 60’ wide;
- New parcels would be required to be “through-lots,” meaning that, where the parent lot fronted streets on its east and west property lines, the new parcel(s) would be required to do the same; and,
- The cumulative footprint of the primary structure, garage and accessory buildings would be limited to 25% of the lot size.

To guide the Landmarks Commission, property owners and City staff in the implementation of these requirements, a set of draft design guidelines has been prepared and will be adopted by the Landmarks Commission should the district be adopted by City Council.

Outreach

Outreach for this proposal has been extensive and lengthy, beginning in 2008, when the City initiated a historic district feasibility study at the request of the West Slope Neighborhood Coalition. Since that time, both City staff and the West Slope Neighborhood Coalition have conducted public meetings, mailing notices and surveys within the proposal area.

Staff will continue to work with the stakeholders identified, as well as conduct additional outreach as part of the overall 2015 Annual Amendment package.

Planning Commission’s Review

The Planning Commission reviewed the scope of work for the proposed conservation district on November 5, 2014. Subsequently on June 17, 2015, the Commission reviewed the full proposal packet including the code amendments, the design guidelines, and the Landmarks Preservation Commission’s findings and recommendations; concurred with staff’s analysis with minor modifications; and authorized the distribution of the proposal packet for public review.



Planning Commission Public Hearing

2015 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code

Planning Commission Public Hearing

**Wednesday,
August 19, 2015,
5:00 p.m.**

City Council Chambers
Tacoma Municipal Building
747 Market Street, 1st Floor

Informational Sessions

- 1. Wednesday, August 12, 2015**
6:00 – 8:00 p.m.
Baker Middel School
8001 South J Street
Tacoma, WA 98408
- 2. Thursday, August 13, 2015**
6:00 – 8:00 p.m.
Stadium High School
111 North E Street
Tacoma, WA 98403

How to Provide Comments

1. Testify at the public hearing on August 19, 2015; and/or
2. Provide written comments by August 28, 2015, 5:00 p.m., via:
 - E-mail: planning@cityoftacoma.org;
 - Fax: (253) 591-5433; or
 - Letter: Planning Commission
747 Market Street, Room 345
Tacoma, WA 98402

PROPOSED AMENDMENTS:

The 2015 Annual Amendment Package includes the following five categories of proposed amendemnts. A summary packet of the amendments can be found at all branches of the Tacoma Public Library. For more information, please visit:

www.cityoftacoma.org/planning,

and click on “2015 Annual Amendment” or “Tacoma 2040: Growing Tomorrow’s City”

<p>1. Comprehensive Plan Update</p>	<p>Amend the Comprehensive Plan pursuant to the Periodic Update requirements of the State Growth Management Act (RCW 36.70A.130); ensure the Plan continues to be consistent with applicable state and regional mandates; update population and employment allocations, and other relevant data; renew the City’s vision and growth strategies based on the community’s needs and desires; enhance the format, style and organization of the Plan; and revise development regulations to be consistent with the Plan amendments.</p>
<p>2. Mixed-Use Centers Review</p>	<p>Review designated Mixed-Use Centers (MUCs) to determine their effectiveness in achieving the City’s intent and vision and inform the Comprehensive Plan Update in such areas as the growth strategy, development concept, land use, urban form, housing, transportation, and economic development.</p>
<p>3. Affordable Housing Regulations</p>	<p>Amend the Tacoma Municipal Code to implement a package of residential infill/affordable building proposals and affordable housing incentive, bonus, and inclusionary strategies which are part of a package of initiatives recommended by the City Council’s Affordable Housing Policy Advisory Group.</p>
<p>4. Code Cleanup</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.</p>
<p>5. Narrowmoor Addition Conservation District</p>	<p>Designate a 129-acre portion of the “West Slope Neighborhood,” including portions of Narrowmoor Additions #1 – 4, as a Conservation Special Review District Overlay Zone (A private application by the West Slope Neighborhood Coalition).</p>

ENVIRONMENTAL REVIEW:

The City has made a preliminary determination that this proposal does not have a probable significant adverse impact on the environment and has issued a preliminary Determination of Environmental Nonsignificance after review of an environmental checklist, a copy of which is available upon request. Comments on the preliminary determination must be submitted by **5:00 pm on Friday, August 28, 2015**. The City may reconsider or modify the preliminary determination in light of timely comments. The preliminary determination will become final on **September 4, 2015**, unless modified.

Public Notice



City of Tacoma
Planning Commission
747 Market Street – Room 345
Tacoma, WA 98402

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