



March 31, 2017

Planning and Development Services Department
747 Market Street, Room 345
Tacoma, WA 98402

Re: Application for Amendment to Comprehensive Plan

Ladies and Gentlemen:

The attached Application for Amendment to the Comprehensive Plan is being submitted on behalf of the North End Neighborhood Council. This Application further represents and supports the NENC's position and requests for formal design review for buildings within the City's Mixed Use Centers. Please refer to www.nenc.org for Meeting Minutes (February & June 2016) and Position Papers (June & July 2016 to City Manager). As per page 5 of the Amendment Application Packet, the submission fee is to be waived.

Sincerely,

A handwritten signature in black ink that reads "Jodi Cook". The signature is fluid and cursive, with the first name "Jodi" and last name "Cook" clearly distinguishable.

Jodi Cook
Vice Chair
North End Neighborhood Council

Cc: Kyle Price Chair
Doug Crane Board Member



Application


To Amend

The Comprehensive Plan or Land Use Regulatory Code

Application No.:

#2017-18 -

Date Received:

Year of Amendment	2017-2018	
Application Deadline	Friday, March 31, 2017, 5:00 p.m.	
Application Fee	\$1,400	
Type of Amendment (Check all that apply)	<input checked="" type="checkbox"/> Comprehensive Plan Text Change <input type="checkbox"/> Regulatory Code Text Change <input type="checkbox"/> Land Use Designation Change <input type="checkbox"/> Area-wide Rezone <input type="checkbox"/> Interim Zoning or Moratorium	
Summary of Proposed Amendment (Limit to 100 words)	Modifications to Comprehensive plan to engage community and lead to design review for construction within the City's mixed use centers.	
Applicant	Name	Doug Crane
	Affiliation / Title	North End Neighborhood Council - Board Member
	Address City, State & Zip Code	North End Neighborhood Council 2522 N. Proctor #418 Tacoma, WA 98406
	E-mail	board@nenc.org
	Phone / Fax	Phone 253-223-0564 Fax
Contact (if not Applicant)	Name	
	Affiliation / Title	
	Address City, State & Zip Code	
	E-mail	
	Phone / Fax	Phone Fax
	Relationship to Applicant	
I hereby state that I am the applicant listed above and the foregoing statements and answers made, and all the information and evidence submitted are, in all respects and to the best of my knowledge and belief, true and complete. I understand that submitting this application does not result in automatic acceptance of this application or guarantee its final approval.		
Signature: 		Date: 3/31/07

REQUIRED QUESTIONNAIRE

1. Describe the proposed amendment. If submitting text changes to the *One Tacoma* Comprehensive Plan or Regulatory Code, provide the existing and the proposed language. If submitting changes to the Comprehensive Plan land use designation(s) or the zoning classification(s), provide the current and the proposed land use designations and/or zoning classifications for the affected/proposed area.

Page 13-121 (Revised 3/2017) of Tacoma's Municipal Code defines the objective of the Neighborhood Commercial Mixed-Use District classification:

Neighborhood Commercial Mixed-Use (NCX) District.

To provide areas primarily for immediate day-to-day convenience shopping and services at a scale that is compatible and in scale with the surrounding neighborhood, including local retail businesses, professional and business offices, and service establishments. This district is intended to enhance, stabilize, and preserve the unique character and scale of neighborhood centers and require, where appropriate, continuous retail frontages largely uninterrupted by driveways and parking facilities with street amenities and direct pedestrian access to the sidewalk and street. Residential uses are encouraged as integrated components in all development.

Established more than 100 years ago, the Proctor District is characterized by small shops along Proctor and N. 26th Street. Historic/significant buildings within the Proctor Mixed Use Center include but are not limited to:

Wheelock Library – 3722 N. 26th St.
Washington Elementary – 2615 N. Adams St.
Fire Station 13 - 3825 N. 25th St.
Davies Building – 2702 N. Proctor St.
Gamble Building – 2707 N. Proctor St.
Blue Mouse Theater – 2611 N. Proctor St.
Proctor Paint and Hardware -2616 N. Proctor St.
3814 – 3818 N. 26th St.

The 6th Avenue NCX , is a larger NCX and contains historic buildings as well as a wide variety of buildings constructed throughout the 20th century. This district contains and is flanked by a majority of homes built in the early 1900's. Historic/significant buildings within the 6th Avenue Mixed Use Center include, but are not limited to:

Epworth Methodist Episcopal Church – 710 S. Anderson St.
Jason Lee Middle School – 602 N. Sprague
6th Ave Baptist Church – 2520 6th Avenue
Engine House 9 – 611 N. Pine St.
Rectors Antique - 602 – 608 N. State St.
Northwest Costume Building – 2315 N. 6th Ave.
The Blunt Building – 2601-2607 6th Ave.

The NENC Board contends the Height Bonus Program, defined in Tacoma's Municipal Code (Revised 3/2017) beginning on page 13-135, conflicts with the defined objectives of the NCX District to "enhance, stabilize, and preserve the unique character and scale of neighborhood centers..". This is especially true

in the Proctor MUC because there are no other historic buildings in the Proctor District which exceed 45 feet in height. Additionally, the majority of historic buildings which define and shape the smaller Proctor District are constructed with brick and glass exteriors and in some cases include wooden trim and accents. New buildings within this long-established district should adhere to the exclusive use of these same exterior building materials to preserve, enhance, and stabilize the Proctor Neighborhood Center as a historic neighborhood. We respectfully ask the City to enact design standards and design review to ensure the buildings being constructed complement and provide the same longevity and value to the community, such as the historic buildings identified have provided. The NENC proposes that any new developments or remodels which involve changing more than 50% of the exterior of an existing structure within the Mixed Use Centers inside the NENC boundaries, present preliminary designs at a North End Neighborhood Council sponsored meeting no less than 90 days prior to applying for any permit. This meeting will provide a venue for public comment and consideration of such comments by City of Tacoma Planners and the Historical Preservation Office. Another meeting will be held with the NENC after permits have been applied for, but before any site preparation has commenced to provide for additional comments, questions, and clarification.

2. Why is the amendment needed and being proposed?

During the 2007 through 2009 MUC rezoning process, the parties involved in the rezoning (the City's consultants AHBL, the Planning Commission and the Planning Department) stated that individual plans should be created for each MUC, tailored to their individual needs and characteristics. The NENC strongly supports this vision, recognizing that it will help to preserve the unique qualities of the City's Centers, and is submitting this amendment to initiate such a process. The amendment is being proposed to ensure the unique character and buildings of the Mixed Used Centers within the NENC boundaries are not supplanted by large, modern buildings which detract from and destabilize the unique character and scale of some of Tacoma's oldest neighborhoods. The NENC has been asking for formal design review from the City for more than two years and our understanding is that the City of Tacoma is taking steps to implement formal design review. However, as of the date of this submittal, the NENC has not received notification of a targeted implementation date for formal design review. Furthermore, the proposed amendment ensures the stakeholders of the City have a meaningful voice in defining the growth of their neighborhoods. Representatives from the City of Tacoma have reiterated the need for citizens to become involved during the planning phases and have identified the Comprehensive Plan as the proper means of effecting land use decisions.

3. Please demonstrate how the proposal is consistent with the applicable policies of the *One Tacoma* Comprehensive Plan, and consistent with the criteria for amending the Comprehensive Plan or development regulations.

The proposal supports the many policies in the Comprehensive Plan that aim to enhance, stabilize and preserve the unique character and scale of Neighborhood Centers by ensuring the historic character is maintained and enhanced while at the same time accounting for growth.

4. If the proposed amendment is associated with a geographic area, please provide a more detailed description, along with maps, if applicable, of the affected area and the surrounding areas, showing all parcels (with parcel numbers), ownership of each parcel, current land uses, site characteristics, and natural features.

The proposed amendment is associated specifically with the Proctor Mixed Use Center and the 6th Avenue Mixed Use Center, as defined by Tacoma's Comprehensive Plan. The proposed amendments do not redefine the classification or use of buildings located within either NCX.

5. If the proposed amendment is associated with a geographic area, please describe how it is compatible with the existing and planned land uses and development patterns of the adjacent neighborhood and explain how it may further enhance the adjacent neighborhood.

The proposed amendment is compatible with the existing and planned land uses since it still allows increased density within the Proctor and 6th Avenue MUC's, while addressing the objectives defined within the Comprehensive Plan for NCX Centers. As mentioned, the Bonus Height Palettes currently do little to nothing to ensure future development within either the Proctor or 6th Avenue MUC preserves, enhances, and stabilizes the historic nature of these neighborhoods.

6. If the proposed amendment is associated with a geographic area, please describe the applicant's interest in the affected property. Describe any plans for future activity related to or connected with this site. If you are not the owners, submit proof that the property owners have been notified and are aware of the application.

The NENC is committed to promoting citizen-based input into shaping the future of our stakeholders' neighborhoods and ensuring these residents and their interests are well represented.

7. Describe any community outreach you have conducted (i.e., when and how you contacted affected and abutting property owners and neighbors), and any community response received to the proposed amendment. Attach any letter(s) of support or written community response, if applicable.

The NENC has raised the topic of community involvement and formal design review at several monthly public meetings within the last two years as well as had numerous conversations and meetings with council members and city planners.

8. Please provide any supplemental information, which may include, but is not limited to, completion of an environmental checklist, wetland delineation study, visual analysis, or other studies.

Please refer to Meeting Minutes and Position Papers on www.nenc.org



July 11, 2016

City Manager Broadnax
Mayor Strickland
Tacoma City Council
930 Market Street
Tacoma, WA 98402

Re: Public Discussion on a Design Review Process for the City of Tacoma
Follow-up to June 17, 2016 Letter to the City of Tacoma

Dear Mayor Strickland and Mr. Broadnax:

The North End Neighborhood Council sent a June 17, 2016 letter to the City requesting that the City of Tacoma embark on a **community discussion** to **consider a Design Review Process** for the City.

During the last month members of the NENC have received informal feedback that indicate that the **City may be developing design review procedures internally**. The development of a Design Review Process should be a collaborative effort that includes community involvement from the beginning. While we appreciate their efforts, the process should not come from a City Councilperson assisted by a former City Councilperson nor should the City Planning Department be developing a design review approach without **community engagement first**.

Part of the development of an appropriate process for Tacoma should include a "**pilot program**" or a neighborhood "**test area**". Rejecting these beginning steps due to City budget issues or staff time allocation are not reasonable responses.

The June 17 letter suggested an approach to gather information and **reach out to community groups** to shape an appropriate process for the City of Tacoma.

We look forward to joining the discussion with the City Council, City Departments, community groups, and individual citizens. An internal development and "roll out" of a design review approach by City Departments or other officials in the City is not what we were anticipating.

We look forward to hearing from you and beginning the community dialogue.
Thank you.

Sincerely,

A handwritten signature in black ink that reads "Morf Morford" followed by a horizontal line.

Morf Morford
Chair
North End Neighborhood Council

CC: City Neighborhood Councils
Community Council
City Business Districts



June 17, 2016

Mayor and Tacoma City Council
930 Market Street
Tacoma, WA 98402

Re: Consider a Design Review Process for the City of Tacoma

Ladies and Gentlemen:

The North End Neighborhood Council requests that the City of Tacoma embark on a community discussion to **consider a Design Review Process** for the City. Recently, a couple of significant projects in the City have raised concerns about early awareness of project design, mass, and scale among citizens of our community.

A **Design Review Process could raise the level of awareness early** in the permitting process to understand the massing, scale, location, code bonus components, and basic design features of a proposed project. The community discussion/assessment could include:

1. **Research of** Design Review/Commissions currently in operation in other jurisdictions. (Seattle, Portland, Spokane, Sumner, Foss Waterway Development Authority, University of Washington)
2. **Develop criteria and issues** for the consideration of a Design Review Process for the City of Tacoma that go beyond the traditional planning/zoning codes.
3. Begin **reaching out to community groups and neighborhoods** to gather information and specific desires for our city as well as unique considerations for each neighborhood.
4. **Establish a committee** to shape an approach for Tacoma.

The current projects being built can be the catalysts to define future design parameters for early project awareness and community input. We look forward to joining the discussion with the City Council, City Departments, community groups, and individual citizens.

The attached comparative matrix of design review processes in a number of municipalities was presented to the NENC by Liza Rutzick, manager of the City of Seattle Design Review Process.

Please let us know what we, as a neighborhood council, can do to further action on this issue.

Thank you.

Very Truly Yours,

Morf Morford
Chair
North End Neighborhood Council



NENC Public Meeting Agenda
June 6, 2016, 6pm
Trimble Forum - UPS Campus

1. Call to order, adoption of agenda—Called to order at 6:00—Agenda adopted.
2. Introductions and welcome—Board members: Jim M, Susan, Kyle, Jim L, Brian, Morf, Anna, Bea, and Jim B and Erica came late and about a 12-15 attendees on a beautiful evening
3. Approval of Minutes – approved
4. Treasurer's Report – Anna created a half-year summary. We have a little over \$18,000 in the bank. We have currently spent a little over half of our yearly \$4,000 we get from the city. But we have payments expected at over \$3,200 and requests coming from a few groups. Report approved.
5. Liaison Reports
 - a. Marie Verhaar from TPS—More than 6,500 water fixture tests. Replaced over 300. 11 schools are totally clear. Washington, Geiger and Sherman are on the list of cleared! Last day of school is June 17. New health rules for chickenpox. Two doses now required. There's a new program for suspended students to enable them to continue academically when they are not in school. Another award for the schools—Santorno received an honorary doctorate from UPS. Grad rates under her are up from 55% to 85%. Plans for Hoyt are coalescing.
 - b. David Nash-Mendez from the City Manager's—He's our new liaison. He's back from the Peace Corps in Macedonia and now with us. He was also with Seattle's office of immigrant and refugee affairs. Community job session on June 29. Community clean-ups for 2017 are already getting started--591-5026.

6. Presentation – Rep. Laurie Jenkins – Session update: She’s on Judiciary, Health Care, Appropriations, and on a bunch of ad hoc committees, like the oversight committee for Western State Hospital. We adopt the biennial budget in odd years, so this year was more about tinkering, like with education and mental health. Tax breaks to large, multinational corporations were removed. It’s hard to think about what they do locally, but they fund places like UWT and Bates. And there’s infrastructure. Improvements are coming to the road to the ferry (Pearl) since it’s a state highway, technically. 167 is getting done, thanks to Jake Fey. It was an easy sell to shippers from places like Yakima. There was a question about dogs in cars, and those actually do go to the Judiciary committee. Nothing new this year. There was a question about oil trains. Laurie says we’re looking at safety standards for those. There was a question about water use and how much we use in WA and how much it costs per capita. Contact her at 253-566-5610. Laurie.jenkins@leg.wa.gov.

7. Old Business –

- a. Funding (pending requests from the Destiny City Film Fest and Art on the Ave) We voted 5-4 to give Destiny City Film Fest \$150.
- b. Art on the Ave requested \$500. We can donate our vendor space on July 10 to another organization. We voted unanimously to give them \$500. Hilltop Glass Artists booth? We might staff the booth...
- c. Jim M spoke about design review. He recapped our process so far. He showed a matrix of 11 municipalities and what they do based on different criteria. He presented a draft letter to encourage design review processes in Tacoma. He asked that we vote to send it. We voted to send it, 10-1. There was a request from the floor to make the letter more well-known in the community, as well as the response(s) we receive. Jim said he’ll send it to a wider audience. He said he’ll also attach the design review matrix.

8. New Business –

- a. Lowell – Jenny Jacobs came to ask for money for a back-to-school BBQ. She’s hoping we can supplement the event. She asked for \$1,000 and said she would post about us on Facebook and put up signs at the event. The event costs about \$2,000-\$2,200. Over 50% of Lowell is free and reduced lunch. They put out a donation container at the event. Jim Bush was concerned about getting into the business of funding school events. Jenny says the Lowell PTA does struggle for funding because Lowell is a choice school rather than just a neighborhood school. But they maybe don’t often get attention because they are in a “wealthy” area. We voted to give them \$250 for the back-to-school picnic, and they’ll advertise our efforts.
- b. There was a question about drinking fountains. Can we have those in the North End? Sounds like a great idea for an Innovative Grant.
- c. Another subcommittee? Susan proposed one to reach out to the Proctor developers to see if we can make some connections early on. There was some discussion about whether or not we need a committee. There was a motion to form a subcommittee and Susan will put together a proposal of the function of the committee. Motion amended to simply create a

design subcommittee. Passed, with only a couple abstentions and no votes against.

d. There might be a legal fight on water use.

9. Citizen's opportunity to comment (no more than 3 minutes, please).

10. Community Council Report—no meeting in May

11. Adjournment at 7:45

Coming Attractions in July:

Our July meeting will be July 11.

TPU will help us firm up a neighborhood friendly strategy for the creative re-use for the Cushman substation and surrounding property. If you have questions or concerns, please send them to us so we can forward them to TPU.



NENC Meeting Agenda February 1, 2016, 6pm Trimble Forum - UPS Campus

1. Call to order, adoption of agenda—Board Members present: Kyle, Susan, Jodi, Morf, Jim M, Brian, Bea, Jim L, Erica, Anna, Rachel

Meeting called to order at 6:00. Agenda adopted.

2. Introductions and welcome—Welcome all. About 50 in attendance total.
3. Approval of Minutes--approved
4. Treasurer's Report—deferred until next month
5. Liaison Reports

Marie from TPS—Hoyt will now be Hoyt Early Learning Center, opening in a few weeks. Kindergarten registration is now open. School calendar through 2018 is now finalized and posted on the TPS website.

Mary from Parks—Just finished some planning. Two public meetings at Feb 24 and 25 to share the findings and ask for feedback. SERA field grand opening is coming. Fort Nisqually is master planning. Public can weigh in there as well. Check the metro parks website.

Mike from Fire—Be aware of burns. There was an increase in fires and emergencies this year. Another reason to not smoke. And make sure you have fire detectors.

Dan from Police—Shooting today. The substations can accept used and expired medications. Luring—There have been some cases. There does not seem to be an overwhelming number of connections. One is being pursued with a detective. Bea asked about transients and transgenders and bathroom availability.

India from the City—Minimum wage increased today. And paid leave started today as well. The Click! engagement committee has been formed. They should have a plan by April 29. Methanol meeting is February 10 at the TCTC. Another will be at Meeker on the 16th. Check the city's webpage. All comments will go into the review record.

6. Presentation – Jim Parvey – Tacoma's tree canopy

Jim is with the Environmental and Sustainability Office. The city's looking for 30% canopy by 2030. There are a lot of benefits with trees: erosion, stormwater, cooling, traffic calming, resale values for homes, climate management, etc. Plus, they're just beautiful. Our current canopy is about 19% (2009). The only way to reach the goal is to engage citizens. Plant trees! Trees@cityoftacoma.org gets you \$25 off the cost of a tree. They're looking for volunteers. He has info on rain gardens if you want to install one. They are looking for an implementation plan. Jim M suggested adding some trees to the port area, which has a lot of open space. He also mentioned that a number of trees have come down and weren't replanted. Jim wants volunteers to help with trees. Maybe that's a system we can maintain on our website or Facebook page. Can there be a tool-sharing program? Is there a way to water trees in a water conservative way? Gator Bags could work. There's a right-tree, right-place bit of info on the city's website. Friends of Trees is a volunteer organization that maybe could be started here. Depave program looks to undo paving and replace those spots with plantings. Kids can often help with those plantings. There are some code requirements for trees, like no fruit trees on parking strips. No current regulations for view sensitive areas with tree plantings, but right tree, right place is a good guide. There's also a right tree, right place for your yard as well as your

parking strip. The Pierce County Master Gardeners have good workshops also.

7. Jim Merritt & Brian Spindor – Introduction to Design Commission

Brian went first. What are design standards? This is an information meeting to start thinking about this issue. MUCs (Mixed-Use Centers) were put together several years ago. There are several around the city. There were efforts in the design of the MUCs to stimulate growth. Is the code too broad? How will the character of the MUCs, like Proctor, be preserved while still allowing for growth? Buildings last longer than 10 years. Currently, the city just follows the code. If it's within the code, the public doesn't really get a say on the design. There are several places in the state where it's been done, like Leavenworth and Winthrop. There are guidelines in places like Wallingford and in parts of Portland that give a more clear direction of the character. Should there be a design commission for Proctor? What would the theme of Proctor be? A moratorium makes sense if the city is waiting for design guidelines.

Jim went second. Design commissions can be positive and challenging. He offered a hand-out with several questions: Why design review? What would be the make-up of the board and the process for having one? How does review mesh with zoning? How will different constituents respond and accept? What do you want in April? He went to several places to look at what they do: Seattle, Portland, Spokane, Sumner, Thea Foss, UWT, and even one for the city of Tacoma (which might be defunct) during urban renewal. There's also Landmarks Preservation, which is a design review board that already oversees neighborhood areas in Tacoma. It's better to have the ideas of design up front. Then the developers and builders haven't spent the money yet and will be willing to change. Once the rules become clear, it's better. There's a learning curve. There has to be a perceived benefit for it to work. How will this help us make good decisions for the future? That's what it's all about. At the April 4 meeting, we're hoping to have experts from a variety of places.

There was a question about what extent would be designed. Most of the concern is about building appearance. But we can cover a wide variety or a small variety of requirements. Bea thinks we can invite a wider

audience, like the other neighborhoods, so it doesn't seem like just a Proctor workshop. How can we use the communication efforts like the ones used for Lincoln and the Tacoma Mall plan? Is that a separate land use issue? Historic preservation guidelines are simply design guidelines. Can trees be part of the guidelines?

8. Citizens opportunity to comment (no more than 3 minutes, please).

Why are conifers planted in some parking strips? Jim wasn't sure, but he says that sight lines are preserved.

Kyle moved that we send the letter. Anna proposed amendments. Amendments were approved. Kyle updated the letter and will send it out with the minutes. It was not a content change, just some extra clarification.

There was a request for the NENC to ask for a parking study from the city around the MUCs. Kyle will ask Kurtis to address those studies at the March meeting.

Jim asked about grade separation (or similar ideas) at busy streets like 21st. Maybe we can ask Kurtis about that at March as well.

The Jewish synagogue is for sale on the corner of 4th and J. Is there something that can be done? Temple Beth El is saving money in case they need to save some of the heritage of the building. Can we encourage Landmarks on this?

9. Community Council Report

The city is giving \$1,000 to each council for NUSA attendance.

There was a presentation about the methanol permitting process. There are a lot of unanswered questions.

10. Adjournment 7:30ish