

# Comprehensive Plan

## And Land Use Regulatory Code

### Proposed Amendments for 2019



### Planning Commission Recommendations

**June 19, 2019**

City of Tacoma  
Planning & Development Services Department  
Planning Services Division  
747 Market Street, Room 345  
Tacoma, WA 98402-3793  
(253) 591-5030  
[www.cityoftacoma.org/planning](http://www.cityoftacoma.org/planning)



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Elizabeth Pauli, *City Manager*

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Lillian Hunter

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Ryan Givens

Brett Santhuff

Anna Petersen, *Vice-Chair*

David Horne

Andrew Strobel

Carolyn Edmonds

Jeff McInnis

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June 5, 2019*)

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### Police Department

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### Public Works Department

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## Section I

# Planning Commission Recommendation







City of Tacoma  
Planning Commission

Stephen Wambach, Chair  
Anna Petersen, Vice-Chair  
Carolyn Edmonds  
Ryan Givens  
David Horne  
Jeff McInnis  
Brett Santhuff  
Andrew Strobel  
(vacant)

June 19, 2019

The Honorable Mayor and City Council  
City of Tacoma  
747 Market Street, Suite 1200  
Tacoma, WA 98402

RE: 2019 Annual Amendment

Honorable Mayor Woodards and Members of the City Council,

On behalf of the Tacoma Planning Commission, I am forwarding our recommendations on the 2019 Annual Amendment to the *One Tacoma* Comprehensive Plan and the Land Use Regulatory Code ("2019 Amendment"), which includes the following six applications (or subjects):

- (1) Future Land Use Map Implementation
- (2) Shoreline Master Program Periodic Review
- (3) Affordable Housing Action Strategy Incorporation into the Comprehensive Plan
- (4) Historic Preservation Code Amendments
- (5) Manitou Potential Annexation
- (6) Minor Plan and Code Amendments

Enclosed please find the "*Planning Commission's Findings of Fact and Recommendations Report for the 2019 Amendment, June 19, 2019*" that summarizes the proposed amendments, the public review and community engagement process, and the Planning Commission's deliberations and decision-making.

This year the Commission worked on a broad range of issues that are important to our community. We are pleased to provide recommendations we believe will bring our zoning and land use policies into greater consistency, protect the environment and public safety in our shorelines, initiate actions to address the housing crisis, strengthen our tools to protect historic assets, and provide a path to integrate the Manitou neighborhood into the City. While the topics are diverse, at times controversial, and involve a range of technical expertise, the common theme is to take meaningful steps toward realization of Tacoma's shared vision for the future. Tacoma has also been working on these issues for many years. We are building on longstanding community conversations which we expect to continue into the future.

Tacoma is a dynamic city experiencing significant growth and change. Along with that comes an increased community interest in participating in the planning process. In addition to our existing public outreach and notification methods, the Planning Commission and Planning staff deployed several new approaches to increase the reach and effectiveness of our community engagement efforts, as described in the findings report. We believe that the new methods resulted in more community participation in the process, generating input which we were able to substantively incorporate into our recommendations. Effective and broad community engagement takes time and resources, but is essential to good planning. Moving forward, we hope to see an expanded capacity to do even more.

The public input this year also highlighted emerging issues which go beyond our current scope of work. The Planning Commission and City Council already have a long list of important planning initiatives to work on. Nonetheless, we would like to offer the following suggestions for the City Council's information and contemplation for future actions:



1. **Portland Avenue Corridor Plan.** In reviewing the land uses and zoning along Portland Avenue, it became clear to the Commission that a comprehensive plan for the corridor may be needed. Key issues include integrating land use and transportation, supporting the emergence of a stronger housing and commercial market, preventing displacement, facilitating future potential expansion of Bus Rapid Transit, and connecting the Eastside to the future Central Link Station on Portland Avenue.
2. **View Sensitive District.** We have heard compelling testimony regarding the lack of view sensitive protections for the Eastside and concerns over the inequitable application of the View Sensitive District. In our opinion, these concerns, coupled with the multiple requests for modification, point to a broader need to re-evaluate the purpose and applicability of that district.
3. **Affordable Housing Action Strategy (AHAS).** We are pleased that the City is proactively working to implement the AHAS. The Commission has discussed those AHAS actions that relate to planning, including Action 1.8 – Diverse Housing Types. The Commission is providing implementation recommendations for Action 1.8 emphasizing the importance of a robust, thoughtful, and broadly inclusive community engagement and policy development effort.
4. **Sea Level Rise and Managed Retreat.** During this year's periodic review of the Shoreline Master Program, the Commission noted that there is an emerging need to begin planning for sea level rise, including analyzing potential approaches for "managed retreat" of existing structures and infrastructure from rising waters. We believe that the City's joint planning efforts for Ruston Way and the Port Tideflats present an opportunity to consider a managed retreat policy and methodology in conjunction with our planning partners.
5. **Narrows Mixed-use Center and Neighborhoods.** As part of the Future Land Use Map implementation, the Commission reviewed the Skyline and N. Howard neighborhood for a potential rezone to R-3 or R-4L. Ultimately, the Commission did not reach a recommendation for the specific zoning in this area, but recognizes the many community assets and characteristics that could provide a high opportunity area for new housing. Instead, the Commission recommends re-considering this area in a future work program, taking a broader view of the Narrows Neighborhood Center and its relationship with adjacent areas, and considering options outside of this year's scope of work that could support the long term redevelopment of the Narrows Neighborhood Center in conjunction with appropriate neighborhood infill.

In conclusion, the proposed 2019 Amendment is a carefully-crafted and well-balanced product that reflects the community's desires and concerns garnered through an extensive and rigorous engagement process. The Planning Commission believes that the recommended 2019 Amendment package, along with the additional suggestions as mentioned above, will help achieve the City's strategic goals for a safe, clean and attractive city; a well maintained natural and built environment; a diverse, productive and sustainable economy; and an equitable and accessible community for all. We respectfully recommend that the City Council adopt the 2019 Amendment as presented.

Sincerely,



STEPHEN WAMBACK, Chair  
Tacoma Planning Commission

Enclosure





**TACOMA PLANNING COMMISSION  
FINDINGS OF FACT AND RECOMMENDATIONS REPORT**

JUNE 19, 2019

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**Organization of the Report:**

- A. SUBJECT
- B. SUMMARY OF PROPOSED AMENDMENTS
- C. FINDINGS OF FACT PART 1: BACKGROUND
- D. FINDINGS OF FACT PART 2: PLANNING COMMISSION REVIEW
- E. FINDINGS OF FACT PART 3: PLANNING COMMISSION PUBLIC HEARINGS
- F. FINDINGS OF FACT PART 4: RESPONSE TO PUBLIC TESTIMONY
- G. FINDINGS OF FACT PART 5: SEPA REVIEW
- H. FINDINGS OF FACT PART 6: SUMMARY OF COMMUNITY ENGAGEMENT
- I. FINDINGS OF FACT PART 7: HEALTH AND EQUITY IN ALL POLICIES
- J. CONCLUSIONS
- K. RECOMMENDATIONS
- L. ADDENDUM
- M. EXHIBITS

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**A. SUBJECT:**

2019 Amendment to the Comprehensive Plan and Land Use Regulatory Code ("2019 Amendment").

**B. SUMMARY OF PROPOSED AMENDMENTS:**

The 2019 Amendment consists of the following seven (7) applications. Of the applications, six (6) have been recommended for adoption and one (1) was deferred by the Planning Commission.

APPLICATION	AMENDMENT TYPE	RECOMMENDATION
<b>FUTURE LAND USE MAP IMPLEMENTATION</b>		
<p>Per the Washington State Growth Management Act and the Tacoma Municipal Code, the City's Land Use Regulations, including zoning districts, should be consistent with the policies of the One Tacoma Plan. However, in many areas throughout the City current zoning is inconsistent with the Land Use Designation in the Future Land Use Map. This project will seek to improve the consistency between the One Tacoma Plan and implementing zoning through the consideration of area-wide rezones and Future Land Use Map amendments.</p> <p>Outcomes of this project are intended to support the development of compact, complete and connected neighborhoods with a variety of housing choices in close proximity to schools, parks, transit, and other amenities.</p>	Plan and Code	Recommended for Approval

SHORELINE MASTER PROGRAM PERIODIC REVIEW		
The proposed changes are intended to meet the Shoreline Management Act (SMA) requirement for a periodic review of locally adopted Shoreline Master Programs (SMPs). Local governments must review amendments to the SMA and Ecology rules, evaluate recent changes to the comprehensive plan and development regulations, consider changed circumstances, new information or improved data, then determine if local amendments are appropriate. The SMP is a joint local-state regulatory program, and the Department of Ecology (DOE) must approve locally-adopted SMPs before they can take effect.	Plan and Code	Recommended for Approval
AFFORDABLE HOUSING ACTION STRATEGY INCORPORATION INTO THE COMPREHENSIVE PLAN		
This proposed amendment would formally recognize the Affordable Housing Action Strategy as an implementation element of the One Tacoma Comprehensive Plan. Developed in 2018, the AHAS is a strategic response to a changing housing market, increasing displacement pressure, and a widespread need for high-quality, affordable housing opportunities for all. The AHAS is intended to guide the City's affordable housing strategies, program development, and investments over the next 10 years.	Plan	Recommended for Approval
HISTORIC PRESERVATION CODE AMENDMENTS		
Proposed code amendments include: (1) Establishment of a citywide demolition review process that would include review of demolition permits for adverse effects to historically significant properties over a certain threshold as well as clarify existing demolition review language in code; (2) Amendments to clarify the nomination and designation process, as well as improvements to the language regarding City Council review of nominations; and (3) Increase effectiveness of Historic Conditional Use Permit by clarifying elements of listed properties eligible for Conditional Use, as well as potential expansion of use pallet.	Code	Recommended for Approval
MANITOU POTENTIAL ANNEXATION		
Proposed Future Land Use Designations and Zoning Districts for the Manitou Potential Annexation Area, to be effective if and when the annexation occurs.	Plan and Code	Recommended for Approval
MINOR PLAN AND CODE AMENDMENTS		
Minor amendments to various sections of Chapters 1.37, 8.30, 13.04, 13.05, 13.06, 13.06A, and 13.09 of the Tacoma Municipal Code.	Code	Recommended for Approval

## COMMERCIAL ZONING UPDATE

The Commercial Zoning Update (CZU) will amend Tacoma's General and Neighborhood Commercial zoning district use and development standards to ensure a more consistent, pedestrian and transit supportive urban environment.

The C-1, C-2, T and PDB districts were created when auto-oriented use and design was more actively promoted. In 2015, the City completed an update to the Comprehensive Plan, One Tacoma, which includes a policy direction to preserve and enhance walk-friendly, pedestrian oriented design where those elements currently exist and to support a transition to a more walk-oriented, pedestrian-friendly street and building design along transit streets and within business districts.

Plan and Code

Deferred

### C. FINDINGS OF FACT PART 1: BACKGROUND

#### 1. Comprehensive Plan and Land Use Regulatory Code

The *One Tacoma* Comprehensive Plan, updated in 2015 by Ordinance No. 28335, is Tacoma's comprehensive plan as required by the State Growth Management Act (GMA) and consists of several plan and program elements. As the City's official statement concerning future growth and development, the Comprehensive Plan sets forth goals, policies and strategies for the health, welfare and quality of life of Tacoma's residents. The Land Use Regulatory Code, Title 13 of the Tacoma Municipal Code (TMC), is the key regulatory mechanism that supports the Comprehensive Plan.

#### 2. Planning Mandates

GMA requires that any amendments to the Comprehensive Plan and/or development regulations conform to the requirements of the Act, and that all proposed amendments, with certain limited exceptions, shall be considered concurrently so that the cumulative effect of the various changes can be ascertained. Proposed amendments to the Comprehensive Plan and/or development regulations must also be consistent with the following State, regional and local planning mandates and guidelines:

- The State Growth Management Act (GMA);
- The State Environment Policy Act (SEPA);
- The State Shoreline Management Act (SMA);
- The Puget Sound Regional Council's *VISION 2040* Multicounty Planning Policies;
- The Puget Sound Regional Council's *Transportation 2040*, the action plan for transportation in the Central Puget Sound Region (adopted on May 20, 2010);
- The Puget Sound Regional Council's Subarea Planning requirements;
- The Countywide Planning Policies for Pierce County;
- TMC 13.02 concerning the procedures and criteria for amending the Comprehensive Plan and development regulations.

#### 3. Amendment Process

Pursuant to the Tacoma Municipal Code, Section 13.02.045 – Adoption and Amendment Procedures, applications are submitted to the Planning and Development Services Department, and subsequently forwarded to the Planning Commission for their assessment. The Planning Commission decides which applications should move forward as part of that Amendment package. Those applications then receive detailed review and analysis by staff and the Planning Commission and input is solicited from stakeholders and the community.

For the 2019 Amendment, the Planning Commission kicked off the annual amendment process on May 2, 2018, at the same meeting when the Commission completed the review process for the 2018 Amendment package and made a recommendation to the City Council. At this meeting, the Commission reviewed the scope of work for the following seven applications submitted by the Planning and Development Services Department:

- (1) Future Land Use Map Implementation
- (2) Commercial Zoning Update
- (3) Shoreline Master Program Periodic Review
- (4) JBLM Joint Land Use Study Implementation
- (5) Open Space Corridors – Phase 2: Geohazard Areas
- (6) Historic Preservation Code Amendments
- (7) Minor Plan and Code Amendments

Subsequently, the Planning Commission took the following actions about the initial package of the 2019 Amendment:

- On June 6, 2018, the Commission conducted a Public Scoping Hearing on the scope of work for these seven applications.
- On June 20, 2018, upon reviewing public comments and additional information provided by staff, the Commission concurred with staff's suggestion to remove "JBLM Joint Land Use Study Implementation" from the docket and forward it to off-cycle analysis, and to remove "Open Space Corridors – Phase 2: Geohazard Areas" from the docket and forward it to off-cycle analysis, with appropriate components incorporated in the "Shoreline Master Program Periodic Review."
- On July 18, 2018, the Commission added "Manitou Potential Annexation", specifically relating to the Proposed Zoning for the area, to the docket.
- On October 3, 2018 the Commission added "Affordable Housing Action Strategy (AHAS) Incorporation into the Comprehensive Plan" to the docket, as one of the first steps of implementation of the AHSA that was received by the City Council on September 25, 2018.
- On October 3, 2018, the Commission conducted an initial analysis of the "Commercial Zoning Update" application and concurred with staff's suggestion to remove it from the docket and forward it to off-cycle analysis.

As of October 2018, the revised 2019 Amendment package included the following six applications:

- (1) Future Land Use Map Implementation
- (2) Shoreline Master Program Periodic Review
- (3) Affordable Housing Action Strategy Incorporation into the Comprehensive Plan
- (4) Historic Preservation Code Amendments
- (5) Manitou Potential Annexation
- (6) Minor Plan and Code Amendments

The Commission's reviews of individual applications occurred during July 2018 to March 2019, as described in more details in the following section. The Commission released the 2019 Amendment package for public review on March 20, 2019; conducted two public hearings on May 1 and May 15, 2019; reviewed and analyzed public comments on May 29, June 5, and June 19, 2019; and made a final recommendation on the 2019 Amendment package to the City Council on June 19, 2019.

In regards to the application of "Shoreline Master Program Periodic Review", ongoing consultation with the Department of Ecology is of particular importance. Input from DOE staff informed the scoping, review and recommendations throughout the process. This consultation culminated in a Joint Public Hearing with the City and DOE on May 15, 2019. Once the Planning Commission forwards their recommendations to Council, DOE will formally provide their initial assessment of consistency with applicable state policies and guidelines.

## **D. FINDINGS OF FACT PART 2: PLANNING COMMISSION REVIEW**

### **1. Future Land Use Map Implementation**

- (1) On June 20, 2018 the Commission approved a phased approach, refining the scope of work for 2019 to include only those areas designated in the Future Land Use map for residential zoning, and deferring the proposed commercial/industrial zones for a later review.
- (2) On September 5, 2018, the Commission reviewed the City's housing targets and buildable lands capacity, as well as current housing unit and zoning makeup by Neighborhood Council area.
- (3) On September 19, 2019, the Commission reviewed and concurred with an Options Analysis that included recommended criteria for developing an initial zoning proposal based on Comprehensive Plan policies and criteria to guide Future Land Use Map amendments.
- (4) On December 19, 2018, staff Commission reviewed an additional Options Analysis and provided guidance on addressing T-Transitional Districts and excluding Tribal Trust Lands from the review
- (5) On February 6, 2019, staff presented the Commission with information on the upcoming Open Houses and community engagement, as well as a how-to to access and review the application of the zoning criteria on an online story map. This map is available at [www.cityoftacoma.org/flum](http://www.cityoftacoma.org/flum).
- (6) On March 20, 2019, the Commission was briefed on the community participation during the Open Houses and released the proposed area-wide rezones and Future Land Use Map amendments for public review.

### **2. Shoreline Master Program Periodic Review**

The Planning Commission considered the following actions as part of this scope of review, and removed one item (item 7, below) from the scope prior to authorizing the release of the public review draft. Review of this item was determined not to be timely given the postponement of the Commercial Zoning review.

- (1) Updates to reflect DOE's Periodic Review Checklist and changes to state law
- (2) Updates to Geologically Hazardous Area standards based on best technical information
- (3) Integration of the City's Biodiversity Areas/Corridors standards in the TSMP for code consistency
- (4) Updates to address sea level rise and heightened Base Flood Elevation
- (5) Updates to allow for second-story additions to nonconforming residential structures in the Salmon Beach community
- (6) General edits to clarify the intent and improve consistency
- (7) *REMOVED FROM SCOPE*: Zoning study to address shoreline standards for parcels on the west side of Alaska from Wapato Lake

### **3. Affordable Housing Action Strategy Incorporation into the Comprehensive Plan**

The Planning Commission considered the following actions as part of this project:

- (1) Add a summary discussion of the AHAS to the Housing Element
- (2) Update data in the Housing Element with current housing affordability data from the AHAS
- (3) Add a policy incorporating the AHAS as an implementation strategy
- (4) Add new, or modify existing, policies to address specific AHAS recommendations
- (5) Update some policies to reflect a more action-oriented stance

### **4. Historic Preservation Code Amendments**

- (1) June 6, 2018 – The Planning Commission conducted a public scoping hearing on the 2019 Amendment applications and accepted comments on this item.
- (2) June 20, 2018 – The Planning Commission accepted this application into the 2019 Work Program, concluded the scoping process, and directed staff to begin analysis.
- (3) August 8, 2018 – The Landmarks Preservation Commission began deliberations and code development.
- (4) December 12, 2018 – The Landmarks Preservation Commission issued a recommendation to the Planning Commission.

- (5) March 6, 2019 – Planning Commission released amendments for public review
- (6) May 15, 2019 – Planning Commission conducted a public hearing on the 2019 Amendment applications and accepted comments on this item
- (7) May 29, 2019 – Planning Commission reviewed public comments on this item

#### **5. Manitou Potential Annexation Area**

- (1) July 18, 2018 – The Planning Commission added the proposed future land use designations and zoning districts for the Manitou Area to the 2019 Amendment docket.
- (2) November 7, 2018 – The Planning Commission reviewed the proposed zoning districts (C-2 for auto-related commercial areas, C-1 for other commercial areas, R-4L for multi-family areas, and R-2 for single-family areas), and released it for public review.
- (3) February 6, 2019 – The Planning Commission reviewed a second option of the proposed zoning districts (C-1 for commercial areas, R-4L for multi-family areas, and R-3 for single-family areas), and released it for public review.

#### **6. Minor Plan and Code Amendments**

- (1) February 20, 2019 – The Planning Commission reviewed 25 issues and the associated amendments to the Tacoma Municipal Code proposed by staff.
- (2) March 6, 2019 – The Planning Commission reviewed 3 additional issues, and released all 28 issues and the associated code amendments for public review.

### **E. FINDINGS OF FACT PART 3: PLANNING COMMISSION PUBLIC HEARINGS**

#### **1. Planning Commission Public Hearings:**

The Planning Commission conducted two public hearings on the 2019 Amendment package. Public Hearing No. 1 was conducted on Wednesday, May 1, 2019, addressing the following subject:

- (1) Future Land Use Map Implementation

Public Hearing No. 2 was conducted on Wednesday, May 15, 2019, and was conducted in five consecutive, individual sessions, addressing the following five subjects (not that the first session concerning the Shoreline Master Program Periodic Review was also a Joint Public Hearing of the City of Tacoma and the Department of Ecology):

- (1) Shoreline Master Program Periodic Review;
- (2) Affordable Housing Action Strategy Incorporation into the Comprehensive Plan;
- (3) Historic Preservation Code Amendments;
- (4) Manitou Potential Annexation; and
- (5) Minor Plan and Code Amendments

#### **2. Public Hearing Notification:**

Notification for the public hearings was conducted to reach a broad-based audience, through the following efforts:

- (1) **Public Notices** – The notices for both Public Hearing No. 1 and No. 2 were mailed to approximately 21,000 individuals and entities within and within 1,000 feet of the FLUM affected areas, and mailed and emailed to the Planning Commission's interested parties list that includes the City Council, Neighborhood Councils, area business district associations, the Puyallup Tribal Nation, adjacent jurisdictions, City and State departments, and others.
- (2) **Library** – A request was made to the Tacoma Public Library on April 22, 2019 to make the public hearing notices available for patrons' review at all branches.
- (3) **News Media** – The City of Tacoma issued a News Release on April 17, 2019. An online advertisement was placed on The News Tribune to run between April 17 and May 15. A legal notice concerning the SEPA Checklist and the public hearings will be posted on the Tacoma Daily Index on April 26, 2019.
- (4) **Social Media**: A Facebook event page for the Public Hearing is available at [First Public Hearing & Informational Meeting-2019 Amendments](#) and [Second Public Hearing & Informational Meeting-2019 Amendments](#)



- (5) **60-Day Notices** – A “Notice of Intent to Adopt Amendment 60 Days Prior to Adoption” was sent to the State Department of Commerce (per RCW 36.70A.106) on April 19, 2019. A similar notice was sent to the Joint Base Lewis-McChord (per RCW 36.70A.530(4)) on April 19, 2019, asking for comments within 60 days of receipt of the notice.
- (6) **Tribal Consultation** – A letter was sent to the chairman of the Puyallup Tribe of Indians on April 22, 2019 to formally invite the Tribe’s consultation on the 2019 Amendment.

### **3. Public Review Document:**

A Public Review Document was prepared for the Planning Commission's public hearings and posted online at [www.cityoftacoma.org/2019Amendments](http://www.cityoftacoma.org/2019Amendments). The document included the following sections:

- I. Executive Summary and Notices of Public Hearings
- II. Proposed Amendments and Staff Analyses
  - A. Future Land Use Map Implementation
  - B. Shoreline Master Program Periodic Review
  - C. Affordable Housing Action Strategy Incorporation into Comprehensive Plan
  - D. Historic Preservation Code Amendments
  - E. Manitou Potential Annexation
  - F. Minor Plan and Code Amendments
- III. Determination of Environmental Nonsignificance and Environmental Checklist

### **4. Open Houses and Informational Meetings**

As a “warm up” for the public hearings in May, a series of open houses (one in each Council district) were held by planning staff in February-March 2019 to raise awareness and inform interested community members regarding the purpose and potential impact of the proposed amendments, to gather community feedback on the issues, and to identify areas of community concern. A total of more than 350 citizens participated in the following five open houses:

- District 1 – Monday, February 25, 6 - 8 PM at Geiger School
- District 2 – Monday, March 18, 6 - 8 PM at Stadium High School
- District 3 – Wednesday, March 13, 6 - 8 PM at the Asia Pacific Cultural Center
- District 4 – Wednesday, February 27, 6 - 8 PM at Stewart Middle School
- District 5 – Thursday, February 21, 6 - 8 PM at the Boys and Girls Club at STAR Center

An informational meeting was held by planning staff an hour prior to each public hearing to provide an opportunity for interested citizens to learn more about the subjects of the hearing. Approximately 90 individuals attended the first informational meeting on May 1, 2019 and 20 attended the second one on May 15, 2019.

### **5. Public Testimony**

There were 21 citizens who testified on the Future Land Use Map Implementation at the May 1<sup>st</sup> public hearing, and 9 testified on the other five applications at the May 15<sup>th</sup> public hearing. In addition, there were approximately 170 written comments received by the deadline of May 17, 2019. Public comments received at the open houses and informational meetings were also incorporated into the public hearing records.

### **6. Project Specific Notification**

#### **(a) Future Land Use Map Implementation**

The notices for both Public Hearing No. 1 and No. 2 were mailed to approximately 21,000 individuals and entities within and within 1,000 feet of the FLUM affected areas.

#### **(b) Shoreline Master Program Periodic Review**

- Focused outreach with the Salmon Beach community including three meetings with project staff, and preparation of a Salmon Beach FAQ summary
- Notification and updates to a project-specific email notification list
- Ongoing consultation throughout the process with DOE staff



- Focused outreach to geotechnical firms regarding proposed geologically hazardous standards updates
- Focused outreach to other agencies with purview over aspects of the proposals, including the Federal Emergency Management Agency, Washington State Department of Fish and Wildlife, and Washington State Department of Natural Resources
- DOE provided separate public notice of the May 15, 2019 Joint City & DOE Public Hearing

**(c) Affordable Housing Action Strategy Incorporation into the Comprehensive Plan**

- Staff provided notice to a project-specific email notification list, including the AHAS Technical Advisory Group.

**(d) Historic Preservation Code Amendments**

Notice of review of the Historic Preservation Code Amendments was sent to the historic preservation email notification list both during the Landmarks Preservation Commission review process and the Planning Commission review process.

**(e) Manitou Potential Annexation**

The notices for both the May 1 and May 15 public hearings were distributed to stakeholders of the Manitou Annexation project and posted on the website at [www.cityoftacoma.org/Manitou](http://www.cityoftacoma.org/Manitou).

**F. FINDINGS OF FACT PART 4: RESPONSE TO PUBLIC TESTIMONY**

**1. Future Land Use Map Implementation**

- On May 29, the Commission was provided the package of public comments received at the public hearing, through written comments, as well as from the Open Houses. Staff presented initial concerns and considerations related to the Multi-family (high density) designation.
- On June 5, the Commission reviewed public testimony and staff recommendations pertaining to the application of high density zoning broadly.
- Specific modifications to the proposed rezones are documented in **Addendum “A-1”**.
- On June 19, 2019, the Commission concluded its review and recommended the Exhibits as modified in response to public testimony.

**2. Shoreline Master Program Periodic Review**

The Planning Commission directed that the following modifications be made to the public review draft of the TSMP to reflect public testimony:

- Geologically hazardous standards: Integrate a package of minor changes as recommended by geotechnical firms and state agencies to clarify and generally improve the proposed standards.
- Salmon Beach: Modify the proposal to allow a second-story addition to existing, nonconforming overwater structures through a Shoreline Conditional Use Permit process. This approach allows for a case-by-case evaluation to determine what conditions would be appropriate to result in an improvement to consistency with building, flood, environmental and geo hazard standards.
- Consistency and clarifications: Integrate minor text clarifications identified through public comments and staff review to clarify the document and improve consistency.
- On June 19, 2019, the Commission concluded its review and recommended the Exhibits as modified in response to public testimony.

**3. Affordable Housing Action Strategy Incorporation into the Comprehensive Plan**

The Planning Commission directed that the following modifications be made to the public review draft of the TSMP to reflect public testimony:

- To support ongoing policy efforts, add a policy calling for updates to the City’s Residential Infill Pilot Program.

- Add text to more explicitly recognize the historic inequities of redlining, exclusionary zoning and restrictive covenants and the City's commitment to equitable access to housing and opportunity.
- Add modifications and descriptive text to recognize the link between transportation, housing and public health.
- On June 19, 2019, the Commission concluded its review and recommended the Exhibits as modified in response to public testimony.

In anticipation of the level of community interest regarding implementation of AHAS Action 1.8 Encourage Diverse Housing Types, the Commission prepared recommends to the City Council for a broad, data-supported community engagement effort.

#### **4. Historic Preservation Code Amendments**

- A total of five (5) written comments were received on this item, and no oral testimony. All comments were generally supportive of the amendments.
- On June 19, 2019, the Commission concluded its review and recommended the Exhibits as presented without modification.

#### **5. Manitou Potential Annexation**

Two options of the Proposed Land Use Designations and Zoning Districts were released for public review. Option 1 would zone auto-related commercial areas C-2, non-auto-related commercial areas C-1, multi-family areas R-4L, and single-family areas R-2, all with STGPD Overlay. Option 2 would zone all commercial areas C-1, multi-family areas R-4L, and single-family areas R-3, all with STGPD Overlay. Public comments reflected a general preference for a 3<sup>rd</sup> option, Option 3, which would be the same as Option 2, except that single-family areas would be zoned R-2.

The Commission reviewed public comments and staff's responses at the meeting on May 29, 2019, and requested for more information and analysis on the impacts of C-1, R-2 and R-3 zoning. At the meeting on June 19, 2019, the Commission reviewed additional information, and upon further deliberations, decided to recommend Option 2 (i.e., C-1, R-4L and R-3) to the City Council for adoption. The vote of the 7 Commissioners present was 5 to 2, with 5 in favor of Option 2 (with R-3 zoning for the single-family areas) and 2 in favor of Option 3 (with R-2).

#### **6. Minor Plan and Code Amendments**

No public comments were received about the Minor Amendments. At the meeting on May 29, 2019, staff proposed a modification to Issue #13 (of 28) regarding "Front Porch into Front Yards" that would make the proposed amendment to TMC 13.06.602.A.4.m(9) more straightforward and easier to understand. The Planning Commission concurred. On June 19, 2019, the Commission concluded its review and recommended the Exhibits as modified.

### **G. FINDINGS OF FACT PART 5: SEPA REVIEW**

Pursuant to Washington Administrative Code (WAC) 197-11 and Tacoma's SEPA procedures, a Preliminary Determination of Environmental Nonsignificance was issued on April 19, 2019 (SEPA File Number LU19-0068), based upon a review of an environmental checklist. No comments were received by the deadline of May 17, 2019. The preliminary determination became final on May 24, 2019. The environmental review was included in the Public Review Document, as Section III.

### **H. FINDINGS OF FACT PART 6: SUMMARY OF COMMUNITY ENGAGEMENT**

#### **1. Future Land Use Map Implementation**

- This project was a central element of the five open houses conducted throughout the City.
- The City utilized online web maps, story maps, and comment tools to expand the methods for engagement.

- Three notices were issued to potentially impacted areas, totaling approximately 60,000 mailings.
- The Planning Manager's Letter to the Community identified this project, the Open Houses, staff contact information, and opportunities for engagement. This letter was sent to a broad distribution list of organizations, agencies, businesses, adjacent jurisdictions, and other civic groups.
- Approximately 117 letters were submitted to the Planning Commission.
- Translation services were offered broadly, and the consultant team conducted targeted outreach to underserved groups to encourage participation in the Open Houses.

## **2. Shorelines Master Program Periodic Review**

The Planning Commission received approximately 20 oral and written comments primarily in support of the proposals, as well as comments on the following key themes:

- A range of comments regarding the proposed review process for Salmon Beach nonconforming houses to add a second-story addition, including calls for additional flexibility as well as expressing concerns regarding the public safety and environmental impacts of such additions.
- Technical comments from subject matter experts regarding the proposed updates to the Geologically Hazardous Area standards. The comments primarily identified opportunities to clarify the proposals.
- A comment to strengthen the TSMP provisions for historic and archaeological review.
- Comments calling for more proactive steps to prepare for and address the impacts of sea level rise.

## **3. Affordable Housing Action Strategy Incorporation into the Comprehensive Plan**

The Planning Commission received 19 oral and written comments primarily in support of the proposals, as well as comments on the following key themes:

- Support for integrating the AHAS and integrating the Equity Index in the Housing Element.
- Support and concerns regarding the proposed policies supporting "Missing Middle" housing.
- Support for tax incentives for green building and energy efficiency.
- Carefully consider what people want for their neighborhoods, the cost in public resources, and of potential impacts of AHAS implementation.
- Recognize the link between housing, transportation costs and public health.
- Curtail further waterfront development and protect the environment.
- More explicitly recognize the historic inequities of redlining, exclusionary zoning and restrictive covenants and include stronger policies to ensure communities of color and other residents that have been excluded will benefit from new housing policies.
- Support for monitoring housing price points and job wages.
- Emphasize services for homeless people as part of a continuum of housing needs.
- Ensure there are clear and fair guidelines for tenant and landlord protections
- Update to the Infill Pilot Program to integrate lessons learned and consider integrating an ADU affordable housing bonus option.
- Support for housing that incorporates community spaces such as village greens that create a sense of community

## **4. Historic Preservation Code Amendments**

Landmarks Preservation Commission reviewed the proposed amendments during its regular public meetings 2017-2018. Staff presented amendments to community groups including Historic Tacoma and Master Builders Association in 2018.

## **5. Manitou Potential Annexation**

Staff maintains a mailing list of stakeholders that includes taxpayers and tenants of property in the Manitou Potential Annexation Area, Council Members of the City and the County, representatives of the South Tacoma Neighborhood Council, City and County planning staff, representatives of service providers, and interested citizens. Stakeholders were notified of the Planning Commission's

meetings when this subject was on the agenda, the Commission's public hearings for the 2019 Amendment and the informational meetings prior to the hearings, the 2019 Amendment Open House series conducted in February-March 2019, and the City Council's reviews of the subject on August 21, October 16 and October 30, 2018. In addition, staff has conducted two Manitou community meetings on May 14 and December 10, 2018, and a Manitou Area Walk-about on April 26, 2019. Public comments received throughout the community engagement process indicate general support for and some concerns about the potential annexation of the area.

## **6. Minor Plan and Code Amendments**

The Minor Amendments application appeared several times on the Planning Commission's agenda (as mentioned above) and at the 2019 Amendment Open House series in February-March 2019. No public comments were received.

## **I. FINDINGS OF FACT PART 7: HEALTH AND EQUITY IN ALL POLICIES**

The Commission finds that the 2019 Amendments, as recommended, support the City's Health and Equity Initiatives through the following:

- The process included deliberate efforts to expand the reach of the policy discussions to underrepresented groups, including the use of online tools, open houses dispersed throughout the community, direct correspondence with organizations representing underserved community interests, and the promotion of translation services. In addition, meetings were held in evenings to enhance community access, and food and beverages, as well activities for children, were provided to support broad, active participation in the discussions.
- The proposed Housing Element updates explicitly strengthen the City's policy commitment to create more equitable and affordable housing options and promote equitable access to opportunity. For several years, policy work at the regional scale has sought to recognize and begin to address differences in opportunities based on location. Acknowledging these inequities can improve City actions such as decisions of where to focus housing investments or incentives to address disparities in access to opportunity. The proposal also integrates the City's Equity Index and strengthens the policy support for actions to address inequality through housing policies.
- The amendments support the City's implementation of the Affordable Housing Action Strategy, and supports the expansion of diverse housing in areas characterized by active transit service, walkable amenities, and supportive services and infrastructure, increasing access to high opportunity areas.
- The amendments support the expansion and growth of compact, complete, and connected neighborhoods, which is a foundational element of the City's health, equity, and sustainability goals.

## **J. CONCLUSIONS:**

### **1. Future Land Use Map Implementation**

The Commission concludes that the proposed area-wide rezones and Future Land Use Map Amendments improve the consistency of the Comprehensive Plan and implementing zoning; appropriately balances the City's policies to expand housing supply, diversity, and affordability, with policies relating to historic residential pattern areas and historic preservation goals; and will provide opportunities for new housing and missing middle housing types in appropriate locations throughout the City.

## **2. Shorelines Master Program Periodic Review**

The Commission concludes that:

- The City has considered and integrated applicable state requirements and guidance throughout the process, in consultation with the Washington Department of Ecology and other agencies with purview;
- The proposed amendments are consistent with the Best Available Science, as required by the GMA and SMA, and will result in no net loss of ecological functions;
- The proposed amendments are consistent with the policies enumerated in the State Shoreline Management Act;
- These proposals balance flexibility for the Salmon Beach community for some limited expansions, with the multiple, overlapping policy, regulatory and environmental constraints in a manner that allows site-by-site evaluation, in consultation with DOE.

## **3. Affordable Housing Action Strategy Incorporation into the Comprehensive Plan**

The Commission concludes that:

- Formally recognizing the AHAS as an implementation strategy of the Comprehensive Plan will lend policy weight to implementation;
- Integrating more up to date housing affordability data as well as the additional policy initiatives brought forward by the AHAS into the Housing Element will help to foster a broad and balanced public dialogue on housing issues;
- Recognizing and strengthening the links between housing choice and affordability and access to opportunity is an important component that should inform policy discussion regarding housing and zoning moving forward.

## **4. Historic Preservation Code Amendments**

The Commission concludes that the proposed Historic Preservation code amendments to Chapters 13.06, 13.07 and 13.12 of the Tacoma Municipal Code, as released for public review during the Planning Commission's public hearing process are consistent with the Comprehensive Plan goals and policies related to historic preservation, and will provide a balanced approach to protecting the historic integrity of the city while allowing for efficient review of development proposals, will clarify the nomination and designation process for City Landmarks, and will increase the utility of the Historic Conditional Use Permit.

## **5. Manitou Potential Annexation**

The Commission concludes that the proposed Zoning Districts for the Manitou Potential Annexation Area, i.e., C-1 for all commercial areas, R-4L for all multi-family areas, and R-3 for all single-family areas, all with the STGPD Overlay, along with the proposed Land Use Designations of "Neighborhood Commercial" that corresponds to the C-1 zoning and "Multi-Family (Low Density)" that corresponds to R-4L and R-3, fulfill the objectives of reflecting the existing land uses in the Manitou area, preserving the residential characters of the neighborhood, allowing reasonable development opportunities for the area, being compatible with the surrounding South Tacoma neighborhood, and maintaining the consistency with the proposed zoning scheme that was adopted by the City Council in 2004 as part of the pre-annexation planning efforts of that time. This proposed zoning scheme would become effective upon the area's annexation to the City and should provide a solid baseline for the continued land use planning for the area.

## **6. Minor Plan and Code Amendments**

The Commission concludes that the 28 Minor Plan and Code Amendments to Chapters 1.37, 8.30, 13.04, 13.05, 13.06, 13.06A, and 13.09 of the Tacoma Municipal Code collectively fulfill the intent to keep information current, address inconsistencies, correct minor errors, and clarify and improve provisions of the Plan and the Code.

## **K. RECOMMENDATIONS:**

### **1. Future Land Use Map Implementation**

The Planning Commission recommends that the City Council adopt the area-wide rezones and amendments to the Future Land Use Map of the One Tacoma Plan as proposed. Furthermore:

- The Commission recommends that the City Council consider funding and prioritizing a corridor plan for Portland Ave to consider land use, design, public safety improvements, and other capital needs in a complementary way, to improve the overall livability of the corridor.
- The Commission recommends that the City Council consider a broader review of the View Sensitive District to ensure an equitable application of those development restrictions.
- The Commission recommends a broader review of the Narrows Mixed-use Center to consider additional capital investments and zoning modifications that could spur development in the business district and provide for supportive residential densities in the surrounding neighborhoods.

### **2. Shorelines Master Program Periodic Review**

The Planning Commission recommends that the City Council adopt the Shoreline Master Program Amendments as proposed. Furthermore:

- Given the implications of sea level rise, the City should initiate more far reaching actions to address the impacts of climate change, including consideration of managed retreat (relocating existing buildings and infrastructure away from rising waters) as determined necessary to address sea level rise.
- The City should evaluate the TSMP Archaeological and Historic Review standards as compared to the citywide Archaeological and Historic standards to determine if future updates are warranted.
- The City should integrate review of the proposed modifications to Wapato Lake Shoreline Designation in coordination with the upcoming Commercial Zoning review.

### **3. Affordable Housing Action Strategy Incorporation into the Comprehensive Plan**

The Planning Commission recommends that the City Council adopt the Affordable Housing Action Strategy as proposed. Furthermore:

- The Commission recommends that the City Council initiate a broad, data-supported community engagement and policy analysis effort to guide implementation of AHAS Action 1.8 over the next several years and to foster community understanding of the issues and trust in the process.
- The Commission recommends that the City Council continue to prioritize housing challenges, in balance with renewed efforts to enhance the City's capacity to meet urban design, transportation, livability and other goals.

### **4. Historic Preservation Code Amendments**

The Planning Commission recommends that the proposed Historic Preservation code amendments to Chapters 13.06, 13.07 and 13.12 of the Tacoma Municipal Code as released for public review during the Planning Commission's public hearing process be adopted by the City Council.

### **5. Manitou Potential Annexation**

The Planning Commission recommends that the proposed Zoning Districts for the Manitou Potential Annexation Area, i.e., C-1 for all commercial areas, R-4L for all multi-family areas, and R-3 for all single-family areas, all with the STGPD Overlay, along with the proposed Land Use Designations of "Neighborhood Commercial" (corresponding to C-1) and "Multi-Family (Low Density)" (corresponding to R-4L and R-3), be adopted by the City Council, with the understanding that such adopted zoning scheme would become effective if and when the annexation of the Manitou area becomes effective.

### **6. Minor Plan and Code Amendments**

The Planning Commission recommends that the proposed amendments, as described in the Staff Analysis Report presented to the Commission on June 19, 2019, be adopted by the City Council.

**L. ADDENDUM:**

A-1: Future Land Use Implementation – Summary of Modifications in Response to Public Testimony (This addendum documents the Planning Commission's recommendation and response to public testimony concerning 20 specific area-wide rezones and Future Land Use Map amendments, dated June 19, 2019)

**M. EXHIBITS:**

Exhibits are compiled in six packets associated with the six respective applications as listed below. Each packet includes a description of the application, the Planning Commission's recommendation, and the proposed amendments to the *One Tacoma* Comprehensive Plan and/or the Tacoma Municipal Code.

1. Future Land Use Map Implementation
2. Shorelines Master Program Periodic Review
3. Affordable Housing Action Strategy Incorporation into the Comprehensive Plan
4. Historic Preservation Code Amendments
5. Manitou Potential Annexation
6. Minor Plan and Code Amendments



## Addendum to the Planning Commission Findings and Recommendations

### Future Land Use Implementation: Summary of Modifications in Response to Public Testimony

This addendum documents the Commission's recommendation and response to public testimony for specific area-wide rezones and Future Land Use Map Amendments.

1. North Tacoma Ave and N 5th Street
2. S. 72nd and Alaska
3. Narrows
4. 26th and Alder
5. N 12th St & N Yakima Ave
6. 6th Ave & S Pearl St
7. E 43rd St & E Portland Ave
8. E 38th & E Portland Ave
9. E D St & E 32nd St
10. S Wright Ave & S Fawcett Ave
11. E L St & E 29th St
12. S. 56th and M
13. MLK Jr Way & S 8th St
14. N Pearl St & N 14th St
15. S 12th St & S Pearl St
16. S Center St & S Tyler St
17. S Mason Ave & S 36th St
18. 36th W & S Orchard
19. S 5th St & S Sheridan Ave
20. S Steele St & S 25th St

**June 19, 2019**

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# Future Land Use Implementation

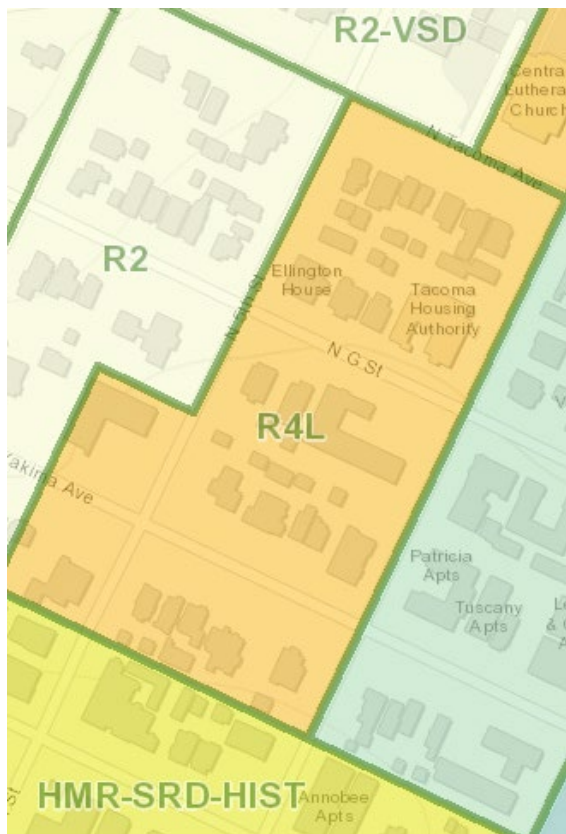
## Summary of Planning Commission Review and Recommendation

### N Tacoma Ave & N 5<sup>th</sup> St

CURRENT ZONING DISTRICTS:  
R-4L MULTI-FAMILY LOW DENSITY

PUBLIC HEARING PROPOSAL:  
R-4 MULTI-FAMILY HIGH DENSITY

PLANNING COMMISSION  
RECOMMENDATION: R-4L



The Planning Commission recommends maintaining the existing zoning and re-designating these properties in the Future Land Use Map of the Comprehensive Plan as Multi-family (Low Density) rather than Multi-family (high density), consistent with the current zoning.

The recommendation was supported by the following considerations:

- Public testimony;
- The existing zoning supports missing middle housing and re-use of existing structures;
- High density zoning is supported in the Stadium Neighborhood Center;
- Maintaining appropriate zoning transitions;
- Recognizing the historic structures and minimizing potential loss of historic resources.

#### What is the current zoning in the area?

R-2: Single Family Dwelling District  
R-2-VSD: Single Family Dwelling District & View Sensitive Overlay District  
R-4L: Multiple Family Low Density  
R-4L-VSD: Multiple Family Low Density & View Sensitive Overlay District  
RCX - Residential Commercial Mixed-Use District  
HMR-SRD-HIST: Historic Mixed Residential Special Review District & Historic District

#### Why was this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (high density)**.
2. The area is served by high frequency transit.
3. Proximity to the Stadium Mixed-use Center and the Link Light Rail extension.

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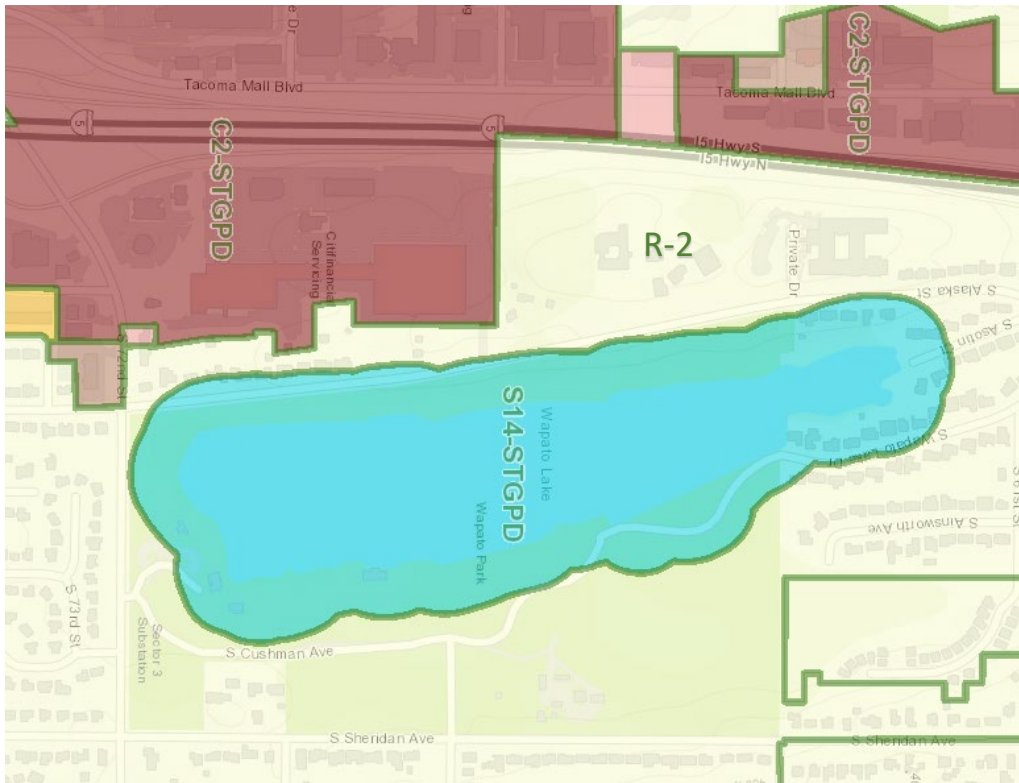
# Future Land Use Implementation Summary of Planning Commission Review and

## S. 72<sup>nd</sup> and Alaska St.

CURRENT ZONING DISTRICT:  
R-2 SINGLE FAMILY DWELLING DISTRICT

PUBLIC HEARING PROPOSAL: R-3  
MULTI-FAMILY LOW DENSITY

PLANNING COMMISSION  
RECOMMENDATION: R-4L



The Planning Commission recommends rezoning S 72nd and Alaska street, in the area identified, from R-2 Single Family Dwelling District to R-4L Multiple Family Low Density District. In support of this recommendation, the Commission considered the following:

- Public testimony;
- The close proximity to commercial shopping, including a grocery store;
- Access to a regional destination park and recreation facility;
- The R-4L would provide for missing middle housing choices in an opportunity rich area;
- Affected properties are underutilized;
- The zoning change would create an effective transition.

### What is the current zoning in this area?

R-2: Single Family Dwelling District  
C-2: General Community Commercial  
S-14: Wapato Lake Shoreline District

### Why was this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The area is served by transit.
3. The area has direct access to Wapato Park and commercial shopping, including a grocery store.
4. Area has improved bicycle facilities.
5. Transition between commercial and recreational uses.

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# Future Land Use Implementation

## Summary of Planning Commission Review and Recommendation

# Narrows

### CURRENT ZONING DISTRICTS: R-2 SINGLE FAMILY DWELLING DISTRICT

### PUBLIC HEARING PROPOSAL: R-4L MULTI-FAMILY LOW DENSITY

### PLANNING COMMISSION RECOMMENDATION: DEFER



The Planning Commission recommends no modifications to the zoning or Future Land Use Map at this time. Instead, the Commission recommends that this area carry over to a future work program to enable a broader study of the Mixed-use Centers and adjacent neighborhoods to support a more comprehensive zoning review. Future work could include development feasibility studies; market conditions and commercial trade areas; housing types and densities within walking distance of the center; potential catalyst sites and capital investments.

#### What is the current zoning in the area?

R-2: Single Family Dwelling District  
 R-2: Single Family Dwelling District & View Sensitive Overlay District  
 R-3: Two Family Dwelling District  
 R-4L: Multiple Family Low Density  
 R-4L-VSD: Multiple Family Low Density & View Sensitive Overlay District  
 T : Transition District  
 C-1: General Neighborhood Commercial District & View Sensitive Overlay District  
 C-2: General Community Commercial District

#### Why was this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The area is served by or planned for high frequency transit.
3. Proximity to the Narrows Mixed-use Center as well as community facilities and trail systems.
4. Designation as a Pedestrian Street.

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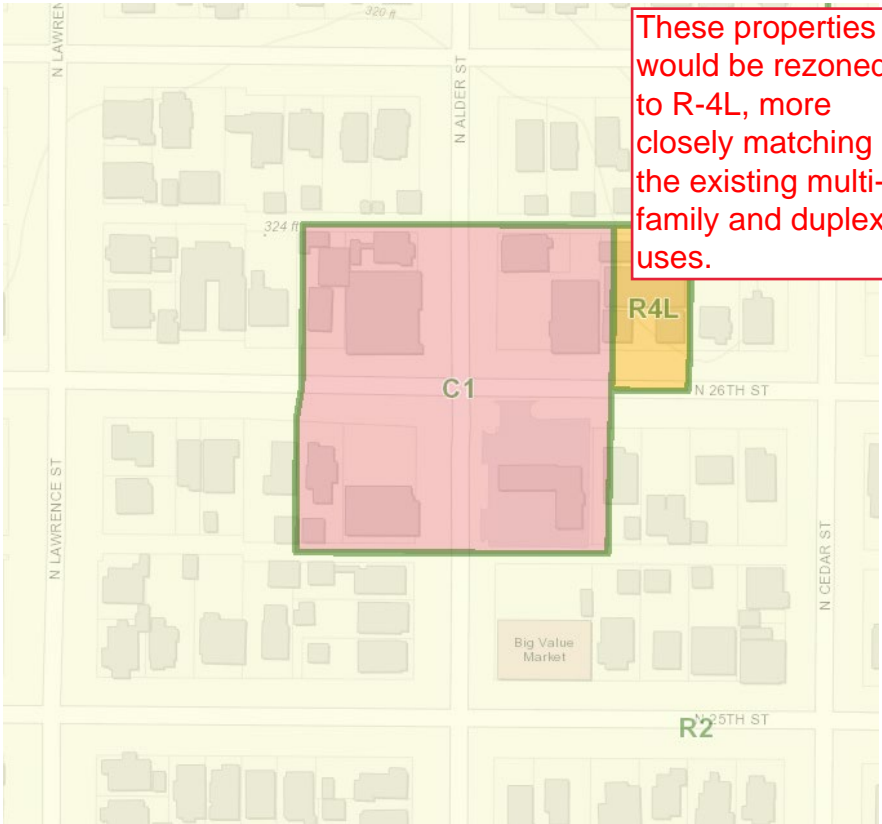
# Future Land Use Implementation Summary of Planning Commission Review and Recommendation

# 26<sup>th</sup> and Alder

CURRENT ZONING DISTRICT:  
R-2 SINGLE FAMILY DWELLING DISTRICT

PUBLIC HEARING PROPOSAL:  
R-3 MULTI-FAMILY LOW DENSITY

PLANNING COMMISSION  
RECOMMENDATION: R-2/R-4L



The Planning Commission recommends rezoning the two properties on N 26th Street to R-4L. The remaining properties on N 25th and Alder and the single family residence on the south side of N 26th would remain R-2 Single Family zoning with a modified Future Land Use Map designation of Single Family Residential.

The recommendation is based on the following considerations:

- Public testimony;
- The proposal reflects the current uses and quality of the single family residences;
- Maintenance of current neighborhood patterns.

**What is the current zoning in this area?**

C-1: Neighborhood Commercial District  
R-4L: Low Density Multiple Family Dwelling District  
R-2: Single Family Dwelling District.

**Why was this area proposed to be rezoned?**

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The area is served by transit and has a walkable street grid.
3. Proximity to commercial uses and open spaces.
4. Proposed rezones would create a low-intensity transition between commercial uses and single family residential areas.
5. Increasing potential housing options near amenities.



# Future Land Use Implementation

## Summary of Planning Commission Review and Recommendation

# N 12<sup>th</sup> St & N Yakima Ave

CURRENT ZONING DISTRICTS:  
R-2 SINGLE FAMILY - VIEW SENSITIVE

PUBLIC HEARING PROPOSAL:  
R-4L MULTI-FAMILY LOW DENSITY

PLANNING COMMISSION  
RECOMMENDATION: R-2



These properties  
would be rezoned  
to R-3



The multifamily building on  
the corner of N 10th and N  
Yakima would be rezoned to  
R-4L

The Planning Commission recommends keeping the existing properties on N Yakima R-2 Single Family Zoning, with the following exceptions:

- The multifamily property on the corner of N Yakima and N 10th would be zoned R-4L
- The properties identified Between N 21st St and N Yakima would be zoned R-3.

The recommendation is based on the following considerations:

- Public testimony;
- The proposal reflects the current uses and quality of the single family residences;
- Maintenance of current neighborhood patterns.
- Recognition of the limitations on development at N 21st and N Yakima as a result of the steep slopes in that area.

### What is the current zoning in the area?

- R-2: Single Family Dwelling District
- R-2: Single Family Dwelling District & View Sensitive Overlay District
- R-3: Two Family Dwelling District
- R-4L: Multiple Family Low Density
- R-4L-VSD: Multiple Family Low Density& View Sensitive Overlay District
- T : Transition District
- C-1: General Neighborhood Commercial District & View Sensitive Overlay District
- C-2: General Community Commercial District

### Why was this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The area is served by or planned for high frequency transit.
3. Proximity to neighborhood commercial uses and parks and open space.
4. Designation as a Pedestrian Street.
5. Addressing split zoned uses.

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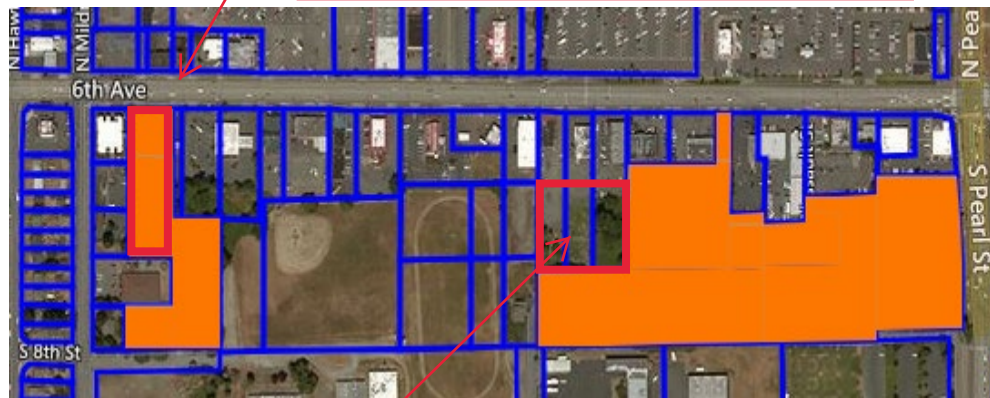
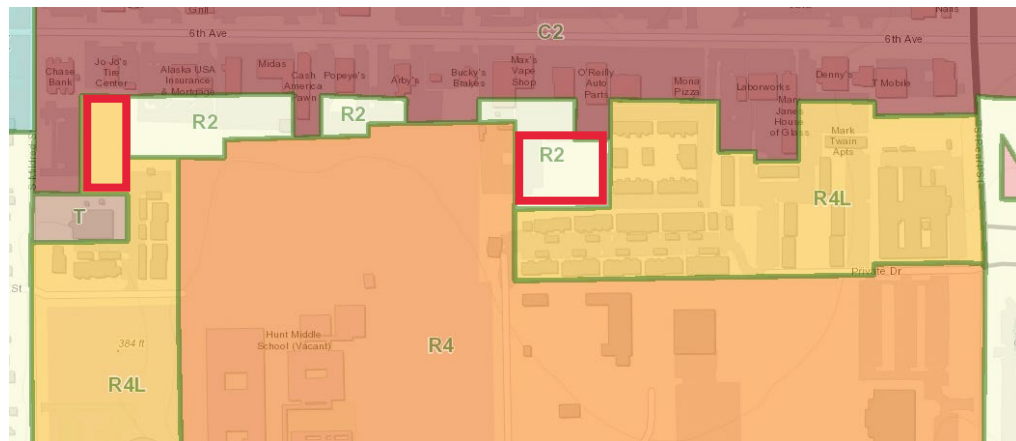
# Future Land Use Implementation Summary of Planning Commission Review and Recommendation

## 6<sup>th</sup> Ave & S Pearl St

**CURRENT ZONING DISTRICTS:**  
R-2 SINGLE FAMILY DWELLING DISTRICT/  
R-4L MULTI-FAMILY LOW DENSITY

**PUBLIC HEARING PROPOSAL:**  
R-4 MULTI-FAMILY HIGH DENSITY

**PLANNING COMMISSION  
RECOMMENDATION: MULTIPLE**



This proposal would be modified to C-2 along the 6th Ave Street and extending to the full extent of the south property line, creating a contiguous block of C-2 zoning.

These properties are currently split zoned, with C-2 along the 6th Ave frontage, but R-2 in the southern half. This proposal would establish more logical and consistent zoning boundaries for this area. The areas are similarly outlined in red on the current zoning map for reference.

The Planning Commission recommends rezoning this area to R-4 as proposed in the Public Review Draft, with the following modifications:

The portion of the rezone at the Northwest corner of 6th Ave and N. Mildred would be rezoned to C-2 General Commercial, creating a contiguous block of commercial zoned properties. The adjacent properties along Mildred are currently commercial use with C-2 Zoning.

In addition, the modification would include a rezone from R-2 to R-4 for a central portion of the area - which would create a more logical zoning boundary line for this area.

### What is the current zoning in the area?

R-2: Single Family Dwelling District  
R-3: Two Family Dwelling District  
R-4: Multiple Family Dwelling District High Density  
R-4L: Multiple Family Low Density  
T : Transition District  
C-2: General Community Commercial District

### Why was this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (high density)**.
2. The area is served by high frequency transit.
3. Proximity to Narrows Neighborhood Center and James Center.
4. Area is predominantly characterized by higher intensity uses.
5. Establishing appropriate residential/commercial transition.

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# Future Land Use Implementation

## Summary of Planning Commission Review and Recommendation

## E 43<sup>rd</sup> St & E Portland Ave

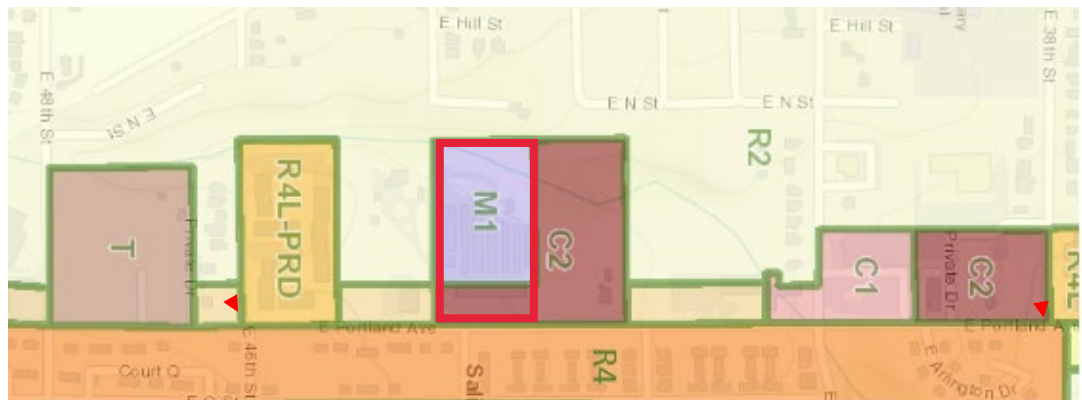
CURRENT ZONING DISTRICTS:  
MULTIPLE DISTRICTS

PUBLIC HEARING PROPOSAL:  
R-4 MULTI-FAMILY HIGH DENSITY

PLANNING COMMISSION  
RECOMEMNDATION: R-4/R-4L



Modification 1:  
These properties  
would be removed  
from the rezone  
proposal, pending  
the commercial  
zoning update or  
corridor planning  
effort.



The Planning Commission recommends rezoning this property to R-4 as proposed in the Public Review Draft, with the following modifications:

The current M-1 and C-2 zoned properties, centrally identified on the map in red outline would be removed from the proposal and considered as part of the commercial zoning update or a corridor plan.

Lastly, the Commission recommends that the City conduct a corridor plan, in which the zoning and land use along Portland Ave could be considered concurrently with potential public facility and services plans and investments. The Commission further recommends that Pierce Transit consider this alignment for future expansion of Bus Rapid Transit, facilitating service improvements and more effective connections to the proposed Central Link Station on Portland Ave.

### What is the current zoning in the area?

R-2: Single Family Dwelling District  
R-3: Two Family Dwelling District  
R-4L: Multiple Family Low Density  
R-4: Multiple Family High Density  
T : Transition District  
C-1: General Neighborhood Commercial District & View Sensitive Overlay District  
C-2: General Community Commercial District  
M-1: Light Industrial  
PRD: Planned Residential Development District

### Why was this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The area is served by or planned for high frequency transit.
3. Proximity to commercial uses and parks and open space.
4. Designation as a Pedestrian Street.
5. Improving zoning consistency along the corridor.

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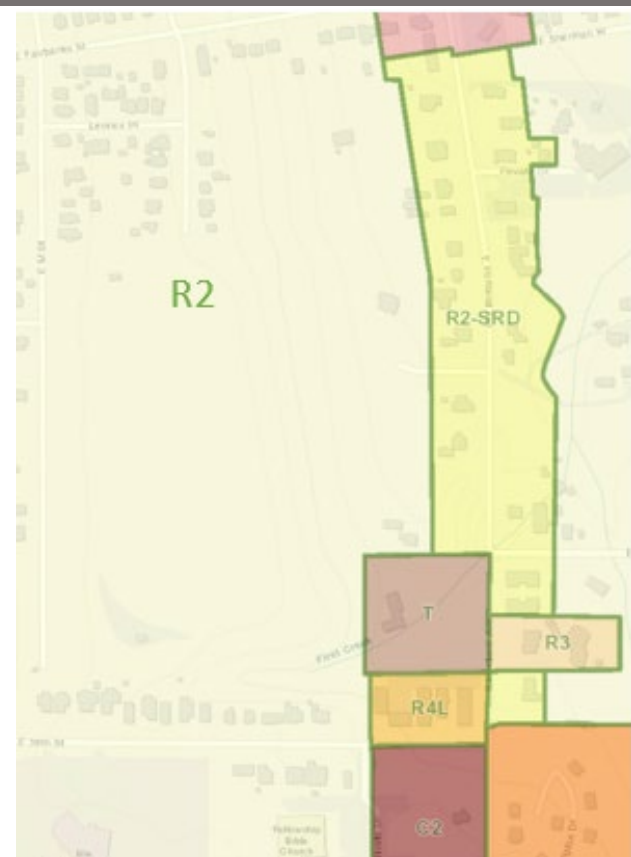


# Future Land Use Implementation

## Summary of Planning Commission Review and Recommendation

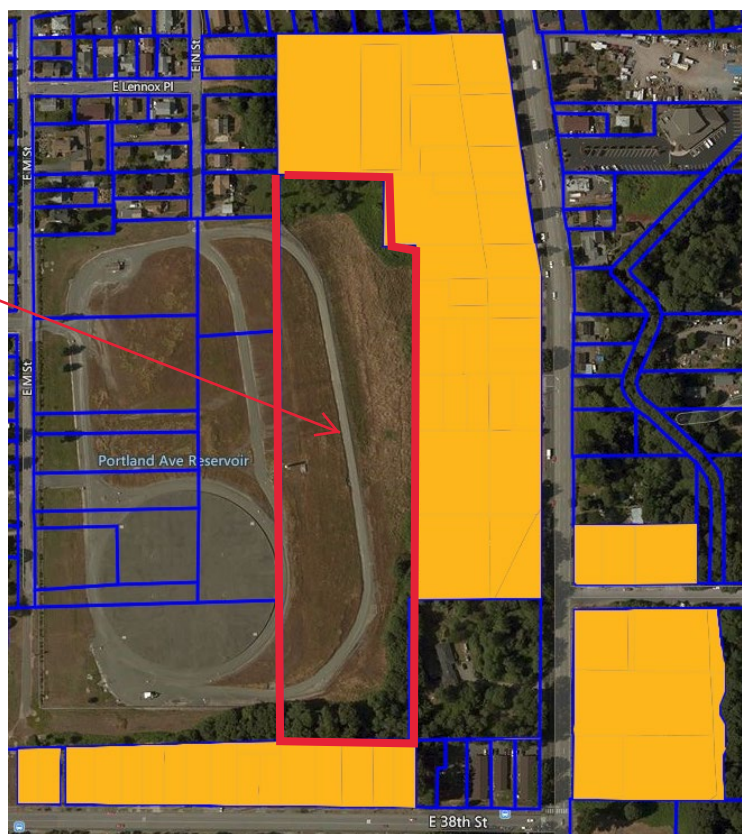
# E 38<sup>th</sup> & E Portland Ave

**CURRENT ZONING DISTRICTS:**  
R-2 SINGLE FAMILY SPECIAL REVIEW DIST



R-4L would be expanded to include this parcel associated with the Portland Ave Reservoir.

**PUBLIC HEARING PROPOSAL:**  
R-4L MULTI-FAMILY LOW DENSITY



**PLANNING COMMISSION**  
**RECOMMENDATION: R-4L**

The Planning Commission recommends rezoning this property to R-4L as proposed in the Public Review Draft, with the following modifications:

- The R-4L Zoning would be expanded to be inclusive of the abutting parcel associated with the Portland Ave Reservoir.

Lastly, the Commission recommends that the City conduct a corridor plan, in which the zoning and land use along Portland Ave could be considered concurrently with potential public facility and services plans and investments. The Commission further recommends that Pierce Transit consider this alignment for future expansion of Bus Rapid Transit, facilitating service improvements and more effective connections to the proposed Central Link Station on Portland Ave.

### What is the current zoning in the area?

R-2: Single Family Dwelling District  
R-2: Single Family Dwelling District  
R-3: Two Family Dwelling District  
R-4L: Multiple Family Low Density  
T : Transition District  
C-1: General Neighborhood Commercial District & View Sensitive Overlay District  
C-2: General Community Commercial District  
SRD: Special Review District

### Why was this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The area is served by or planned for high frequency transit.
3. Proximity to commercial uses, community facilities, and natural areas.
4. Designation as a Pedestrian Street.
5. Improving zoning consistency along the corridor.

To learn more: visit [www.cityoftacoma.org/FLUM](http://www.cityoftacoma.org/FLUM) or email at [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org).





# Future Land Use Implementation

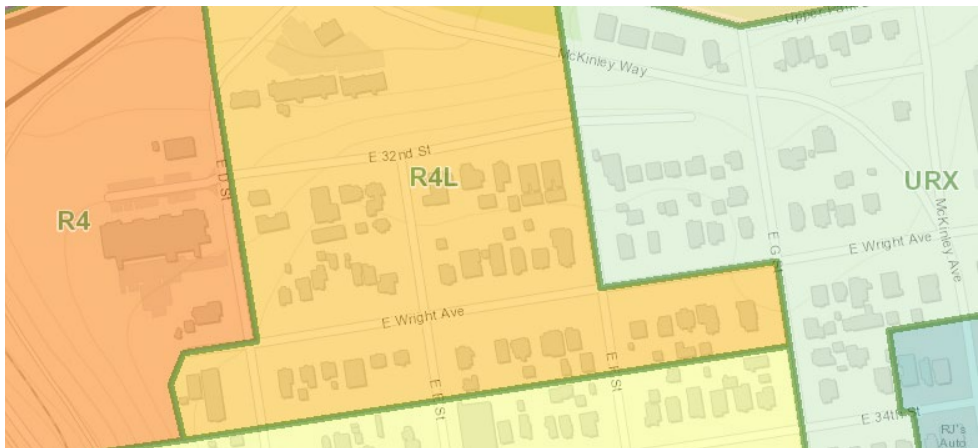
## Summary of Planning Commission Review and Recommendation

### E D St & E 32<sup>nd</sup> St

**CURRENT ZONING DISTRICTS:**  
**R-4L MULTI-FAMILY DISTRICT LOW DENSITY**

**PUBLIC HEARING PROPOSAL:**  
**R-4 MULTI-FAMILY HIGH DENSITY**

**PLANNING COMMISSION**  
**RECOMMENDATION: R-4L**



The Planning Commission recommends maintaining the existing zoning and re-designating these properties in the Future Land Use Map of the Comprehensive Plan as Multi-family (Low Density) rather than Multi-family (high density), consistent with the current zoning.

The recommendation was supported by the following considerations:

- Public testimony;
- The existing zoning supports missing middle housing;
- High density zoning is supported in the McKinley Neighborhood Center;
- Potential view impacts;
- Establishing appropriate zoning transitions.

#### What is the current zoning in the area?

R-4: Multiple Family Dwelling District  
R-4L: Low Density Multiple Family Dwelling District  
URX: Urban Residential Mixed-Use District

#### Why was this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (high density)**.
2. The area is served by or planned for high frequency transit.
3. Proximity to McKinley Neighborhood Center and McKinley Park, as well as the Dome District.
4. Designation of McKinley Way as a Pedestrian Street.
5. This area has view potential.

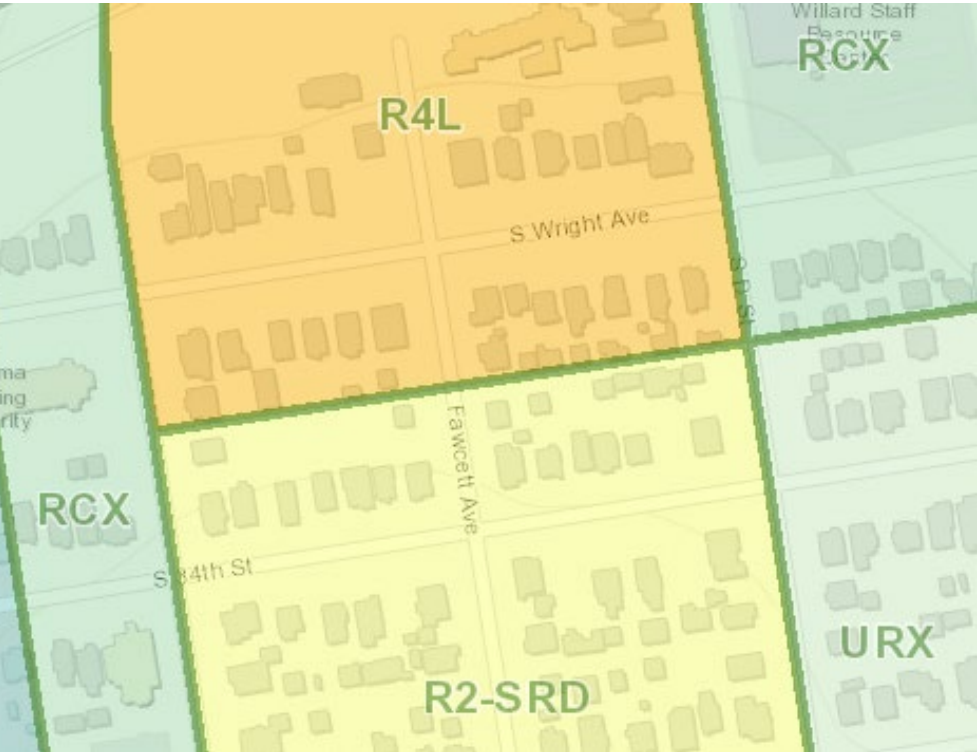
To learn more: visit [www.cityoftacoma.org/FLUM](http://www.cityoftacoma.org/FLUM) or email at [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org).



# Future Land Use Implementation

## Summary of Planning Commission Review and Recommendation

**CURRENT ZONING DISTRICTS:**  
R-4L MULTI-FAMILY LOW DENSITY



### What is the current zoning in the area?

R-2SRD: Residential Special Review District  
R-4L: Multiple Family Low Density  
RCX: Residential Commercial Mixed-Use District  
URX: Urban Residential Mixed-Use District

**PUBLIC HEARING PROPOSAL:**  
R-4 MULTI-FAMILY HIGH DENSITY



### Why was this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (high density)**.
2. The area is served by or planned for high frequency transit.
3. Proximity to Lincoln Neighborhood Center and Lincoln Park as well as Lower Pacific Crossroads Center.
4. The area has view potential.

## S Wright Ave & S Fawcett Ave

**PLANNING COMMISSION**  
**RECOMMENDATION: R-4L**

The Planning Commission recommends maintaining the existing zoning and re-designating these properties in the Future Land Use Map of the Comprehensive Plan as Multi-family (Low Density) rather than Multi-family (high density), consistent with the current zoning.

The recommendation was supported by the following considerations:

- Public testimony;
- The existing zoning supports missing middle housing;
- High density zoning is supported in the Lincoln and Lower Pacific Mixed-use Centers;
- Potential view impacts;
- Establishing appropriate zoning transitions.

To learn more: visit [www.cityoftacoma.org/FLUM](http://www.cityoftacoma.org/FLUM) or email at [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org).





# Future Land Use Implementation

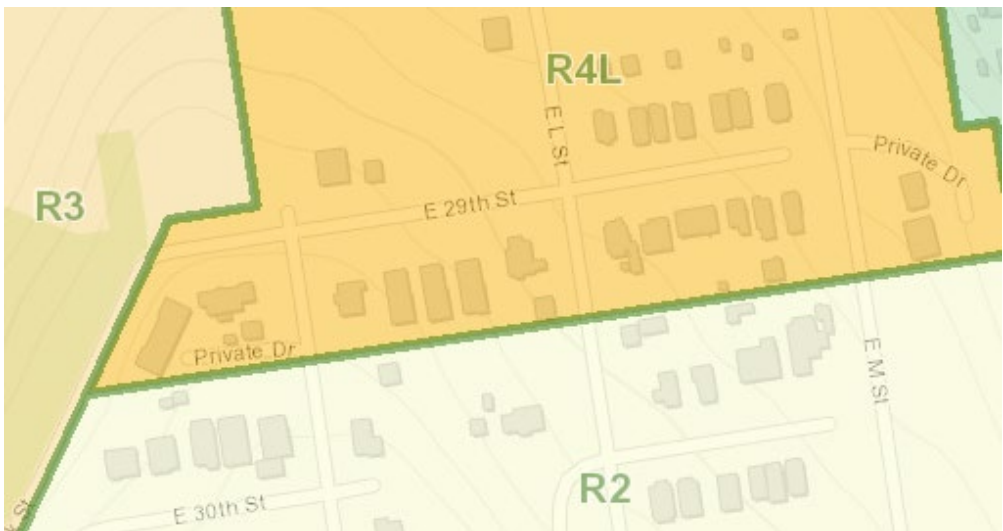
## Summary of Planning Commission Review and Recommendation

### E L St & E 29<sup>th</sup> St

**CURRENT ZONING DISTRICTS:**  
R-4L MULTI-FAMILY DISTRICT LOW DENSITY

**PUBLIC HEARING PROPOSAL:**  
R-4 MULTI-FAMILY HIGH DENSITY

**PLANNING COMMISSION**  
**RECOMMENDATION: R-4L**



The Planning Commission recommends maintaining the existing zoning and re-designating these properties in the Future Land Use Map of the Comprehensive Plan as Multi-family (Low Density) rather than Multi-family (high density), consistent with the current zoning. Furthermore, the Commission recommends a reconsideration of the View Sensitive Overlay District and the application of that District Citywide.

The recommendation was supported by the following considerations:

- Public testimony;
- The existing zoning supports missing middle housing;
- High density zoning is supported in the McKinley Neighborhood Center;
- Potential view impacts;
- Establishing appropriate zoning transitions;
- Lack of adequate supporting services and infrastructure;
- Lack of connectivity to surrounding business districts.

#### What is the current zoning in the area?

R-2: Single Family Dwelling District  
R-3 - Two Family Dwelling District  
R-4L: Multiple Family Low Density

#### Why was this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (high density)**.
2. Proximity to Lower Portland Crossroads Center and McKinley Park.
3. This area has view potential.

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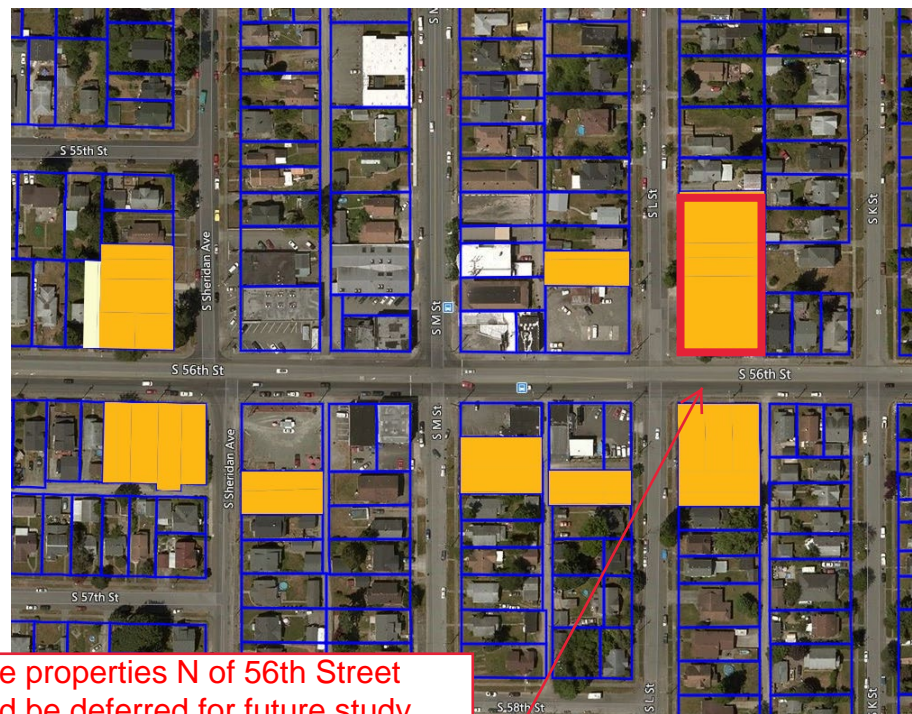
# Future Land Use Implementation Summary of Planning Commission Review and Recommendation

# S. 56<sup>th</sup> and M

## CURRENT ZONING DISTRICTS: C-2 GENERAL COMMERCIAL



## PUBLIC HEARING PROPOSAL: R-4L MULTI-FAMILY LOW DENSITY



Three properties N of 56th Street would be deferred for future study. These properties are split zoned, but related to a single use.

## PLANNING COMMISSION RECOMMENDATION: R-4L with

The Planning Commission recommends rezoning these properties to R-4L consistent with the Public Hearing Proposal, with the following exception:

- Three properties along S 56th and S L St would remain with the current zoning and would be carried forward as part of the Commercial Zoning review.

The Recommendation is based on the following considerations:

- The rezone would create effective transitions between the commercial core and adjacent neighborhoods;
- The parcels to be removed from the rezone and deferred for future discussion are currently mixed commercial and residential zoning but associated with a single use.

### What is the current zoning in the area?

C-2: General Community Commercial  
C-1: General Neighborhood Commercial  
R-2: Single Family Dwelling District

### Why was this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The area is served by or planned for high frequency transit.
3. Proximity to commercial uses and parks and open space.
4. Designation as a Pedestrian Street.

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# Future Land Use Implementation Summary of Planning Commission Review and Recommendation

## MLK Jr Way & S 8<sup>th</sup> St

**CURRENT ZONING DISTRICTS:**  
R-2-SRD SINGLE FAMILY DWELLING SPECIAL REVIEW DISTRICT

**PUBLIC HEARING PROPOSAL:**  
R-4 MULTI-FAMILY HIGH DENSITY

**PLANNING COMMISSION  
RECOMMENDATION: R-4L**



The Planning Commission recommends rezoning this property to R-4L and re-designating this property in the Future Land Use Map of the Comprehensive Plan as Multi-family (Low Density) rather than Multi-family (high density). The Recommendation is based on the following considerations:

- Establishing an appropriate zoning transition between the Hilltop Neighborhood Center and adjacent properties;
- Providing for missing middle housing;
- Minimizing off-site impacts that could result from an extension of high density zoning to these sites and the prevalence of high-density zoning already established in the Center.

**What is the current zoning in the area?**  
R-2-SRD: Residential Special Review District  
NCX: Neighborhood Commercial Mixed-Use District

**Why was this area proposed to be rezoned?**

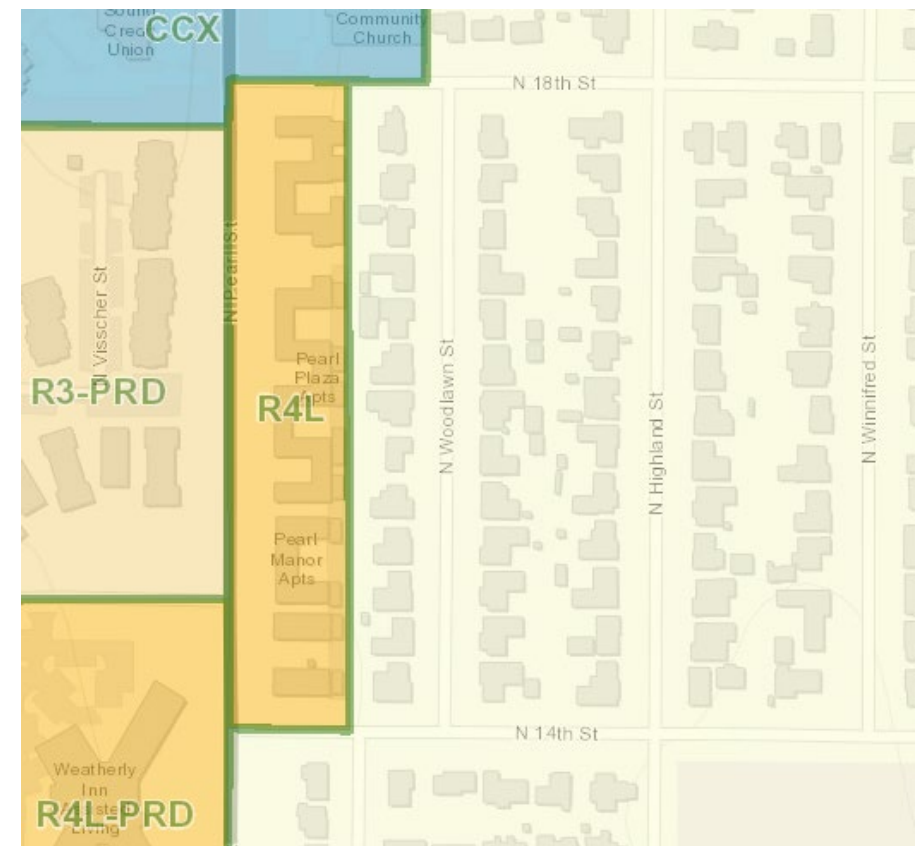
1. The current Comprehensive Plan designation of **Multi-family (high density)**.
2. The area is served by high frequency transit.
3. Proximity to the Hilltop Neighborhood Center.



# Future Land Use Implementation Summary of Planning Commission Review and Recommendation

## N Pearl St & N 14<sup>th</sup> St

CURRENT ZONING DISTRICTS:  
R-4L MULTI-FAMILY DISTRICT LOW DENSITY



### What is the current zoning in the area?

R-3-PRD: Two Family Dwelling Planned Residential Development  
R-4L: Multiple Family Low Density  
R-4L-PRD: Low Density Multiple Family Dwelling Planned Residential Development District  
CCX: Community Commercial Mixed-Use District

PUBLIC HEARING PROPOSAL:  
R-4 MULTI-FAMILY HIGH DENSITY



### Why was this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (high density)**.
2. The area is served by or planned for high frequency transit.
3. Proximity to the Westgate Crossroads Center and Wilson High School.
4. Designation as a Pedestrian Street.

PLANNING COMMISSION  
RECOMMENDATION: R-4L

The Planning Commission recommends maintaining the existing zoning and re-designating these properties in the Future Land Use Map of the Comprehensive Plan as Multi-family (Low Density) rather than Multi-family (high density), consistent with the current zoning.

The recommendation was supported by the following considerations:

- The existing zoning supports missing middle housing;
- High density zoning is supported in the Westgate and Narrows Mixed-Use Centers;
- Maintaining appropriate zoning transitions.

To learn more: visit [www.cityoftacoma.org/FLUM](http://www.cityoftacoma.org/FLUM) or email at [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org).



# Future Land Use Implementation

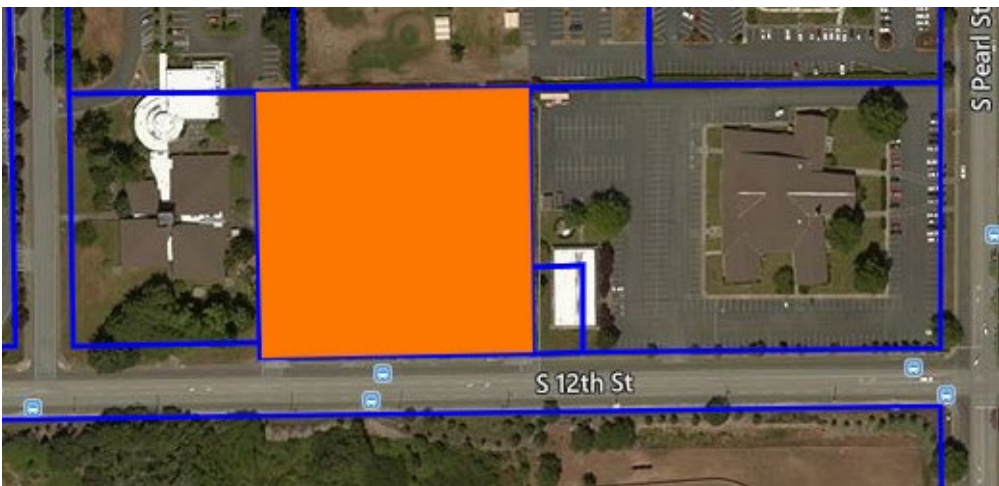
## Summary of Planning Commission Review and Recommendation

# S 12<sup>th</sup> St & S Pearl St

**CURRENT ZONING DISTRICTS:**  
**R-4L MULTI-FAMILY LOW DENSITY**



**PUBLIC HEARING PROPOSAL:**  
**R-4 MULTI-FAMILY HIGH DENSITY**



**PLANNING COMMISSION**  
**RECOMMENDATION: R-4**

The Planning Commission recommends rezoning this property to R-4 as proposed in the Public Review Draft.

The recommendation is based on the following considerations:

- The R-4 zoning would complete a consistent R-4 zone along S. 12th street;
- The off-site impacts from high density housing would be mitigated by the adjacent uses/zoning and the open space across S 12th Street;
- The area is currently served by transit and is near multiple community amenities and services.

### What is the current zoning in the area?

R-2: Single Family Dwelling District  
R-4: Multiple Family Dwelling District  
R-4L: Multiple Family Low Density  
R-4L-PRD: Low Density Multiple Family Dwelling Planned Residential Development District  
T : Transition District  
CCX: Community Commercial Mixed Use District

### Why was this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (high density)**.
2. The area is served by or planned for high frequency transit.
3. Proximity to James Center and Tacoma Community College.
4. Designation as a Pedestrian Street.
5. Establishing greater consistency in zoning along the corridor.

To learn more: visit [www.cityoftacoma.org/FLUM](http://www.cityoftacoma.org/FLUM) or email at [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org).

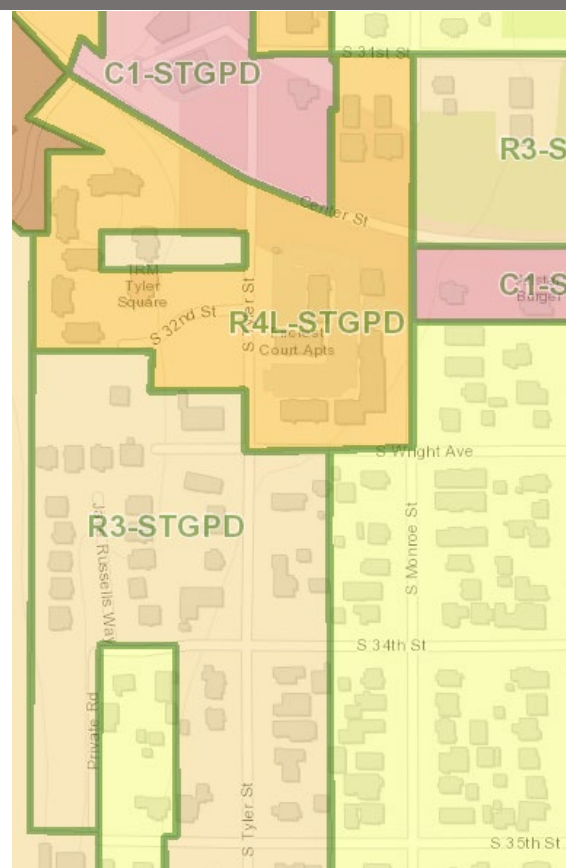


# Future Land Use Implementation

## Summary of Planning Commission Review and Recommendation

### CURRENT ZONING DISTRICTS:

R-4L MULTI-FAMILY LOW DENSITY/R3 TWO FAMILY DWELLING DISTRICT



### PUBLIC HEARING PROPOSAL:

R-4 MULTI-FAMILY HIGH DENSITY



## S Center St & S Tyler St

### PLANNING COMMISSION

RECOMMENDATION: R-3/R-4L

The Planning Commission recommends maintaining the existing zoning and re-designating these properties in the Future Land Use Map of the Comprehensive Plan as Multi-family (Low Density) rather than Multi-family (high density).

The Recommendation is supported by the following considerations:

- The current zoning supports "missing middle" housing;
- The lack of high frequency transit to support high density housing;
- To support the establishment of appropriate zoning transitions and to avoid creating abrupt high density/low density zoning transitions.

### What is the current zoning in the area?

R-3 STGPD: Two Family Dwelling District & South Tacoma Groundwater Protection District  
 R-4L STGPD: Low Density Multiple Family Dwelling District & South Tacoma Groundwater Protection District  
 R-5 STGPD: Multiple Family Dwelling District & South Tacoma Groundwater Protection District  
 C-1 STGPD: General Neighborhood Commercial District & South Tacoma Groundwater Protection District

### Why was this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (high density)**.
2. The area is served by transit.
3. Proximity to Oakland Park and business district.

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# Future Land Use Implementation

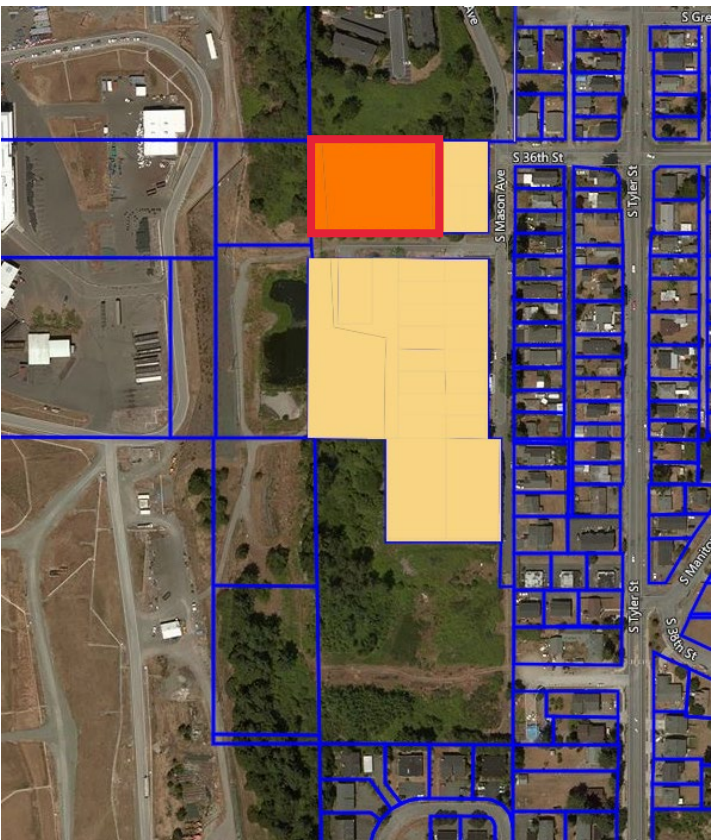
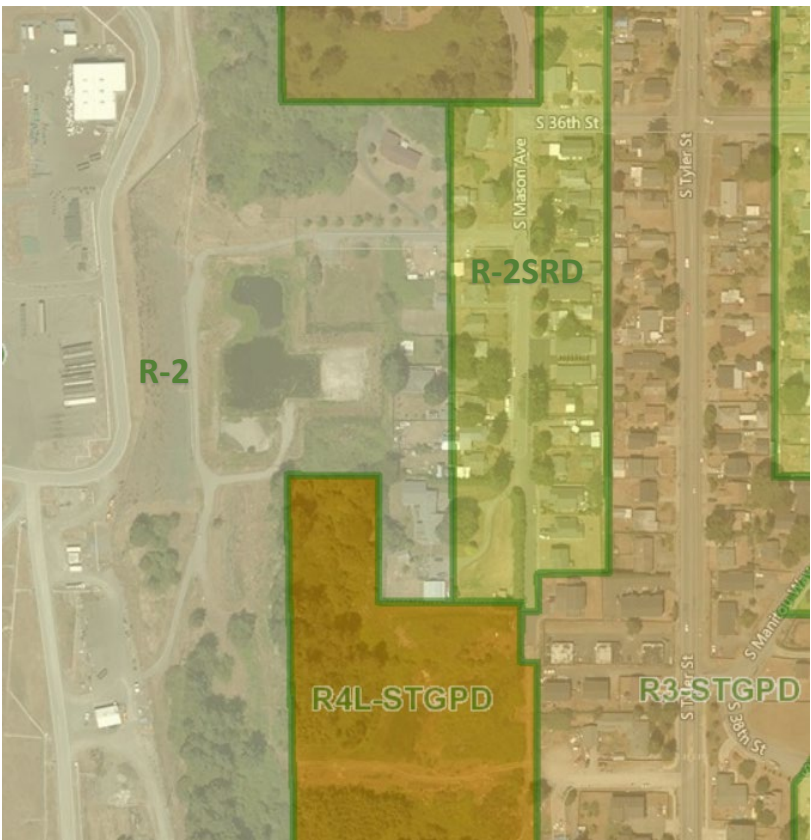
## Summary of Planning Commission Review and Recommendation

# S Mason Ave & S 36<sup>th</sup> St

**CURRENT ZONING DISTRICTS:**  
R-2 SINGLE FAMILY DWELLING DISTRICT

**PUBLIC HEARING PROPOSAL:**  
R-4 / R-3

**PLANNING COMMISSION**  
**RECOMMENDATION: R-3**



The Planning Commission recommends rezoning this property as R-3 and re-designating this property in the Future Land Use Map of the Comprehensive Plan as Multi-family (Low Density) rather than Multi-family (high density). The remainder of this proposed rezone would remain as proposed in the public review draft.

The recommendation is based on the following considerations:

- The R-3 zoning would fill in the existing low-density multifamily zoning;
- The area does not have adequate transit or walkable amenities to support additional high density housing.

### What is the current zoning in the area?

R-2 STGPD - Single Family Dwelling & South Tacoma Groundwater Protection District  
R-2SRD STGPD - Residential Special Review District & South Tacoma Groundwater Protection District  
R-3 PRD STGPD - Two Family Dwelling Planned Residential Development District & South Tacoma Groundwater Protection District

### Why was this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (high density) and Multi-family (low density).**

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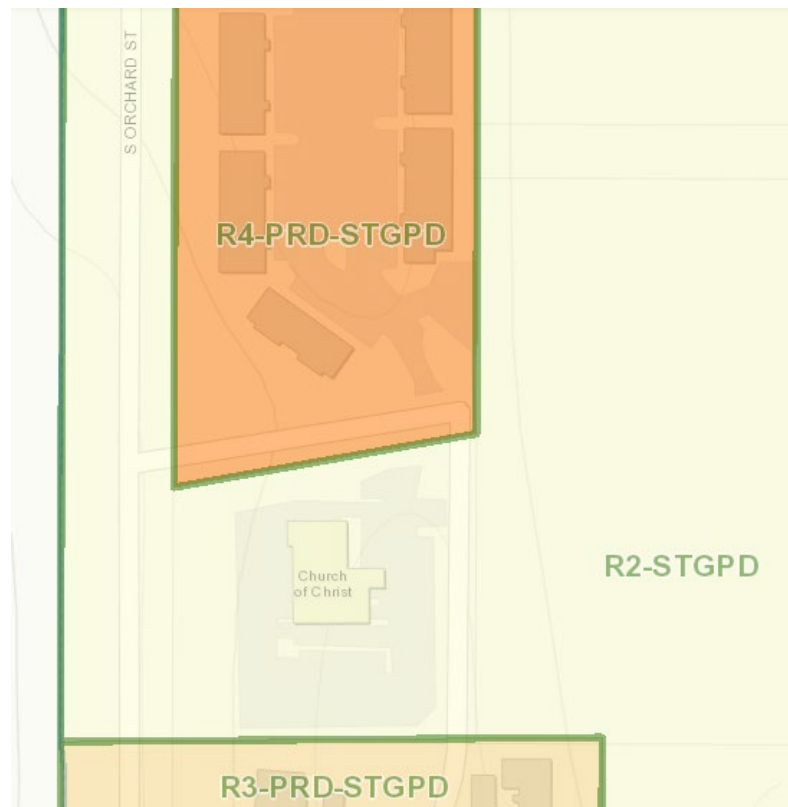
# Future Land Use Implementation Summary of Planning Commission Review and Recommendation

## 36<sup>th</sup> W & S Orchard

CURRENT ZONING DISTRICTS:  
R2-SINGLE FAMILY DWELLING DISTRICT

PUBLIC HEARING PROPOSAL:  
R-4 MULTI-FAMILY HIGH DENSITY

PLANNING COMMISSION MODIFIED  
RECOMMENDATION: R-3



The Planning Commission recommends rezoning this property as R-3 and re-designating this property in the Future Land Use Map of the Comprehensive Plan as Multi-family (Low Density) rather than Multi-family (high density).

The Recommendation is based on the following considerations:

- The R-3 zone would provide allowances for missing middle housing consistent with adjacent zoning;
- The rezone would complete a gap in the current zoning pattern;
- The area lacks the transit service and amenities sufficient to serve high density housing.

**What is the current zoning in the area?**

R-2: Single Family Dwelling & South Tacoma Groundwater Protection District

R-3 PRD: Two Family Dwelling Planned Residential Development District & South Tacoma Groundwater Protection District

R-4: Multiple Family Dwelling (High Density)

PRD: Planned Residential Development

STGPD: South Tacoma Groundwater Protection District

**Why was this area proposed to be rezoned?**

1. The current Comprehensive Plan designation of **Multi-family (high density)**.



# Future Land Use Implementation Summary of Planning Commission Review and Recommendation

# S 5<sup>th</sup> St & S Sheridan Ave

**CURRENT ZONING DISTRICTS:**  
R-2-SRD-HIST SINGLE FAMILY SPECIAL REVIEW DISTRICT & HISTORIC CONSERVATION

**PUBLIC HEARING PROPOSAL:**  
R-4 MULTI-FAMILY HIGH DENSITY

**PLANNING COMMISSION MODIFIED RECOMMENDATION:** R-2SRD



The Planning Commission recommends maintaining the existing R-2SRD Zoning for this property and re-designating this property in the Future Land Use Map of the Comprehensive Plan as Single Family Residential rather than Multi-family (high density).

The Recommendation is based on the following considerations:

- The property is adjacent to a parcel zoned R-4;
- The proposed rezone would only extent the zoning to the north one lot;
- The extension of the zoning would create an inconsistent zoning boundary with the homes to the east.

**What is the current zoning in the area?**

R-2SRD HIST: Residential Special Review District & Historic District  
R-2SRD CONS: Residential Special Review District & Conservation District  
R-4 CONS: Multiple Family Dwelling & Conservation District  
C-2 CONS: General Community Commercial District & Conservation District  
HMX: Hospital Medical Mixed-Use District  
HMX CONS: Hospital Medical Mixed-Use District & Conservation District

**Why was this area proposed to be rezoned?**

1. The current Comprehensive Plan designation of **Multi-family (high density)**.
2. The area is served by high frequency transit.
3. Proximity to the Hilltop Neighborhood Center



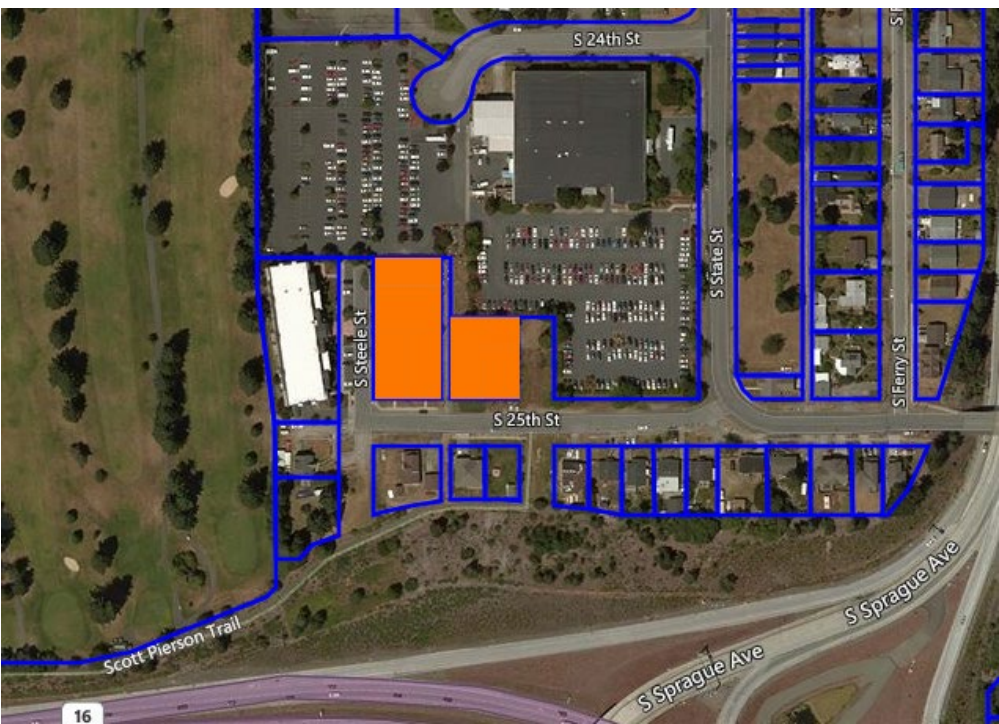
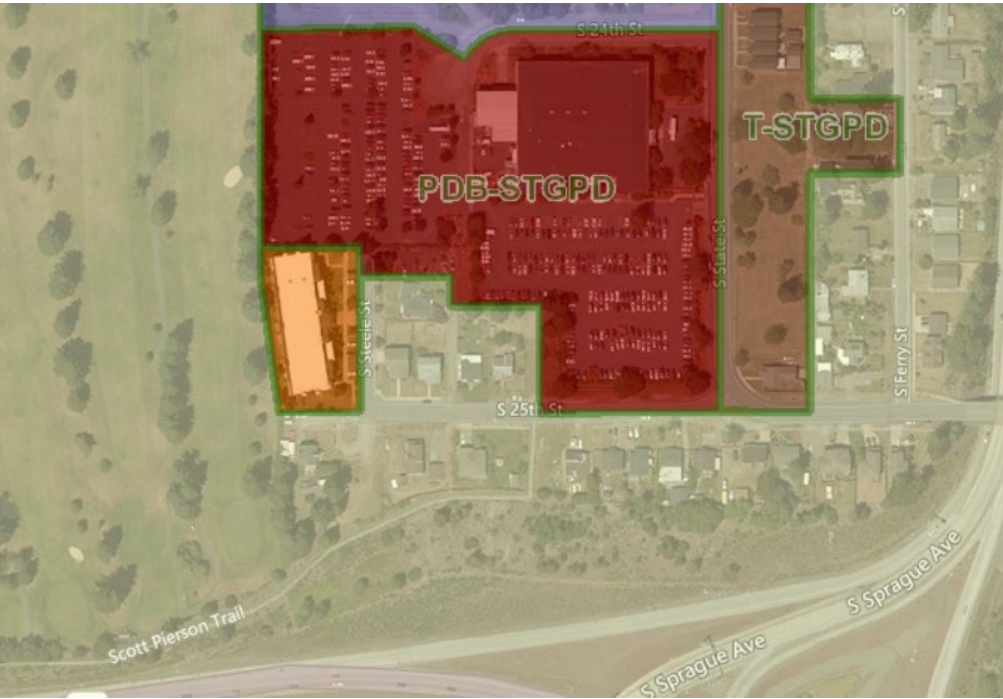
# Future Land Use Implementation Summary of Planning Commission Review and Recommendation

## S Steele St & S 25<sup>th</sup> St

CURRENT ZONING DISTRICTS:  
R-2 SINGLE FAMILY DWELLING DISTRICT

PUBLIC HEARING PROPOSAL:  
R-4 MULTI-FAMILY (HIGH DENSITY)

PLANNING COMMISSION MODIFIED  
RECOMMENDATION: R-4L



The Planning Commission recommends rezoning these properties to R-4L and re-designating these properties in the Future Land Use Map of the Comprehensive Plan as Multi-family (Low Density) rather than Multi-family (high density).

The Recommendation is based on the following considerations:

- The proposed zoning would complete a gap in the current zoning pattern;
- The area does not have adequate transit or supportive facilities and services for high density zoning;
- The proposed R-4L would allow missing middle housing choices and create a more logical zoning configuration, comparable to recent development in the existing T and R-4L districts in this area.

**What is the current zoning in the area?**

R-2: Single Family Dwelling  
R-4: Multiple Family Dwelling District (High Density)  
PDB STGPD: Planned Development Business District  
STGPD: South Tacoma Groundwater Protection District

**Why was this area proposed to be rezoned?**

1. The current Comprehensive Plan designation of **Multi-family (high density)**.
2. Proximity to commercial uses, Irving Park and Scott Pierson Trail.
3. Area is served by transit.

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