



AGENDA

Informational Meeting – Staff will conduct an Informational Meeting from 4:00 to 5:00 p.m., in the Council Chambers, for interested citizens to learn more about the subjects of the public scoping hearing.

MEETING: Regular Meeting and Public Scoping Hearing

TIME: Wednesday, June 19, 2019, 5:00 p.m.
(Public Scoping Hearing begins at approximately 5:30 p.m.)

LOCATION: Council Chambers, 1st Floor, Tacoma Municipal Building
747 Market Street, Tacoma, WA 98402

A. Call to Order and Quorum Call

B. Approval of Agenda and Minutes (May 29, 2019)

C. Public Comments

- Comments are accepted on Discussion Item D-1, and not on D-3, which includes subjects of two recent public hearings. Comments are limited to 3 minutes per person. To provide comments, please sign up.
- Discussion Item D-2, Public Scoping Hearing, begins at approximately 5:30 p.m. To testify, please sign up separately.

D. Discussion Items

1. Urban Design Studio

- Description: Review project scope and preliminary findings from code audit
- Action: Comment and Guidance
- Staff Contact: Mesa Sherriff, 253-591-5480, msherriff@cityoftacoma.org

2. Public Scoping Hearing: 2020 Amendment – Assessment of Applications

- Description: Conduct a public hearing to receive oral testimony on the scope of work for the following four applications; accept written comments through June 21, 2019; and conduct a debriefing immediately after the public hearing to prepare for the follow-up actions at the next meeting.
 - (1) Heidelberg-Davis Land Use Designation
 - (2) West Slope Neighborhood View Sensitive Overlay District
 - (3) Transportation Master Plan Amendments
 - (4) Minor Plan and Code Amendments
- Action: Conduct Public Hearing and Provide Guidance
- Staff Contact: Stephen Atkinson, 253-591-5531, satkinson@cityoftacoma.org.

(Continued on the Back)



3. 2019 Amendment Package

- Description: Complete the review process for the 2019 Amendment by approving the final version of proposed amendments concerning the following six applications and approving the draft Letter of Recommendation and the draft Findings of Fact and Recommendations report.
 - (1) Future Land Use Map Implementation
 - (2) Shoreline Master Program Periodic Review
 - (3) Affordable Housing Action Strategy Incorporation into Comprehensive Plan
 - (4) Historic Preservation Code Amendments
 - (5) Manitou Potential Annexation
 - (6) Minor Plan and Code Amendments
- Action: Recommendation
- Staff Contact: Stephen Atkinson, 253-591-5531, satkinson@cityoftacoma.org

E. Topics of the Upcoming Meeting (July 17, 2019) (July 3, 2019 meeting has been canceled)

- (1) 2020 Amendment – Assessment of Applications
- (2) Planning Commission Annual Report 2018-2019 and Planning Work Program 2019-2021

F. Communication Items

- (1) The next meeting of the Infrastructure, Planning and Sustainability Committee is on Wednesday, June 26, 2019, at 4:30 p.m., in Room 16; tentative agenda (subject to change) includes: Clean Fuel Standard Rulemaking Process.

A. Adjournment



MINUTES (DRAFT)

TIME: Wednesday, May 29, 2019, 5:00 p.m.

PLACE: Council Chambers, Tacoma Municipal Building, 1st Floor
747 Market Street, Tacoma, WA 98402

PRESENT: Stephen Wamback (Chair), Anna Petersen (Vice-Chair), Carolyn Edmonds, Jeff McInnis, Andrew Strobel

ABSENT: Ryan Givens, David Horne, Brett Santhuff, Dorian Waller

A. CALL TO ORDER AND QUORUM CALL

Chair Wamback called the special meeting (not a regularly scheduled meeting) to order at 5:06 p.m. A quorum was declared.

B. APPROVAL OF AGENDA AND MINUTES

The agenda was approved, with an amendment to move Discussion Item D-2 to follow Discussion Item D-7. The minutes for the May 15, 2019 Special Meeting were approved as submitted.

C. PUBLIC COMMENTS

The following citizen provided comments:

- Dean Wilson – Mr. Wilson is co-chair of the West Slope Neighborhood Coalition and he spoke about the re-zone application for the Narrowmoor Additions. He noted that they appreciate that the City of Tacoma saw fit to codify View Sensitive Districts, but the issue they have is that due to the unique design quality of Narrowmoor, the current 25-foot height limit is not sufficient to protect the view shed because the structures are typically no more than 16-feet in height. He recalled that two years ago, the coalition discussed these issues with then mayoral candidate Victoria Woodards. She recommended they pursue the area wide rezone as a way to resolve the issue. He also pointed out that this application is a new and distinct request, not related to the Conservation District application submitted previously. This application focuses only on height limitations and no other design elements as the previous had. Mr. Wilson added that the coalition had surveyed the property owners in the neighborhood and had a 50% response rate. Of those 50%, almost 90% supported the rezone.

D. DISCUSSION ITEMS

1. 2020 Amendment – Assessment of Applications

Larry Harala, Planning Services Division, provided an overview of the process and project timeline for the 2020 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code ("2020 Amendment"). He then reviewed the scope of work and staff assessment reports for two of the four applications proposed for inclusion in the 2020 Amendment, i.e., the Heidelberg-Davis Land Use Designation and the West Slope Neighborhood ("Narrowmoor") View Sensitive Overlay District (VSD) applications.

Commissioners requested more information relating to the Heidelberg-Davis application, including traffic impact of the project and details on the possible medical building and soccer stadium being built. Also discussed were the baseball diamonds that are currently used at that site. Commissioner McInnis raised a concern of the amount of diamonds available nearby and if taking the ones on site away would be a problem

down the road. Chair Wamback added that, keeping equity in mind, recreational opportunities should not be taken away from this neighborhood.

Commissioners had several questions and concerns in regard to the West Slope VSD application, including the precedent it may set for future VSD requests for other neighborhoods. Commissioner Strobel noted that he would like to see renderings of the type of house typical for this district and how the VSD would be applied.

Chair Wamback referenced the previous effort to make this a Conservation District, which was denied by City Council. He stated that there is a high burden of proof that lies with the applicant to prove that City Council's decision was wrong, and that the racial restrictive provisions in the community's Covenants, Conditions, and Restrictions (CC&Rs) should be confirmed to be removed before they come before the Commission.

Lihuang Wung, Planning Services Division, reviewed the scope of work for the other two applications proposed for inclusion in the 2020 Amendment, the Transportation Master Plan Amendments submitted by Public Works and the Minor Plan and Code Amendments submitted by Planning and Development Services.

Mr. Wung requested that the Commission release these four applications for public review and set June 19, 2019 as the date for a Public Scoping Hearing to receive public comments on the scope of work for these applications and assist the Commission in determining whether these applications would be accepted and moved forward for technical analysis during the 2020 Amendment process. Commissioner McInnis made a motion to that effect. Commissioner Strobel seconded the motion and it passed unanimously.

2. 2019 Amendment – Shoreline Master Program Periodic Review

Elliott Barnett, Planning Services Division, gave an overview of public comments received at the Commission's public hearing on May 15 regarding the Shoreline Master Program (SMP) Periodic Review. He summarized the comments and the key themes, highlighting three to be discussed (1) geological hazardous areas, (2) sea level rise, and (3) the Salmon Beach community. Shannon Brenner, Development Services Division, gave explanations for the more technical comments received on these topics, which included agency comments from FEMA and Washington Department of Fish and Wildlife, as well as comments from Salmon Beach Community and subject matter experts. She also provided responses to these comments and possible options for moving forward.

Discussion ensued. Several Commissioners raised questions about managed retreat as one of the response options to sea level rise. The consensus was that this is an important and urgent issue, but that the timeline to draft a managed retreat policy to be included in this Period Review may not be realistic. It was also noted that language that could change the direction of the amendment should not be added after the public hearing. Chair Wamback suggested that the Commission add their comments on this to a letter to City Council.

The Commissioner also discussed the three options for expansions in the Salmon Beach Community. Commissioners asked for clarifications on some details of the options and requested visual examples of each. Vice-Chair Petersen expressed concern of increasing the development in the area, acknowledging the fact the people have already established their homes there, but noting that it is almost inevitable that something will happen to cause loss of property.

Mr. Barnett noted that for the next meeting, he would be providing a packet with only the changed pages of the SMP document.

(The meeting was recessed at 6:43 p.m. and resumed at 6:48 p.m.)

3. 2019 Amendment – Affordable Housing Action Strategy Incorporation into the Comprehensive Plan

Mr. Barnett reviewed the proposed amendments to the Housing Element of the Comprehensive Plan, incorporating the Affordable Housing Action Strategy (AHAS). He then gave an overview of key themes of the public comments received and highlighted topics for the Commission to discuss. These included recommendations for AHAS implementation, possible text changes to emphasize the link between housing

and health and transportation, and whether to more specifically address historic inequities in housing policies in the Housing Element.

Discussion ensued. The consensus was in favor of adding language into the policy to address historic inequities. Commissioner Strobel recommended that there be some characterization of the historical ownership of land and the purpose of the Puyallup Reservation tied in as well. The Commission also requested staff draft language to include in the letter that explains the Planning Commission's role in AHAS implementation.

Mr. Barnett asked for feedback on the suggested text changes, and the Commission concurred with staff's recommended modifications.

4. 2019 Amendment – Historic Preservation Code Amendments

Reuben McKnight, Historic Preservation Officer, reviewed the proposed amendments to the Historic Preservation Code. He went over the five written comments received, which were all in general support of the amendments, and noted that staff recommended no additional changes. Mr. McKnight recognized two comments which stated the threshold should eventually be lowered under 4,000 square feet. He explained that this threshold is a good balance for the time being and that it may be changed in a year or two when there is more information.

Commissioner McInnis asked about addressing the potential financial burden of maintaining a historic landmark. Mr. McKnight noted that the Landmarks Preservation Commission takes these factors into account during the review process, and that there are financial incentives in place and a maintenance policy for historic homes.

5. 2019 Amendment – Manitou Potential Annexation

Mr. Wung reviewed the public comments received regarding the proposed land use designations and zoning districts ("Proposed Zoning") for the Manitou Potential Annexation Area. He provided a summary of comments and displayed maps showing options of the Proposed Zoning, including Options 1 and 2 that had been released for public review and Option 3 that reflected the general preference of those who had commented. Mr. Wung affiliated the Commission's review of these options. In terms of the zoning for commercial areas, he noted that most of the commenters preferred C-1 over C-2.

The Commission discussed the options and generally preferred Options 2 and 3. Commissioners requested to see a minimum lot, short plat design of the R-2 and R-3 residential zoning in order to see development potential and a visual of the difference in density between R-2 and R-3. There was also some discussion about potential non-conforming uses created by the commercial zoning, and the Commission asked to see more information on those. It was decided that overall, Option 1 does not seem to be of interest, so they would only be looking at Options 2 and 3 at the next meeting.

6. 2019 Amendment – Minor Plan and Code Amendments

Mr. Wung discussed the Minor Plan and Code Amendments, and noted that there were no comments received through the public hearing process. However, he did review a staff suggested modification to one of the proposed amendments, relating to covered porches extending into the required front yard setback. Mr. Wung explained that the original proposal using front yard setback averaging was somewhat confusing and took away from the actual intent of the amendment. Instead, the modified version simplified this by requiring a minimum 2-foot clearance from the property line as standard. The Commission discussed briefly and concurred with the modified amendment.

7. 2019 Amendment – Future Land Use Map Implementation

Stephen Atkinson, Planning Services Division, gave a brief overview of public comments received on the Future Land Use Map Implementation. He identified the specific areas that received the highest volume of public comment as well as the areas that were requested for more review by staff and Commissioners.

Discussion ensued. Mr. Atkinson offered some clarification on the Dometop district, which groups together areas referred to in public comments such as East L & 29th, East 34th, and Strawberry Hill. He also noted

that many comments regarding view impacts come from this area. There was a brief discussion about the possibility of tying these view comments into a broader conversation on a city wide VSD effort. Commissioner Edmonds noted that many comments made requests of specific lots and properties, and asked if there was a way to see whether their requests would be addressed. Mr. Atkinson explained that the intent is to summarize and provide the Commission with maps of the area to put those into context.

Mr. Atkinson also discussed high density multifamily, noting that many comments are clustered around areas where this is proposed. He explained that staff will be asking and recommending to not get rid of the designation, but to consider where high density multifamily is appropriate and well situated in the city. He then laid out some of the concerns on this topic to be discussed at the next meeting. Vice-Chair Petersen requested information from Sound Transit on their density threshold for bus routes and stops.

E. TOPICS OF THE UPCOMING MEETING (JUNE 5, 2019)

(1) Debriefing of 2019 Amendment Public Hearing on Future Land Use Map Implementation

F. COMMUNICATION ITEMS

None.

G. ADJOURNMENT

The meeting adjourned at 8:02 p.m.

****These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit:***

http://www.cityoftacoma.org/government/committees_boards_commissions/planning_commission/agendas_and_minutes/



To: Planning Commission
From: Mesa Sherriff, Senior Planner, Planning Services Division
Subject: **Urban Design Studio**
Meeting Date: June 19, 2019
Memo Date: June 13, 2019

Action Requested:
Comment and Guidance.

Discussion:

At a previous meeting on the April 3, 2019, the Planning Commission reviewed and provided feedback on the Urban Design Studio. More specifically, staff was directed to form the Project Advisory Group (PAG) and received comments on selecting criteria by which to narrow down the focus area for design review.

At the next meeting on June 19, 2019, the Planning Commission will receive a briefing on the PAG and other outreach efforts conducted by staff. Staff will also be requesting a decision on which of the following criteria, or alternative/combination, to use for the focus area for design review.

1. Public Projects + Pedestrian Corridors
2. Mixed Use Centers + Pedestrian Corridors
3. Mixed Use Centers + Zone Transitions
4. Neighborhood Mixed Use Centers + Pedestrian Corridors + Zone Transitions
5. Neighborhood Mixed Use Centers + Downtown

For more information, the website www.cityoftacoma.org/urbandesign will be regularly updated with information and documents related to the project.

Project Summary:

The City of Tacoma has studied the idea of developing a comprehensive design review program to enhance the quality of the built environment throughout the City. The City currently operates two narrowly focused design review systems, one for historic districts and buildings, and the other for the Foss Waterway redevelopment area. Over the last few years, the concept of a broader Urban Design Studio that would build and administer a citywide design review program, as well as visually communicate zoning and development to City staff and residents has evolved. Positions were created over the last two budget cycles and the Urban Design Studio was established in 2018.

The focus of The Urban Design Studio is to work with the community, development partners, and other departments and agencies to advance the design quality of places citywide. The program's mission is to build upon Tacoma's unique setting and history, our special character and our changing population, to elevate the quality of public and private spaces and create a more vibrant, livable, walkable, and sustainable city. The program will oversee a design review process and will work to translate visions and ideas into policy and objectives that result in guidelines and projects, with the intention of forwarding community-supported design.



Staff Contact:

- Mesa Sherriff, Senior Planner, msherriff@cityoftacoma.org, (253) 591-5480

Attachments:

1. Meeting notes from Project Advisory Group
2. Meeting notes from Technical Advisory Committee
3. Meeting notes from Infrastructure, Planning, and Sustainability Committee
4. PAG Charter and Mission Statement
5. PAG Roster

cc. Peter Huffman, Director

MEETING: Project Advisory Group
PRESENTERS: Mesa Sherriff, Senior Planner, Planning and Development Services
Keith Walzak, VIA Architecture
Lee Einsweiler, Code Studio
SUBJECT: Urban Design Studio
DATE: June 12, 2019

PRESENTATION TYPE:

Informational presentations followed by group discussions

SUMMARY:

At the meeting on June 12, 2019, the Project Advisory Group (PAG) reviewed and provided feedback on the Urban Design Studio and the draft code audit. The group was given an overview of the proposed project focus areas and the draft communications plan. The TAC was encouraged to provide input on selecting criteria by which to narrow down the focus area for this phase of work. In addition, the committee received a presentation on preliminary findings from the code audit.

DISCUSSION:

The following topics were presented to the TAC for review

Stated goals for Design Review (2016):

- Improve upon the City's existing design review process
- Support quality, sustainable, compatible development
- Support equitable growth and development
- Provide education and a resource to the community
- Are administratively practical
- Are user-friendly and understandable
- Are flexible and promote innovation
- Are predictable
- Encourage public involvement
- Are integrated with other City processes

Proposed focus areas

- Public Projects
- Projects in Neighborhood Mixed-Use Centers
- Projects on Pedestrian Corridors
- Projects in zone transitions (MUC to Residential, etc)
- Projects in Mixed Use Centers

Draft Communications Plan

Summary input from

- Planning Commission
- Infrastructure, Planning, and Sustainability Committee

NOTES:

Focus area for design review discussion

- General preference toward neighborhood mixed-use centers w/transitions
 - i. Proctor
 - ii. Stadium
 - iii. Lincoln
- General preference toward Mixed-use Center / Downtown /Tacoma Mall. McKinley Neighborhood is a good example
 - i. Where people interact w/buildings on a regular basis Manageable scale
 - ii. Testing at early stage in process w/neighborhoods is important
- Focus on areas that are going through change
 - i. Stadium
- A strategy may be to get out ahead of where developing vs. reacting to where it is now
 - i. Along light rail corridor
- Identify areas w/less friction / opposition (Nimby-ism)

General Discussion

- Acknowledged the need to test the educational aspects of the Urban Design Program
- Project needs early wins
- Test design standards / policy w/ informed stakeholders, developers and designers
- Downtown has longer blocks – need to focus on streets, street frontages
- Exterior materials – developers are generally looking for inexpensive
- First 20 feet vertical and entrances – require higher quality material.
- Tacoma can't afford higher standards that result in increased costs. Won't pencil for local developers.
 - i. Difficult to get projects to pencil without going to a "whole block" scale
 - ii. Cost: >\$10,000 in design services
- Tacoma topography and longer blocks result in buildings that are out-of-scale at the end facades at the ground level. The longer the building the more trouble.
- Mid- block activation - considering Tacoma's long blocks and creating the 3rd places and public realm opportunities, how to incentivize this.
- Sustainability – focus on water resources/storm water management
- Cost of sustainability measures should not be a factor. Tacoma needs to reach a point where this is not an issue.
- TDR's -need to look at this to understand the underpinnings and impacts on quality development.
- Avoid too much prescriptive language
- Balance massing, scale, modulation as a technic for success.
- Performance measures (incentives) may be a way to do this in Tacoma
- Flood of 5 over 2's are coming in next year or two – how to respond
- What focus areas will bring the greatest impact and best UD outcome for the City and livability?
- What value is Design Review bringing? Can impact project quality both ways
- Can be conducted as Partial or Full Design Review
- Board needs authority to reject projects that don't make the city better for everyone, public amenities/pedestrian scale/etc

Code Discussion

- Proctor example – sensitivity surrounding street edges and adjacent neighbors needed in planning/review.
- City used to apply “Transitional Zones” to property. Review these?
- Latest changes to pre-application process make it both very rigorous, and very useful. Can submit 15% plan and get comments from all departments. Not mandatory.
- Facades and materials are likely the biggest concerns.
- Consider using “first 20 feet up” rule for high quality materials?
- St Helens and Stadium are zoned the same way, yet have gotten substantially different outcomes.
- Measurement of “Average Grade” bonusing downtown projects, penalizing uphill as to total building height.
- Exacerbated by Fire Dept. determination that “Courts” downtown are considered streets, and therefore the lowest control point for “high-rise” construction kicking in, even though fires would not be fought from there.
- Think about better integration of new storm water ideas – very current issue in Tacoma.
- Thinking about MF equity issues – 10% affordable may be too high.
- Consider a true calibrated bonus for affordable housing instead?
- Current design standards bonus is too easy to achieve.
- TDR remains an inexpensive option for additional FAR.
- Need clarity, an accessible code and guidelines, graphics. Bellevue guidelines cited as an example.
- “Significant scale projects” should have sustainability and affordability requirements. Larger projects have more flexibility to implement these ideas.
- Many “standards” (such as articulation width) as just numbers plucked out of the air.
- Consider option for subjective review as an alternative to prescriptive standards. Ideas like performance standard that is also translated into a real example that can be approved easily would be helpful.
- South Sound 911 building a good example of process. Included the neighborhood early. Met their early commitments during the process.
- Alternative Compliance strategies as a proactive tool instead of variance

Below are long form additional responses provided after the PAG meeting

What works or doesn’t (for this I am just referencing the current design standards under 13.06.501).

- There is no obvious review process for these design standards. Having a checklist as some jurisdictions do would be very helpful. This could be submitted with your application package as a required component. I would expand the checklist to include a comment section. This would be where the applicant can explain how they believe they meet the requirement, or if they are close to meeting the requirement but aren’t right on the number, they could explain why and then the reviewer can decide whether it is acceptable or whether it should be taken a step further. This is where some flexibility could play a part. If the project is close to the prescriptive number but is off by 5 or 10% could that be approvable by staff as meeting the intent? See my further comments under flexibility 2a.

-
- Get rid of the multiple colors/materials (exclusive of glass) requirement. 13.06.501B.5.b. (This contributes to the cookie cutter effect.) Or at least change it to an option. Some of the nicest and unique buildings in the city are only one or two colors or materials: History Museum; Glass Museum. Another example: It's kind of nice that the 1515 Dock Street multi-family on the Thea Foss is not multi-colored like Thea's Landing to the south of it.
 - I agree with the cookie cutter comments. Too much prescriptive by the numbers design leads to everything looking the same.

What needs to be more flexible

- I have a problem with numbers that have no relation to project proportion, scale, or function, but I understand the reason for having them. Understanding and accommodating different building uses/types having different scales is a place where flexibility is relevant. A fast food restaurant is very different from a multi-family apartment building which is very different from a YMCA. In the case of the YMCA the pool element is longer than the 100 feet that requires roof and wall modulation, yet it can be a very unique design without the forced/fake modulation. An apartment building has natural modulation components in each of its different unit types and widths, and often has balconies. It's relatively straightforward to jog a whole unit or even half of a larger unit. Let the units be the modulating component with their design rather than being forced into a dimension that messes with the unit plans. If there was this flexibility, this could be reviewable by staff and really shouldn't need higher level approval.
- Where a building use/type is permitted in a zone, there has to be a legitimate attempt to actually allow the reasonable use. I understand the anti-big box sentiment, but if you are going to allow them to be somewhere in the city, then those retailers need to be able to design their business in a way that functions for their operations. For years now, design standards everywhere have been trying to make every business pretend they function like Small Town USA with people strolling along the street and stopping in to buy one or two items. Shoppers at large retail stores are buying in quantity and need to be able to get their purchases safely in a shopping cart from the store to their car and then home. I'm not saying to give them carte blanche. But it's far better to plan for appropriate big box development in specific limited locations, with as much high quality site and building design as possible, but that are designed with their operational requirements in mind, rather than try to force it to be something it's not.
- If you have a unique building such as the History Museum, let it be outstanding. Yes, it's on a pedestrian street and has virtually no glass. And please don't tack on display windows – that would ruin it. Yes, it has large blank walls. But it's a wonderful piece of architecture. So, find a way to allow great design without regulating it into conformity. There could be flexibility to add some pedestrian elements within the sidewalk area to compensate for the lack of building pedestrian features.

Review process

- At our meeting there was discussion about Seattle's design review process. I agree that it is continuing to evolve. Our experience has been that creating the required design review package and the lengthy process of back and forth with the review board is very costly, both in professional service fees to develop and redevelop schemes and drawings multiple times, and also the amount of time the project sits in DRB limbo. We even have

a planner in our office that had the approval status to file things and get them reviewed quickly and it still can be onerous. Tacoma developers can't build a project that can afford that sort of process.

- My suggestions: Prescriptive – check all the boxes and you are good to go on to building permit. Performance based – substitutions that can be allowed on a case by case basis with review by staff. Some of those may end up being recommended for further review by committee. Design Review by committee – for those projects that are unique and don't fall into the typical prescriptive format.
- Touching on the substitution comment. What is determined as “good” design is very subjective and wholly a matter of personal opinion. Requiring a substitution that is “better” than the requirement is a slippery slope.
- NE Tacoma – is there anything to consider in that area? I'm a little hazy on the exact locations of the city limits over there, but it seems like there are some locations that could fall into some type of mixed use or zone transition considerations.
- Who is the intended audience for the final document – building industry people working in commercial and large scale residential projects, private citizens working on their own homes or small scale residential properties, or both? I may have missed an email explaining this part; if I did, I'm sorry about my own confusion. If it's both, what sort of consideration will we make for jargon used in the final document (articulation, fenestration, FAR, 5 over 2, etc.) so that it is accessible to people outside the building industry?
- Someone made a comment about defining Tacoma neighborhood values as it relates to building design and planning decisions. Do you have information from neighborhoods on what those values are or will there be a plan to make sure that the guidelines are in line with what folks in neighborhoods want their neighborhood to look and feel like?
- In addition to ensuring that neighborhoods feel represented in what the final guidelines will create in Tacoma, it seems like it would be a good idea to run them by some others as well. I noticed on Wednesday that the PAG is a fairly homogenous group – there were 4 women in attendance, only 1 person of color, and mostly architects/designers. I know that diversity, equity, and inclusion are a high priority for the City. If there isn't a way to add a more diverse group of people (gender, race, job) to the PAG, could we share a draft of the document with folks within the Urban League, Hilltop Business Owners Association, or other groups that would be more representative of the city than the folks in the PAG?

ZONING HEIGHT ISSUES – DR Zone

- The zoning for our project is the same as the Stadium neighborhood. The 90-ft height limit is achievable on the relatively flat areas of Stadium but they are impossible on the sloped areas of St Helens. This appears to be an error, why make a 90-ft height limit when it can only be achieved through high-rise construction? Sketch SK-3 on page 3 of the attachment shows how the 90-ft zoning is achievable on flat sites but not possible when there is a steep downhill slope below the primary frontage.
- SK-5 on page 5 shows how the same zoning limits are not achievable on either the uphill and downhill of primary frontage in sloped neighborhoods. There are multiple issues, one is

determination of average grade... the average grade for the uphill site is +/- 15-ft higher than the road so the 90-ft limit is actually 105-ft and cannot be reached. The average grade for the downhill site is +/- lower than the road so the 90-limit is actually 85-ft yet is still cannot be reached.

FIRE-DEPARTMENT ACCESS LOCATION ISSUES – Citywide

- For our project the city required us to utilize Court C as the lowest level of fire department access. In our judgement, Court C is an alley, but PDS staff defines it as a Street. I searched the entire TMC and I could not find a definition for a “court”. There are clear descriptions for driveways and access that is allowable on streets and alleys, but nothing for ‘courts’. This determination by PDS blew up our project. We were forced to go for high rise construction as a result, costing the project at least \$10M and an extra year of design delay.
- SK-5 on page 5 shows how this impacted us. If the lowest point on the alley becomes our fire department access our building requires high-rise construction when the highest floor is 55-ft above the lowest point of St Helens instead of 75-feet. We lose two full floors and 60,000 sf of rentable area. Our project has 325-ft of frontage that rises another 16-feet, so the top floor level would have been 39-ft above St Helens.
- To challenge the logic of treating ‘courts’ as streets and not alleys, consider these variants of the same condition. All examples use the downhill parcel from SK-5. Assume Court-C is 20-feet lower than St Helens.
- FULL STREETS ON BOTH SIDES OF BUILDING (Court C is a Street)
- Fire department access from either St Helens or Court C
- Highest floor is 55-ft above lowest point along St Helens
- Project loses 20-feet of building height and the 90-ft zoning height limit is not possible
- COURT C IS AN ALLEY
- Fire department access from St Helens only
- Highest floor is 75-ft above the lowest point along St Helens
- Project can realize full building height allowable
- COURT C IS A CLIFF (no potential for access from downhill at all)
- Fire department access from St Helens only
- Highest floor is 75-ft above the lowest point along St Helens
- Project can realize full building height allowable
- Option 1 has the best access of the three options yet is only allowed 20-ft less than the other two options. This defies logic and is unreasonable.

CONCLUSION

Both of these issues affect properties with slopes from Stadium through the Brewery District. They seem like easy issues to resolve, fixing both of them do not put people at risk and increase density. It is a win-win.

MEETING: Technical Advisory Committee
PRESENTERS: Mesa Sherriff, Senior Planner, Planning and Development Services
Keith Walzak. VIA Architecture
Lee Einsweiler, Code Studio
SUBJECT: Urban Design Studio
DATE: June 12, 2019

PRESENTATION TYPE:

Informational presentations followed by group discussions

SUMMARY:

At the meeting on June 12, 2019, the Technical Advisory Committee (TAC) reviewed and provided feedback on the Urban Design Studio and the draft code audit. The committee was given an overview of the proposed project focus areas and the draft communications plan. The TAC was encouraged to provide input on selecting criteria by which to narrow down the focus area for this phase of work. In addition, the committee received a presentation on preliminary findings from the code audit.

DISCUSSION:

The following topics were presented to the TAC for review

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- Support quality, sustainable, compatible development
- Support equitable growth and development
- Provide education and a resource to the community
- Are administratively practical
- Are user-friendly and understandable
- Are flexible and promote innovation
- Are predictable
- Encourage public involvement
- Are integrated with other City processes

Proposed focus areas

- Public Projects
- Projects in Neighborhood Mixed-Use Centers
- Projects on Pedestrian Corridors
- Projects in zone transitions (MUC to Residential, etc)
- Projects in Mixed Use Centers

Draft Communications Plan

Summary input from

- Planning Commission
- Infrastructure, Planning, and Sustainability Committee

NOTES:

Design review discussion

- Different mechanism required for public projects
- Incentivize opting in for projects not required to go through review
- Transition areas are more than a lot line issue
- Design review as a relief mechanism
- Block standards for crossroad centers are needed

Focus area for design review discussion

- Infill Projects in established zones
- Neighborhood Mixed Use Centers + Transitions
- Should there be an adjacency review for historic structures?
- PRD's are a density bonus, should they be included?

Code Discussion

- How does Tacoma hope to “encourage community involvement”? Opportunities for engagement in staff-level review?
- The mapped zoning is sometimes wrong across the City (too much height or intensity). How should the guidelines respond to this? Should the map be reviewed for selected areas at the time of adoption of the guidelines?
- Transition districts may be needed, not just transition solutions on the lot line. This would require zoning map changes.
- Check into the guidelines for the Infill Pilot Project as an example.
- Proctor is a “poster child” for the transition concepts. Testing?
- Should check into the Mall project for suburban retrofit concepts. Not fully successful with internal “streets” (drive aisles).
- Master sign plan is used as an incentive.
- Equity will be an upcoming issue (not just single-family neighborhoods, but locations across the community, affordability, etc.).

MEETING: Infrastructure, Planning, and Sustainability Committee
PRESENTER: Mesa Sherriff, Senior Planner, Planning and Development Services
SUBJECT: Urban Design Studio
DATE: May 8th, 2019

PRESENTATION TYPE:
Informational Briefing

SUMMARY:

At the meeting on May 8th, 2019, the Infrastructure, Planning, and Sustainability Committee reviewed and provided feedback on the Urban Design Studio in the preliminary stage of implementation. The committee was given an overview of the proposed project scope and was encouraged to provide input on selecting criteria by which to narrow down the focus area for this phase of work.

DISCUSSION:

The following two topics were presented to IPS for review

Stated goals for Design Review (2016):

- Improve upon the City's existing design review process
- Support quality, sustainable, compatible development
- Support equitable growth and development
- Provide education and a resource to the community
- Are administratively practical
- Are user-friendly and understandable
- Are flexible and promote innovation
- Are predictable
- Encourage public involvement
- Are integrated with other City processes

Proposed focus areas

- Public Projects
- Projects in Neighborhood Mixed-Use Centers
- Projects on Pedestrian Corridors
- Projects in zone transitions (MUC to Residential, etc)
- Projects in Mixed Use Centers

NOTES:

Goals for the Urban Design Studio/Design Review in Tacoma

- Integrate with existing legislation (Urban Forestry, transportation, affordable housing)
- Provide a tool for the community to be heard
- Don't cause unnecessary delay to development

Focus area

- Mixed-use centers + zone transitions
- Where it has the most real world application
- Where the action is

Project Advisory Group Charter

Meetings: June '19 – October '19

Location: Tacoma Municipal Building

Staff Contact:

Mesa Sherriff
e: msherriff@cityoftacoma.org
p: (253) 591-5480

Overview:

The Urban Design Studio is currently in development through a staff led project team that will be developing the guiding documents and strategies to implement the studio. As part of this work this stakeholder group will be formed to provide feedback and guidance at key intervals.

Initiation:

The Project Advisory Group (PAG) was initiated at the 04/03/2019 Tacoma Planning Commission Meeting by a motion that allowed staff to provide nominations to be approved by the Director of Planning and Development Services (PDS). The group will consist the following interests represented:

- Community members from across the city
- Planning Commission (chair)
- Design Community
- Development Community
- Landmarks
- Environment
- Affordable Housing

Mission Statement

The mission of the PAG is to provide feedback and guidance on how the work being undertaken by the project team (VIA Architects, Code Studio, Winter + Co, and City staff) can balance stakeholder needs and meet the project goals in a comprehensive and equitable way. Input from the PAG will be provided to Commission and City Council.

Specifically, the PAG is being asked to provide input on the progress made and planned by the project team toward the completion of the project tasks and deliverables outlined in the Scope of Work (Exhibit A to Contract CW-PL18-VIAPSA).



Meetings and Process

The PAG is expected to meet approximately every two months from June until October, 2019. The first meeting will be held on June 12th.

A quorum at any meeting shall consist of PAG members who represent a simple majority of the total number of members.

Facilitation of the PAG discussions will be conducted with the intent of creating reasonable consensus among members. If multiple conclusions are provided however, these will be tracked in the summary meeting notes that will be provided to The Planning Commission.

All meetings of the PAG shall be open to the public and notices and of meetings and supporting documents will be posted at www.cityoftacoma.org/urbandesign the week prior to each scheduled meeting.



Project Advisory Group Roster

June 12, 2019

The Project Advisory Group (PAG) was initiated at the 04/03/2019 Tacoma Planning Commission Meeting by a motion that allowed staff to provide nominations to be approved by the Director of Planning and Development Services (PDS). The group will consist the following interests represented:

- Community members from across the city
- Planning Commission (chair)
- Design Community
- Development Community
- Landmarks
- Environment
- Affordable Housing

The PAG consists of the following stakeholders:

Mat Shaw
Gary Knudson
Tobias Nitzsche
Patrick Fisher
Brett Santhuff (Chair)
Jeff McInnis
Alex Clark
Ben Furguson
Jennifer Mortensen
Felicia Medlen
Rachel Lehr
Christine Phillips
John Wolters





To: Planning Commission
From: Stephen Atkinson, Planning Services Division
Subject: **2020 Annual Amendment Assessment – Public Scoping Hearing**
Meeting Date: June 19, 2019
Memo Date: June 12, 2019

Action Requested:

Conduct the Public Scoping Hearing for the 2020 Amendment; leave the hearing record open through June 21, 2019 to accept written comments; and conduct a debriefing immediately after the public scoping hearing to prepare for the follow-up actions at the next meeting.

Discussion:

At the meeting on June 19, 2019, the Planning Commission will conduct a Public Scoping Hearing to receive public comments on the scope of work for the following four applications currently proposed for inclusion in the package of the 2020 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code:

1. Heidelberg-Davis Land Use Designation
2. West Slope Neighborhood View Sensitive Overlay District
3. Transportation Master Plan Amendments
4. Minor Plan and Code Amendments

The Commission's meeting begins at 5:00 p.m., and the Public Scoping Hearing will begin at approximately 5:30 p.m. Staff will conduct an Informational Meeting from 4:00 to 5:00 p.m., in the Council Chambers, to provide an opportunity for interested citizens to learn more about the subjects of the hearing.

The Commission is currently undertaking assessment of these applications, which is the first phase of the annual amendment process. During this phase, the Commission will consider, per TMC 13.02.045.E.2.: (1) whether or not the application is complete, and if not, what information is needed to make it complete; (2) whether or not the scope of the application should be modified, and if so, what alternatives should be considered; and (3) whether or not the application will be considered, and if so, in which amendment cycle. The Commission is scheduled to make a determination on these applications and complete the assessment process on July 17, 2019.

Public Review Materials:

All materials relating to the Public Scoping Hearing, including information submitted by the applicants, assessment reports provided by staff, and public hearing notices, are posted on the project's website at www.cityoftacoma.org/2020Amendment.

Notification:

The Public Scoping Hearing Notice (see Attachment 1) was mailed and emailed to the Planning Commission's interested parties list that includes the City Council, Neighborhood Councils,



Neighborhood Business Districts, the Puyallup Tribal Nation, adjacent jurisdictions, City and State departments, and others. A new release was issued by the City of Tacoma on June 7, 2019.

A Facebook event page for the Public Scoping Hearing is available at <https://www.facebook.com/events/418098442373552/>.

In addition, site specific notices (see Attachments 2 and 3) were disseminated to taxpayers of 1,000 feet from the subject sites relating to the applications of “Heidelberg-Davis Land Use Designation” and “West Slope Neighborhood View Sensitive Overlay District.”

Project Summary:

The Comprehensive Plan and its elements, as well as development regulations and regulatory procedures that implement the Comprehensive Plan, shall be adopted and amended by ordinance of the City Council following the procedures identified in Tacoma Municipal Code 13.02.045.

Proposed amendments may be considered annually, for which the amendment process shall begin in July of any given year and be completed, with appropriate actions taken by the City Council by the end of June of the following year. The application deadline for the 2020 Amendment was April 1, 2019. The first two applications mentioned above were submitted by non-City entities, while the other two applications are proposed by City departments.

Prior Actions:

- May 29, 2019 – Planning Commission reviewed applications and assessment reports

Staff Contacts:

- Stephen Atkinson, Principal Planner, satkinson@cityoftacoma.org, (253) 591-5531
- Larry Harala, Senior Planner, lhara@cityoftacoma.org, (253) 591-5640

Attachments:

1. Public Scoping Hearing Notice – General
2. Public Scoping Hearing Notice – Heidelberg-Davis Land Use Designation
3. Public Scoping Hearing Notice – West Slope Neighborhood View Sensitive Overlay District

c. Peter Huffman, Director



2020 Amendment to the Comprehensive Plan and Land Use Regulatory Code

SCOPING HEARING

Planning Commission Public Scoping Hearing

Wednesday, June 19, 2019
5:30 p.m.

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

Informational Meeting with Planning Staff

Wednesday, June 19, 2019
4:00 – 5:00 p.m.

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

How to Provide Comments?

1. Testify at the Scoping Hearing;
2. Provide written comments by Friday, June 21, 2019, 5:00 p.m.:

E-mail:

planning@cityoftacoma.org

Or Letter:

Planning Commission
747 Market Street, Room 345
Tacoma, WA 98402

Subjects of the Public Scoping Hearing

The subjects of the public scoping hearing are the following four applications for the 2020 Amendment to the Comprehensive plan and Land Use Regulatory Code:

1. Heidelberg-Davis Land Use Designation
2. West Slope Neighborhood View Sensitive Overlay District
3. Transportation Master Plan Amendments
4. Minor Plan and Code Amendments

Please see the back side of this notice for a description of each application.

Purpose of the Public Scoping Hearing

The Planning Commission is in the process of reviewing the scope of work of each application. According to the Tacoma Municipal Code, Section 13.02.045, the Planning Commission must make a determination by July 31, 2019, as to whether each application will be accepted, accepted with the scope of work modified, or denied. If an application is accepted, it will be moved into the technical analysis phase of the 2020 Amendment process; if denied, it will be returned to the applicant.

You received this notice because these applications may affect your neighborhood. The Planning Commission would like to hear from you on whether these applications should be accepted, whether the scopes of work should be modified, and what additional issues should be studied.

Description of Applications

1. Heidelberg-Davis Land Use Designation

The applicant, Metro Park Tacoma, seeks to re-designate the subject site near Cheney Stadium from the Parks and Open Space designation to Major Institutional Campus on the Future Land Use Map and in the *One Tacoma* Comprehensive Plan. The designation would allow for major campus complexes such as office, educational and healthcare facilities. Cheney Stadium and Foss High School are presently designated Major Institutional Campus.

2. West Slope Neighborhood View Sensitive Overlay District

The applicant, the West Slope Neighborhood Coalition, seeks to amend the existing View Sensitive Overlay District (VSD) code requirements as it pertains to the Narrowmoor Additions, which is an approximately 349-lot subdivision within the West Slope area of Tacoma. The proposal would decrease allowed building height from 25 feet to 20 feet in the VSD within the subject area only.

3. Transportation Master Plan Amendments

Public Works Department seeks to amend the Transportation Master Plan, which is the transportation element of the *One Tacoma* Comprehensive Plan, by updating policies, priority networks, project list, and performance measures; incorporating the Tacoma Mall Neighborhood Subarea Plan; making changes to support multimodal level of service, impact fees, or Vision Zero, a plan to eliminate traffic fatalities and serious injuries; and incorporating the Dome District Business Association's request to strengthen pedestrian priorities in the Downtown Regional Growth Center.

4. Minor Plan and Code Amendments

Planning and Development Services Department has compiled a list of minor, non-policy related revisions to the *One Tacoma* Comprehensive Plan and the Tacoma Municipal Code, intended to keep information current, address inconsistencies, correct minor errors, increase clarity, and improve the efficiency of implementation of the Plan and administration of the Code.

What is the 2020 Amendment?

The 2020 Amendment to the Comprehensive Plan and Land Use Regulatory Code is a process through which the City considers changes, additions, or updates to the *One Tacoma Plan* and the Code brought forward by private or public entities. The 2020 Annual Amendment process started in January 2019 when the Planning Commission began to receive applications, and is slated for completion in July-August 2020 with the City Council's adoption of appropriate proposed amendments.

The Planning Commission is currently in the "Assessment" phase of the 2020 Amendment process, and upon making the determination on which applications to accept, will move the accepted applications into the "Analysis" phase. There will be additional opportunities for public involvement throughout the 2020 Amendment process, including public meetings, public hearings, and targeted community outreach.

Where to Get More Information?

Visit the web site of the 2020 Amendment at www.cityoftacoma.org/2020Amendment

Contact project staff:

- For 2020 Amendment – Steve Atkinson, satkinson@cityoftacoma.org, (253) 591-5531
- For Applications #1 and #2 – Larry Harala, lhara@cityoftacoma.org, (253) 591-5640
- For Application #3 – Jennifer Kammerzell, jkammerzell@cityoftacoma.org, (253) 591-5511
- For Application #4 – Lihuang Wung, lwung@cityoftacoma.org, (253) 591-5682



2020 Amendment to the Comprehensive Plan and Land Use Regulatory Code

SCOPING HEARING

Planning Commission Public Scoping Hearing

Wednesday, June 19, 2019
5:30 p.m.

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

Informational Meeting with Planning Staff

Wednesday, June 19, 2019
4:00 – 5:00 p.m.

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

How to Provide Comments?

1. Testify at the Scoping Hearing;
2. Provide written comments by Friday, June 21, 2019, 5:00 p.m.:

E-mail:

planning@cityoftacoma.org

Or Letter:

Planning Commission
747 Market Street, Room 345
Tacoma, WA 98402

Subjects of the Public Scoping Hearing

The subjects of the public scoping hearing are the following four applications for the 2020 Amendment to the Comprehensive plan and Land Use Regulatory Code:

1. **Heidelberg-Davis Land Use Designation (You are within the notice area for this item)***
2. West Slope Neighborhood View Sensitive Overlay District
3. Transportation Master Plan Amendments
4. Minor Plan and Code Amendments

*Please see the back side of this notice for a description of this application.

Purpose of the Public Scoping Hearing

The Planning Commission is in the process of reviewing the scope of work of each application. According to the Tacoma Municipal Code, Section 13.02.045, the Planning Commission must make a determination by July 31, 2019, as to whether each application will be accepted, accepted with the scope of work modified, or denied. If an application is accepted, it will be moved into the technical analysis phase of the 2020 Amendment process; if denied, it will be returned to the applicant.

You received this notice because these applications may affect your neighborhood. The Planning Commission would like to hear from you on whether these applications should be accepted, whether the scopes of work should be modified, and what additional issues should be studied.

Description of Application

1. Heidelberg-Davis Land Use Designation

The applicant, Metro Parks Tacoma, seeks to re-designate the subject site from the Parks and Open Space designation to Major Institutional Campus on the Future Land Use Map and in the *One Tacoma* Comprehensive Plan. The designation would allow for major campus complexes such as office, educational and healthcare facilities. Cheney Stadium and Foss High School are presently designated Major Institutional Campus.



- The site is located at the SW corner of S Tyler Street and S 19th Street.
- An approximately 16 acre parcel with 5 softball/baseball fields and a shared parking lot.
- Metro Parks has *possible* future plans to develop a soccer stadium with ancillary medical/sports medicine facility on the site.

What is the 2020 Amendment?

The 2020 Amendment to the Comprehensive Plan and Land Use Regulatory Code is a process through which the City considers changes, additions, or updates to the *One Tacoma Plan* and the Code brought forward by private or public entities. The 2020 Annual Amendment process started in January 2019 when the Planning Commission began to receive applications, and is slated for completion in July-August 2020 with the City Council's adoption of appropriate proposed amendments.

The Planning Commission is currently in the “Assessment” phase of the 2020 Amendment process, and upon making the determination on which applications to accept, will move the accepted applications into the “Analysis” phase. There will be additional opportunities for public involvement throughout the 2020 Amendment process (fall of 2019 through early summer of 2020), including public meetings, public hearings, and targeted community outreach. The applicant's future plans for development of the site may also require additional actions, such as additional separate applications, public outreach and approvals at a later time as a separate action from this application.

Where to Get More Information?

Visit the web site of the 2020 Amendment at www.cityoftacoma.org/2020Amendment

Contact project staff:

- For 2020 Amendment – Steve Atkinson, satkinson@cityoftacoma.org, (253) 591-5531
- For Applications #1 and #2 – Larry Harala, lhara1a@cityoftacoma.org, (253) 591-5640
- For Application #3 – Jennifer Kammerzell, jkammerzell@cityoftacoma.org, (253) 591-5511
- For Application #4 – Lihuang Wung, lwung@cityoftacoma.org, (253) 591-5682



2020 Amendment to the Comprehensive Plan and Land Use Regulatory Code

SCOPING HEARING

Planning Commission Public Scoping Hearing

Wednesday, June 19, 2019
5:30 p.m.

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

Informational Meeting with Planning Staff

Wednesday, June 19, 2019
4:00 – 5:00 p.m.

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

How to Provide Comments?

1. Testify at the Scoping Hearing;
2. Provide written comments by Friday, June 21, 2019, 5:00 p.m.:

E-mail:

planning@cityoftacoma.org

Or Letter:

Planning Commission
747 Market Street, Room 345
Tacoma, WA 98402

Subjects of the Public Scoping Hearing

The subjects of the public scoping hearing are the following four applications for the 2020 Amendment to the Comprehensive plan and Land Use Regulatory Code:

1. Heidelberg-Davis Land Use Designation
2. **West Slope Neighborhood View Sensitive Overlay District***
3. Transportation Master Plan Amendments
4. Minor Plan and Code Amendments

**You are within the public notice area for this item, please see the back side of this notice for a description of this application.*

Purpose of the Public Scoping Hearing

The Planning Commission is in the process of reviewing the scope of work of each application. According to the Tacoma Municipal Code, Section 13.02.045, the Planning Commission must make a determination by July 31, 2019, as to whether each application will be accepted, accepted with the scope of work modified, or denied. If an application is accepted, it will be moved into the technical analysis phase of the 2020 Amendment process; if denied, it will be returned to the applicant.

You received this notice because these applications may affect your neighborhood. The Planning Commission would like to hear from you on whether these applications should be accepted, whether the scopes of work should be modified, and what additional issues should be studied.

Description of Application

The applicant, the West Slope Neighborhood Coalition, seeks to amend the existing View Sensitive Overlay District (VSD) code requirements as it pertains to the Narrowmoor Additions, which is an approximately 349-lot subdivision within the West Slope area of Tacoma. The proposal would decrease allowed building height from 25 feet to 20 feet in the VSD within the subject area only.

The application area is within the Narrowmoor Estates (1-4) subdivisions, and the map on the right of the page has the approximate area denoted.

The approximate street boundaries for the application:

- **Terrace Drive**
- **S Mountain View Avenue / S Magnolia Lane**
- **S 19th Street**
- **N Jackson Avenue**

Please also note that the mailing radius is 1000 feet beyond the application area and receiving notice does not necessarily mean you are in the application area. If you have questions or would like to confirm your properties location relative to the application please contact assigned staff at: lharala@cityoftacoma.org.



What is the 2020 Amendment?

The 2020 Amendment to the Comprehensive Plan and Land Use Regulatory Code is a process through which the City considers changes, additions, or updates to the *One Tacoma Plan* and the Code brought forward by private or public entities. The 2020 Annual Amendment process started in January 2019 when the Planning Commission began to receive applications, and is slated for completion in July-August 2020 with the City Council's adoption of appropriate proposed amendments.

The Planning Commission is currently in the “Assessment” phase of the 2020 Amendment process, and upon making the determination on which applications to accept, will move the accepted applications into the “Analysis” phase. If the application is accepted there will be additional opportunities for public involvement throughout the 2020 Amendment process.

Where to Get More Information?

Visit the web site of the 2020 Amendment at www.cityoftacoma.org/2020Amendment

Contact project staff:

- For 2020 Amendment – Steve Atkinson, satkinson@cityoftacoma.org, (253) 591-5531
- For Applications #1 and #2 – Larry Harala, lharala@cityoftacoma.org, (253) 591-5640
- For Application #3 – Jennifer Kammerzell, jkammerzell@cityoftacoma.org, (253) 591-5511
- For Application #4 – Lihuang Wung, lwung@cityoftacoma.org, (253) 591-5682



To: Planning Commission
From: Stephen Atkinson, Planning Services Division
Subject: **2019 Amendment - Recommendation**
Meeting Date: June 19, 2019
Memo Date: June 13, 2019

Action Requested:

Complete the review process and make a recommendation to the City Council.

Discussion:

At the next meeting on June 19, 2019, the Planning Commission is expected to complete the review process for the Proposed Amendments to the Comprehensive Plan and Land Use Regulatory Code ("2019 Amendment"), and make a recommendation to the City Council. The 2019 Amendment package includes the following six applications (proposals):

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

The Commission had conducted two public hearings on May 1 and May 15, 2019, concerning the 2019 Amendment and conducted post-hearing debriefings on May 29 and June 5 to review public comments received and consider appropriate modifications to various applications accordingly.

To facilitate the Commission's review and decision-making on June 19, attached are six informational packets, one for each application, summarizing the proposed amendments associated with each application, the post-hearing debriefing, and staff recommended actions for the Commission to consider. Also attached are a draft letter of recommendation and the draft Findings of Fact and Recommendations Report for the Commission's consideration for approval.

Project Summary:

The City considers changes, additions, and updates to the *One Tacoma* Comprehensive Plan and Land Use Regulatory Code on an annual basis pursuant to the State Growth Management Act. Periodic review and evaluation are important in order to ensure that the *One Tacoma* Plan and the implementing regulations maintain their effectiveness. The intent of the amendment process is to review all of these changes simultaneously, where appropriate, so that the cumulative effects can be considered. More information about the 2019 Amendment can be found on the project website at www.cityoftacoma.org/2019Amendments.



Prior Actions:

- May 2, 2018 – Reviewed draft scope of work for the 2019 Amendment
- June 6, 2018 – Public Scoping Hearing
- June 20, 2018 – Completed the assessment process
- July 2018 through March 2019 – Technical analysis for various applications
- March 20, 2019 – Released 2019 Amendment package for public review
- May 1 and May 15, 2019 – Public Hearings
- May 29 and June 5, 2019 – Post-hearing debriefings

Staff Contact:

- Stephen Atkinson, Principal Planner, 253-591-5531, satkinson@cityoftacoma.org
- Elliott Barnett, Senior Planner, 253-591-5389, Elliott.Barnett@cityoftacoma.org
- Lihuang Wung, Senior Planner, 253-591-5682, lwung@cityoftacoma.org
- Reuben McKnight, Historic Preservation Officer, 253-591-5220, Reuben.McKnight@cityoftacoma.org

Attachments:

1. Future Land Use Map Implementation
2. Shoreline Master Program Periodic Review
3. Affordable Housing Action Strategy Incorporation into Comprehensive Plan
4. Historic Preservation Code Amendments
5. Manitou Potential Annexation
6. Minor Plan and Code Amendments
7. Draft Letter of Recommendation
8. Draft Findings of Fact and Recommendations Report

c. Peter Huffman, Director

2019 Comprehensive Plan and Land Use Code Amendments

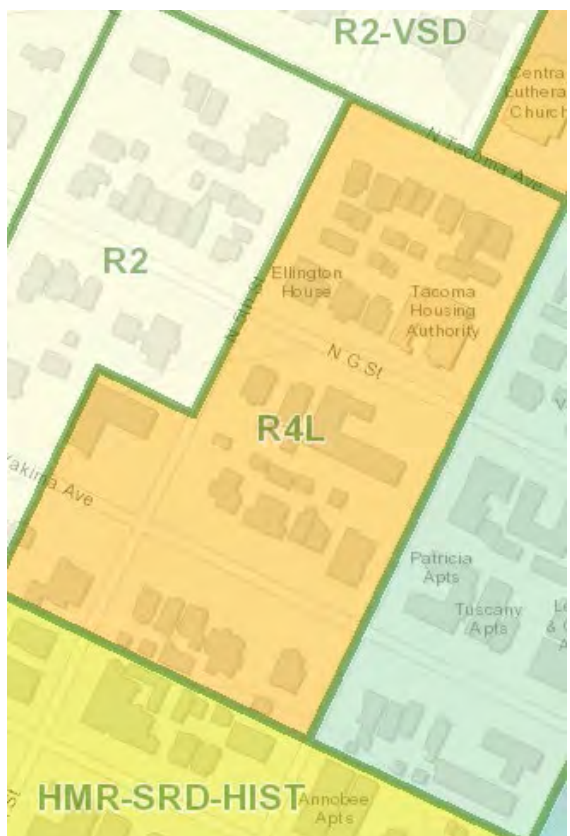
Future Land Use Implementation

N Tacoma Ave & N 5th St

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

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

PLANNING COMMISSION MODIFIED 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 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 is 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 Neighborhood Center, Wright Park, and other amenities.

To learn more: visit www.cityoftacoma.org/FLUM or email at planning@cityoftacoma.org.

Planning Commission Public Hearing: May 1, 2019 @ 6:00 PM in Council Chambers, 747 Market Street. Informational Meeting Starts at 5:00 PM prior to the public hearing.



2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

Narrows

CURRENT ZONING DISTRICTS: R-2 SINGLE FAMILY DWELLING DISTRICT

PROPOSED ZONING DISTRICT: R-4L MULTI-FAMILY DISTRICT

PLANNING COMMISSION MODIFIED RECOMMENDATION: R-3



The Planning Commission recommends rezoning these properties to R-3 Zoning, which would be consistent with the Comprehensive Plan Multifamily (Low Density) Designation.

The Recommendation is supported by the following considerations:

- The existing uses are single-family residences;
- R-3 Zoning would support a softer transition in the neighborhood, supporting re-use of existing structures and more modest increases in density than would be supported through R-4L zoning.

Furthermore, the Commission recommends a broader study of the Narrows Mixed-use Center and trade area to support the longer term revitalization of the business district and Center.

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 is 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.

To learn more: visit www.cityoftacoma.org/FLUM or email at planning@cityoftacoma.org.

Planning Commission Public Hearing: May 1, 2019 @ 6:00 PM in Council Chambers, 747 Market Street. Informational Meeting Starts at 5:00 PM prior to the public hearing.



2019 Comprehensive Plan and Land Use Code Amendments

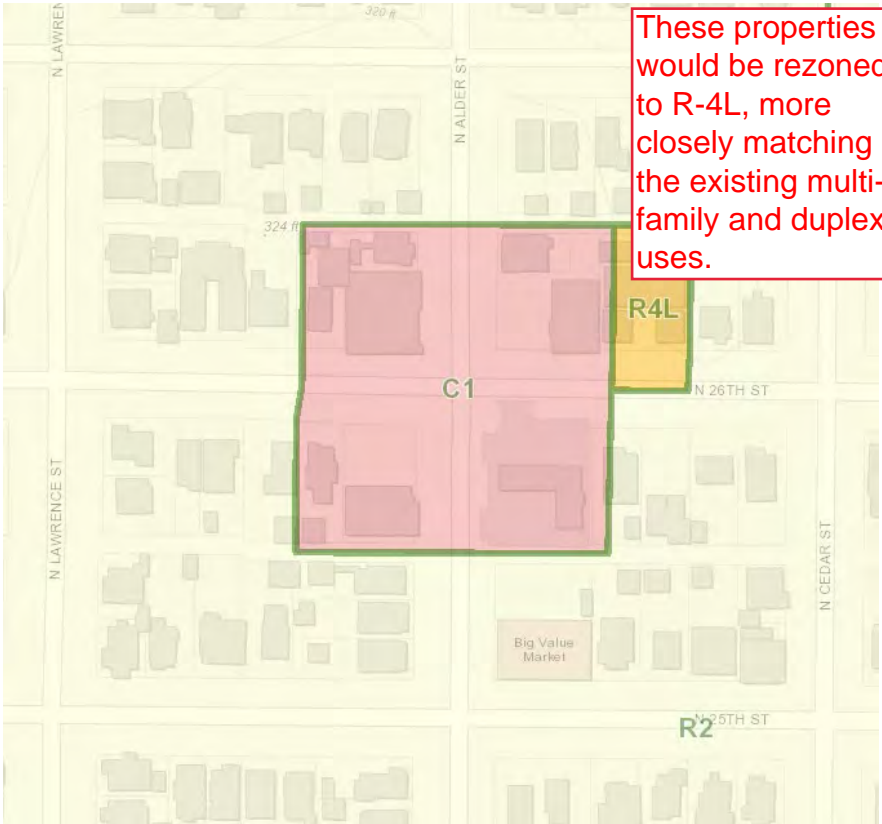
Future Land Use Implementation

26th and Alder

CURRENT ZONING DISTRICT:
R-2 SINGLE FAMILY DWELLING DISTRICT

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

PLANNING COMMISSION MODIFIED
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:

- 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 is 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 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.

2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

N 12th St & N Yakima Ave

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

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

PLANNING COMMISSION MODIFIED
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:

- 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 is 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.

2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

6th Ave & S Pearl St

CURRENT ZONING DISTRICTS:

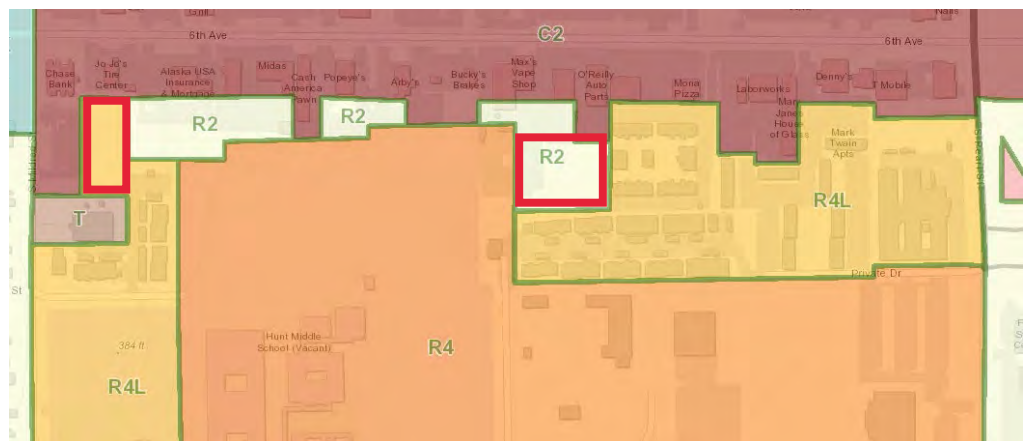
R-2 SINGLE FAMILY DWELLING DISTRICT/
R-4L MULTI-FAMILY LOW DENSITY

PUBLIC HEARING PROPOSAL:

R-4 MULTI-FAMILY HIGH DENSITY

PLANNING COMMISSION MODIFIED

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 is 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.

To learn more: visit www.cityoftacoma.org/FLUM or email at planning@cityoftacoma.org.

Planning Commission Public Hearing: May 1, 2019 @ 6:00 PM in Council Chambers, 747 Market Street. Informational Meeting Starts at 5:00 PM prior to the public hearing.



2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

E 43rd St & E Portland Ave

CURRENT ZONING DISTRICTS:
MULTIPLE DISTRICTS

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

PLANNING COMMISSION MODIFIED
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 is 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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Planning Commission Public Hearing: May 1, 2019 @ 6:00 PM in Council Chambers, 747 Market Street. Informational Meeting Starts at 5:00 PM prior to the public hearing.

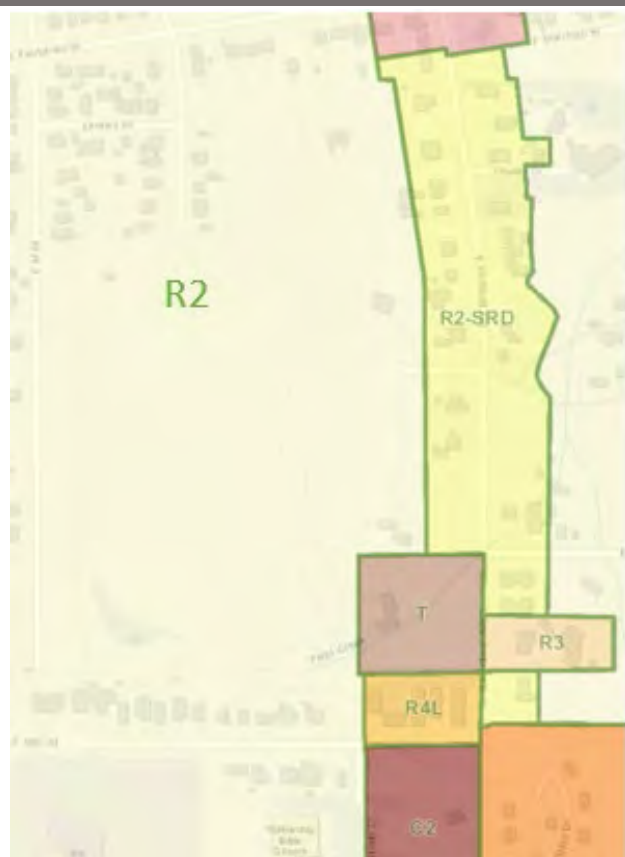


2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

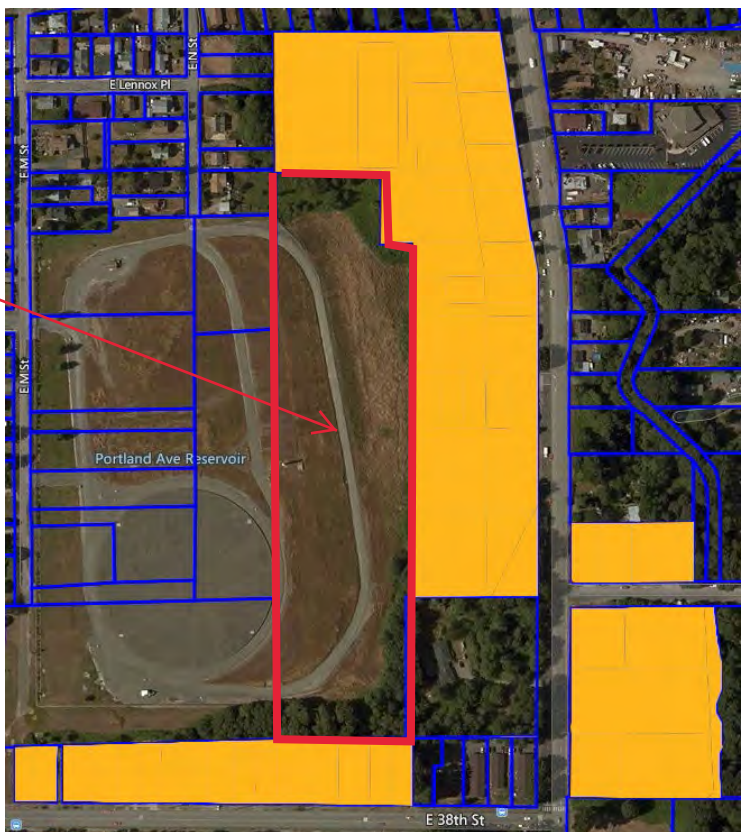
E 38th & E Portland Ave

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 MODIFIED 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 is 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.

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Planning Commission Public Hearing: May 1, 2019 @ 6:00 PM in Council Chambers, 747 Market Street. Informational Meeting Starts at 5:00 PM prior to the public hearing.



2019 Comprehensive Plan and Land Use Code Amendments

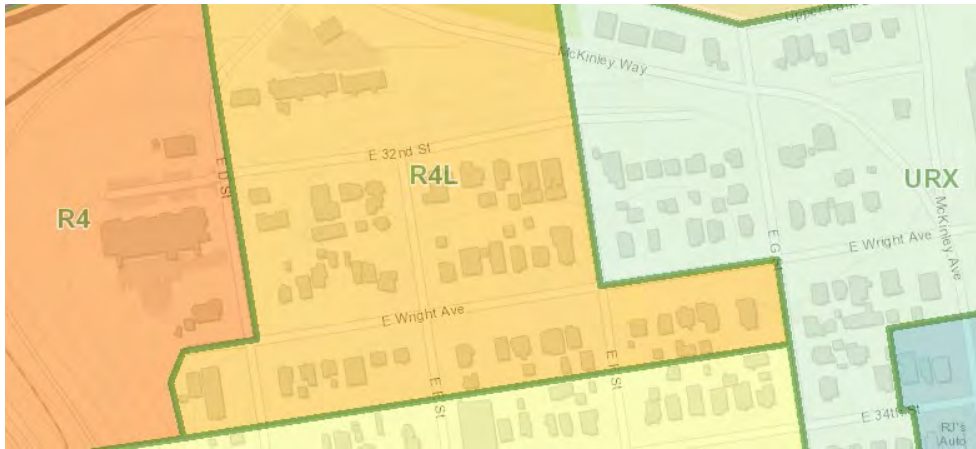
Future Land Use Implementation

E D St & E 32nd St

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

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

PLANNING COMMISSION MODIFIED
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 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 is 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.

2019 Comprehensive Plan and Land Use Code Amendments

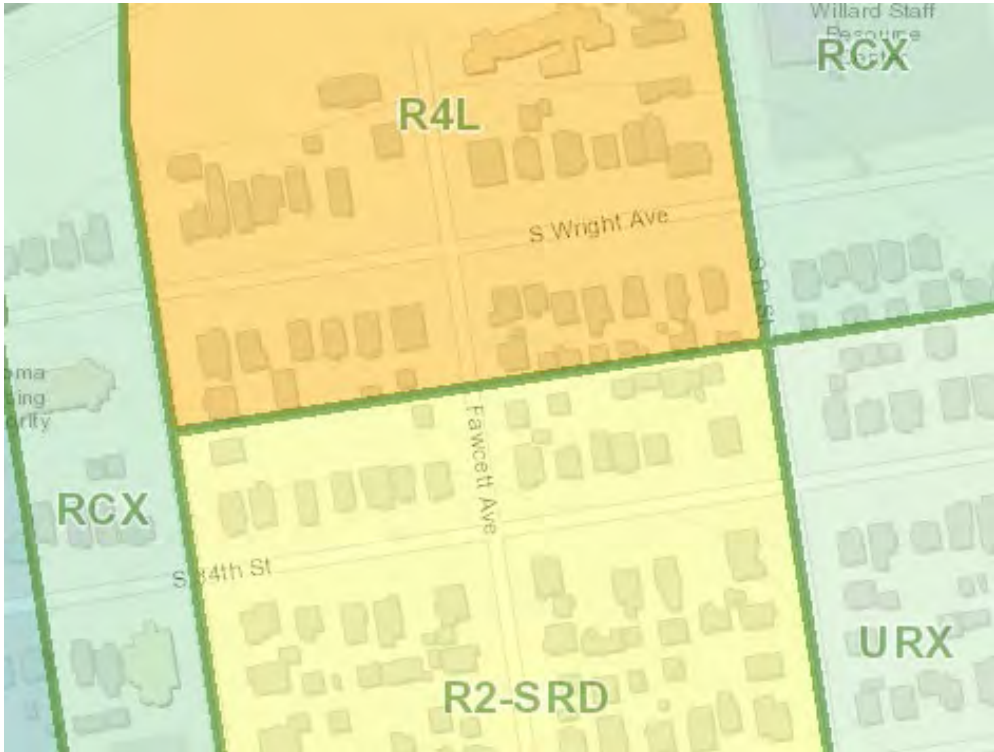
Future Land Use Implementation

S Wright Ave & S Fawcett Ave

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

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

PLANNING COMMISSION MODIFIED
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 Lincoln and Lower Pacific Mixed-use Centers;
 - Potential view impacts;
 - Establishing appropriate zoning transitions.

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

- Why is 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.

2019 Comprehensive Plan and Land Use Code Amendments

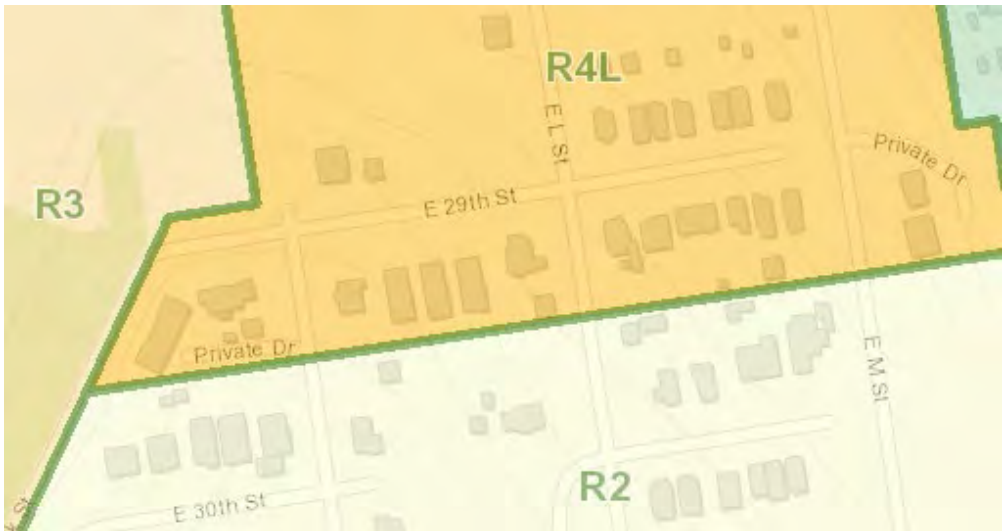
Future Land Use Implementation

E L St & E 29th St

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

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

**PLANNING COMMISSION MODIFIED
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:

- 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 is 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.

To learn more: visit www.cityoftacoma.org/FLUM or email at planning@cityoftacoma.org.

Planning Commission Public Hearing: May 1, 2019 @ 6:00 PM in Council Chambers, 747 Market Street. Informational Meeting Starts at 5:00 PM prior to the public hearing.



2019 Comprehensive Plan and Land Use Code Amendments

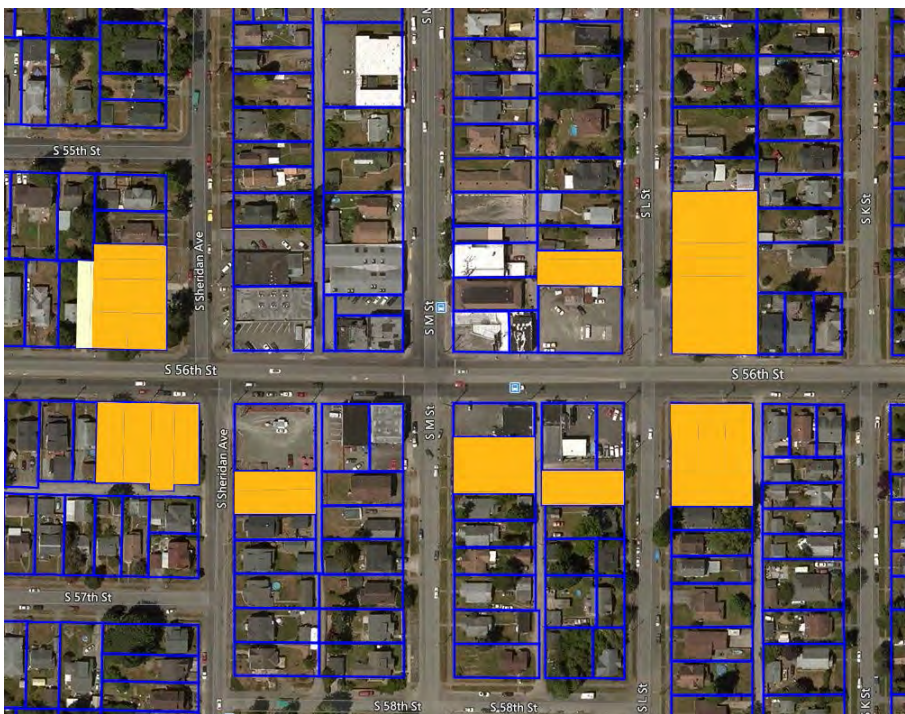
Future Land Use Implementation

S. 56th and M

CURRENT ZONING DISTRICTS: C-2 GENERAL COMMERCIAL



PROPOSED ZONING DISTRICT: R-4L MULTI-FAMILY DISTRICT



PROPOSED ZONING DISTRICT: R-4L ZONE DESCRIPTION

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 is 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.

To learn more: visit www.cityoftacoma.org/FLUM or email at planning@cityoftacoma.org.

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2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

MLK Jr Way & S 8th St

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

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

**PLANNING COMMISSION MODIFIED
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 is 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.

2019 Comprehensive Plan and Land Use Code Amendments

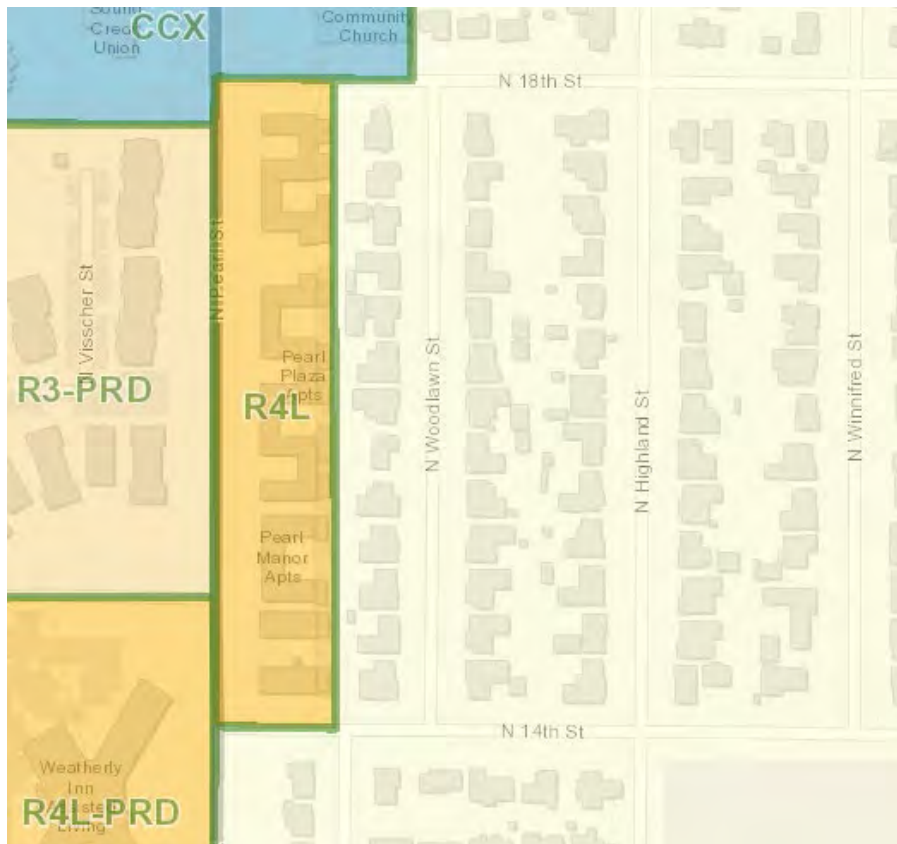
Future Land Use Implementation

N Pearl St & N 14th St

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

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

PLANNING COMMISSION MODIFIED 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.

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

Why is 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.

2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

S 12th St & S Pearl St

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



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



PLANNING COMMISSION MODIFIED
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 is 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 or email at planning@cityoftacoma.org.

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2019 Comprehensive Plan and Land Use Code Amendments

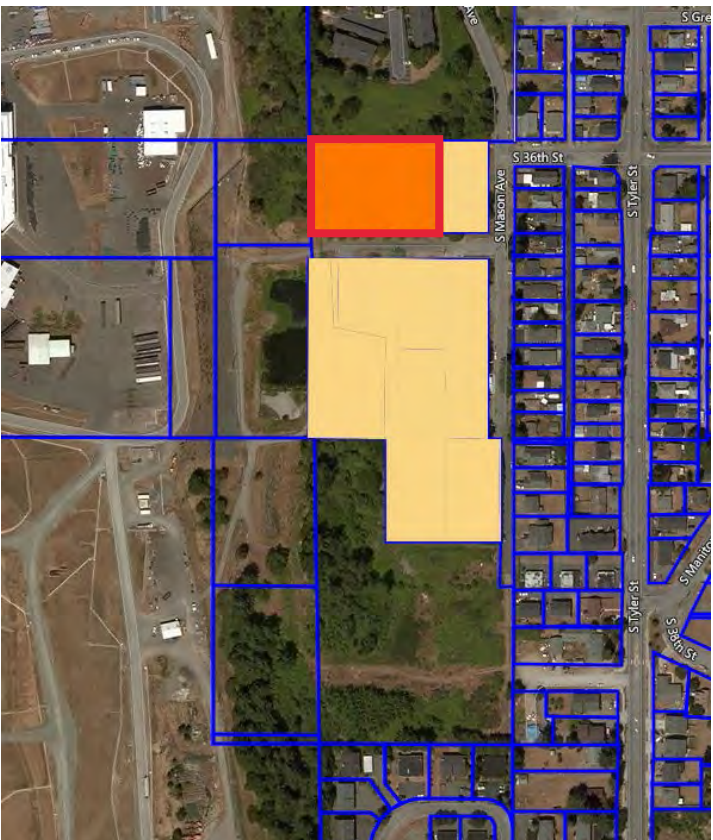
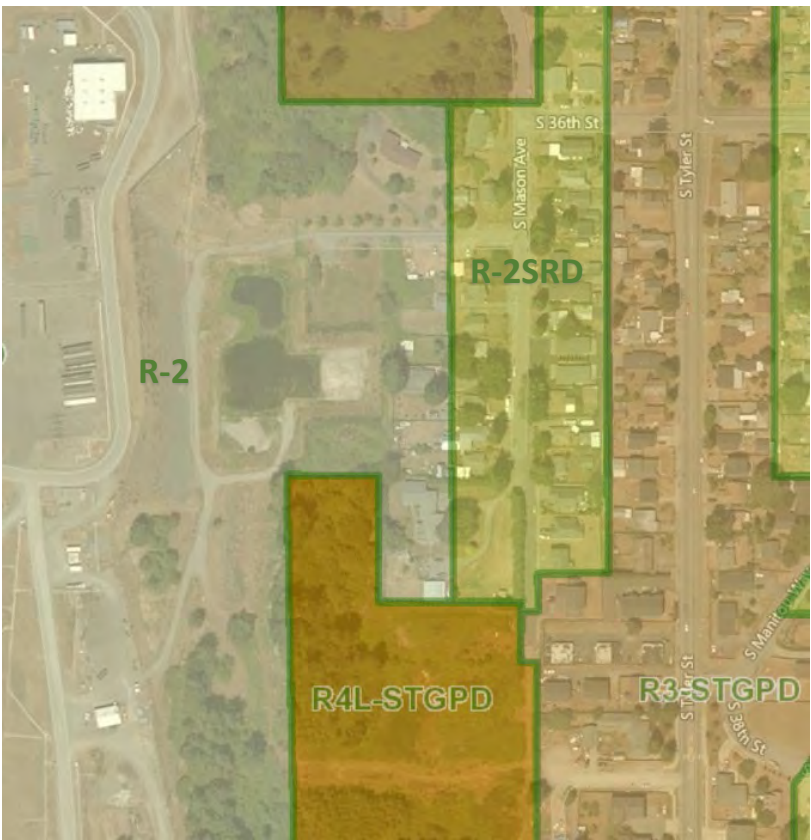
Future Land Use Implementation

S Mason Ave & S 36th St

CURRENT ZONING DISTRICTS:
R-2 SINGLE FAMILY DWELLING DISTRICT

PUBLIC HEARING PROPOSAL:
R-4 / R-3

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 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 is this area proposed to be rezoned?

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

To learn more: visit www.cityoftacoma.org/ELIIM or email at planning@cityoftacoma.org



2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

36th 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 is this area proposed to be rezoned?

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

2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

S 5th 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 is 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

2019 Comprehensive Plan and Land Use Code Amendments

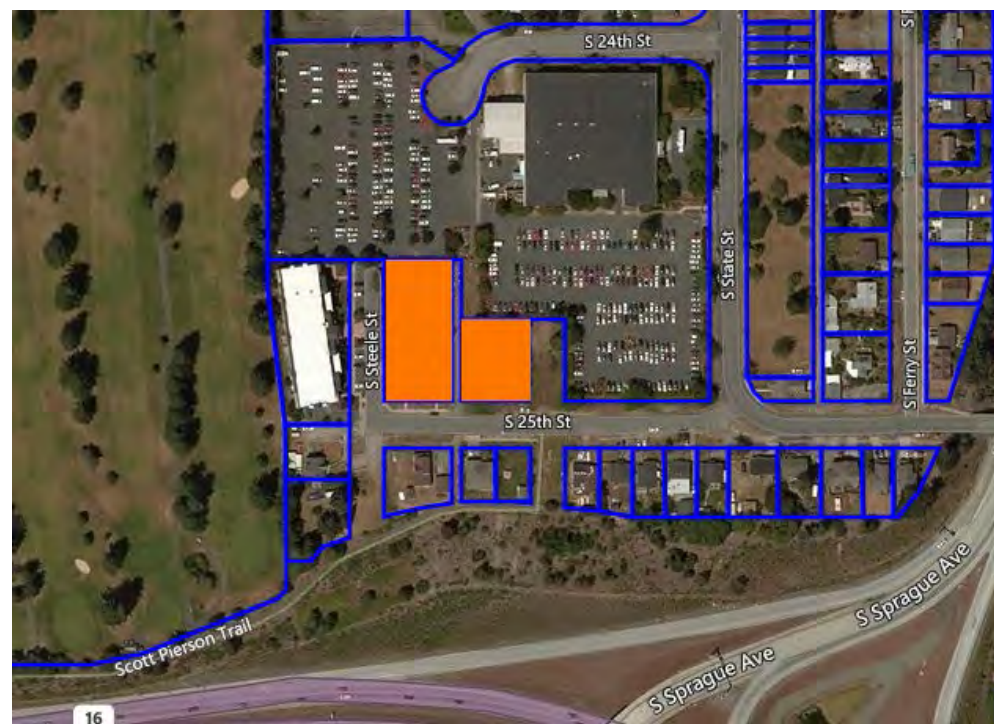
Future Land Use Implementation

S Steele St & S 25th 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 is 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.



Tacoma Shoreline Master Program Periodic Review

A. Summary of Proposal:

The proposed changes to Tacoma's Shoreline Master Program (SMP) are intended to meet the Shoreline Management Act (SMA) requirement for a periodic review of locally adopted 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.

The following actions are proposed as part of this update:

- Updates to reflect DOE's Periodic Review Checklist and changes to state law
- Updates to Geologically Hazardous Area standards based on best technical information
- Integration of the City's Biodiversity Areas/Corridors standards in the TSMP for code consistency
- Updates to address sea level rise and heightened Base Flood Elevation
- Updates to allow for second-story additions to nonconforming residential structures in the Salmon Beach community
- General edits to clarify the intent and improve consistency

Proposed amendments are included in **Section II-B of the Public Review Document** prepared for the Planning Commission's public hearing on May 15, 2019.

B. Planning Commission Post-Hearing Review:

Approximately 20 comments were received on this application through the Planning Commission's public hearing process. At the Commission's meeting on May 29, 2019, the Commission directed staff to prepare the following modifications to the public review draft (and options for Salmon Beach). Attachment 2B contains specific code modifications which are labeled following the structure of this summary:

Issue 1: Salmon Beach

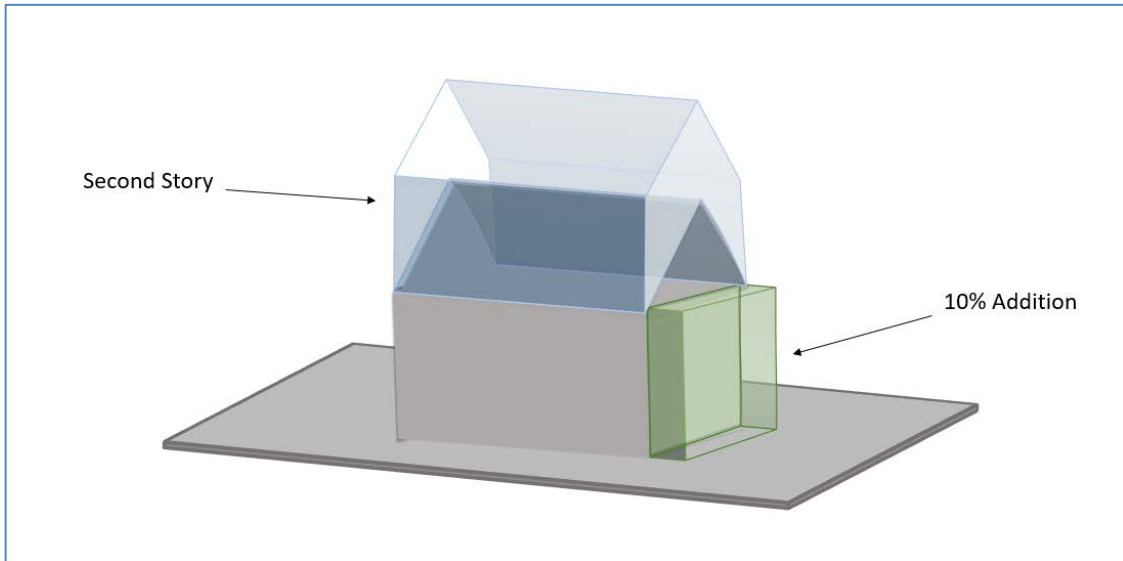
The Commission requested further explanation of the range of options to related to the Salmon Beach proposals pursuant to making a final recommendation.

Background: Multiple overlapping environmental and regulatory constraints limit the City's ability to offer flexibility regarding development activities in this location. Currently, no new development is allowed at Salmon Beach. The existing overwater houses are considered nonconforming, and expansions are limited to a one-time 10% increase in square footage. The

Salmon Beach community requested that this update establish a new allowance to add second-story additions to the existing houses.

The Commission public review draft proposed to allow for second-story additions with the following specific requirements:

- The structure would be required to meet Base Flood Elevation standards
- No net loss of ecological functions
- Meet geological hazards and reduce the risk to life and property



This image illustrates the distinction between the existing and proposed allowed additions.

The Salmon Beach community submitted comments requesting that the proposed requirement to meet Base Flood Elevation standards be removed. The Commission directed staff to assess whether there is any further flexibility that could be offered within the regulatory limitations.

Staff recommendation:

Modify the public review draft as follows: Remove the proscriptive standards proposed to be included in the nonconforming section of the TSMP, and instead allow second-story additions upon approval of a Shoreline Conditional Use Permit (CUP), and demonstration of an improvement in compliance with environmental, building, floodplain, and public safety standards.

This recommendation accomplishes several things: It potentially allows a larger second-story addition without automatically requiring the structure to come into conformance with the Base Flood Elevation requirement (up to the Building Code requirement which still would be triggered for projects reaching 50% valuation). It also modifies the requirement to an improvement in compliance with standards based on a site-specific review, rather than a proscriptive requirement to fully come into compliance. Lastly, the process provides for notification to DOE which will help to ensure that the SMA requirements are met in each case.

Issue 2: Geological Hazards Code changes

The Commission received 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.

Proposal: Staff recommend a package of code changes including the following:

- Specific wording changes to better clarify geotechnical terms and definitions, such as “angle of repose” and “hardening.”
- Clarify and correct references to Pierce County landslide inventory and Coastal Zone maps.
- Clarify that buffers on geohazard areas protect vegetation that guards against erosion
- Clarify that geologic assessment should evaluate on site and off site effects related to proposed development.
- Clarify text to allow geotechnical report for less than 50 feet and 1/3 height of slope on erosion hazard areas.
- Added technical requirements for geologic assessment reports such as contour lines, site plan details, and specific locations like top or crest of slope.

Issue 3: Consistency and cleanups

Staff have identified several opportunities to further clarify the proposals and improve consistency with other sections of the City’s standards.

Proposal: Staff recommend a package of code clarifications including the following:

- Specific wording changes to better clarify the code intent, such as removing specific types of critical areas, and referring instead to “critical areas” generally.
- Ensuring that links to general City standards are clear when appropriate, such as for EV parking.
- Adding language clarifying that general design standards do not override specific design standards within individual shoreline districts (such as the Foss Waterway).
- Clarifying how rear setbacks are measured within Shorelines.

Issue 4: Archaeological and historic review in the Shorelines

The Commission received a comment recommending that the City revise the current TSMP provisions for historic and archaeological review.

Proposal: After consultation with the City’s Historic Preservation Officer, staff recommend that this issue be considered as part of future potential TSMP updates. The following finding has been included in the Issues and Recommendations Report:

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.

Issue 5: More proactive steps to prepare for and address the impacts of sea level rise.

The Commission received comments recommending additional policy and regulatory steps to address sea level rise.

Proposal: The Commission directed staff to prepare the following finding, which would be included in the Issues and Recommendations Report:

Given the implications of sea level rise, the City must 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.

C. Staff Recommendation:

Staff recommends that the Planning Commission forward to the City Council for consideration for adoption the “Tacoma Shoreline Master Program Periodic Review” application, as compiled in **Section II-B of the Public Review Document**, with the additional modifications and findings shown above. The package will also be forwarded to the Department of Ecology for their initial determination of consistency with the provisions of the SMA.



Attachment II-2B:

Recommended Modifications to the Public Review Draft of the Tacoma Shoreline Master Program (TSMP)

These amendments show all of the proposed modifications to the public review draft of the TSMP. The sections included are only those portions of the code that are associated with proposed modifications.

Public review draft changes are shown as follows: New text is underlined and text that has been deleted is shown as ~~striketrough~~. Recommended modifications to the public review draft are highlighted yellow.

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2.3.7 Shoreline Conditional Use Permit

1. The purpose of the conditional use permit is to provide greater flexibility in varying the application of the use regulations of this Program in a manner which will be consistent with the policies of RCW 90.58, particularly where denial of the application would thwart the policies of the Shoreline Management Act.
2. When a conditional use is requested, the Director shall be the final approval authority for the City. However, shoreline conditional uses must have approval from the state. Department of Ecology shall be the final approval authority under the authority of WAC 173-27-200.
3. Conditional use permits shall be authorized only when they are consistent with the following criteria:
 - a. The proposed use is consistent with the policies of RCW 90.58.020, WAC 173-27-160 and all provisions of this Program;
 - b. The use will not interfere with normal public use of public shorelines;
 - c. The proposed use will cause no significant adverse effects to the shoreline environment in which it is to be located;

- d. That the proposed use of the site and design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and this Program;
- e. The public interest will suffer no substantial detrimental effect;
- f. Consideration has been given to cumulative impact of additional requests for like actions in the area.

4. Conditional use permits for additions to a non-conforming single-family, overwater structure to expand the overall height of the structure shall be granted when they are consistent with the general Shoreline Conditional Use Permit criteria (TSMP 2.3.7.3), as well as the following:

- a. The expansion may increase the height to no higher than 25 feet from the deck level.
- b. The proposed development shall result in improvements in public safety, a reduction in environmental impacts, and increased conformity with flood hazard and building standards.

4.5. Other uses which are not classified or set forth in this Program may be authorized as conditional uses provided the applicant can demonstrate consistency with the requirements of this Program. However, uses specifically prohibited by this master program shall not be authorized.

5.6. The burden of proving that a proposed shoreline conditional use meets the criteria of this program in WAC 173-27-160 shall be on the applicant. Absence of such proof shall be grounds for denial of the application.

6.7. The City is authorized to impose conditions and standards to enable a proposed shoreline conditional use to satisfy the conditional use criteria.

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2.5 Non-conforming Uses and Development

4. A non-conforming single-family, overwater structure may expand the overall height of the structure in the following limited circumstances:

- a. The expansion may increase the height up to 25 feet from the deck level, upon approval of a Shoreline Conditional Use Permit per the standards of TSMP Section provided it is consistent with the following limitations, which apply for all modifications or additions at any scale reviewed under this subsection:

i. The structure meets Base Flood Elevation requirements:

ii. ~~The expansion meets or exceeds requirements for no net loss of ecological functions by avoiding, minimizing, and mitigating any adverse impacts, including shading; and;~~

iii. ~~The expansion meets the geological hazards requirements outlined in TSMP Section 6.4.7, provided that the outcome reduces the risk to life and property.~~

5. No other expansion may occur which extends or otherwise increases the nonconformity.

6.2.2 Regulations

ISSUE 3: Consistency and cleanups (Public review draft page 71)

5. Reductions of front ~~and/or rear~~ yard setbacks may be allowed to accommodate required ~~wetland and stream~~ critical areas and/or avoid impacts to critical areas and/or their buffers in the shoreline ~~as described in TSMP 6.4.5(D) for wetlands and 6.4.6(E) for streams.~~

6.4.2 General Regulations

A. General Regulations

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1. Shoreline use and development shall be carried out in a manner that prevents or mitigates adverse impacts so that no net loss of existing ecological functions occurs; in assessing the potential for net loss of ecological functions or processes, project specific and cumulative impacts shall be considered.
2. Any shoreline development proposal that includes modification ~~in or adjacent~~ to a ~~marine shoreline, marine buffer,~~ critical area or buffer is subject to the Review Process in TSMP Section 2.4.2.

B. Critical Area and Buffer Modification

1. Modification of a critical area ~~or and/or marine~~ buffer is prohibited except when:
 - a. Modification is necessary to accommodate an approved water-dependent or public access use, including trails and/or pedestrian/bicycle paths; provided, that such development is operated, located, designed and constructed to minimize and, where possible, avoid disturbance to shoreline functions and native vegetation to the maximum extent feasible; or

- b. Modification is necessary to accommodate a water-related or water-enjoyment use or ~~mixed-use development if it includes~~ a water-oriented component ~~of a mixed-use development~~ provided that the proposed development is operated, located, designed and constructed to minimize and, where possible, avoid disturbance to native vegetation and shoreline and critical area functions to the maximum extent feasible; or

6.4.3 Marine Shorelines

ISSUE 3: Consistency and cleanups (Public review draft page 83)

C. Marine Shoreline Buffers

3. Buffer widths shall be established according to Table 6-1. Buffer widths may be increased under the following circumstances:

- a. The Director determines that the minimum width is insufficient to prevent loss of shoreline functions.
- b. The Director determines that the proposed shoreline modification would result in an adverse impact to critical saltwater habitats including kelp beds, eelgrass beds, or spawning and holding areas for forage fish.
- c. If the existing buffer is ~~un-not-vegetated~~, sparsely vegetated, or vegetated with non-native species that do not provide necessary protection, then the buffer must either be planted to create the appropriate plant community or the buffer width must be increased. In either case this must be in-proportional to the proposed development.

Table 1. Standard Marine Buffers

Marine Habitat Area	Buffer Width (feet)
S-1a, S1b	50
S-2	115
S-3, S-4	200
S-5, S-6, S-6/7, S-7	115
S-8, S-10	50
S-11	115
S-12	200
S-15	50

D. Marine Shoreline Buffer Reductions

1. All uses and development within a reduced buffer remain subject to mitigation sequencing and any unmitigated impacts resulting from a buffer reduction are required to be compensated for consistent with TSMP Section 6.4.2(A) through (E) to achieve no net loss of ecological functions.
2. In all shoreline designations, water-dependent and public access uses and development may reduce the standard buffer such that direct water access is provided.
3. 'Natural' Designated Shorelines: Buffer reductions shall not be permitted for non-water-dependent and public access uses and development except through a shoreline variance.
4. 'Urban-Conservancy' and 'Shoreline Residential' Designated Shorelines: The buffer shall not be reduced to any less than $\frac{3}{4}$ of the standard buffer width for water-related and water-enjoyment uses and development, including water-oriented portions of mixed-use development. Further reductions shall only be allowed through a shoreline variance.
5. 'High-Intensity' and 'Downtown Waterfront' Designated Shorelines: Buffer reductions for water-related and water-enjoyment uses, including water-oriented portions of mixed-use development, shall not exceed $\frac{1}{2}$ the standard buffer width. Further reductions shall only be allowed through a shoreline variance.
6. The remaining buffer on-site shall be enhanced or restored to provide improved function and protection.
- ~~5.7.~~ Reductions of the standard buffer for any stand-alone non-water-oriented use or development shall not be allowed except through a shoreline variance.
- ~~6.8.~~ Low impact uses and activities consistent with the marine buffer functions may be permitted within a buffer that has not been reduced depending on the sensitivity of the adjacent aquatic area and shoreline and intensity of the activity or use. These may include stairs, walkways, or viewing platforms necessary to access the shoreline, or stormwater management facilities used to sustain existing hydrologic functions provided that it ~~Reduction of the standard buffer may be permitted for stairs or walkways necessary to access the shoreline or access an existing use or structure provided that any stair or walkway in the marine shoreline~~ complies with all provisions of the Program, conforms to the existing topography and, to the extent feasible, minimizes impervious surfaces.
9. Where a marine buffer geographically coincides with a another critical area stream, FWHCA or wetland, the provisions for increasing buffers, buffer averaging, and buffer reductions for all overlapping critical areas and buffers the wetland and stream component shall apply as described within this chapter and only when there is no impact to shoreline functions associated with the marine shoreline.
10. Marine buffer averaging may be allowed when the averaged buffer will not result in degradation of the critical areas functions and the buffer is increased adjacent to the high-functioning areas of habitat or more sensitive portion of the shoreline and decreased in the lower-functions or less sensitive portion.
 - a. There are no feasible alternatives to site design that could be accomplished without buffer averaging;

b. The total area of the buffer after averaging is equal to the area required without averaging; and,

c. The width of the buffer at its narrowest point is never less than that allowed per the buffer reduction allowances above. $\frac{3}{4}$ of the required width.

ISSUE 2: Geologically Hazardous Areas (Public review draft pages 104 to 124)

6.4.7 Geologically Hazardous Areas

Geologically hazardous areas are critical areas susceptible to severe erosion, ~~;~~ landslide activity, or other geologic events. In the City of Tacoma shoreline, high marine bluffs, like those along the Tacoma Narrows, are the most visible type of geologically hazardous area, although seismic, tsunami and erosion hazards have also been mapped.

The more severe hazard areas ~~are may not be~~ suitable for placing structures or locating intense activities or uses due to the inherent threat to public health and safety. Vegetation removal during construction and development on or above the slope near the top of the slope, of adjacent properties alters surface runoff and ground water infiltration patterns that can lead to increased slope instability. Erosion, excavation or wave action at the toe or base of the slope can also lead to increased slope instability.

A certain level of Some erosion of shorelines and marine bluffs is natural ~~to the Puget Sound area~~. Erosion from “feeder bluffs” is the primary source of sand and gravel found on beaches including accretion beaches (gravel bars, sand pits and barrier beaches). Armoring of coastal areas, also called hardening, limit the natural supply of sediment and Extensive “hardening” of feeder bluff areas can eventually starve beaches down drift of the bluff, resulting in lowered beach profiles and the potential for increased erosion. Changes in the beach substrate resulting from reduced sediment deposition may result in negative habitat impacts along the shoreline. Erosion and accretion are natural processes that provide ecological functions and thereby contribute to sustaining the natural resource and ecology of the shoreline. Sea level rise may increase the rates of erosion at the base of steep slopes causing an increase in the susceptibility of geologically hazard areas to severe erosion or future landslide.

E. Designation.

1. Designation of Geologically Hazardous Areas. Geologically hazardous areas include areas susceptible to erosion, landslide~~ing~~, earthquake, or other geological events. Areas susceptible to one or more of the following types of geo-hazards shall be designated as a geologically hazardous area:
 - a. Erosion hazard;
 - b. Landslide hazard;
 - c. Seismic hazard;
 - d. Mine hazard;
 - e. Volcanic hazard; and
 - f. Tsunami hazard.

F. Classification

1. **Erosion Hazard Areas.** Erosion hazard areas generally consist of areas where the combination of slope and soil type makes the area susceptible to erosion by water flow, either by precipitation or by water runoff. Concentrated stormwater runoff is a major cause of erosion and soil loss. Erosion hazard critical areas include the following two sub-classifications:
 - a. Shoreline Erosion Hazard Areas: lands located directly adjacent to freshwater or marine waters that, through the geological assessment process, are identified as regressing, retreating or potentially unstable as a result of undercutting by wave action or bluff erosion. The limits of active shoreline erosion hazard areas shall extend landward to include that land area that is calculated, based on the rate of regression, to be subject to erosion processes within the next 10-year time period. These areas include the following:
 - i. Existing item in Section 13.10-6.4.7(B)(1)(b)(ii);
 - ii. Areas with active bluff retreat that exhibits continuing sloughing or calving of bluff sediments, resulting in a vertical or steep bluff face with little or no vegetation; and
 - iii. Areas with active land retreat as a result of wave action.
 - b. Soil Erosion Hazard Areas: lands not located directly adjacent to freshwater or marine waters that, through the geological assessment process, are identified as susceptible to erosion. Soil erosion hazard critical areas include the following:
 - a.i. Areas with high probability of rapid stream incision, stream bank erosion or coastal erosion, or channel migration.
 - b. Areas defined by the Washington Department of Ecology Coastal Zone Atlas as one of the following soil areas: Class U (Unstable) includes severe erosion hazards and rapid surface runoff areas, Class Uos (Unstable old slides) includes areas having severe limitations due to slope, Class Urs (Unstable recent slides), and Class I (Intermediate).
 - ii. Any area characterized by slopes greater than 15 percent; and the following types of geologic units as defined by draft the latest geologic USGS maps: m (modified land), Af (artificial fill), Qal (alluvium), Qw (wetland deposits), Qb (beach deposits), Qtf (tide-flat deposits), Qls (landslide deposits), Qmw (mass-wastage deposits), Qf (fan deposits), Qvr and Qvs series of geologic material types (Vashon recessional outwash and Steilacoom Gravel), and Qvi (Ice-contact deposits).
 - e-iii. Areas classified as having severe or very severe erosion potential by the Soil Conservation Service-Natural Resources Conservation Service, United States Department of Agriculture.
- Slopes steeper than 25% and a vertical relief of 10 or more feet.
2. **Landslide Hazard Areas.** Landslide hazard areas are areas potentially subject to landslides based on a combination of geologic, topographic, and hydrologic factors. They include

areas susceptible because of any combination of bedrock, soil, slope, slope aspect, structure, hydrology, or other factors. Landslide hazard areas are identified as any area ~~with meeting all three of the following characteristics:~~

a. Any slope area with the combination of the following three characteristics:

- i. Slopes steeper than ~~25-15~~ percent and a vertical relief of ten (10) or more feet.
- ii. ~~Hillsides intersecting geologic contacts that contain impermeable soils (typically silt and clay) frequently inter-bedded with permeable granular soils (predominantly sand and gravel), or impermeable soils overlain with permeable soils with a relatively permeable sediment overlying a relatively impermeable sediment or bedrock; and.~~
- iii. Springs or groundwater seepage.

~~a.b.~~ Any area which has exhibited movement during the Holocene epoch (from 10,000 years ago to present) or that are underlain or covered by mass wastage debris of that epoch.

~~b.c.~~ Any area potentially unstable due to rapid stream incision, stream bank erosion or undercutting by wave action.

~~e.d.~~ Any area located on an active alluvial fan presently subject to, or potentially subject to, inundation by debris flows or deposition of stream transported sediments catastrophic flooding.

~~d.e.~~ Any area where the slope is greater than the angle of repose of the soil; that is, the slope relies on cohesion for stability.

f. Any shoreline designated or mapped as Class U (Unstable), Uos (Unstable old slides), Urs (Unstable recent slides), or and Class I (Intermediate) by the Washington Department of Ecology Coastal Zone Atlas.

g. Slopes that are parallel or subparallel to planes of weakness (such as bedding planes, joint systems, and fault planes) in subsurface materials;

h. Slopes having gradients steeper than 80 percent subject to rockfall during seismic shaking.

i. Any area with a slope of 40 percent or steeper and with a vertical relief of 10 feet or more except areas composed of bedrock. A slope is delineated by establishing its toe and top and measured by averaging the inclination over at least 10 feet of vertical relief.

j. Any area within the City mapped by the 2017 most up to date (or updated) Pierce County landslide inventory prepared by Washington State Department of Natural Resources (DNR) and LIDAR imagery.

k. Landslide Hazard sub-classifications: Landslide hazard areas shall be classified into categories which reflect each landslide hazard areas past landslide activity and the potential

for future landslide activity based on an analysis of slope instability. Landslide hazard areas shall be designated as follows:

- i. Active Landslide Areas. A composite of the active landslides and/or unstable areas, including that portion of the top of slope and slope face subject to failure and sliding as well as toe of slope areas subject to impact from down slope run-out, identified and mapped during a geological assessment of a site. An active landslide hazard area exhibits one or more of the following:
 - 1) Areas of historical landslide movement on a site which have occurred in the past century including areas identified on the Coastal Zone Atlas of Washington, Volume VII, Pierce County as Urs (unstable recent slide).
 - 2) Areas identified as active or unstable areas mapped by Any landslide or areas susceptible to landslides as identified in the most up to date Pierce County landslide inventory by Washington State DNR or as updated in the Pierce County landslide inventory dated 2017.
 - 3) Unstable areas that exhibit geological and geomorphologic evidence of past slope instability or landsliding or possess geological indicators (stratigraphy, ground water conditions, etc.), that have been determined through a geotechnical report to be presently failing or may be subject to future landslide activity. The impact of the proposed development activities must be considered in defining the extent of the active areas-table areas that exhibit.
 - 4) Interim areas are located between areas identified through a geotechnical report as an active landslide hazard area. Interim areas will be considered part of the active landslide hazard area if the required top of slope or toe of slope landslide hazard area buffer encompasses the area.
- ii. Inactive Landslide Areas. Areas that have been identified as potential landslide hazard areas, but, through the geological assessment process per Section 6.4.7(L), meet one of the following conditions:
 - 1) No indicators exist that indicate the potential for future landslide activity to occur.
 - 2) A slope stability analysis has indicated that there is no apparent landslide potential.
 - 3) Adequate engineering or structural measures have been provided in a geotechnical report that mitigates the potential for a future landslide to occur as a result of current or past development activity. The engineering or structural measures must provide a minimum factor of safety of 1.5 static conditions and 1.2 for dynamic conditions. Analysis of dynamic (seismic) conditions shall be based on a minimum horizontal acceleration as established by the current version of the International Building Code, or as recommended by the geotechnical engineer based on site specific conditions that require alternative values. The engineering or structural measures must be completed, inspected and accepted for the area to be deemed stable. Construction sequencing recommendations must be provided by the geotechnical professional when a proposed development will

be constructed concurrently with the engineering or structural measures.

- 4) A geotechnical report has been prepared and the results of that report indicate that an area is not an active landslide hazard area.

3. Seismic Hazard Areas. Seismic hazard areas shall include areas subject to severe risk of damage as a result of seismic-induced settlement, shaking, lateral spreading, surface faulting, slope failure, or soil liquefaction. These conditions occur in areas underlain by soils of low cohesion or density usually in association with a shallow groundwater table. Seismic hazard areas shall be as defined by the Washington Department of Ecology Coastal Zone Atlas (Seismic Hazard Map prepared by GeoEngineers) as: Class U (Unstable), Class Uos (Unstable old slides), Class Urs (Unstable recent slides), Class I (Intermediate), and Class M (Modified) as shown in the Seismic Hazard Map. One indicator of potential for future earthquake damage is a record of earthquake damage in the past. Ground shaking is the primary cause of earthquake damage in Washington, and ground settlement may occur with shaking. The strength of ground shaking is primarily affected by:

- a. The magnitude of an earthquake;
- b. The distance from the source of an earthquake;
- c. The type or thickness of geologic materials at the surface;
- d. The type of subsurface geologic structure; and
- e. Basin amplification effects as defined in the current IBC

3.4. Mine Hazard Areas. Mine hazard areas are those areas underlain by or affected by mine workings such as adits, gangways, tunnels, drifts, or airshafts, and those areas of probable sink holes, gas releases, or subsidence due to mine workings. Underground mines do not presently exist within City limits¹.

4.5. Volcanic Hazard Areas. Volcanic hazard areas are areas subject to pyroclastic flows, lava flows, debris avalanche, and inundation by debris flows, lahars, mudflows, or related flooding resulting from volcanic activity. The most likely types of volcanic hazard within the City are mudflows, lahars, or flooding relating to volcanic activity. The boundaries of the volcanic hazard areas within the City are shown in the volcanic hazard map.

5.6. Tsunami Hazard Areas. Tsunami hazard areas are coastal areas and large lake shoreline areas susceptible to flooding and inundation as the result of excessive wave action derived from seismic or other geologic events. Currently, no specific boundaries have been established in the City limits for this type of hazard area.

¹ An underground structure, consisting of a partially completed underground railroad tunnel, exists within City limits, as defined in the mine hazard areas map. The tunnel was constructed in 1909 and discontinued that same year due to excessive groundwater flows within the tunnel. The dimensions of the tunnel are presently unknown, and it was reportedly backfilled with wood, sand, and gravel in 1915.

G. Standard Buffers

1. Determining erosion hazard area and landslide hazard area buffer widths:

- a. The buffer width shall be measured on a horizontal plane from a perpendicular line established at the edge of the erosion or landslide hazard area limits (from the top and toe of the slope).
- b. An undisturbed buffer of existing vegetation shall be required for an erosion hazard area to protect existing native vegetation. The required buffer width is either the greatest greater amount of the following two distances, or the minimum distance recommended by the geotechnical professional measured from the edge of the hazard area. In the case of a buffer reduced below these two distances, the standards of the buffer modification section shall apply:
 - i. 50 feet from all edges of the active erosion hazard area limits;
 - ii. A distance of one-third the height of the slope if the regulated activity is at the top of the slope and a distance of one-half the height if the regulated activity is at the bottom of the slope; or
 - iii. The minimum distance recommended by the geotechnical professional measured from the edge of the erosion hazard area.

2. Determining landslide hazard area buffer width:

- a. The buffer width shall be measured on a horizontal plane from a perpendicular line established at the edge of the landslide hazard area limits (both from the top and toe of the slope).
- b. A buffer of undisturbed vegetation shall be required for a landslide hazard area. The required buffer is the greater amount of the following distances:
 - i. 50 feet from all edges of the landslide hazard area limits; or
 - ii. A distance of one third the height of the slope if the regulated activity is at the top of the active landslide hazard area and a distance of one half the height of the slope if the regulated activity is at the bottom of a landslide hazard area; or
 - iii. The distance recommended by a qualified geotechnical professional measured from the edge of the landslide hazard area.

2. Buffer Modification:

- a. Modifications to the shoreline erosion and/or landslide hazard area buffer consistent with TSMP 6.4.7(E) as applicable may be considered at the approval by the Director if the modification is found to meet TSMP 6.4.7(K).
- b. All proposed modifications to a standard erosion hazard or landslide hazard buffer standard shoreline erosion and/or landslide hazard area buffer within a geological hazardous area remain subject to mitigation sequencing and any unmitigated

impacts resulting from a buffer modification are required to be compensated for consistent with TSMP 6.4.2(A) through (E) to achieve no net loss of ecological functions.

- b. A minimum 10-foot buffer shall be maintained, and the proposed development shall not decrease the factor of safety for landslide occurrences below the limits of 1.5 for static conditions and 1.2 for dynamic conditions. Analysis of dynamic conditions shall be based on a minimum horizontal acceleration as established by the current version of the International Building Code.
- c. All uses and development must meet the standards in TSMP 6.4.7(F)11.

3. Structure Setback:

- a. The structure setback is the distance measured from the edge of the geologic hazard area buffer.
- a. The minimum setback for structures from geologic hazard areas and their buffers will be determined based on a site specific geotechnical study.

H. Small Project Waiver

- 1. The Director may approve new, non-habitable accessory structures or additions to existing principal structures in a landslide hazard or shorelineerosion hazard area or buffer if no construction occurs over or within any other water course, water body, or wetlandcritical area or buffer, and if the applicant demonstrates that the proposal meets the following criteria:
 - a. The new accessory structure or addition to an existing principal structure is on a lot that has been in existence as a legal building site prior to October 31, 1992;
 - b. The development is consistent with TSMP 2.5(B) (Non-conforming Structures)does not exceed 750 square feet of total site disturbance, with no more than 300 square feet located in the shoreline erosion hazard area or buffer, calculated cumulatively from October 31, 1992. If the new accessory structure or addition to an existing principal structure is on a lot that is or has been held in common ownership with a contiguous lot and the lots are or have been used for a single principal use or for a principal use and accessory use, the limitation applies to the entire site;
 - c. Construction of one-story detached accessory structures (garages, sheds, playhouses of similar structures not used for continuous occupancy) withThe new accessory structure is less than 1,000 square feet of floor area, whichever is greater for existing residences;:
 - d. Addition to existing residences, including decks that have a maximum 250 square feet footprint of building, deck or roof area, whichever is greater, and are not closer to the top or bottom toe of the slope than the existing residence;:
 - e. The installation of fences where they do not impede emergency access;:
 - Clearing only up to 2,000 square feet during May 1 to October 1, if determined by the Building Official to not cause significant erosion hazard.

~~— Grading up to 5 cubic yards during April 1 to October 1 over an area not to exceed 2,000 square feet, if determined by the Building Official that such grading will not cause a significant erosion hazard.~~

f. Removal of noxious or invasive weeds, provided such areas are protected from erosion with either native vegetation or other approved erosion protection;:

~~— Forest practices regulated by other agencies.~~

~~— The construction of public or private utility corridors; provided it has been demonstrated that such construction will not significantly increase erosion risks.~~

~~— Trimming and limbing of vegetation for the creation and maintenance of view corridors, removal of site distance obstructions as determined by the City Traffic Engineer, removal of hazardous trees, or clearing associated with routine maintenance by utility agencies or companies; provided that the soils are not disturbed and the loss of vegetative cover will not significantly increase risks of landslide or erosion.~~

~~— The construction of approved public or private trails; provided they are constructed in a manner which will not contribute to surface water runoff.~~

~~— Remediation or critical area restoration project under the jurisdiction of another agency.~~

g. It is not practicable to build the accessory structure or addition to an existing principal structure for the intended purpose outside of the landslide or shoreline erosion hazard area or buffer;

h. The location of the accessory structure or addition to an existing principal structure minimizes the impact on the steep slope erosion hazard area and/or buffer; and

i. In landslide hazard areas the Director may require a soils report prepared by a qualified geotechnical engineer or geologist licensed by the State of Washington demonstrates that it is safe to construct the new accessory structure or the addition to an existing structure.

2. Director's Decision:

a. The Director shall require the use of fencing with a durable and visible protective barrier during the construction to protect the remainder of the shoreline erosion hazard area and buffer.

b. The Director shall require additional measures to protect the remainder of the shoreline erosion hazard area and buffer from the impacts of approving new accessory structures or additions to existing principal structures.

G-I. General Regulations

1. The following regulations apply to all geologically hazardous areas:

- a. New development, modification to existing structures, or the creation of new lots that would cause foreseeable risk from geological conditions to people or improvements during the life of the development shall be prohibited.

b. New development, modification to existing structures, or the creation of new lots that would require structural ~~shoreline~~-stabilization over the life of the development shall be prohibited, except where:

i. stabilization is necessary to protect ~~an~~ permitted use; and

ii. no alternative location is available; and

iii. no net loss of ecological functions will result-; and

iii.—stabilization measures shall conform to all provisions included in Chapter 8 of this Program.

iv. Under such circumstances, the stabilization measures shall conform to all provisions included in Chapter 8 of this Program.

c. All proposed modifications to any geological hazard area or buffer shall remain subject to mitigation sequencing and any unmitigated impacts resulting from a buffer modification are required to be compensated for consistent with TSMP 6.4.2(A) through (E). Mitigation sequencing shall not apply where staff has determined through a site-specific evaluation that there is not a significant geologic hazard risk.

d. Any alteration shall not adversely impact other critical areas.

e.

e. Stabilization structures or measures to protect existing primary residential structures may be permitted where no alternatives, including relocation or reconstruction of existing structures, are found to be feasible, and less expensive than the proposed stabilization measure provided they are designed and constructed consistent with the provisions of Chapter 8 of this Program.

f. Any development, encroachment, filling, clearing, or grading, timber harvest, building structures, impervious surfaces, and vegetation removal within geologically hazardous areas and associated buffers shall be prohibited except as specified in TSMP 6.4.7(F-K).

J. Erosion and Landslide Hazards - ~~Development~~ Standards

1. In addition to the general regulations set forth in Section E. above, development and activities within an erosion or landslide hazard critical area or their associated buffers shall incorporate the following additional standards in design of the proposal as applicable. The requirement for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function.

d-a. Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography-; Terracing of the land, however, shall be kept to a minimum to preserve natural topography where possible.

- b. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;
 - c. The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;
 - d. The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining walls;
 - e. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;
 - f. Where change in grade outside the building footprint is necessary the site retention system should be stepped and regrading should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with these criteria;
 - g. Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation. Freestanding retaining structures that are designed to the same life and performance criteria as the adjacent structure;
 - h. On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic modification;
 - i. On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types; and
 - j. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of this Program.
2. The development shall not increase surface water discharge or sedimentation onsite or to adjacent properties beyond pre-development conditions. Note that point discharges onto adjacent properties is not permitted without approved easements. Dispersed flows meeting pre-developed flows will be permitted provided other development standards can be met.
- ~~—Such alterations shall not adversely impact other critical areas.~~
- 2.3. ~~Structures and improvements shall minimize alterations to the natural contour of the slope, and the foundation shall be tiered where possible to conform to existing topography. Terracing of the land,; however, shall be kept to a minimum to preserve natural topography where possible. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation.~~

~~3.4.~~ Development shall be designed to minimize impervious lot coverage. All development shall be designed to minimize impervious lot coverage and should incorporate understructure parking and multi-level structures within the existing height limit.

~~4.5.~~ Roads, walkways, and parking areas should be designed parallel to topographic contours with consideration given to maintaining consolidated areas of natural topography and vegetation.

~~5.6.~~ Removal of vegetation shall be minimized and only that which is needed to accommodate a permitted structure. Any replanting that occurs shall consist of trees, shrubs, and ground cover that is compatible with the existing surrounding vegetation, meets the objectives of erosion prevention and site stabilization, and does not require permanent irrigation for long-term survival.

~~6.7.~~ The proposed development shall not result in greater risk or need for increased geo-buffers on neighboring properties.

~~7.8.~~ Structures and improvements shall be clustered where possible. Driveways and utility corridors shall be minimized through the use of common access drives and corridors where feasible. Access shall be in the least sensitive area of the site.

~~8.9.~~ Shoreline Erosion Hazards - Standards

i. Shoreline Erosion Protection Measures. Shoreline Erosion Protection measures located within or adjacent to freshwater or marine shorelines shall be allowed subject to the following:

(1) The proposed shoreline protection shall comply with the standards set forth in TMC 3.10.6.4.4 (Fish and Wildlife Habitat Conservation Areas);

(2) A geological assessment ~~has been~~ shall be conducted in accordance with the provisions set forth in TSMP 6.4.7(L);

(3) The use of shoreline erosion protection measures ~~will~~ shall not cause a significant adverse impact on adjacent properties;

(4) The use of the shoreline erosion protection measure will not cause a significant adverse impact on critical fish and wildlife species and their associated habitat;

(5) If relocation of development is not feasible, the use of soft armoring techniques (soil bioengineering erosion control measures as identified in the State Department of Ecology and the Department of Fish and Wildlife guidance) is the preferred method for shoreline protection;

(6) Hard armoring shoreline erosion control measures shall may be allowed approved only when a geotechnical report as set forth in TSMP 6.4.7(L) has been completed and indicates the following;

(a) The use of beach nourishment alone or in combination with soft armoring techniques is not adequate to protect the property from shoreline erosion processes; and

(7) Hard armoring shoreline protection measures shall not be allowed for protection of proposed structures when it is determined that the proposed structures can be located landward of the 120-year regression area.

ii. Stormwater conveyance. Surface drainage into an active shoreline erosion hazard area should be avoided. If there are no other alternatives for discharge, then drainage must be collected upland of the top of the active shoreline erosion hazard area and directed downhill in a high density polyethylene stormwater pipe with fuse welded joints that includes an energy dissipating device at the base of the active shoreline erosion area. The pipe shall be located on the surface of the ground and be properly anchored so that it will continue to function under shoreline erosion conditions. The number of these pipes should be minimized along the slope frontage.

iii. Utility lines. Utility line will be permitted when no other conveyance alternative is available. The line shall be located above ground and properly anchored and/or designed so that it will continue to function under shoreline erosion conditions

iv. Roads, bridges and trails: Roads, bridges, and trails shall be allowed when all of the following conditions have been met:

(1) Mitigation measures are provided that ensure the roadway prism and/or bridge structure will not be susceptible to damage from active erosion; and

(2) The road is not a sole access for a development.

10. Active Landslide Hazards - Standards

a. Any new development, encroachment, filling, clearing or grading, ~~building,~~ impervious surfaces, and vegetation removal is prohibited within an Active Landslide Hazard Area and buffers except as specified in the following specific instances:

i. Stormwater Conveyance. Stormwater conveyance shall be allowed when it is conveyed through a high-density polyethylene stormwater pipe with fused joints and when no other stormwater conveyance alternative is available. The pipes shall be located on the surface of the ground and be properly anchored so that it will continue to function in the event of an underlying slide.

ii. Utility Lines. Utility lines will be permitted when no other conveyance alternative is available. The line shall be located above ground and properly anchored and/or designed so that it will continue to function in the event of an underlying slide. Utility lines may be permitted when it can be show that no other route alternative is available.

iii. Trails. Trails shall be allowed when all of the following conditions have been met:

- (1) The removal or disturbance of vegetation, clearing or grading shall be prohibited during the wet season (November 1 through May 1);
- (2) The proposed trail shall not decrease the existing factor of safety within the active landslide hazard area, or any required buffer;
- (3) The proposed trail cannot be located outside of the active landslide hazard area or its associated buffer due to topographic or site constraints;
- (4) The proposed trail is for non-vehicular use only, and is no wider than 4 feet;
- (5) Trails shall not be sited within active landslide hazards or their associated buffers when there is such a high risk of landslide activity that use of the trail would be hazardous;
- (6) Trails shall be designed and constructed using an engineered drainage system or other methods to prevent the trail from channeling water.

- b. No small projects waivers as described in TSMP Section 6.4.7.D are allowed in active landslide hazard areas and their buffers.

H.K. Seismic Hazard Areas - ~~General Development~~ Standards

1. A ~~hazard analysis~~geotechnical report consistent with the requirements of TSMP 6.4.7(L), which shall include the information specified in TMC 13.11.730(D)(2), will be required shall be prepared for structures and improvements in a seismic hazard area. All developments shall be required to comply with the requirements of the most recently adopted edition of the International Building Code. The following types of projects will not require a ~~seismic hazardous analysis~~geotechnical report:
 - a. Construction of new buildings with less than 2,500 square feet footprint of floor or roof area, whichever is greater, and which are normally unoccupied structures, not residential structures or used as places of employment or public assembly.
 - b. Additions to existing residences, including decks that have a maximum 250 square feet footprint of building, deck or roof area, whichever is greater.
 - c. Installation of fences where they do not impede emergency access.
2. The exceptions above may not apply to areas that are also landslide hazard areas.
3. All developments shall be required to comply with the requirements of the most recently adopted edition of the International Building Code.

I.L. Volcanic Hazard Areas - ~~General Development~~ Standards

1. Development in volcanic hazard areas shall comply with the zoning and Building Code requirements of the TMC. New developments in volcanic hazard areas shall be required to submit an evacuation and emergency management plan, with the exception of the following:

- a. Construction of new buildings with less than 2,500 square feet of floor area or roof area, whichever is greater, and which are normally unoccupied structures, not residential structures or used as places of employment or public assembly;
- b. Additions to existing residences, including decks that have a maximum 250 square feet footprint of building, deck or roof area, whichever is greater; and
- c. Installation of fences where they do not impede emergency egress.

J.M. Mine Hazard Areas - ~~General Development~~ Standards

1. Critical facilities, as defined by the currently adopted version of International Building Code, are not permitted in the area of the former railroad tunnel. Other development within 50 feet of the mapped location of the former railroad tunnel shall be required to perform a hazard analysis that includes the information specified in Section 6.4.7.L TMC 13.11.730(F).

K.N. Tsunami Hazard Areas - ~~General Development~~ Standards

1. Development in tsunami and seiche hazard areas shall comply with the zoning and Building Code requirements of the TMC. There are no other specific development standards for tsunami hazard areas.

O. Approval of Geologic Hazard Modification

Modifications to geologic hazard critical areas and their associated buffers shall only be approved if the Director determines that the modification:

1. Will not increase the threat of the geological hazard to adjacent properties over conditions that would exist if the provision of this part were not modified;
2. Will not adversely impact other critical areas;
3. Is designed so that the hazard to the project is eliminated or mitigated to a level equal to or less than would exist if the provisions of this part were not modified;
4. ~~Is certified as safe as designed~~ Has been evaluated to meet life safety standards ~~and~~ under anticipated conditions by a qualified geotechnical engineer or geologist, licensed in the state of Washington;
5. The applicant provides a geotechnical report prepared by a qualified professional demonstrating that modification of the critical area or critical area buffer will have no adverse impacts on stability of any adjacent slopes, and will not impact stability of any existing structures. Geotechnical reporting standards shall comply with the requirements of TSMP 6.4.7(L).
6. Any modification complies with recommendations of the geotechnical report with respect to best management practices, construction techniques or other recommendations;
7. ~~All development and activities within a geological hazardous area or buffer remain subject to mitigation sequencing and any unmitigated impacts resulting from a buffer modification are required to be compensated for consistent with TSMP 6.4.2(A) through (E) to achieve no net loss of ecological functions; and~~
8. The proposed modification to the geologic hazard area or its associated buffer with any associated mitigation does not significantly impact habitat associated with species of local importance, or such habitat that could reasonably be expected to exist during the anticipated life of the development proposal if the area were regulated under this part.

P. Geologic Hazard Assessment and Geotechnical Report Requirements

1. The following are general requirements for a geologic hazard assessment and geotechnical report. Depending on the scope and scale of the project, ~~some of the additional information below may not be required.~~ It is the responsibility of the qualified geotechnical professional to address all factors, which in their opinion, are relevant to the site.
 - a. Project information and report purpose:
 - i. Site address;
 - ii. Vicinity map; and
 - iii. Purpose (e.g. feasibility, permit application, final design).
 - b. Site and project description:
 - i. Site plan showing existing and proposed structures and site improvements, property lines, and existing contour lines ~~based upon the best available data if available;~~

- ii. Site plan shall show crest (top) and toe of slope, limit of recommended buffer, and recommended setback limits as determined by a geotechnical engineer;
 - iii. Surface conditions, including adjacent properties, structures, and rights-of-way;
 - iv. Description of existing and/or proposed sewer drainage facilities (sanitary and stormwater) on or adjacent to site when these facilities affect or are affected by the proposed work;
 - v. Description of proposed structural and site improvements;
 - vi. Floor and foundation grades; and
 - vii. Anticipated excavation depths.
- c. Geology and geologic hazards:
 - i. Review of available literature, geologic maps;
 - ii. Preliminary geologic hazard assessment (e.g. landslide-prone areas, peat settlement prone areas, liquefaction hazard areas); and
 - iii. Landslide history, including review of GeoMap NW, DNR landslide inventory maps or City files.
- d. Field explorations and laboratory testing:
 - i. Exploration logs;
 - ii. Field and laboratory testing results.
- e. Subsurface description:
 - i. Subsurface conditions;
 - ii. Geologic profile and site development cross-sections; and
 - iii. Groundwater evaluation and levels.
- f. Analyses:
 - i. Include soil properties, layering, and geometry;
 - ii. Describe assumptions, analysis methods, results and interpretation.
- g. Conclusions and recommendations:
 - i. Conceptual siting of structures and general recommendations;
 - ii. Earthquake engineering;
 - iii. Slope stability assessment including (1) existing conditions, construction phase, and post-construction phase and (2) global and local stability areas affected beyond the site as appropriate;

- iv. Foundation support recommendations (e.g. type, allowable bearing pressures, deep foundation capacities, settlement estimates);
 - v. Temporary excavation and/or shoring recommendations, impacts on adjacent properties including utilities and ROW;
 - vi. Lateral earth pressure and resistance recommendations;
 - vii. Grading and earthwork including site preparation, compaction requirements, fill specifications, sequencing of earthwork operations, wet weather considerations;
 - viii. Temporary and permanent surface and subsurface drainage requirements, temporary and permanent dewatering, off site effects;
 - ix. Temporary and permanent erosion control; and
 - x. Other recommendations as needed.
 - h. Plan review and minimum risk standards:
 - i. In landslide-prone critical areas, the following will be required with all permit applications:
 - (1) A statement that the most recent plans and specifications submitted to the City have been reviewed and conform to the recommendations of the analysis and report and, provided that those conditions and recommendations are satisfied during the construction and use, the areas disturbed by construction or activity will be stabilized and remain stable and will not increase the potential for soil movement; and the risk of damage to the proposed development and from the development to adjacent properties from soil instability will be minimal.
 - ii. In other areas designated by the Director as having high risk potential, the following shall be submitted:
 - (2) A statement that the most recent plans and specifications submitted to the City have been reviewed and conform to the recommendations of the analysis and report, and provided that the conditions and recommendations are satisfied, the construction and development or activity will not increase the potential for soil movement; and the risk of damage to the proposed development and from the development to adjacent properties from soil instability will be minimal.
- 2. Additional reporting requirements in erosion or landslide hazard areas. The following are additional submittal requirements to those listed in Section 1. above for a site located within an erosion or landslide hazard area.
 - a. An evaluation of the erosion potential on the site during and after construction shall be submitted. It shall include recommendations for mitigation including retention of vegetation buffers and revegetation. The geotechnical engineer shall provide a

statement identifying buffer areas at the top or toe of a slope based on geotechnical site constraints and the impacts of proposed construction methods on the stability of the slope, consistent with the minimum buffer requirements of this Program.

- b. The geotechnical engineer shall submit a statement in the soils report that the geotechnical elements of seismic design have been evaluated in accordance with the criteria and ground motions prescribed by the current version of the International Building Code for new structures or ASCE-31/41 for existing buildings. Slope stability analyses for erosion or landslide hazard areas shall be evaluated in accordance with the most current version of the International Building Code. The plan set for the project shall be reviewed by the geotechnical engineer for consistency with these design criteria.
- c. The geotechnical engineer shall make a recommendation as to which portion of the site is the most **naturally** stable and the preferred location of the structure. The limits of the area of grading activity shall be identified in the recommendations.
- d. In general, no excavation will be permitted in erosion or landslide hazard areas during the typically wet winter months. When excavation is proposed, including the maintenance of open temporary slopes between November 1 and ~~March 31~~May 1, technical analysis shall be provided to assure that no environmental harm or safety issues would result. The technical analysis shall be submitted for approval by the Director and shall, at a minimum, consist of plans showing mitigation techniques and a letter from the geotechnical engineer.

Q. Third Party Review

In addition to the information provided pursuant to the requirements of this Program, the Director may require third-party review if the professional opinions of an applicant's representative and the Department's reviewers cannot be reconciled. Third-party review requires the applicant's geotechnical and/or additional technical studies to be reviewed by an independent third party, selected by the Director and paid for by the applicant. The third-party review shall be conducted by a qualified professional geotechnical engineering consultant.

7.5.2 Regulations

ISSUE 3: Consistency and Cleanups (public review draft page 160).

A. General Regulations

1. Commercial uses shall achieve no net loss of ecological function.
2. New non-water dependent commercial uses shall not interfere with or compromise the operation of existing adjacent water-dependent uses or decrease opportunities for the general public to access adjacent shorelines.
3. In construction of commercial uses, it is the intent of the City to require that all permitted commercial uses, either through the nature of their use, their design and location, and/or through provisions for public access, take full advantage of the waterfront setting to maximize views of the shoreline both for the commercial use and for the general public, and

enhance the aesthetic value of the shoreline through appropriate design treatments. An applicant for a commercial use shall demonstrate the following:

- a. That the proposed development will be designed and oriented to take advantage of the waterfront setting and the water view;
- b. That the proposed development will be designed to maximize to the greatest extent feasible public view and public access to and along the shoreline, as provided in Section 6.5 of this Program;
- c. That the proposed development will be designed to be compatible with existing and/or proposed uses and plans for adjacent properties;
- d. That landscaping for proposed developments will screen unsightly aspects of their operation from the public view to minimize blockage of the existing water scenic view;
- e. That the proposed development will be designed to be compatible with the character of the Shoreline District in which it is located;
- f. That proposed commercial buildings and mixed-use structures containing residential and commercial uses shall meet the general applicability standards of TMC 13.06.501.A and the building minimum design standards of TMC 13.06.501.C. For developments that include pedestrian access along the shoreline, the area of pedestrian access shall be treated in the same manner as a primary pedestrian street. If any of these regulations conflict with more specific design and/or development standards stated for specific shoreline districts, the standards of the shoreline district shall apply.
- e-g. That the proposed development will be designed to have a minimum adverse impact on the natural environment of the site, and shall fully mitigate for any adverse impact.

7.8.2 Regulations

ISSUE 3: Consistency and Cleanups (public review draft page 169).

B.A. General Regulations

1. All residential development shall achieve no net loss of ecological function.
2. Single family residences shall only be considered a priority use when developed in a manner consistent with control of pollution and with prevention of damage to the natural environment.
3. Residential uses and structures located over or in-water, including garages, accessory buildings, house barges, and floating homes, are prohibited. Live-aboard vessels are permitted when in compliance with the standards in ~~Chapter~~ TSMF Section 7.4.
4. Mobile homes shall not be permitted within the shoreline.

5. New multifamily residential uses and development is prohibited unless they meet one of the following criteria:
 - a. The use is part of a mixed-use ~~project development proposal~~ or facility that supports water-oriented uses and provides a significant public benefit with respect to the public access and restoration goals of this Program;
 - b. Navigability is severely limited at the proposed site and the use provides a significant public benefit with respect to the public access and restoration goals of this Program;
 - c. The use is within the shoreline jurisdiction but physically separated from the shoreline by a separate property, public right-of-way, or existing use, and provides a significant public benefit with respect to the public access and restoration goals of this Program. For the purposes of this Program, public access trails and facilities do not constitute a separation.
6. Duplex and triplex development shall meet the general applicability standards of TMC 13.06.501.A and the minimum building design standards of TMC 13.06.501.E and F, respectively. If any of these regulations conflict with more specific design and/or development standards stated for specific shoreline districts, the standards of the shoreline district shall apply.
7. Residential structures of four or more units, and mixed-use structures containing residential and commercial uses shall meet the general applicability standards of TMC 13.06.501.A and the minimum building design standards of TMC 13.06.501.C. For developments that include pedestrian access along the shoreline, the area of pedestrian access shall be treated in the same manner as a primary pedestrian street. If any of these regulations conflict with more specific design and/or development standards stated for specific shoreline districts, the standards of the shoreline district shall apply.

ISSUE 3: Consistency and Cleanups (public review draft page 172).

7.10.2 Regulations

~~C.A.~~ General Regulations

1. Parking as a primary or stand-alone use is prohibited.
2. Parking facilities are not required for new uses and development, but when parking is provided it ~~should~~ shall be provided in accordance with the dimensional standards in TMC 13.06 and the electric vehicle standards of Title 13 and Title 2 unless otherwise specified in this Chapter. Requirements shall be a condition of a Shoreline Permit when not specifically set forth in TMC 13.06.

Table 2. Shoreline Use and Development Standards

General Minimum Development Standards																	
Marine Shoreline Buffers, per TSMP Chapter 6 ²⁵	50 ft. from OHWM	50 ft. from OHWM	115 ft. from OHWM	200 ft. from OHWM	200 ft. from OHWM	115 ft. from OHWM	115 ft. from OHWM	115 ft. from OHWM	115 ft. from OHWM	50 ft. from OHWM	150 ft. from OHWM	50 ft. from OHWM	115 ft. from OHWM	150 ft. from OHWM	N/A	200 ft. from OHWM ²⁶	50 ft. from OHWM
Height Limit ²⁷	35 ft within marine buffer; 75 ft upland and outside marine buffer with view study	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft	100 ft for deep water facilities ²⁸ otherwise 35 ft ²⁹	Refer to S-8 Shoreline District Regulations	35 ft	100 ft ²⁹	35 ft	35 ft	35 ft, unless associated with Port/Industrial or transportation facilities	35 ft	35 ft within 100 ft of OHWM; 50 ft from 100 – 200 ft; 80 ft outside 200 ft of OHWM ³⁰
Side Yard/View Corridor ³¹	30% of shoreline frontage	30% of shoreline frontage	30% of shoreline frontage	30% of shoreline frontage	30% of shoreline frontage	30% of shoreline frontage	30% of shoreline frontage	30% of shoreline frontage	30% of shoreline frontage ²⁹	30% of shoreline frontage	30% of shoreline frontage	0 ft ²⁹	30% of shoreline frontage	30% of shoreline frontage	N/A	30% of shoreline frontage	30% of shoreline frontage
Front Yard Setback	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft ²⁹	20 ft	50 ft from centerline of Puyallup river Dike	0 ft ²⁹	20 ft	20 ft	N/A	20 ft	20 ft
Rear Yard Marine Critical Area Buffer Setback (from edge of applicable buffer. When no buffer is present, the Setback is measured from the rear property line)	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft ²⁹	10 ft	10 ft	0 ft ²⁹	10 ft	10 ft	N/A	10 ft	10 ft
Lot Area																	
Minimum Ave. Width	50 ft	50 ft	50 ft	50 ft		50 ft	50 ft				50 ft		50 ft	50 ft	N/A	50 ft	
Minimum Lot Frontage	25 ft	25 ft	25 ft	25 ft		25 ft	25 ft				25 ft		25 ft	25 ft	N/A	25 ft	
Minimum Lot Area for SF Dwelling	5,000 sq ft	5,000 sq ft	5,000 sq ft	5,000 sq ft		5,000 sq ft	5,000 sq ft				5,000 sq ft		5,000 sq ft	5,000 sq ft	N/A	5,000 sq ft	
Minimum Lot Area for MF Dwelling	6,000 sq ft	6,000 sq ft	6,000 sq ft	6,000 sq ft		6,000 sq ft	6,000 sq ft				6,000 sq ft		6,000 sq ft	6,000 sq ft	N/A	6,000 sq ft	

END



Housing Element: Affordable Housing Action Strategy

A. Summary of Proposal:

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. The proposal would also update Housing Element policies and data to be consistent with the AHAS.

Proposed amendments are included in **Section II-C of the Public Review Document** prepared for the Planning Commission's public hearing on May 15, 2019.

B. Planning Commission Post-Hearing Review:

A total of 19 comments were received on this application through the Planning Commission's public hearing process. At the Commission's meeting on May 29, 2019, the Commission directed staff to prepare the following modifications to the public review draft:

Issue 1: Add a policy support for the ongoing update to the Residential Infill Pilot Program.

Proposal: The following policy is proposed to be added to the Housing Element (*page 5-19 of the public review draft*).

Policy H-1.10 Establish and update a regulatory process to pilot infill of innovative housing types, as well as to pilot new development standards, affordability incentives and permit review processes.

Issue 2: Add text to more explicitly recognize the historic inequities of redlining, exclusionary zoning and restrictive covenants.

Proposal: The following text is proposed to be added to the Housing Element (*at page 5-19*):

The City of Tacoma recognizes that historic displacements, as well as more recent covenants, redlining, zoning, and other practices, have explicitly or implicitly excluded some groups based on race and income from fair access to housing. This in turn denied those groups equitable access to schools, parks, pathways to building family wealth, and other opportunities they might otherwise have chosen, resulting in multi-generational negative impacts. Tacoma's policies commit to reversing this legacy of inequitable practices by enacting policies, zoning and programs that help to remove barriers where they exist, increase access to the growing need for diverse housing options, and provide equitable access to opportunities.

Issue 3: Provide the link to Tacoma’s Equity Index along with the map.

Proposal: The following text is proposed to be added to the Housing Element (*at page 5-22*).

Tacoma’s Equity Index (here labeled as Opportunity Index) is an analytical tool incorporating multiple data sources that help shed light on housing access and opportunities in Tacoma. The full analysis and map are available at www.cityoftacoma.org/equityindex.

Issue 4: Provide context recognizing that housing is a key factor in maintaining a healthy life.

Proposal: The following text is proposed to be added to the Housing Element (*sidebar on page 5-27*):

Affordable Housing and Health

Access to affordable and adequate housing is critical to leading a healthy life. Affordable housing frees up family resources for nutritious food and health care expenditures; reduces stress and other related adverse health outcomes by providing greater stability; reduces health problems caused by poor quality housing; and, provides families with greater access to neighborhood opportunities and amenities such as parks and schools.

Issue 5: Develop Missing Middle Housing (AHAS Action 1.8) Implementation Recommendations. One theme of public comments is that the proposed Missing Middle Housing policy could initiate substantial changes to Tacoma’s residential land use and zoning approach. The City should anticipate and prepare for substantial interest, questions and concerns, such as the following:

- Recent development trends in Tacoma and the region.
- The range of options for how the “Missing Middle” concept could be applied.
- The degree to which increasing Missing Middle actions would result in affordability.
- The potential effect on existing neighborhood patterns.
- Potential growth impacts such as traffic, parking, loss of historic structures, and displacement of local businesses or residents.

Proposal: Staff have prepared draft recommendations for a broad, data-supported community engagement effort on AHAS Action 1.8 Diverse Housing Types (see below).

Staff are also preparing a conceptual timeline intended to help guide implementation of the various components of implementing AHAS Action 1.8.

Planning Commission AHAS Action 1.8 Implementation Recommendations (DRAFT)

The Commission recommends that the City Council initiate a broad, data-supported policy development and community engagement effort on **AHAS Action 1.8 Diverse Housing Types**. Consideration of significant change to zoning generates major interest and potential for controversy. The increasing housing challenges in our City and region touch everyone, yet more understanding is needed of the causes, the links with other community values, and how these together inform the range of options. A broad, intentionally inclusive and strongly data-supported public engagement and policy development approach is needed. Such an approach can build shared understanding of the issues, help to identify common ground between diverse stakeholders, maximize achievement of the community's goals, and avoid unintended consequences. Everyone should have the opportunity to participate meaningfully, including low income households most in need of housing options, yet who may not feel empowered to participate.

Tacoma should initiate near-term steps immediately including robust community engagement, data gathering, learning from ongoing implementation steps and benchmarking the experiences of other communities. The City should also explore the potential to collaborate at the regional level as the Puget Sound as a whole grapples with these issues. The Commission concurs with the AHAS recommended timeline of 3 to 4 years to complete Short-term implement of AHAS Action 1.8, and recommends a multi-phased implementation effort including the following components:

PHASE 1: Public engagement and data gathering

- Initiate a broad, diverse and data-informed public engagement process with an emphasis on engaging underrepresented communities
- Coordinate with AHAS implementation and integrate an active role for internal stakeholders, partner entities and City Commissions
- Identify lessons learned from ongoing AHAS 1.8 implementation efforts
- Benchmark to learn from other communities
- Identify and coordinate with regional and state policy efforts including Vision 2050

OUTCOMES: A broadly shared understanding of community aspirations for diverse housing types and a trusted community process to evaluate the range of potential actions.

PHASE 2 - 3: Policy development

- Build on and continue to deepen and broaden community engagement
- Coordinate with regional and state policy efforts including implementation of Vision 2050 and the required GMA Comprehensive Plan Periodic Review
- Conduct a broad public process to select the preferred alternatives
- Evaluate the impacts of any potentially significant changes to growth alternatives and identify mitigation actions

OUTCOMES: Updates to the Comprehensive Plan, zoning and development standards to implement the community's vision, and mitigation steps if identified.

C. Staff Recommendation:

Staff recommends that the Planning Commission forward to the City Council for consideration for adoption the “Housing Element—Affordable Housing Action Strategy” application, as compiled in **Section II-C of the Public Review Document**, with the additional modifications shown above. In addition, staff recommend that the Commission forward the attached AHAS Action 1.8 Diverse Housing Types Implementation Recommendations for consideration by the City Council.



Historic Preservation Code Amendments

A. Summary of Proposal:

This proposal seeks to improve the effectiveness of the Historic Preservation Program through a series of code amendments to various sections of TMC 1.42, 13.06, 13.07, and 13.12. Major elements of the proposed 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 4,000 SF, within Mixed Use Centers, and within National Register Historic Districts or affecting National Register listed buildings, as well as clarifying existing demolition review language in code.
2. Amendments to clarify the nomination and designation process, including improvements to language regarding elements that can be included in historic designations, as well as improvements to the language regarding City Council review of nominations (TMC 13.07.050 and others).
3. Changes to nomination requirements to ease nominations locally for properties already on the National Register of Historic Places.
4. Increase effectiveness of Historic Conditional Use Permit by clarifying elements of listed properties eligible for Conditional Use, as well as potential expansion of use palette.

Proposed amendments are included in **Section II-D of the Public Review Document** prepared for the Planning Commission's public hearing on May 15, 2019.

B. Planning Commission Post-Hearing Review:

At the meeting on May 29, 2019, the Planning Commission reviewed public comments received and staff's responses. Staff did not recommend any modification to the proposal. The Commission concurred.

C. Staff Recommendation:

Staff recommends that the Planning Commission forward to the City Council for consideration for adoption the "Historic Preservation Code Amendments" application, as compiled in **Section II-D of the Public Review Document**.



Manitou Potential Annexation

A. Summary of Proposal:

The proposal would establish land use designations and zoning districts (or “Proposed Zoning”) for the Manitou Potential Annexation Area (PAA), to be effective if and when the annexation of the area to the City of Tacoma occurs. The proposal requires amendments to the *One Tacoma* Comprehensive Plan and the Land Use Regulatory Code in the following manner:

1. Amending the Official Zoning Map as referenced in the Land Use Regulatory Code by adding the Manitou PAA to the City and mapping appropriate zoning classifications accordingly;
2. Amending the *One Tacoma Plan's* Future Land Use Map (Urban Form Element, Figure 2) by adding the Manitou PAA to the City and mapping appropriate land use designations accordingly;
3. Amending the *One Tacoma Plan's* Potential Annexation Areas Map (Public Facilities and Services Element, Figure 38) by de-designating the Manitou PAA and adding the area to the City; and
4. Correcting any additional references to the Manitou PAA throughout the *One Tacoma Plan* and the Land Use Regulatory Code as appropriate.

Proposed amendments are included in **Section II-E of the Public Review Document** prepared for the Planning Commission’s public hearing on May 15, 2019.

B. Planning Commission Post-Hearing Review:

Two options of the Proposed Zoning for the Manitou PAA (“Option 1” and “Option 2”) were released by the Planning Commission for public review in preparation for the public hearing on May 15, 2019. Public comments received seemed to indicate a preference for a third option (“Option 3”).

At the meeting on May 29, 2019, the Planning Commission reviewed public comments received and staff’s responses. The Commission indicated that overall Option 1 does not seem to be of interest (primarily because of the C-2 zoning), and generally preferred Options 2 and 3. The Commission also requested staff to provide additional information about potential non-conforming commercial uses created by the annexation, as well as additional information such as short plat design, density and development potential to illustrate the differences between R-2 and R-3.

Provided in the following Section C. are additional information and staff analysis prepared in response to the Commission’s requests and to facilitate the Commission’s discussion and determination on June 19, 2019.

C. Additional Information and Staff Analysis:

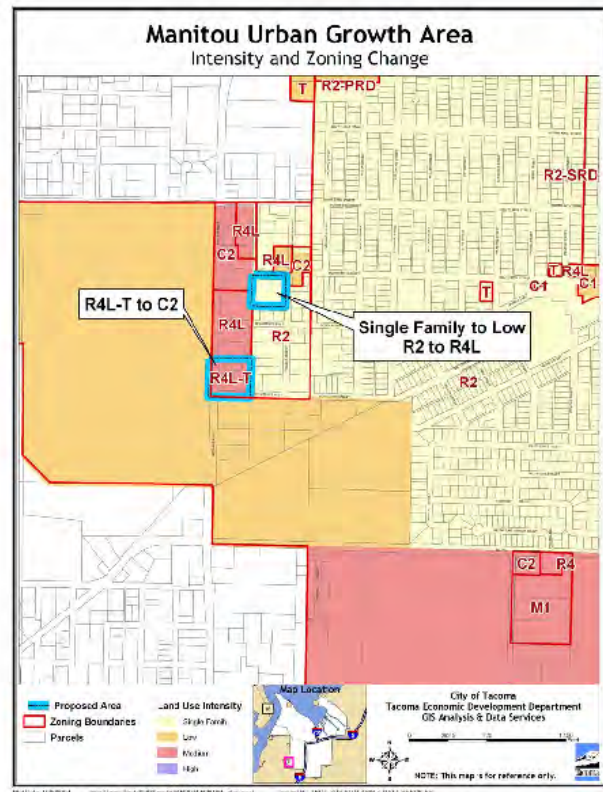
1. Pre-Annexation Planning:

Pre-annexation planning effort for the Manitou Potential Annexation Area (PAA), with a focus on proposing Land Use Designations and Zoning Districts, has been conducted since 1993. The latest version of the proposed zoning was adopted by the City Council on November 16, 2004, as part of the 2004 Annual Comprehensive Plan Amendment. As shown in Figure 1, the proposed zoning, reflecting the existing land uses of that time, included the following designations:

- C-2 for commercial areas,
- R-4L for multi-family areas, and
- R-2 for single-family areas.

The corresponding land use intensity designations for the C-2, R-4L, and R-2 zones were Medium, Low, and Single Family, respectively. It is noted that as part of the 2015 Comprehensive Plan Amendment, the concept of “Land Use Intensity Designations” was rescinded and substituted with the schemes of “Comprehensive Plan Future Land Use Designations” (as set forth in the Urban Form Element of the *One Tacoma Plan*).

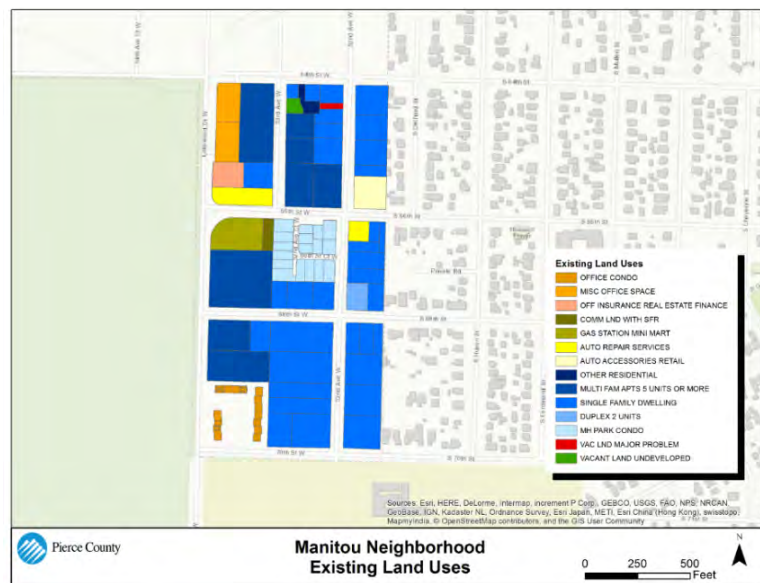
Figure 1



2. Existing Land Use and Zoning

Pierce County currently regulates land and building in the Manitou PAA under the Mixed Use District (MUD) designation, which allows a broad variety of mid-density residential, commercial, and industrial land uses. Up to 60-foot-tall buildings could be permitted with these uses. The existing land uses in the area, as depicted in Figure 2, to some degree reflect the MUD designation. However, no building in the area is as tall as 60 feet. It is also noted that the land use pattern in the area has in large part remained the same since 2004.

Figure 2



(Source: Pierce County Planning and Public Works Department)

3. Proposed Zoning – Options 1, 2, and 3

As described above, Options 1 and 2 were released for public review and Option 3 reflects the general preference of many citizens who had commented.

The following is a brief summary of the options (see Figures 3, 4 and 5, respectively):

Option 1

- **C-2** for auto-related commercial areas
- **C-1** for non-auto related commercial areas
- **R-4L** for multi-family areas
- **R-2** for single-family areas
- **STGPD Overlay** for all

Option 2

- **C-1** for all commercial areas
- **R-4L** for multi-family areas
- **R-3** for single-family areas
- **STGPD Overlay** for all

Option 3

- **C-1** for all commercial areas
- **R-4L** for multi-family areas
- **R-2** for single-family areas
- **STGPD Overlay** for all

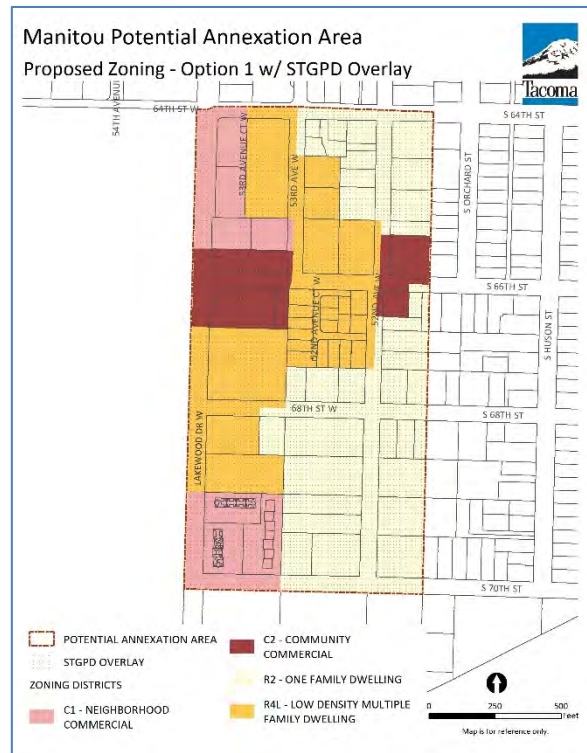


Figure 3

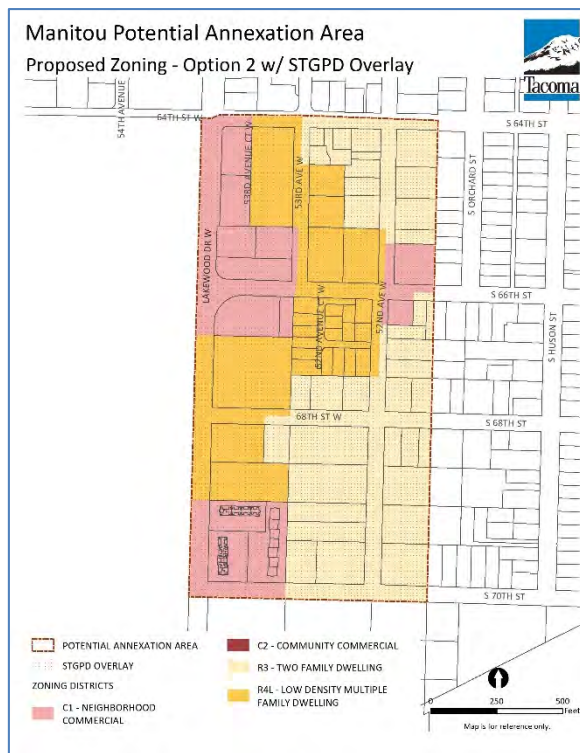


Figure 4

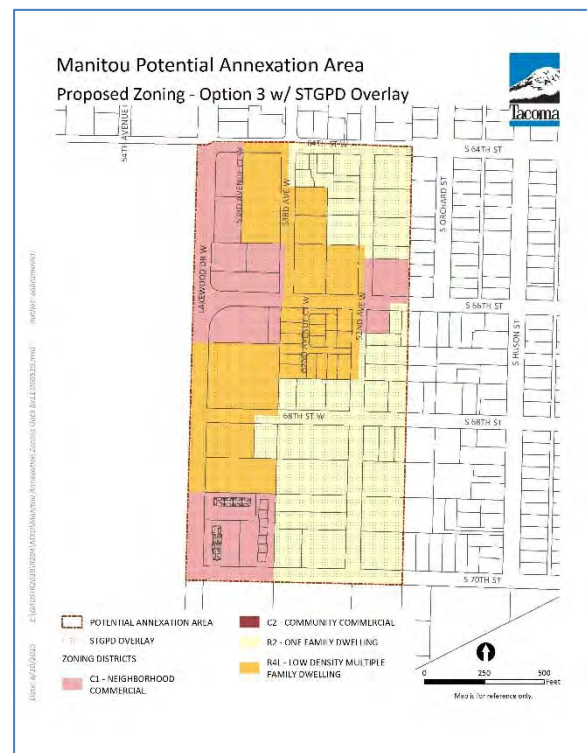


Figure 5

4. C-1 vs. C-2 Zoning

Under Option 1 of the Proposed Zoning for the Manitou PAA, areas with auto-related businesses, including a gas station with a mini mart, a vehicle repair shop with used car sales, a used tire shop, and another used car sale, would be zoned C-2, and other non-auto related commercial areas would be zoned C-1. Under Option 2 and Option 3, all commercial areas would be zoned C-1.

Major differences between C-1 and C-2 can be summarized as follows:

	C-1	C-2
Zoning District	General Neighborhood Commercial District	General Community Commercial District
Land Use Designation	Neighborhood Commercial	General Commercial
Description	The C-1 District contains low-intensity, smaller-scale land uses such as retail, office, daycares, service uses, and fueling stations. Building sizes are limited for compatibility with surrounding residential areas. Residential uses are appropriate.	The C-2 District is intended to allow a broad range of medium- to high-intensity uses of larger scale. Office, retail, and service uses that serve a large market area are appropriate. Residential uses are also appropriate.
Building Height (ft)	35	45
Building Size (sf)	30,000	45,000
Allowed Uses	Some of the uses that are Not Allowed in C-1, but Allowed in C-2, include: vehicle rentals/sales, drive-throughs, building materials/contractor yards, commercial recreation (e.g., gyms), emergency/transitional housing, hotels, self-storage, plant nurseries, and taverns.	
Nonconforming	<ul style="list-style-type: none"> • “Vehicle rental and sales” is prohibited in C-1 (i.e., nonconforming to use). • “Vehicle service and repair” is permitted in C-1, subject to development standards as set forth in TMC 13.06.510.E (i.e., nonconforming to development standards). 	<ul style="list-style-type: none"> • “Vehicle rental and sales” is permitted in C-2. • “Vehicle service and repair” is permitted in C-2, subject to development standards as set forth in TMC 13.06.510.E (i.e., nonconforming to development standards).
Development Potential	<ul style="list-style-type: none"> • C-1 is considered a significant down zone from current Pierce County’s Mixed-Use District in terms of allowed uses and building height limit. • Further down zone from previously adopted designations in 2004, where there was no C-1 . 	<ul style="list-style-type: none"> • C-2 is considered a significant down zone from current Pierce County’s Mixed-Use District in terms of allowed uses and building height limit. • Consistent with the previously adopted designations in 2004, where all commercial areas were zoned C-2.
South Tacoma Groundwater Protection District (STGPD) Overlay	The STGPD requirements would apply to all businesses located within the district, regardless of the underlying zoning districts the businesses are subject to. The impacts of individual businesses to groundwater protection depend primarily on the type and operations of the businesses and need to be further analyzed, and properly mitigated, on a business-by-business basis.	

5. R-2 vs. R-3 Zoning

Under Proposed Zoning Option 1, all the existing single-family residential areas would be zoned R-2. Under Option 2 and Option 3, these areas would be zoned R-3.

Major differences between R-2 and R-3 can be summarized as follows:

	R-2	R-3
Zoning District	Single-Family Dwelling District	Two-Family Dwelling District
Land Use Designation	Single-Family Residential	Multi-Family (Low Density)
Description	The R-2 district is intended primarily for single-family detached housing, but may also allow a limited number of compatible uses including lodging uses, holiday sales for Christmas and Halloween, and two-family dwellings in certain circumstances. The district is characterized by low residential traffic volumes and generally abuts more intense residential and commercial districts.	The R-3 district is intended primarily for two-family housing development. Uses such as single-family dwellings, three-family dwellings, and some lodging and boarding homes may also be appropriate, in addition to the uses permitted in less dense zones. The district is characterized by low residential traffic volumes and generally abuts more intense residential and commercial districts.
Building Height (ft)	35	35
Minimum Lot Width (ft)	Standard – 50 Small Lots – 35	Standard – 50 Two-family – 32 Townhouse – 16
Minimum Lot Area (sf)	Standard – 5,000 Small Lots – 4,500 Two-family – 6,000	Standard – 5,000 Small Lots – 2,500 Two-family – 6,000 Three-family – 9,000 Multi-family – 9,000 Townhouse – 3,000
Minimum Density (units/gross acre)	N/A	10
Allowed Uses	Some of the uses that are Not Allowed in R-2, but Allowed in R-3, include: three-family and multi-family dwellings, retirement home, and residential care facilities.	
Development Potential *	<ul style="list-style-type: none"> Existing: 36 single-family parcels, with 34 single-family dwelling units Potential: Approx. 60 dwelling units (an increase of 26 units) 	<ul style="list-style-type: none"> Existing: 36 single-family parcels, with 34 single-family dwelling units Potential: Approx. 100 dwelling units (an increase of 66 units)

* Staff Notes:

1. A cursory review, with educated estimate, of the 36 single-family parcels suggests that approximately 14 parcels appear to be more promising, or less challenging, for short platting and/or multi-family development. If zoned R-2, these 14 parcels could accommodate 2 to 4 dwelling units each, with a total of approximately 40 units collectively, which represents an increase of 26 units (from 14). If zoned R-3, these 14 parcels could accommodate twice as many dwelling units collectively, i.e., 80 units, which represents an increase of 66 units (from 14).

2. Lot sizes of the 36 parcels vary significantly, ranging from 2,900 sf to 43,560 sf, with 4 lots smaller than 5,000 sf, 12 between 5,000-10,000 sf, 9 between 10,000-20,000 sf, 8 between 20,000-30,000 sf, and 3 larger than 30,000 sf.
3. A similar pattern of a wide range of lot sizes is also seen in the South Tacoma residential neighborhood immediately to the east of the Manitou area, where the lot sizes range from 4,600 sf to 26,800 sf. Further east into the South Tacoma neighborhood, lot sizes are more homogeneous, mostly at 5,750 sf, 6,100 sf, or 6,900 sf.
4. Under the current Pierce County's "Mixed Use District" regulations, the 36 parcels can potentially be developed into residential, commercial, or industrial uses, with building height of up to 60 feet.
5. A cursory review, with educated estimate, of these parcels was conducted to determine their development potential, collectively, under R-2 and R-3 zoning. Factors considered in the cursory review include: minimum lot areas and minimum lot widths for R-2 and R-3, and attributes of each parcel such as lot size, lot width, location of the lot, street access, and reasonable allowance for required setback, driveways and parking spaces, where needed.
6. No plat design rendering or illustration was done for any specific site, because (a) the sizes and conditions of these sites vary significantly from site to site, such that none of the sites appears to be representative of the neighborhood; and (b) this is a very small neighborhood and out of respect for the property owners' privacy and plans for their property, it is considered inappropriate to identify any particular property and illustrate what could be done on the site.
7. Figures 6 and 7 below illustrate two types of residential development appropriate for R-2 areas, and Figures 8 and 9 illustrate those appropriate for R-3 areas.



Figure 6 (development appropriate for R-2)



Figure 7 (development appropriate for R-2)



Figure 8 (development appropriate for R-3)



Figure 9 (development appropriate for R-3)



Minor Plan and Code Amendments

A. Summary of Proposal:

The application includes 28 proposed amendments to Chapters 1.37, 8.30, 13.04, 13.05, 13.06, 13.06A, and 13.09 of the Tacoma Municipal Code that are intended to keep information current, address inconsistencies, correct minor errors, and clarify and improve provisions that, through implementation of the code are found to be unclear or not fully meeting their intent.

Proposed amendments are included in **Section II-F of the Public Review Document** prepared for the Planning Commission's public hearing on May 15, 2019.

B. Planning Commission Post-Hearing Review:

No comments were received on this application through the Planning Commission's public hearing process. At the Commission's meeting on May 29, 2019, staff proposed the following modification to Issue #13 relating to "Front Porch into Front Yards", and the Commission concurred:

Issue #13: Front porches into front yards	
Proposal: Amend TMC 13.06.602.A.4.m(9) to prevent front porches from ending at the property line.	
The version released for public review as included in the Public Review Document :	(9) Covered porches which are open on three sides and do not extend above the level of the first floor may project 8-feet into the required front yard setback. <u>If front yard setback averaging is used to establish the front yard setback, then covered porches can extend 8-feet into the front yard setback or extend half the setback distance, whichever is less.</u>
The modified version as proposed by staff on May 29, 2019:	(9) Covered porches which are open on three sides and do not extend above the level of the first floor may project <u>up to</u> 8-feet into the required front yard setback, <u>but must be at least 2 feet away from the property line.</u>

C. Staff Recommendation:

Staff recommends that the Planning Commission forward to the City Council for consideration for adoption the "Minor Plan and Code Amendments" application, as compiled in **Section II-F of the Public Review Document**, with the additional modification as shown above.



City of Tacoma
Planning Commission

Stephen Wamback, 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 East Side 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.

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**

(FOR PLANNING COMMISSION'S REVIEW, JUNE 19, 2019)

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
FUTURE LAND USE MAP IMPLEMENTATION		
<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		
<p>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.</p>	Plan and Code	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
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
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		
<p>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.</p> <p>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.</p>	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.

- (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. 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

4. 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

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 Potential Annexation 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:

- (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

The first session concerning the Shoreline Master Program Periodic Review was a Joint Public Hearing of the City of Tacoma and the Department of Ecology.

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. 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 1st public hearing, and 9 testified on the other five applications at the May 15th 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.

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, as well as the following specific rezone proposals:
 - Stadium (No Rezone)
 - Narrows (Rezone to R-3)
 - 26th and Alder (Partial Rezone)
 - 34th and Proctor (Rezone to R-3)
 - Dometop (No Rezone)
 - 6th Ave (Rezone to R-4L)
 - Norpoint (Rezone to R-3)
 - S 56th and M (Partial Rezone)
 - Mt. Tahoma area (Rezone to R-3)
 - Portland Ave (Partial Rezone)
 - S 19th and Proctor (Rezone to R-4L)
 - N Yakima (Partial Rezone)
- The Commission's findings and recommendations relating to these specific rezones are documented in the Commission's June 19th Agenda Packet.

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.

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.

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. No changes were recommended by the Commission or staff in response to comments received.

5. Manitou Potential Annexation

Two options of the Proposed Zoning were released for public review. Under Option 1, auto-related commercial areas would be zoned C-2, non-auto-related commercial areas C-1, multi-family areas R-4L, and single-family areas R-2. Corresponding to the zoning scheme of C-2/C-1/R-4L/R-2 for Option 1, Option 2 would be C-1/C-1/R-4L/R-3. Public comments reflected a general preference for a 3rd option, Option 3, which would be C-1/C-1/R-4L/R-2. Upon reviewing staff's responses and additional analysis at the meetings of May 29 and June 19, 2019, the Planning Commission decided to recommend Option 3 to the City Council for adoption.

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.

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 (only inquiries of certain issues).

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 with the multiple, overlapping policy, regulatory and environmental constraints in a manner that allows site-by-site evaluation and conditions, 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 Future Land Use Designations and Zoning Districts for the Manitou Potential Annexation Area, as delineated in Figure 10 and Figure 5 of the Staff Analysis Report presented to the Commission on June 19, 2019, would reflect the existing land uses in the Manitou area, preserve the residential characters of the neighborhood, allow reasonable development opportunities for the area, are compatible with the surrounding South Tacoma neighborhood, and are consistent 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 that, through implementation of the code are found to be unclear or not fully meeting their intent.

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 must 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 Future Land Use Designations and Zoning Districts for the Manitou Potential Annexation Area, as delineated in Figure 10 and Figure 5 of the Staff Analysis Report presented to the Commission on June 19, 2019, be adopted by the City Council, with the understanding that the adopted such 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 Minor Plan and Code Amendments, as described in the Staff Analysis Report presented to the Commission on June 19, 2019, be adopted by the City Council.

L. EXHIBITS

