

2020 Amendment

TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE



PLANNING COMMISSION

7.17.2019

DISCUSSION OVERVIEW

Purpose: Finalize the 2020 Amendment Docket

1. Process Overview
2. Review Applications and Staff Recommendations

AMENDMENT PROCESS



SCOPING AND ASSESSMENT

Planning Commission Decision: Accept, Deny, or Modify the Application and Finalize the Docket

1. Determine if the request is legislative and subject to Commission Review.
2. Determine if there have been recent studies of the same issue, or other active or planned projects that the request could be consolidated into.
3. Determine if the amount of analysis is reasonably manageable, if large scale study is required, or if the amendment may be scaled down, phased, or included in a future amendment.

NEXT STEPS

- **July 17, 2019:** Complete the review of the 2020 Applications and finalize the docket
- **August/September:** Infrastructure, Planning and Sustainability Committee reviews proposed work program
- **September/October:** Begin technical review and community outreach.

APPLICATIONS

Application	Amendment Type
1. Heidelberg/Davis Park – Land Use Designation Change	Plan
2. View Sensitive District Height Amendment	Code/Areawide Rezone
3. Transportation Master Plan	Plan
4. Minor Amendments	Plan and Code

1. HEIDELBERG-DAVIS APPLICATION

- **Proposal:** Land Use Designation Change from Parks and Open Space to Major Institutional Campus
- **Applicant:** Metro Parks Tacoma



1. HEIDELBERG-DAVIS APPLICATION

Feedback from the Community:

- Concerns expressed by Central Neighborhood Council regarding clarity of potential future uses as well clarity on what was being proposed

Planning Commission Questions:

- Metro Parks Tacoma Ballfield Inventory
- Information on the Related Development Proposal
- Communications with School District

1. HEIDELBERG-DAVIS APPLICATION

➤ **Staff Recommendation:** Accept application as proposed

Other Scoping Option: Accept application with direction to expand scope to pursue creation of a Crossroad Mixed-Use Center (not recommended at this time)

2. NARROWMOOR VIEW SENSITIVE DISTRICT APPLICATION

- **Proposal:** Modify View Sensitive District Height Allowance, reduce from 25' to 20' for Narrowmoor
- **Applicant:** West Slope Neighborhood Coalition



2. NARROWMOOR VIEW SENSITIVE DISTRICT APPLICATION

Feedback from the Community:

- Generally supportive comments from Narrowmoor area residents who attended the meeting
- Concerns that the application request would not be inclusive enough
- Concerns that the applicant did not represent all area residents and not all viewpoints
- Concerns that infill potential, affordability and equity could be negatively impacted by the proposal

2. NARROWMOOR VIEW SENSITIVE DISTRICT APPLICATION

Planning Commission Questions

- Intent of the VSD
- Policy support
- Cross sections of the slope area compared to Old Town
- Current height restrictions in the CC&Rs

2. NARROWMOOR VIEW SENSITIVE DISTRICT APPLICATION

- **Staff Recommendation:** Accept application and modify the scope to consider other areas within the existing VSD that have similar height profile to Narrowmoor as identified in the Commission's packet.

Other Scoping Options (not recommended)

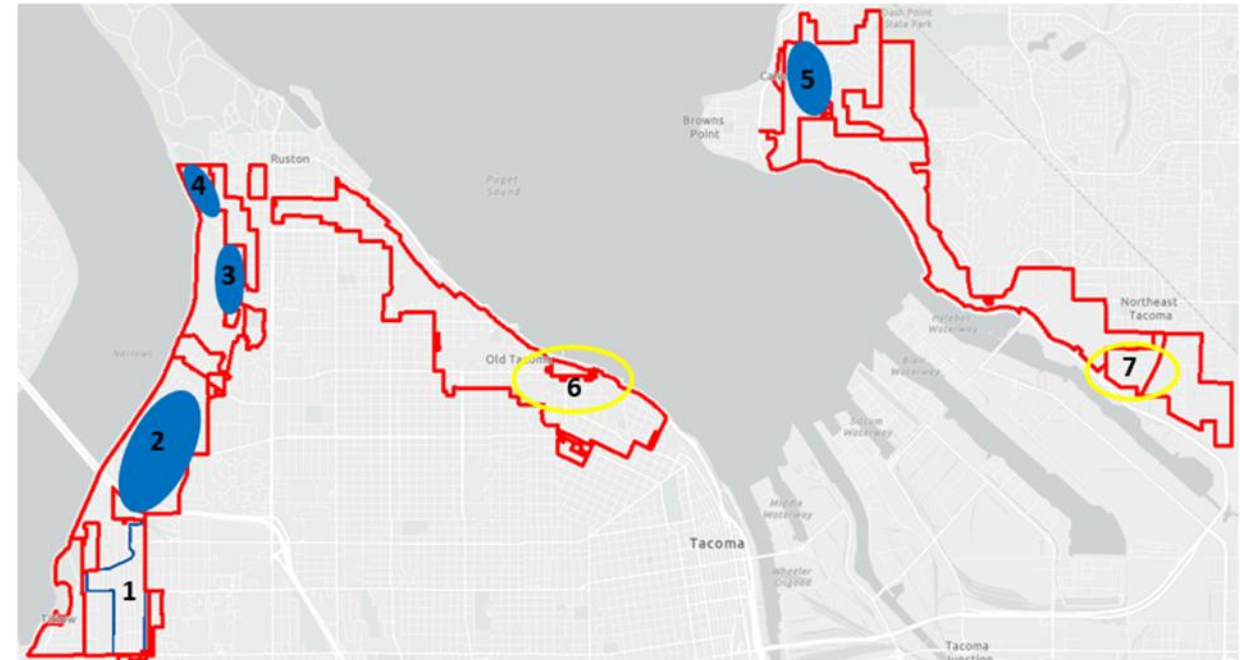
- Accept application as proposed (least impact on staff resources)
- Additional option: Expand to include broader assessment of VSD applicability for McKinley area and possibly other areas (highest impact on staff resources, community engagement, and represents a significant departure from the application)

2. NARROWMOOR VIEW SENSITIVE DISTRICT APPLICATION

- **Staff Recommendation:**
Accept application and modify the scope to consider other areas within the existing VSD that have similar height profile to Narrowmoor as identified in the Commission's packet.



Preliminary LIDAR Data – Potential VSD-20 Areas



Possible areas of applicability for VSD 20

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View Sensitive Overlay District Boundary



1-Narrowmoor (Application)

2- Narrows Bridge Addition/Tacoma Olympic View Addition/Miller's Panorama Park

3- North Vassault Street & North 45th Street

4- North Mildred Street & North Parkside Lane Area

5- Sea View Terrace/Beverly Heights/Scenic View Heights

6- Old Town – Not recommended for inclusion based on LIDAR data

7- Pointe Woodworth – Not recommended for inclusion based on LIDAR Data

2. NARROWMOOR VIEW SENSITIVE DISTRICT APPLICATION

Other Scoping Options (not recommended)

- Accept application as proposed (least impact on staff resources)
- Additional option: Expand to include broader assessment of VSD applicability for McKinley area and possibly other areas (highest impact on staff resources, community engagement, and represents a significant departure from the application)

3. TRANSPORTATION MASTER PLAN

- **Proposal:**

- Update Priority Networks and Project Lists (including incorporation of priority projects from the Tacoma Mall Neighborhood Subarea Plan)
- Update Performance Measures
- Incorporate City Initiatives – Pedestrian Implementation & Action Strategies, Impact Fees, Vision Zero
- Strengthen pedestrian priorities in the Downtown Regional Growth Center (DDBA request)
- Modify policies and clean up text

- **Applicants:**

- Transportation Commission
- Bicycle & Pedestrian Technical Advisory Group
- Public Works – Traffic Engineering
- Dome District Business Association (DDBA)

3. TRANSPORTATION MASTER PLAN

Feedback from the Community:

- Concern with the prioritization of pedestrians within the Downtown
- Request to consider broader walkability, mobility and parking plans for 6th Avenue corridor between Ainsworth and Alder.

Commission Question:

- What is the review timeline for Transportation Commission?

Recommendation: Accept the application and modify the scope to include the issues identified in public comment.

4. MINOR PLAN AND CODE AMENDMENTS

- **Proposal:**

- Minor revisions to the Comprehensive Plan and the Land Use Regulatory Code
- Technical, non-policy, clean-up types of amendments

- **Objectives:**

- Keep information current
- Address inconsistencies
- Correct errors
- Clarify intents
- Enhance language
- Increase administrative efficiency
- Improve customer service

Applicant:

Planning and Development
Services, City of Tacoma



4. MINOR PLAN AND CODE AMENDMENTS

Feedback from the Community:

- Concerns about temporary parking lots in the Dome District
- Residential yard space requirement reductions

Planning Commission Request:

- Include R-3 and R-4L density bonus review for retention of existing structures.

Recommendation: Accept the application and modify the scope of work to include the issues identified in public comment