

A NEW VIEW SENSITIVE DISTRICT OVERLAY IS PROPOSED

Thursday, February 20 - 5:30 PM

Geiger Montessori School
7401 S 8th Street, Tacoma, WA 98465
(Multi-Purpose Room, North side of the building)

The City of Tacoma received an application from property owners in the Narrowmoor community to create a second category of the View Sensitive Overlay District that would potentially lower the building height limit to 20 feet for areas with similar development patterns in Tacoma. Currently, the City has in place a View Sensitive Overlay District, which mandates a 25-foot building height limit. Due to development patterns many single-family residential homes in the View Sensitive Overlay District do not reach the current height limit. The proposed overlay district is intended to be compatible with existing structures and ensure that future development fits in with the existing development patterns. The intent is to only apply the proposed height limit to areas where the dominant development pattern is homes at or less than 20 feet in height.

The proposed change to building height limit would not change the underlying zoning, only the Overlay District designation.

As a community member in an area that might be impacted, we are asking for your participation in the discussion about this proposal.

THE ONE TACOMA PLAN

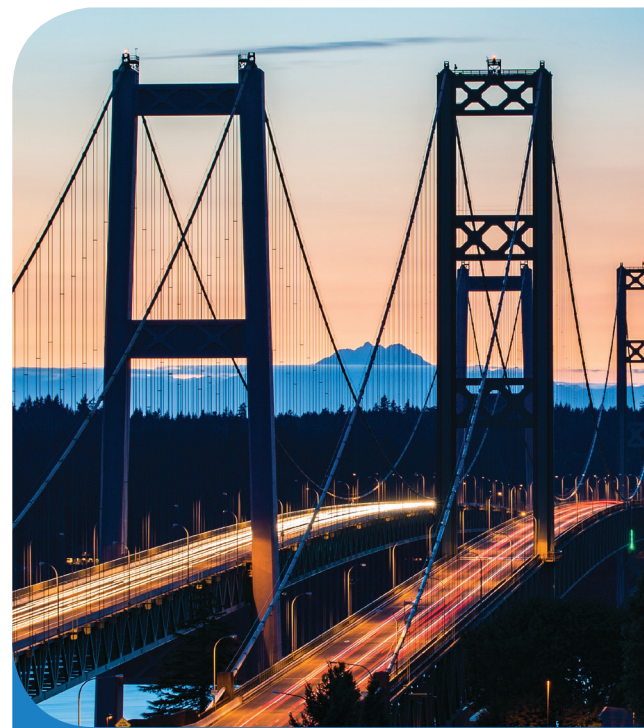
The One Tacoma Comprehensive Plan is the City's guide for sustainable development and growth. The plan was adopted in 2015 and undergoes updates each year through an amendment process. The City is currently working on the 2020 amendments to the One Tacoma Plan and the Land Use Regulatory Code. The process requires outreach and engagement with the community and the City recognizes the importance of community feedback and input to achieve the vision of Tacoma.

THE 2020 AMENDMENT PROCESS

The Planning Commission reviews, accepts or rejects submitted applications for changes to the One Tacoma Plan or Land Use Regulatory Code submitted by public or private applicants.

The purpose of this phase of the project is to receive input from area residents and property owners who are potentially directly effected., The meeting is to provide an opportunity to express concerns and comments about the proposed changes and to incorporate all stakeholder feedback into the decision-making process.

The 2020 Amendment Process began in January 2019 and is anticipated to be completed by August 2020.



If you are unable to attend, and want to submit a written comment, please contact us at **lharala@cityoftacoma.org** or send to Planning Commission, 747 Market Street, Room 345, Tacoma, WA 98402.

If you need a disability or language accommodation, please contact Larry Harala at **lharala@cityoftacoma.org** to make arrangements. The City of Tacoma is committed to making public meetings and processes accessible for all residents.

FOR MORE INFORMATION

Visit us online at **cityoftacoma.org/2020Amendment**

Contact project staff, Larry Harala,
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(253) 591-5640

