

# 2020 Amendment View Sensitive Overlay District

COMPREHENSIVE PLAN  
AND LAND USE REGULATORY CODE

2020 Amendment - Open House  
February 20, 2020



**LARRY HARALA**  
**SENIOR PLANNER**

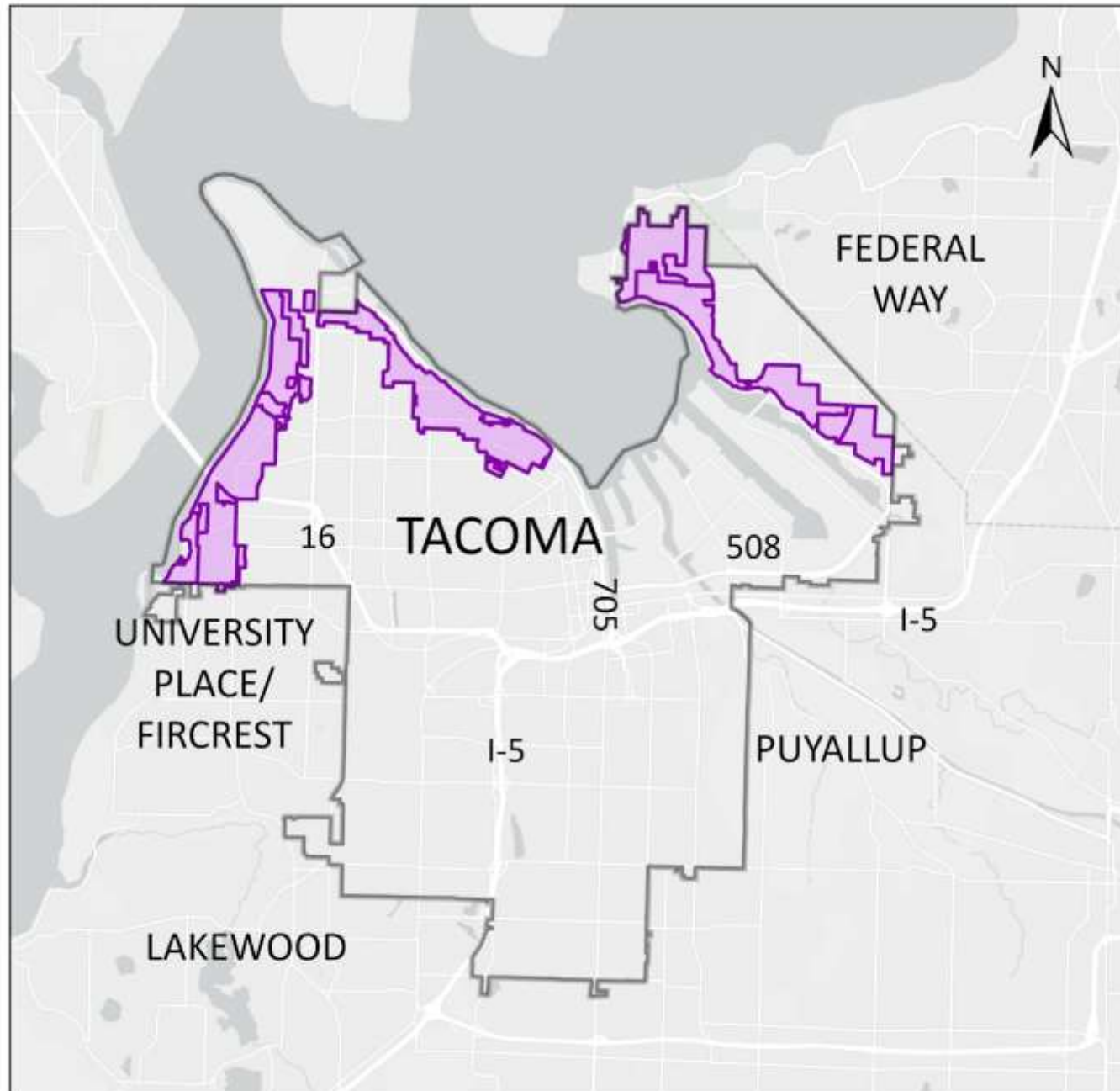


# OPEN HOUSE AGENDA



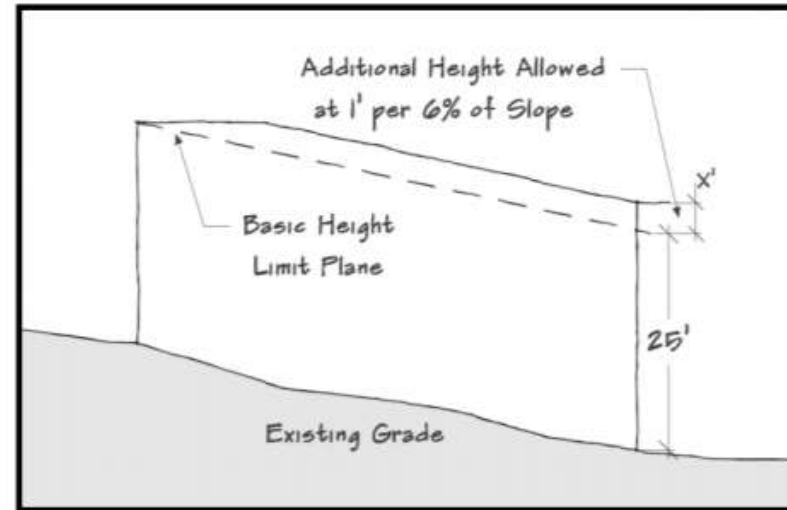
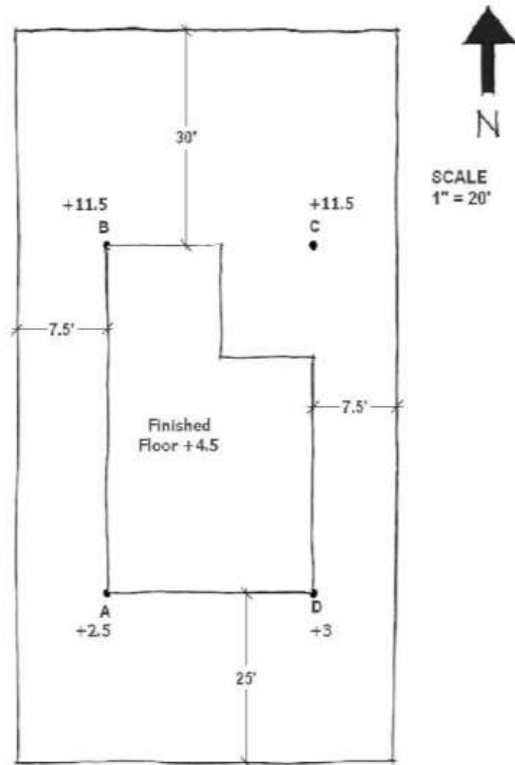
- View Sensitive Overlay District (VSD)
- Background – Private Amendment Process
- Overview of the proposal
- Open House with Staff



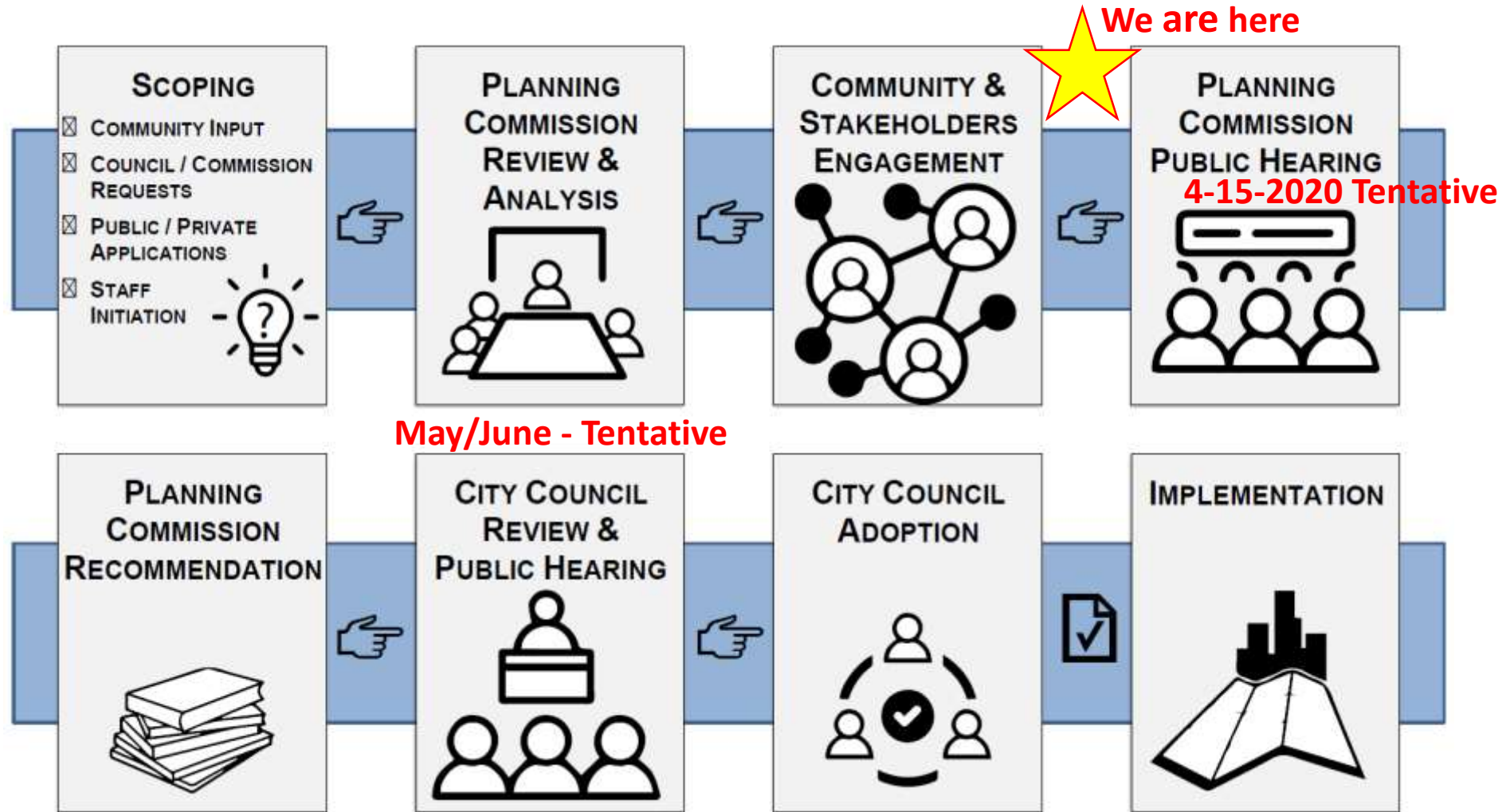


## HEIGHT LIMITS

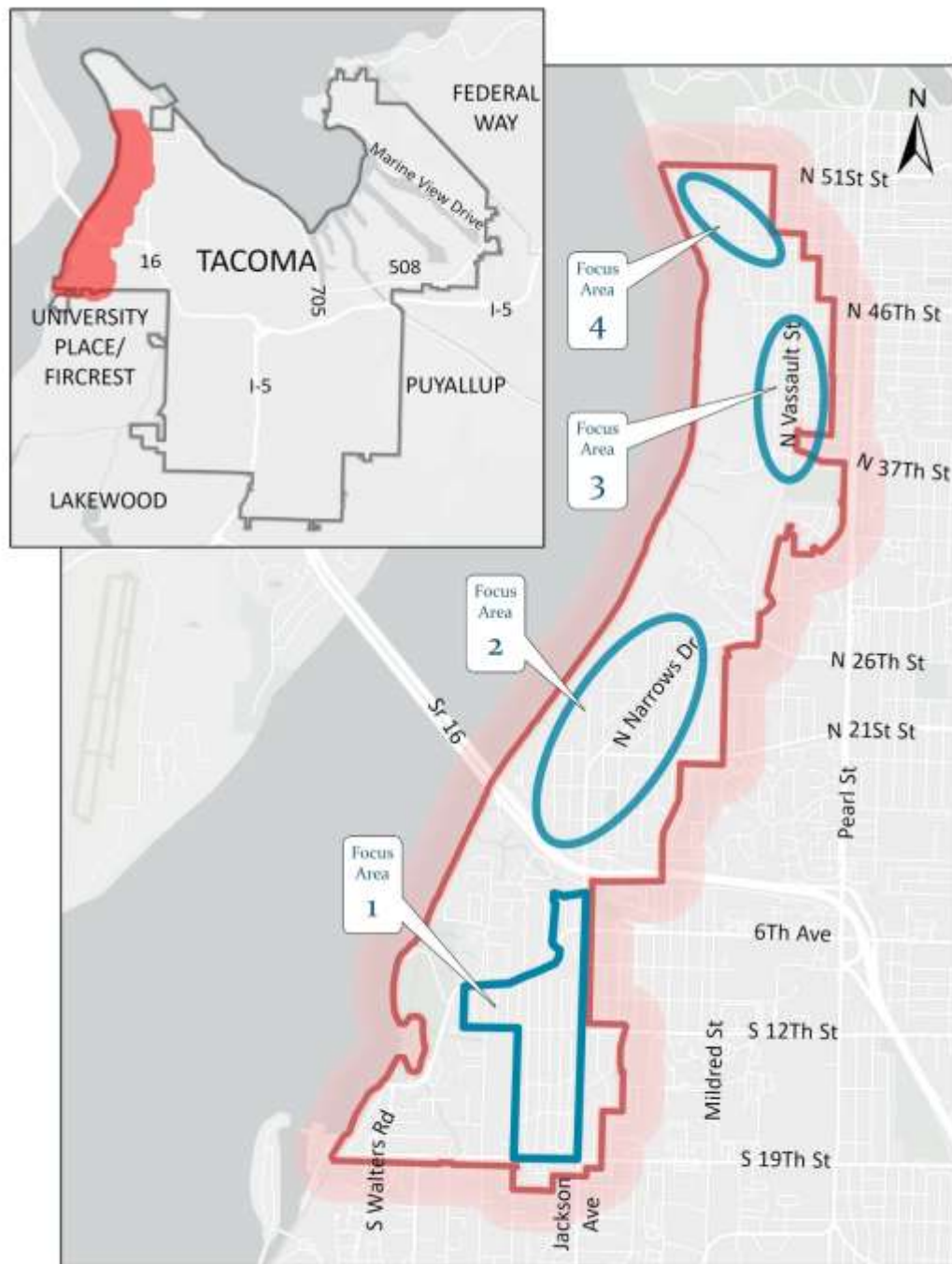
District	Main Dwelling or Structure	Accessory Buildings
VSD (View Sensitive)	25 feet	15 feet



# AMENDMENT PROCESS







## Tacoma View Sensitive District 20-Foot Overlay (VSD-20) - Draft Criteria

NOTE: These criteria are supporting the preliminary recommended areas and they are in draft form and subject to change.

#	Criteria	Rationale	Data Source
1	Block is within the existing VSD-25 overlay	View sensitive areas have already been identified by the City since 1989	City of Tacoma zoning map, all zones with VSD in name
2	Block is within the rough initial study areas identified by staff	Do not repeat recent analysis by staff	City of Tacoma LIDAR data
3	<b>At least approximately 75 percent of the block already has houses under 20 feet tall</b>	(a) Avoid creating excessive nonconforming situations, and (b) acknowledge that single-family homes often last 100 or more years and a new height regulation would have little to no effect on existing taller houses	City of Tacoma LIDAR data, which was verified for accuracy by City permit data and architectural drawings, Google Earth LIDAR data, and field measurements.
4	<b>Most of the block is on land sloping more than 5 percent and less than 15 percent</b>	This range is the most relevant given the distance from applicable views of waters, bluff, and the bridge; the size and spacing of blocks and streets; and existing mature trees. Flat lots generally have no views, and steeply sloping lots generally have good views regardless of adjacent house height and which is already protected by the VSD-25 limit.	Slope map developed by MAKERS, derived from City of Tacoma GIS contour data.
5	<b>The block has a significant or fair view of distant waterways, bluffs, forested hillsides, mountains, or the bridge.</b>	Additional building height restrictions are relevant only if a significant view is involved.	Field visits and Google Earth Streetview. While the quality of views is always subjective, the local reference point for a “significant” view is those from the southern part of Narrowmoor. Note the Pierce County Assessor uses different terms, and Assessor data has not been utilized in this review.

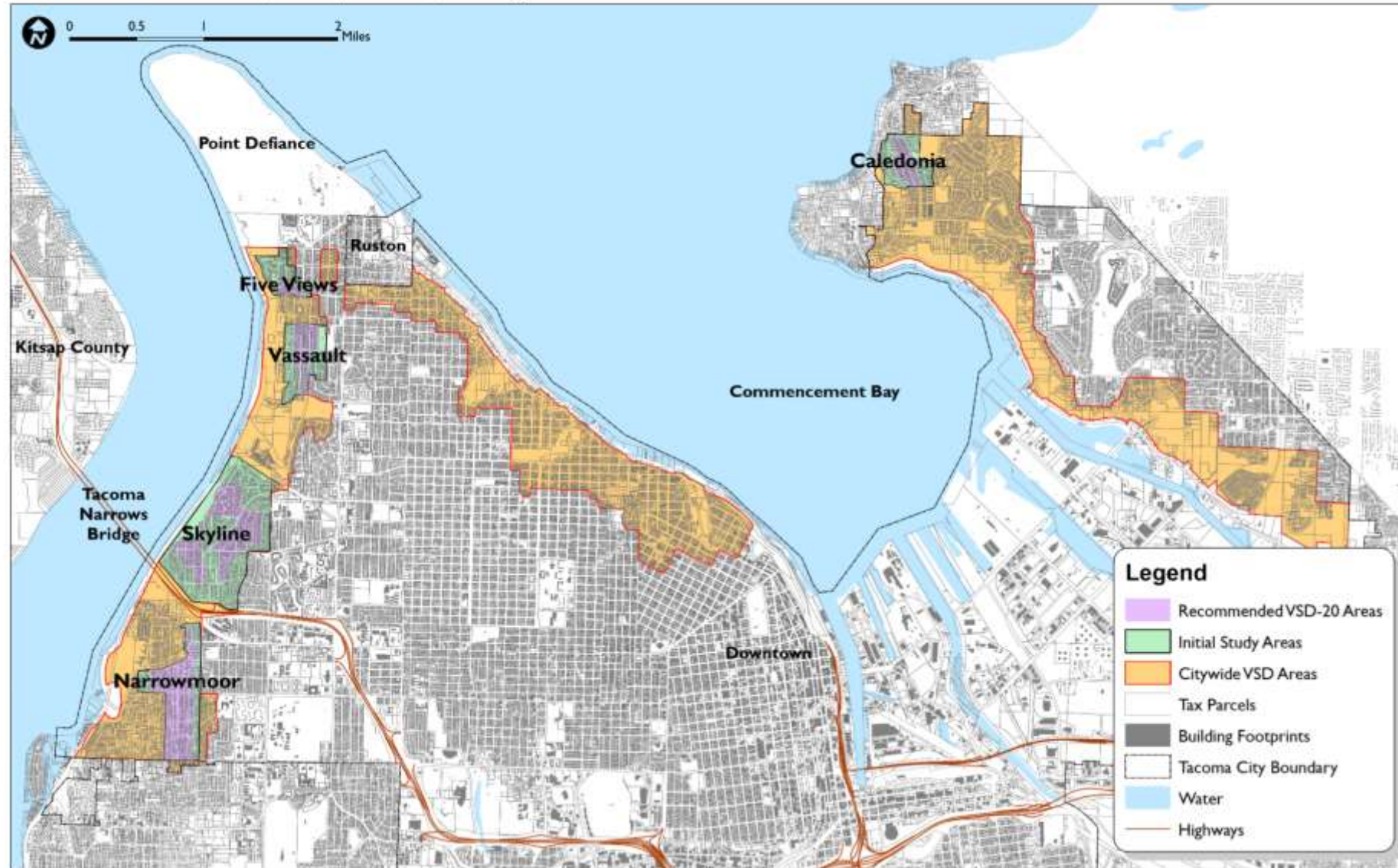
# Preliminary Study Area Statistics

Name	Original Study Area Lots (estimate)	Recommended Lots as of 2/18/2020 (estimate)	Recommended Area (acres)
Narrowmoor	312	227	120
Skyline	1,001	405	243
Vassault	282	140	40
Five Views	179	36	22
Caledonia	256	109	29
<b>Total</b>	<b>2,030</b>	<b>917</b>	<b>454</b>



## View Sensitive District 20-Foot Overlay (VSD-20) Study Areas - Citywide Overview

NOTE: The recommended areas are preliminary and are subject to change.

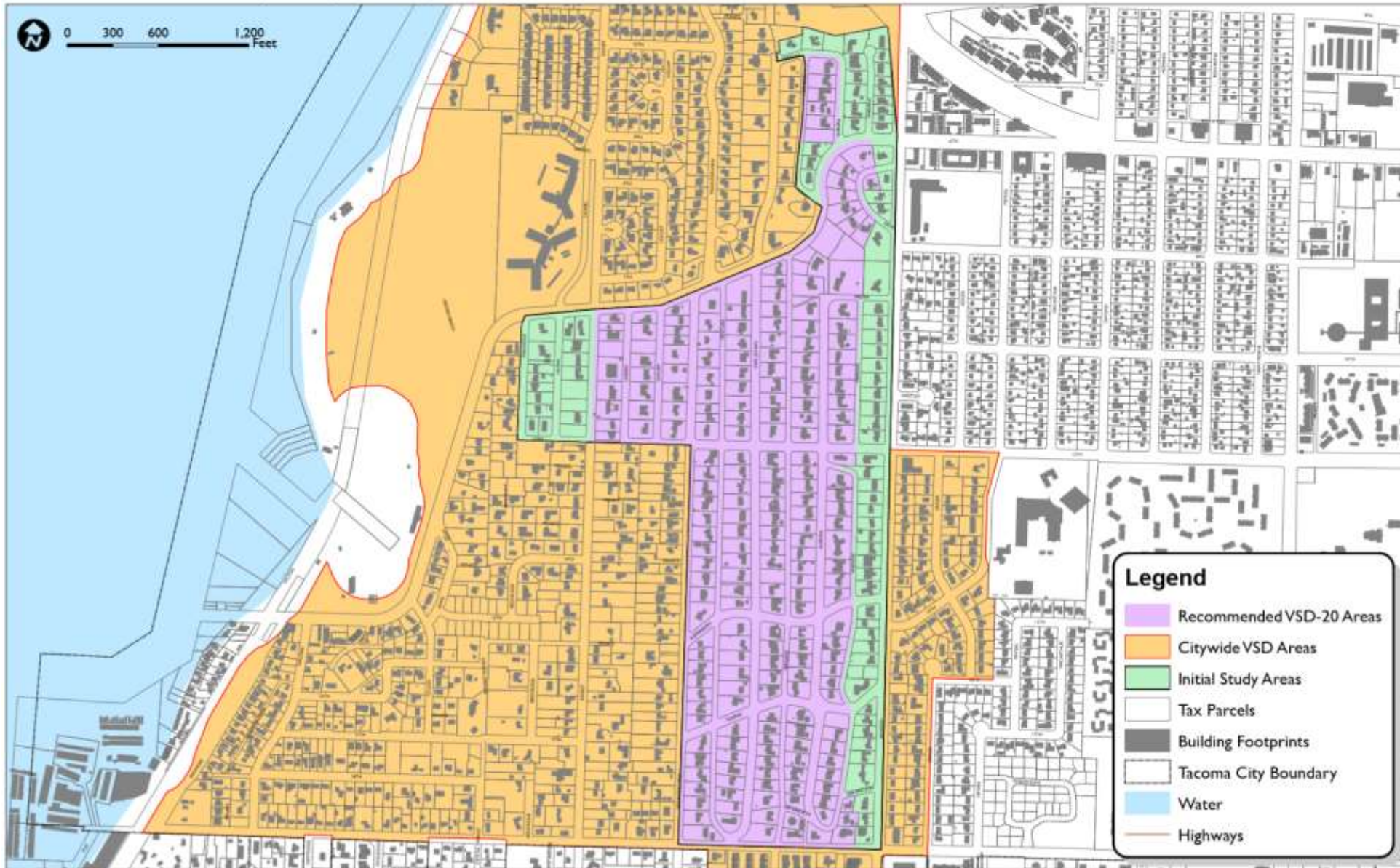


February 19, 2020



## View Sensitive District 20-Foot Overlay (VSD-20) Study Area - Narrowmoor

NOTE: The recommended areas are preliminary and are subject to change.

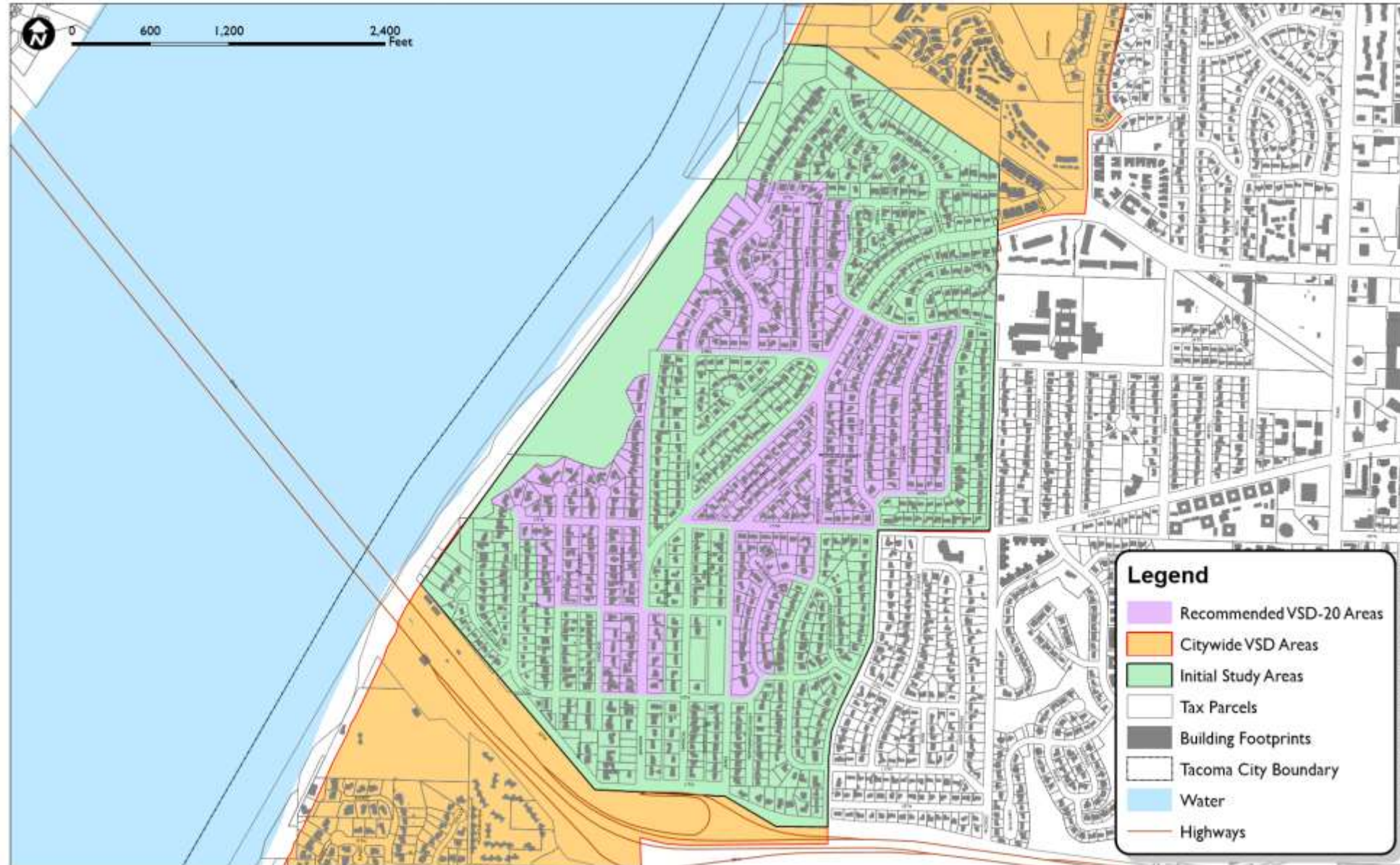


February 19, 2020



## View Sensitive District 20-Foot Overlay (VSD-20) Study Area - Skyline

NOTE: The recommended areas are preliminary and are subject to change.

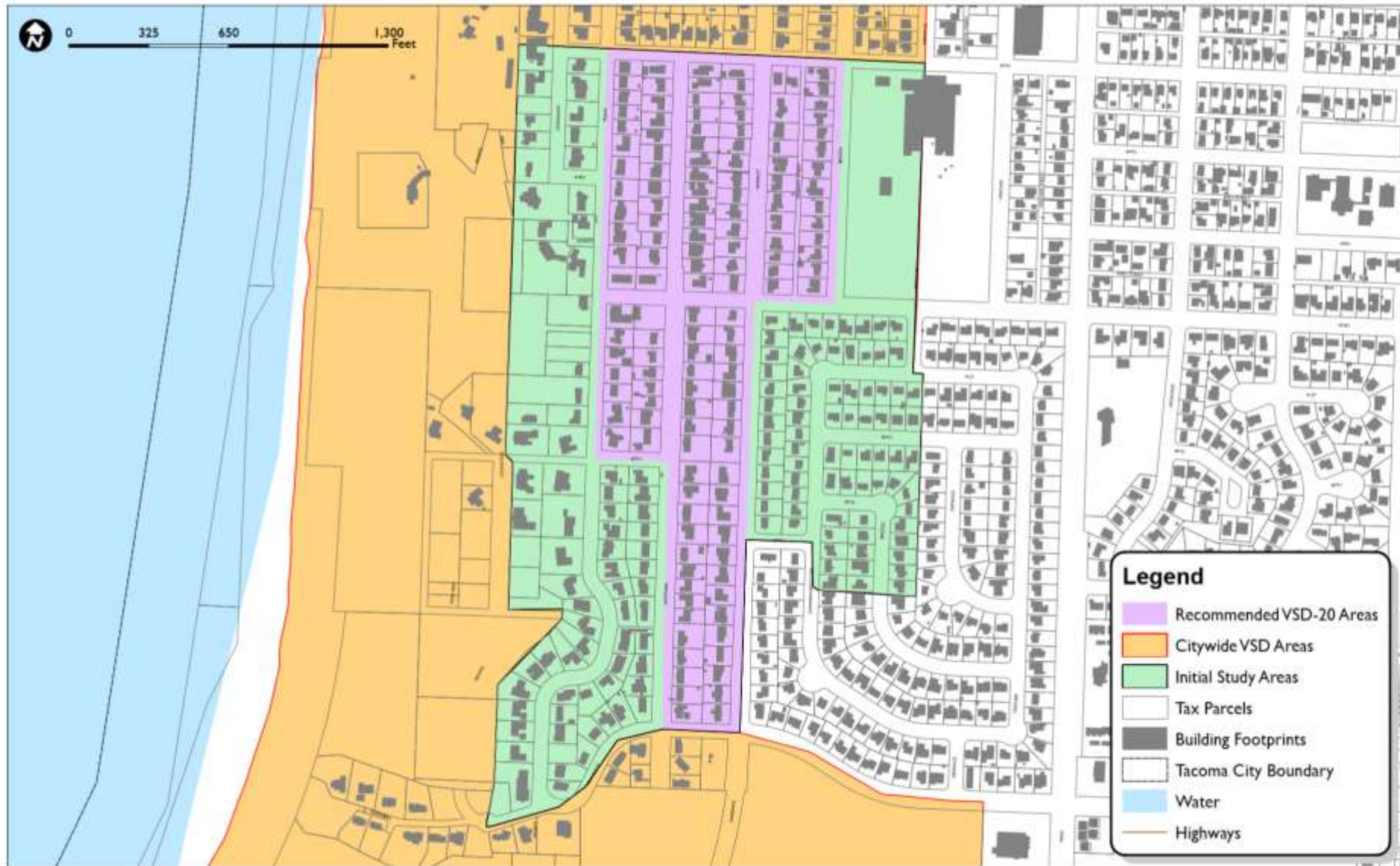


February 19, 2020



## View Sensitive District 20-Foot Overlay (VSD-20) Study Area - Vassault

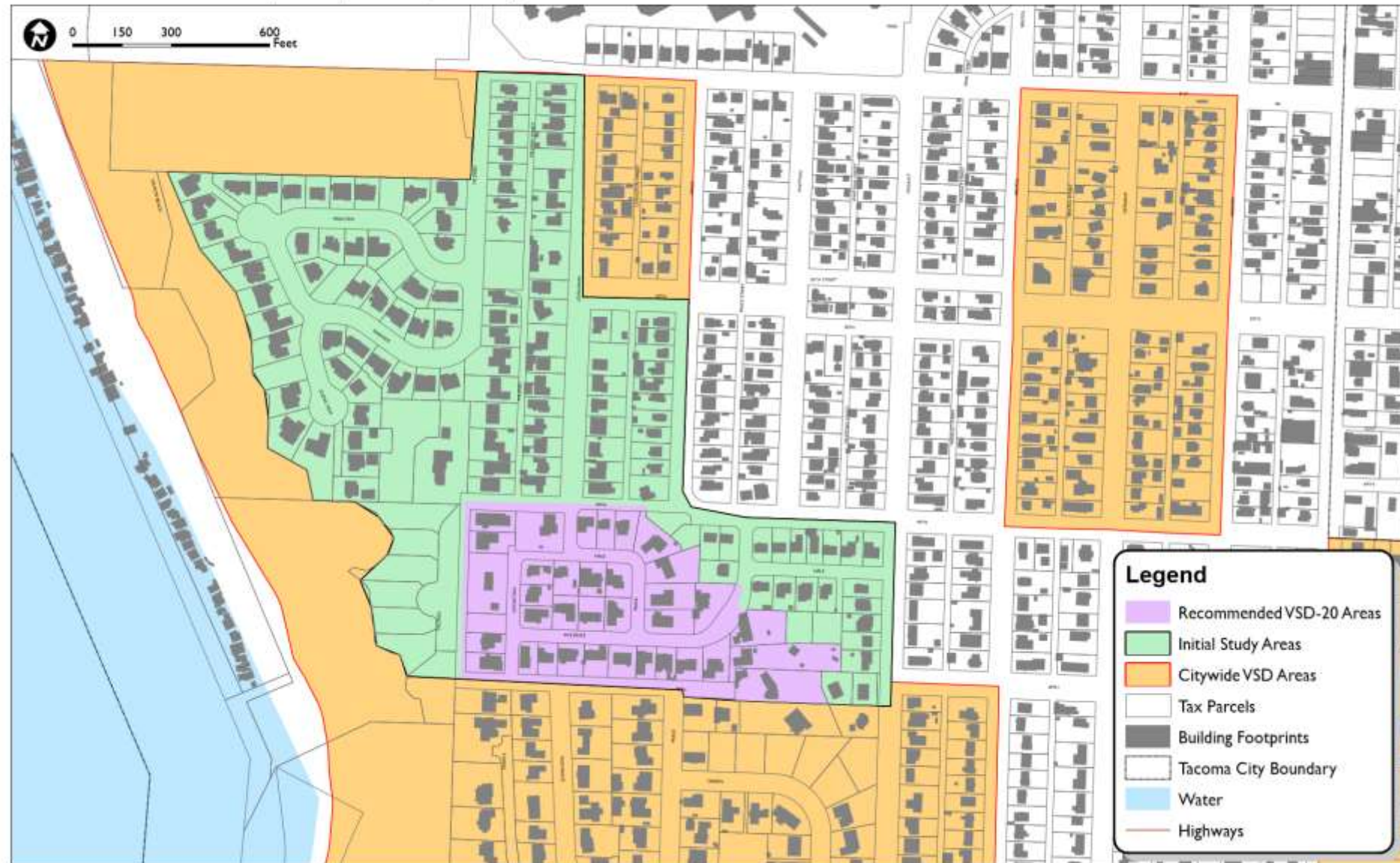
NOTE: The recommended areas are preliminary and are subject to change.



February 19, 2020

## View Sensitive District 20-Foot Overlay (VSD-20) Study Area - Five Views

NOTE: The recommended areas are preliminary and are subject to change.

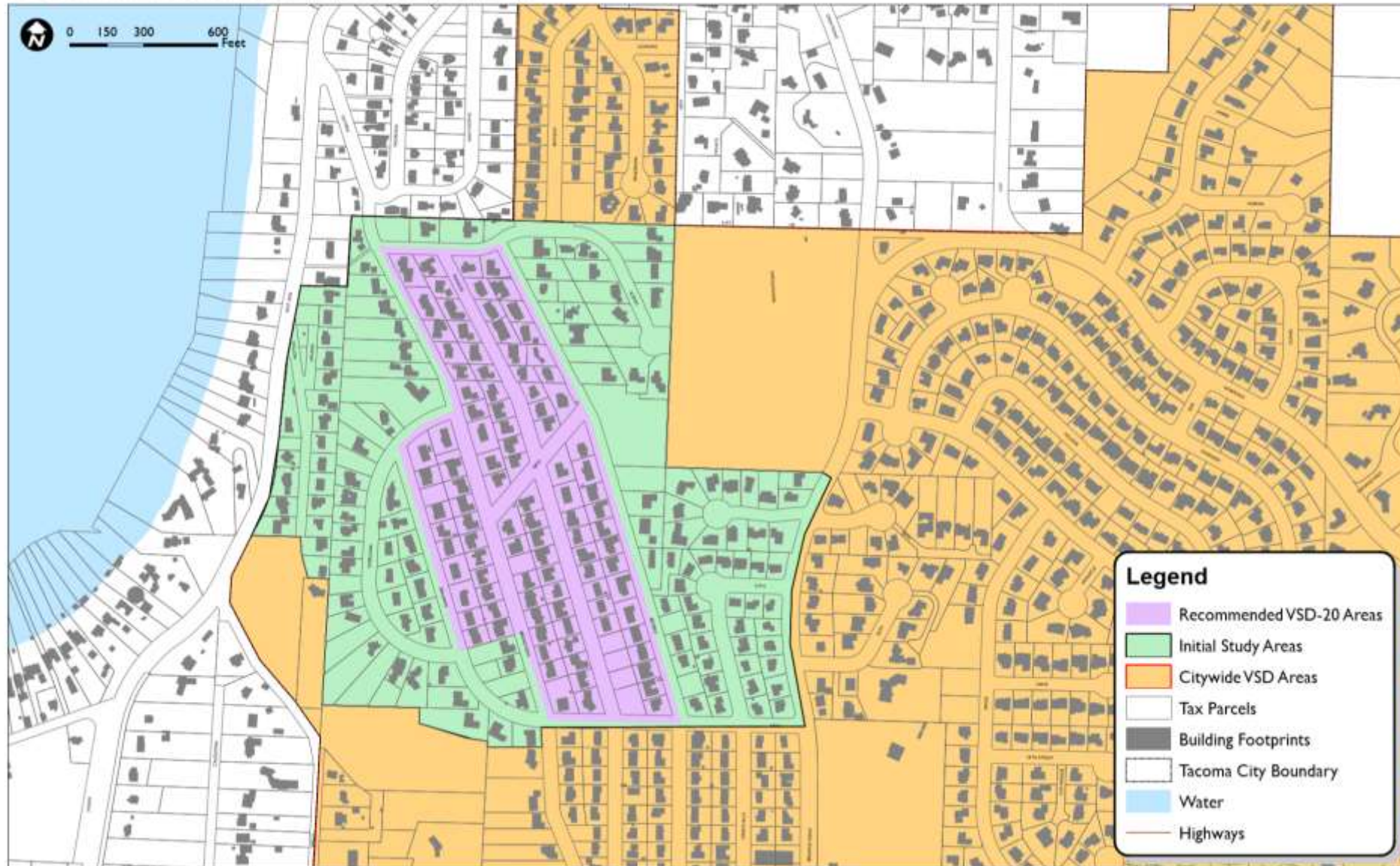


February 19, 2020



## View Sensitive District 20-Foot Overlay (VSD-20) Study Area - Caledonia

NOTE: The recommended areas are preliminary and are subject to change.



February 19, 2020



# NEXT STEPS



1. 3rd neighborhood meeting – early April, Geiger Montessori (7401 S 8<sup>th</sup>) ... \*Tentative NE Tacoma meeting as well.
2. Working with consultant- Continued analysis
3. Planning Commission Interim Report – March 4
4. Planning Commission Packet Release – March 18
5. Planning Commission Public Hearing – April 15 (Tentative)



# SEEKING PUBLIC COMMENT!

Public Review Materials:

[www.cityoftacoma.org/2020Amendment](http://www.cityoftacoma.org/2020Amendment)



Provide comments to:

- E-Mail: [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org)
- Letter to:  
Planning Commission  
747 Market Street, Room 345  
Tacoma, WA 98402

