

## Public Hearing for 2020 Amendments to the One Tacoma Comprehensive Plan and Land Use Regulatory Code on October 7

-- Written Public Comment Can be Submitted through October 9 --

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As a community member, you are a stakeholder in how Tacoma grows. This year we are reviewing and considering several One Tacoma Comprehensive Plan and Land Use Regulatory Code amendments in our annual review process.

1. The creation of 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 in the West Slope Neighborhood. Currently, the City has in place a View Sensitive Overlay District, which mandates a 25-foot building height limit. You are within the notice area for this item.
2. Land use designation change for the SW corner of S Tyler Street and S 19th Street from the Parks and Open Space re-designation to Major Institutional Campus on the Future Land Use Map.
3. Minor Plan and Code Amendments that include language and clarifications of code that have been identified over the past year and do not substantially change the plan or code.

### 2020 Amendments Public Hearing

5:30 p.m. Wednesday, October 7, 2020

Planning Commission Meeting will be held on Zoom beginning at 5 p.m., please visit us at [cityoftacoma.org/2020Amendment](https://cityoftacoma.org/2020Amendment) for meeting details.

To submit a written comment, email [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org) through October 9, 2020.

#### For more information:

For more information about this amendment and all 2020 proposed amendments or for information about the amendment process and the One Tacoma Comprehensive Plan and Land Use Regulatory Code, visit the 2020 Amendment page at [cityoftacoma.org/2020Amendment](https://cityoftacoma.org/2020Amendment). You can also contact Larry Harala, Senior Planner, (253) 318-5626 or [LHarala@cityoftacoma.org](mailto:LHarala@cityoftacoma.org).

### Virtual Open Houses for 2020 Amendments to the One Tacoma Comprehensive Plan and Land Use Regulatory Code

**Land use re-designation for the Heidelberg-Davis proposal Sept. 28, 2020 at 6 p.m.** on Zoom. Full meeting detail can be found at [cityoftacoma.org/2020Amendment](https://cityoftacoma.org/2020Amendment)

**West Slope Neighborhood View Sensitive Overlay District Proposal Sept. 30, 2020 at 6 p.m.** on Zoom. Full meeting detail can be found at [cityoftacoma.org/2020Amendment](https://cityoftacoma.org/2020Amendment)

# Proposed 2020 Amendment: Heidelberg-Davis Land Use Re-Designation

## What is a Land Use Designation Change?

The One Tacoma Plan Future Land Use Map land use designations are in place to communicate the long range plan for land use patterns throughout the city.

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

## What is a Plan or Code Amendment?

A Plan Amendment is the process through which the City considers changes, additions, and updates to the One Tacoma Comprehensive Plan and a Code amendment would be the same considerations pertaining to the Land Use Regulatory Code.

The intent of the amendment process is to review all these changes concurrently, where appropriate, so that the cumulative effects can be considered. According to the State Growth Management Act, local comprehensive plans cannot be amended more than once a year.





# Proposed 2020 Amendment: View Sensitive District Designation

## What is the View Sensitive Overlay District?

Currently, the City has in place a View Sensitive Overlay District, which mandates a 25-foot building height limit. The View Sensitive Overlay District was created in 1989 to help preserve views for private residential properties within areas of Tacoma with views of Puget Sound and the Narrows Bridge.

## What does this application request?

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 in portions of the View Sensitive Area from 25 feet to 20 feet for areas.

## What are potential impacts?

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. The primary impact would be on the ability to build a home beyond 20 feet in height.

### Tacoma View Sensitive District Overlay - Citywide

