



Tacoma Community College



Cheney Stadium and Foss High School



St. Joseph Medical Center



University of Puget Sound

# Institutional Campus Review


## Project Description and Process

The Institutional Campus Zoning review will assess zoning changes, special use restrictions, additional development standards, or new administrative procedures to ensure that new or expansion of existing major campus institutions successfully implement the goals and policies of the One Tacoma Plan. Major campus institutions are defined in the One Tacoma Plan as High Schools, Higher Education facilities, and Hospitals, typically on sites greater than ten acres in size.

Initial steps in this review will include an assessment of how public and quasi-public institutions are currently permitted and what flexibility currently exists in the zoning code. This project will include an evaluation of the land use needs of the City's major campus institutions and the ways in which these uses are currently regulated and permitted in the Land Use Regulatory Code.

### Project Process

The Institutional Campus Review is being conducted in four major phases.

<b>1. Research and Assessment</b> October to December, 2016 <ul style="list-style-type: none"> <li>Assessment Report, Jan. 2016</li> </ul> <div>  <b>We are here</b> </div>	<ul style="list-style-type: none"> <li>Evaluate current permit procedures for major institutional campus facilities.</li> <li>Perform benchmarking and lessons learned from other jurisdictions.</li> <li>Evaluate permit history for case study sites.</li> <li>Finalize scope of work and background information.</li> </ul>
<b>2. Concepts Development</b> March to July, 2017 <ul style="list-style-type: none"> <li>Concepts Report, August 2017</li> </ul>	<ul style="list-style-type: none"> <li>Develop a conceptual proposal for how to better achieve the goals of the One Tacoma Plan.</li> <li>Public outreach on concepts</li> </ul>
<b>3. Draft Amendments</b> September to December 2017 <ul style="list-style-type: none"> <li>Discussion Draft, January 2018</li> </ul>	<ul style="list-style-type: none"> <li>Revise Tacoma Municipal Code consistent with the proposed amendment concept.</li> </ul>
<b>4. Public Hearings/Adoption</b> <ul style="list-style-type: none"> <li>PC Hearing, March 2018</li> <li>Council Hearing, June 2018</li> </ul>	<ul style="list-style-type: none"> <li>The public may testify in person on the proposed amendments.</li> </ul>

## Planning and Development Services

City of Tacoma, Washington

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## Comprehensive Plan Policies

### Urban Form Element – Major Institutional Campus Designation

*This designation is intended for large institutional campuses that are centers of employment and that service a broader population than that of the neighborhood in which it is located. This designation includes hospitals, medical centers, colleges, universities, and high schools typically greater than 10 acres in size. The designation recognizes the unique characteristics of these institutions and is intended to accommodate the changing needs of the institution while enhancing the livability of surrounding residential neighborhoods and the viability of nearby business areas.*

#### Uses Designated:

High Schools	Higher Education	Hospitals
Wilson	Bates – Downtown	St. Joseph Medical Center
Stadium	Bates – South	MultiCare Health System
Lincoln	Bates – Mohler	
Foss/Cheney Stadium	UW – Tacoma	
Mount Tahoma	University of Puget Sound	
Oakland	Tacoma Community College	
Bellarmino Prep		

### Urban Form Element - Policies

- Strive to capture 46% of Urban Pierce County’s employment growth by 2040.
- Ensure that there is sufficient zoning and development capacity to accommodate the 2040 employment growth allocations.
- Ensure an equitable distribution of employment throughout the City, with the highest concentration of job growth occurring in the Downtown Regional Growth Center.
- Consider the land development and transportation needs of Tacoma’s employment geographies when creating and amending land use plans and making infrastructure investments.
- Promote an economic geography that enhances access to services and employment opportunities and concentrates employment in close proximity to transit and other public services and amenities.

### Economic Development Element

- Support the stability and growth of Tacoma’s major campus institutions as essential service providers, centers of innovation and community activity, workforce development resources and major employers.
- Protect the livability of surrounding neighborhoods through adequate infrastructure and campus development standards and provide for context-sensitive, transitional uses and development at the edges of campus institutions to enhance their integration into surrounding neighborhoods.
- Encourage the development of long-range plans (i.e. master plans) for hospitals, universities and other major institutions as part of project review to insure compatibility with adjacent land uses in the neighborhood area, to provide predictability and reduce piecemeal permits.
- Encourage the expansion of local colleges, trade schools and technical training institutes to increase local employment opportunities within the education sector and increase the number of students in Tacoma.



# City of Tacoma

## Future Land Use Designation, Major Institutional Campus Map

