



AGENDA

MEETING: Regular Meeting

TIME: Wednesday, November 5, 2014, 4:00 p.m.

LOCATION: Room 16, Tacoma Municipal Building North
733 Market Street, Tacoma, WA 98402

A. Call to Order

B. Quorum Call

C. Approval of Minutes – Regular Meeting and Public Hearing on October 1, 2014
Regular Meeting on October 15, 2014

D. Discussion Items

1. Historic Preservation Program Update

Review recent and planned Historic Preservation Program projects, activities, and issues, including the proposed designation of the West Slope Historic Conservation District.
(See "Agenda Item D-1"; Reuben McKnight, 591-5220, reuben.mcknight@cityoftacoma.org)

2. Recreational Marijuana Regulations

Review proposed provisions to be incorporated in the permanent land use regulations concerning the production, processing and retail sale of recreational marijuana.
(See "Agenda Item D-2"; Elliott Barnett, 591-5389, elliott.barnett@cityoftacoma.org)

3. Land Use Designations – Phase 2 (Annual Amendment Application #2015-04)

Review the scope of work for incorporating the Land Use Designation Framework into the Comprehensive Plan.
(See "Agenda Item D-3"; Stephen Atkinson, 591-5531, satkinson@cityoftacoma.org)

E. Communication Items & Other Business

- 1) Infrastructure, Planning and Sustainability Committee meeting, November 12, 2014, 4:30 p.m., Room 16; agenda includes: Tacoma Public Utilities – Integrated Resource Plan, Measurement of Sustainability Initiatives, and Planning Commission Interviews.
- 2) Planning Commission meeting, November 19, 2014, 4:00 p.m., Room 16; agenda may include: Transportation Master Plan, Recreational Marijuana Regulations, and others to be determined.

F. Adjournment





MINUTES (Draft)

TIME: Wednesday, October 1, 2014, 4:00 p.m.
PLACE: Council Chambers, Tacoma Municipal Building
747 Market Street, Tacoma, WA 98402
PRESENT: Sean Gaffney (Chair), Scott Winship (Vice-Chair), Chris Beale, Donald Erickson, Benjamin Fields, Alexandria Teague, Erle Thompson, Stephen Wamback
ABSENT: Tina Lee

A. CALL TO ORDER

Chair Gaffney called the meeting to order at 4:06 p.m.

B. QUORUM CALL

A quorum was declared. Vice-Chair Winship and Commissioner Thompson who had been reappointed by the City Council on September 9, 2014, for another 3-year term, representing the District No. 2 and Development Community positions, respectively, were sworn in by the City Clerk's Office.

C. APPROVAL OF MINUTES

None.

D. DISCUSSION ITEMS

1. Affordable Housing Planning Work Program (Annual Amendment Application #2015-08)

Elliott Barnett, Planning Services Division, introduced Michael Mirra, executive director of the Tacoma Housing Authority and co-chair of the Affordable Housing Policy Advisory Group (AHPAG), who provided an overview of the AHPAG's recommendations produced in 2010 and how Tacoma is poised to accomplish goals for affordable housing. Mr. Barnett followed by providing the planning context for affordable housing in Tacoma, including trends, statistics, current initiatives, and components of the planning work program intended to promote housing affordability throughout the City. He then focused on the scope of work for the current phase of the work program, including Residential Infill, Incentives and Bonuses, Upzones, and Permit Process Enhancements.

Concerning the Residential Infill approaches, Mr. Barnett summarized the progress made in the past and the strategies proposed for the future in regards to the following types of site development: Accessory Dwelling Units (ADUs), Small Lots, Great Houses/Duplexes/Triplexes, and Planned Residential Districts (PRDs) and Cottage Housing.

Concerning Affordable Housing Incentives and Bonuses, Mr. Barnett identified three potential opportunities, i.e., Floor Area Ratio (FAR) bonus for downtown area, density bonus for PRDs, and an affordable housing option within the Transfer of Development Rights (TDR) program. He also indicated that key challenges in moving forward with the incentive and bonuses include balancing the community priorities, determining the right density acceptable to the public, and realizing the resource demands.

Concerning the potential affordability requirements with residential upzones, Mr. Barnett indicated that the intents would be to capture increased land value, offset cost of providing affordable units, and increase density; that the AHPAG had recommended at least 10% of the units to be designated as affordable for

the upzone to be permitted; and that whether the requirement should apply to city initiated rezones or only private rezones remains to be resolved.

Concerning Permit Process Enhancements, Mr. Barnett discussed some of the tools recommended by the AHPAG, e.g., permit-ready design library, permit review streamlining, and fee reductions, and how they could be used in a pilot approach tied to affordable projects.

Mr. Barnett reiterated that the objectives of the current phase of the affordable housing planning work program are to identify infill approaches supported by community, promote desired neighborhood character, integrate affordable housing into bonus systems, and identify resource demands.

Discussion ensued. The Commissioners provided the following comments, questions and suggestions:

- Consider adding information to the Residential Infill Table included in the agenda packet concerning the kinds of densities being discussed.
- Is there any anticipation of “Apodments”, which are incredibly small apartments, being part of the discussion or if there is a market pressure in Tacoma?
- Density may not be the best or most desirable method of affordability. Would there be anything beyond density to consider?
- Density and affordability are not necessarily tied to each other. Efforts to create affordable units might actually displace the people who need them farther from the city as has happened in Portland.
- Would the development of Great Houses, Duplexes or Triplexes be superseded by covenants that might restrict lot size or ADUs?
- Could a PRD include something like the row houses seen on the east coast?
- Under the Growth Management Act, zoning must be consistent with the Comprehensive Plan. Do these affordability requirements operate outside of the plan? The new density would still have to be consistent with the plan.
- How was the 10% requirement (per AHPAG) decided upon when the countywide goal is 25%?
- What are permit-ready design libraries and do they take into consideration the character of the neighborhood? (Mr. Barnett: In Portland designers submitted house plans to the city and the city made code changes to accommodate the plans that the public liked. The plans became part of a library of pre-approved infill home design plans. Whether they take into consideration the character of the neighborhood is still unresolved, but the program would be aimed at meeting the approval of the community.)
- In terms of detached ADUs, Puyallup has begun permitting detached ADUs. The detached units are much more visible and more likely to generate community concern. It may warrant a special type of permit to address the kinds of concerns likely to crop up. A parking requirement may need to be considered.
- Cottage housing will need tight ordinances governing design and relevant issues due to visibility.

2. Public Hearing – Capital Facilities Program for 2015-2020

At 5:00 p.m., Chair Gaffney called to order the public hearing concerning the draft Capital Facilities Program (CFP) for 2015-2020, and reviewed the hearing procedures. Ebony Peebles, Office of Management and Budget, Finance Department, provided an overview of the proposal, including a summary of the proposed amendments, the CFP relationship to City’s capital budget, the contents of the CFP document, the City’s budget schedule, and the notification efforts for the public hearing.

Chair Gaffney called for testimony, and seeing no one coming forward, reiterated that the public hearing record will remain open until October 3, 2014 to accept written comments, and closed the public hearing.

Lihuang Wung, Planning Services Divisions, presented a draft letter of recommendation for the Commission's consideration. The letter indicated that the Commission is forwarding the CFP to the City Council with some reservations, in that the Commission felt that there has been limited time for review of the CFP, that there is a lack of in-depth analysis on how the new projects are consistent with the Comprehensive Plan, and that the Commission's review may not be adding significant value to the City Council's process for selecting, prioritizing, and funding of capital projects. The letter also indicated that the Commission will conduct further discussion on how the City's capital facilities planning process may be improved, and how the Commission can contribute more to the process (for example, helping the City Council develop and implement criteria for the selection and prioritization of capital projects).

Mr. Wung indicated that the Planning Commission is expected to deliver its recommendation on the CFP in a timely manner in order for the City Council to meet the statutory requirements, and the associated tight schedule, for adopting the biennial budget. Given that, he suggested that the Commission consider approving the draft letter, pending written comments received through October 3. Chair Gaffney indicated that he would be willing to sign the letter after October 3 if no written comments were received. With a general consensus, the Commission concurred.

E. COMMUNICATION ITEMS & OTHER BUSINESS

(a) Follow-up Items:

(1) Billboard Community Working Group

Commissioner Wamback, the Commission's designated representative to the Billboard Community Working Group, provided an update on the first meeting (on September 22) of the group that consists of 18 voting members plus alternates and brings a diverse set of perspectives. He disclosed that his employer, Pierce County, owns a billboard on Pacific Avenue and is aware that he is on the working group. He also requested the Commission to designate an alternate representative to the working group since the current alternate, Commissioner Thompson, has opted out. Commissioner Beale volunteered, and was so designated by the Commission with a unanimous vote.

(2) Recreational Marijuana Interim Regulations

Brian Boudet, Planning Services Division Manager, reported that the City Council adopted an ordinance on September 30 to extend the current interim regulations for six months, from November 2014 to May 2015. The Council is also considering permanent regulations and has requested that the Planning Commission make a recommendation through an expedited process. Chair Gaffney expressed confidence that the Commission would be able to move the process along. The Commission also briefly discussed some of the issues, such as the concentrations of marijuana retail facilities, enforcement, taxes, and the lack of direction from the State particularly with regards to medical marijuana collective gardens.

(3) Joint Meeting with the Transportation Commission on September 17, 2014

Mr. Wung stated that at the joint meeting on September 17, due to time limitations, the Planning Commission (PC) and the Transportation Commission (TC) were only able to review nine proposed policies for the Transportation Master Plan (TMP) under the Land Use and Transportation category and the 20-Minute Neighborhoods concept. He asked the Commission to provide feedback. The Commissioners provided the following comments:

- The consultant for the TMP delved right into the land use issue that is really the PC's responsibly and beyond the TC's scope; the maps illustrating the 20-Minute Neighborhoods concept seemed to be changing the density and boundaries of the Mixed-Use Centers that might not be consistent with the PC's understanding.

- There needs to be better coordination between PC and TC on the TMP and better clarifications on the relationship between the two commissions.
- Transportation vision, policies and the associated multimodal network should fit into the land use vision, policies, and zoning designations. However, it did not appear that being the case. The TC did not appear to have a consensus on the remarks of Mr. Leighton, co-chair of TC, that land use should drive transportation.
- Members of PC and TC are all volunteers appointed by the City Council. PC, however, is also identified in the State law and has certain additional responsibilities. Staff needs to assist the PC in being more assertive and more engaged in the TC's process for the TMP and other relevant projects.
- It was not clear whether and how the Mobility Master Plan is going to be integrated into the TMP.
- The consultant for the TMP should be guiding us but did not appear to have fulfilled that role.
- Staff should look into how to enhance the process, whether it's to form joint subcommittees or to have more joint PC/TC meetings.

(4) Infrastructure, Planning and Sustainability (IPS) Committee's on September 24, 2014

Mr. Wung reported that at its meeting on September 24, the IPS reviewed the Planning Commission's Accomplishments in 2013-2014 and Planning Work Program for 2014-2016. The IPS's review focused on the applications contained in the 2015 Annual Amendment package, including the private application on the McKinley Mixed-Use Center Boundary Expansion that the Commission had declined. The IPS provided some comments, concerns and suggestions, but no objection to the Commission's conclusions and decisions concerning the assessment of the annual amendment applications made on September 17, 2014.

(b) Informational Items:

The Commission acknowledged receipt of information regarding (1) the City Council seeking citizens to fill two Planning Commission vacancies representing "Environmental Community" and "Public Transportation."; (2) agenda items for the Infrastructure, Planning and Sustainability Committee's meeting on October 8, 2014; and (3) agenda items for the Planning Commission's meeting on October 15, 2014.

(c) Additional Notes:

Mr. Boudet encouraged the Commissioners to participate in the *Conversation RE: Tacoma 2014 Lecture Series* that had begun on September 18 and is continuing through November 2014.

Mr. Boudet mentioned that staff will set up individual meetings with the Commissioners within the next few months over lunch or coffee/tea providing individual Commissioners an opportunity outside of the regular meetings to discuss issues, concerns, thoughts and suggestions they may have for the City and staff.

Commissioner Fields encouraged the Commissioners to attend the American Institute of Architects Regional Conference in Tacoma on October 2–4, 2014. He had talked to the AIA officials to reduce the registration rate to \$25 for the Commissioners.

It was noted that this was the last meeting of Commissioner Teague, who had resigned (for moving out of town), effective October 1, 2014. Her service and contributions were truly appreciated.

F. ADJOURNMENT

The meeting was adjourned at 5:57 p.m.



MINUTES (Draft)

TIME: Wednesday, October 15, 2014, 4:00 p.m.
PLACE: Room 16, Tacoma Municipal Building North
733 Market Street, Tacoma, WA 98402
PRESENT: Sean Gaffney (Chair), Scott Winship (Vice-Chair), Donald Erikson, Erle Thompson,
Stephen Wamback
ABSENT: Chris Beale, Benjamin Fields, Tina Lee

A. CALL TO ORDER

Chair Gaffney called the meeting to order at 4:13 p.m.

B. QUORUM CALL

A quorum was declared.

C. APPROVAL OF MINUTES

The minutes of the regular meeting on September 17, 2014 were reviewed. There was a question about whether the minutes being considered for approval were only the Planning Commission's portion or the full minutes including the joint meeting with the Transportation Commission. Lihuang Wung clarified that it was all inclusive and that the joint meeting section of the minutes had been composed by the Transportation Master Plan consultant and supplied to both the Transportation Commission and the Planning Commission. The minutes were approved as submitted.

D. DISCUSSION ITEMS

1. City of Tacoma Strategic Plan – "Tacoma 2025"

Morgan Shook, ECONorthwest, provided an update on the City's "Tacoma 2025" strategic visioning process aimed to develop a "shared vision / shared future". He described the extensive outreach and engagement efforts over the past few months and the feedback received. Many of the participants at various community events had been asked to describe what the City of Tacoma means to them with a single word. The most frequent response heard was "potential". The feedback from the community was turned into four emerging themes that would provide pillars for the strategic plan, i.e., Opportunity, Equity, Partnerships, and Accountability. With these themes serving as the guiding principles and core values, the plan would be developed with a framework consisting of the following seven focus areas designated by the City Council and the City Manager: Health & Safety, Human & Social Needs, Arts & Cultural Vitality, Built & Natural Environment, Economic Vibrancy & Employment, Education & Learning, and Government Performance. For each focus area, a vision would be developed, followed by goals and objectives, performance measures, and implementation actions. The draft plan is scheduled to be available for public review in late November, Mr. Shook indicated.

The Commissioners raised the following comments and questions:

- These strategic plan goals represent how the City defines and measures success; the Comprehensive Plan and other relevant documents are some of the tools to get there and should be properly integrated with the strategic plan.

- How to ensure specific actors and organizations, be it public or private, are tied to and held accountable for the goals and performance measures? (Mr. Shook: There would be a key implementation team for each objective.)
- Non-city entities like the school district or the health department would likely be critical to the plan's goals from their agencies' perspectives. How have they been getting involved? (Mr. Shook: Non-city entities have been a part of the process. Representatives from the Health Department, the Tacoma Public Schools, for example, are on the steering committee.)
- The performance measures should be integrated with the STAR rating system (i.e., the "Sustainability Tools for Assessing and Rating (STAR) Communities", the first national community livability and sustainability rating system, which Tacoma has received the certification of.)
- Measures of economic vibrancy should be focusing on businesses that are in compliance with appropriate policies and regulations, legitimately permitted and licensed, and contributing in a legal and positive way.
- Ensure the Human and Social Needs measures are in line with the four emerging themes or touchstones. For example, there is a scenario that the City could increase Tacoma's median income by attracting wealthier residents, which would achieve the performance measure without improving the economic opportunities in the city and would likely gentrify out middle-income residents. (Mr. Shook: We are considering an "index" to make sure the right things are measured in the right way.)

2. Recreational Marijuana Regulations

Elliot Barnett, Planning Services Division, presented the scope of work for the development of permanent land use regulations concerning the production, processing and retail sale of recreational marijuana. He indicated that the City Council has expressed a clear interest in being prepared for any additional recreational marijuana applications and that issues with medical marijuana collectives are still awaiting a decision from the State. Mr. Barnett also provided information pertaining to: the voter approved I-502 that decriminalized the possession of marijuana and the rules established by the Washington State Liquor Control Board; the three categories of marijuana facilities (medical collectives, State licensed facilities, and illegal dispensary); the City's enforcement strategy which has moved from being proactive in 2012 to complaint based, per the Nuisance Code; that the state takes most of the revenue generated from medical facilities and the City receives its portion of the State RST; that some have viewed the adaptive reuse of vacant buildings, taxes, and jobs created as an economic benefit; the license review process at the State and local levels; and maps illustrating the geographic distribution of the recreational facilities.

With regards to developing permanent regulations based on the existing interim regulations, Mr. Barnett highlighted the provisions of the interim regulations and identified key issues to be considered in the permanent regulations (e.g., review process and public notice, allowing production and processing in M-1 and WR, considering "light" processing, additional limits in retail locations, additional buffering, hours of operation, and parking requirements). The project schedule calls for the Planning Commission making a recommendation to the City Council by the end of 2014, Mr. Barnett indicated.

Mr. Barnett and Brian Boudet, Planning Services Division Manager, facilitated the Commissioners' discussions throughout Mr. Barnett's presentation. The following comments, questions and suggestions were raised:

- For the purposes of the Planning Commission, the third category of marijuana facilities (i.e., "illegal dispensary") was unnecessary, since the Commission would not be recommending regulations for something that was illegal. Even referring to such activities might legitimize them. (Mr. Boudet: The City Council has expressed some concerns about the current concentrations of medical marijuana facilities. Since a State decision might result in more recreational facilities, the Council wanted to make sure that permanent regulations are in place for the legitimate facilities.)

- For all intents and purposes, medical facilities are retail establishments that skirt land use laws. Having multiple facilities on one block near a residential neighborhood is concerning to the community. Ignoring the retail aspect of the medical dispensaries sends the message that we don't care.
- Have any medical marijuana stores applied to be retail? (Mr. Boudet: Some have; for example, the Rainier on Pine had been a medical marijuana facility prior to converting.)
- Is there a proximity rule about how close facilities can be to each other? Would one of the two recreational facilities that are very close to each other have to close? (Mr. Barnett: There is currently no proximity rule at the State level, but it could be created at the local level.)
- Homeless shelters should be added to the list of locations requiring a buffer, because there may be children present with shelter residents.
- What effects would the public notices have beyond community awareness?
- Allowing recreational marijuana sales sends a message that the use of marijuana was no different than liquor. Given that the spacing requirements would be unique to marijuana, this could create a double standard. (Mr. Boudet: The additional requirements were a component of the initiative passed by voters and a cautious approach that allowed additional regulations at the local level. From a legal standpoint, there is enough flexibility to not allow recreational sales at all.)
- Could M-1 or WR zoned areas be permitted for light processing, like creating food. Currently businesses like a bakery would not be allowed in a warehouse. (Mr. Barnett: Light processing would still be considered a production facility and would not be allowed in M-1 or WR.)
- Clarify the limits on production facilities. (Mr. Boudet: The State has already limited the total marijuana production to about 40 acres of land. Based on pending production facilities, Tacoma could have ten to twenty percent of the State's total production. This would likely be supplying retail locations outside of Tacoma.)
- It would be helpful to wait until some of the facilities are under operation to better understand the potential impacts. (Mr. Boudet: The public has already provided concerns, mainly about concentrations of outlets and potentially creating a vice district.)
- Are some of the public concerns due to the existing presence of medical marijuana retailers? (Mr. Boudet: It was a clear component of community discussion, with a lack of distinction perceived between medical and recreational retailers.)
- The dispersion requirement had been considered by the Commission during the discussion of the interim regulations and should be brought back to the discussion for the permanent regulations.
- The medical facilities would eventually become legal and it would create land use issues with State law preempting local. Given the significant presence of this "grey market" and its tendency to form clusters, there should be a process in place before the grey market goes legal. Like billboards, medical marijuana retailers might become grandfathered in. Preemptively creating a plan for the grey market could be valuable should the State decide to legalize medical retailers in the future.
- Concentration and density was a public concern given the scenario where additional retailers beyond the current maximum of eight might be allowed in the future. There would be a concentration unless retail facilities were allowed in production zones. The existing buffering requirements limiting retailers to specific zones may potentially facilitate concentration.
- Could the City limit or lower the total number of retailers based on overall concentration, utilizing a certain spacing requirement? (Mr. Boudet: The current number allowed was based on the City population and meant to be proportional.)

- Could a discretionary permit process be created based on public notices and the subsequent feedback? (Mr. Boudet: There was little interest at the staff level due to it requiring creation of a scenario in which the permit is denied and requiring legitimate reasons for the denial.)
- How many complaints the City has received on existing medical marijuana facilities? (Mr. Barnett: There have been 163 complaints in the City about medical marijuana facilities, and the complaints typically were about proximity.)

E. COMMUNICATION ITEMS & OTHER BUSINESS

The Commission acknowledged receipt of the following information: (1) Notice of Denial/Postponement – McKinley Mixed-Use Center Boundary Expansion Application, October 1, 2014; (2) agenda for the Infrastructure, Planning and Sustainability Committee meeting on October 22, 2014; and (3) agenda for the Planning Commission meeting on November 5, 2014.

Mr. Boudet reported that the City Council had adopted the North Downtown Subarea Plan on October 14, 2014, completing the process for the development of three subarea plans for Downtown Tacoma (i.e., South Downtown, Hilltop, and North Downtown). He expressed appreciation to the Commission for being fully engaged in the subarea planning process.

Commissioner Wambach asked to be excused from the November 19th meeting, and Commissioner Thompson from the December 5th meeting.

F. Adjournment:

The meeting was adjourned at 5:37 p.m.



City of Tacoma
Planning and Development Services

**Agenda Item
D-1**

To: Planning Commission
From: Reuben McKnight, Historic Preservation Officer
Planning Services Division
Subject: **Historic Preservation Program Update**
Date of Meeting: November 5, 2014
Date of Memo: October 29, 2014

At the Planning Commission's meeting on November 5, 2014, staff will provide an update on the City's Historic Preservation Program, including recent and planned program enhancements, significant historic reuse and/or rehabilitation projects, the operation of the Landmarks Preservation Commission, upcoming events, and other issues of interest.

We will introduce Lauren Hoogkamer, the newly hired Historic Preservation Coordinator, who will be the primary point of contact and organizer of historic preservation programming, as well as providing support and technical guidance to the Landmarks Preservation Commission.

We will also provide a heads-up regarding the proposed designation of the West Slope Historic Conservation District and the associated key issues, outreach efforts, and timeline. The Commission will have an opportunity to provide feedback.

Attached for your information is a brief summary sheet of the West Slope Neighborhood Conservation District proposal.

For more information about Historic Preservation in Tacoma, please visit the following website: <http://www.cityoftacoma.org/cms/One.aspx?portalId=169&pageId=3402>, or contact me at 591-5220 or reuben.mcknight@cityoftacoma.org.

Attachment

c: Peter Huffman, Director

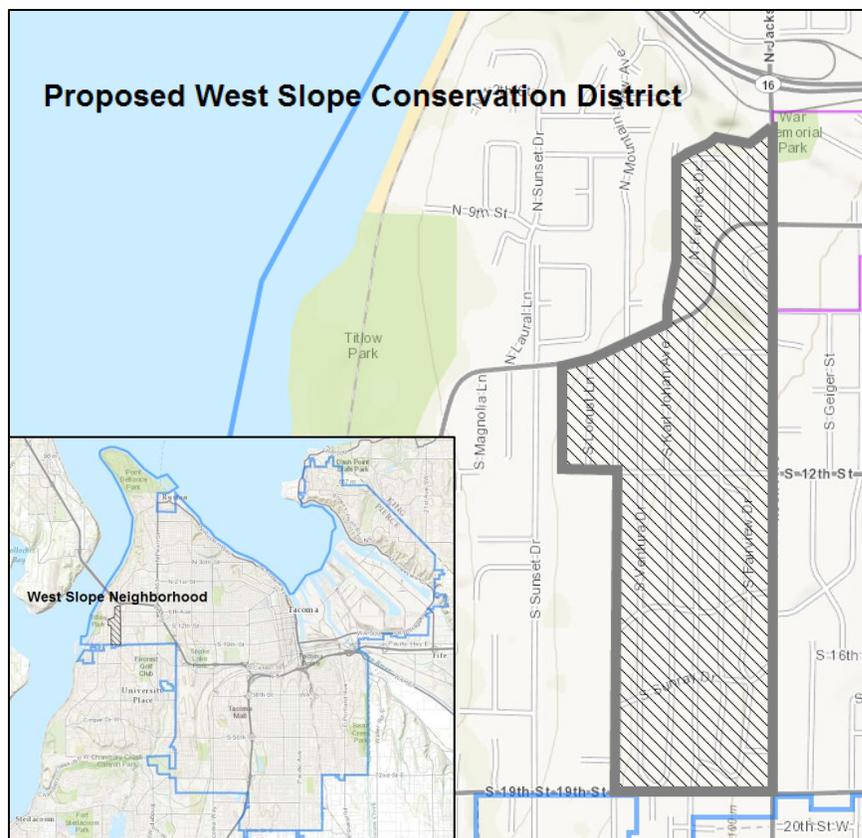
Proposed West Slope Neighborhood Conservation District

BACKGROUND

The West Slope Neighborhood Coalition is proposing to establish a conservation district overlay in the West End area of Tacoma.

About the Neighborhood

- The West Slope Neighborhood consists of four plats and was initially established in 1941. The proposed conservation district includes approximately 279 homes and 286 lots, constructed predominantly during the 1940s through the 1960s. Most houses are simple 2 story homes (the lower floor being a daylight basement) located on their lots to maximize views of the Tacoma Narrows.
- In order to preserve the neighborhood's views and character, the original developer established covenants placing restrictions on the design and construction of homes within the plats.
- The neighborhood association has faced difficulty enforcing or amending the covenant restrictions, resulting in teardowns, out of scale development, and view disputes. Consequently, they are seeking a land-use based approach to resolve these issues.



Proposed West Slope Neighborhood Conservation District

History of the Proposal

- In 2007, at the request of the West Slope Neighborhood Coalition, former Mayor Bill Baarsma and the City Council provided funding to the Historic Preservation Program to conduct a study of the feasibility of creating a new midcentury historic district in the West Slope Neighborhood.
- In 2009, the consultant retained by the City released a report that recommended not designating a historic district in the neighborhood, due to lack of historic integrity and lack of neighborhood consensus. The report recommended revising the City’s “conservation district overlay” to allow for standalone conservation districts.
- In 2011, with the support of the neighborhood, the City modified both the comprehensive plan and regulatory code to allow the conservation district overlay to be used as a standalone district (previously it was only used as a buffer zone around historic districts).
- The neighborhood retained a consultant to develop an application to become a conservation district and formally submitted a proposal and application for Area-Wide Rezone in December, 2013.



About Conservation Districts

General Information

A conservation district is an overlay zone that is designed to protect historic neighborhood character, when a neighborhood either lacks the integrity to qualify as a historic district or doesn’t desire the requirements that come with a historic district.

The objective of a conservation district is to protect a neighborhood from unnecessary demolition, inappropriate new construction, and inappropriate additions. Unlike in a historic district, design review is not required for most exterior alterations to buildings.

Proposed West Slope Neighborhood Conservation District

Criteria for Conservation District Designation

Conservation districts must meet the criteria for suitability and historic significance within the municipal code (TMC 13.07.040). The prevailing age of the structures within the proposed district must be 50 years or greater, and the area must be geographically distinct and possess a “clearly established existing character related to historical development patterns or the overall appearance of building types in a defined period of time.”

The following are the criteria for determining the suitability of a conservation district for a neighborhood:

- a. Appropriate documentation of eligibility is readily available. Survey documentation is already prepared or could be easily prepared by an outside party in a timely manner; and
- b. For proposed conservation districts, preliminary analysis indicates that the area appears to have a distinctive character that is desirable to maintain; and
- c. A demonstrated substantial number of property owners appear to support such a designation, as evidenced by letters, petitions or feedback from public workshops; and
- d. Creation of the district is compatible with and supports community and neighborhood plans; or
- e. The area abuts another area already listed as a historic district or conservation district; or
- f. The objectives of the community cannot be adequately achieved using other land use tools.

The following are the criteria for determining the historic eligibility/significance of a potential conservation district:

- a. The area is part of, adjacent to, or related to an existing or proposed historic district or other distinctive area which should be redeveloped or preserved according to a plan based on a historic, cultural, or architectural motif; or
- b. It possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.
- c. Although it shall possess historic character based upon an intact development pattern and a prevailing historic architectural character expressed through its assemblage of buildings, a Conservation District is not required to meet the criteria for landmark designation as outlined above.

Boundaries for a Conservation District

The municipal code states that the boundaries should be based on a definable geographic area based upon age, building types, density, and historical development patterns to the extent feasible.

Effects of Designation

In general, a conservation district has less of an effect on property owners within the district than the effect of a historic district. Per TMC 13.05.047, design review within a conservation district is required only for 1) construction of a new building, or 2) an addition to an existing building. Approval from the Landmarks Preservation Commission is also required for demolition of an existing building. Lastly, properties within a conservation district do not qualify outright for the Special Tax Valuation incentive – to qualify for the program, a property within a conservation district must be designated by City Council individually.

Proposed West Slope Neighborhood Conservation District

When a conservation district is established, the Landmarks Preservation Commission must adopt design guidelines to review the appropriateness of projects that are subject to review. The guidelines must address, where applicable, height, scale, massing, exterior cladding and materials, building form and shape, roof shape, fenestration patterns and window materials, architectural details, additions, parking, main entrances, rhythm of openings, accessory structures, streetscape and sustainable design.

KEY ISSUES/NEXT STEPS

To evaluate this proposal, the Commission will need to focus on several key areas:

1. Eligibility. Does the West Slope Neighborhood, based on the criteria in the municipal code and the overall character of the area, appear to meet the requirements for the establishment of a conservation district? This includes both the appropriateness of the conservation district overlay as a tool to address neighborhood concerns as well as the criteria for determining historic significance.
2. Are the proposed regulations suitable or adequate for a conservation district based on the municipal code definition?

Review Process and Schedule

The initial step is review by the Landmarks Preservation Commission to consider the merits of the proposal in terms of designation criteria, followed by Planning Commission review and finally, review by City Council.

Tentative Schedule

May – Jan 2014	Landmarks Commission Review <ul style="list-style-type: none">• Neighborhood wide announcement of proposal• Two public Q&A sessions TBA• Landmarks Commission site visit/tour TBA
Jan - Feb 2014	Landmarks Commission Public Hearing
Feb – Apr 2015	Planning Commission Review
May 2015	Planning Commission Public Hearing
July 2015	City Council



City of Tacoma
Planning and Development Services

Agenda Item
D-2

To: Planning Commission
From: Elliott Barnett, Planning Services Division
Subject: **Marijuana Regulations (Permanent)**
Meeting Date: November 5, 2014
Memo Date: October 30, 2014

At the next meeting on November 5, 2014, the Planning Commission will review preliminary provisions for permanent land use regulations concerning the production, processing and retail sale of recreational marijuana. The City Council has directed staff and the Planning Commission to develop recommendations to replace the interim regulations currently in place. This item is on an accelerated schedule.

The current interim regulations were enacted in November 2013, effective for one year through November 2014, in response to the voter approved Initiative 502. The City Council recently extended the interim regulations for six months, through May 2015 (per Ordinance No. 28250, adopted on September 30, 2014), to allow adequate time for the City to evaluate the operations and impacts of the licensed marijuana businesses and for the State to rectify the outstanding problems with the existing, largely unregulated medical marijuana system. The City Council also expressed the imminent need and desire to replace the interim regulations with enhanced, permanent regulatory provisions.

At the October 15th meeting, the Commission provided initial direction on code changes, and requested additional information regarding potential distribution and buffering requirements, as well as more perspective on how existing marijuana facilities are functioning.

Attached to facilitate the Commission's review and discussion on November 5th are an updated summary of key issues along with preliminary recommendations for code changes, a preliminary draft of **TMC 13.06.565 Marijuana Businesses**, and an updated map illustrating the locations of current and pending recreational marijuana locations as well as potential distribution and buffering modifications. If you have any questions, please contact me at 591-5389 or elliott.barnett@cityoftacoma.org.

Attachments

c: Peter Huffman, Director

Attachment 1

Recreational Marijuana Land Use Regulations Key issues & first review of preliminary code changes

November 5th, 2014

SCOPE OF WORK: Develop permanent land use regulations governing Recreational Marijuana uses.

SEE OCTOBER 15TH PACKET FOR PROJECT SCHEDULE

CURRENT INTERIM REGULATIONS: Effective November 2013 to May 2015

Purposes, Key Provisions & Licensing Status:

SEE OCTOBER 15TH PACKET

KEY ISSUES:

Planning Commission direction and questions from October 15th meeting:

- Most pressing issues relate to Medical marijuana
- The Interim Marijuana Uses code governing marijuana production, processing and retail, functions fairly well as is
 - It is still early to identify potential changes, given that the first marijuana facilities have only just been licensed
 - Additional changes should be considered once any potential impacts or concerns are identified
 - While recognizing that state law and prior Council actions direct that marijuana uses will be regulated in a specific manner, the Commission in general holds that it is the will of the voters to normalize marijuana-related uses, treating them generally similar to other similar land uses
 - It is important that the City's permanent regulations are in place and are well-founded, in preparation for potential state action on medical marijuana activities
- Given these considerations, some refinements could be considered to the Interim Code, including the following:
 1. Make it abundantly clear that new marijuana uses must comply with City requirements
 2. Consider adding new land uses requiring the 1,000 foot buffer (potentially including homeless shelters, other land uses that cater to children?)
 3. Consider distribution requirements between retail marijuana establishments
 4. Consider methods to provide notice of new retail marijuana license applications, however the approach should not create a false impression that citizens can prevent such uses from locating where they are permitted
- Other than these items, consideration may be given to other code changes if impacts are identified through the public process
 - Potential issues include parking, hours of operation

Attachment 1

- The Commission requested further information on
 - The current distribution of recreational marijuana uses and on where such uses are permitted
 - Any issues or concerns identified related to currently active marijuana-related uses

Discussion & Analysis:

- Marijuana Industry Locations Map updated (see Attachment 3)
 - To include changes in the locations of buffered activities (changes resulted from opened, closed, newly identified buffered activities)
 - To remove Family Daycares from the map (only Child Care Centers are required to be buffered per the statute)
 - To depict homeless shelter locations and potential 1,000 foot buffers
 - To depict a potential 500, 1000 and 1500 foot retail distribution requirement
- Public notice:
 - The Washington State Liquor Control Board (WSLCB) licensing process does provide some notice, however it is not geographically-based (no notice to neighbors is provided)
 - See <http://www.liq.wa.gov/records/frequently-requested-lists>
 - Should the Commission decide to create a notice process, potential methods include:
 - Through a new land use process (options include conditional use, administrative review processes)
 - Through a regulatory business license approach
- Performance/complaints to date in regards to recreational marijuana facilities
 - No official complaints/enforcement actions to date on recreational marijuana facilities
- Other issues and concerns expressed since the previous meeting
 - Concerns continue to be expressed about retail marijuana establishments locating in some business districts
 - Additional discussion has taken place in regards to protecting industrial land capacity for other (higher employment density) industrial activities
- Update on medical locations, enforcement approach
 - The most recent count identified about 60 medical cannabis locations
 - At the November 5th meeting, Code Enforcement staff will be present to speak to key issues that have been heard in regards to medical marijuana locations
 - The City's enforcement strategy is under consideration now, scheduled for finalization in December 2014

Attachment 2: Potential Code Updates (Planning Commission Nov. 5, 2014)

NOTE: Potential code changes/additions are shown in red

13.06.565 Marijuana Businesses.

A. Intent. In November 2012, Washington voters passed Initiative 502, which establishes precedent for the production, processing and retail sale of marijuana for recreational purposes. Pursuant to RCW 69.50, the State has adopted rules establishing a state-wide regulatory and licensing program for marijuana uses (WAC 314-55). It is therefore necessary for the City to establish local regulations to address such uses.

It is the intent of these regulations to ensure that such state-licensed uses are located and developed in a manner that is consistent with the desired character and standards of this community and its neighborhoods, minimizes potential incompatibilities and impacts, and protects the public health, safety and general welfare of the citizens of Tacoma.

Recognizing the voter-approved right to establish certain types of marijuana businesses, it is also the intent of these regulations to provide reasonable access to mitigate the illicit marijuana market and the legal and personal risks and community impacts associated with it.

B. Applicability. The provisions of this Section shall apply city-wide. The specific development standards provided in this Section shall be in addition to the zoning and development standards generally applicable to the proposed use and the relevant zoning district.

POTENTIAL ADDITION: All new licensed recreational marijuana facilities must comply with the provisions of this section.

1. No use that purports to be a marijuana producer, processor or retailer, as defined and regulated herein and in WAC 314-55, that was engaged in that activity prior to the enactment of this ordinance shall be deemed to have been a legally established use or entitled to claim legal non-conforming status.

2. For purposes of this Section and the standards applicable to state-licensed recreational marijuana uses, the terms and definitions provided in WAC 314-55 shall generally apply unless the context clearly indicates otherwise.

POTENTIAL ADDITION: Create a notice requirement. This could consist of a new discretionary or administrative land use process; or, could be enacted through a new regulatory business license approach.

C. Standards.

1. Marijuana uses (marijuana producer, marijuana processor, and marijuana retailer) shall only be permitted as allowed under RCW 69.50 and WAC 314-55.

2. Marijuana uses shall only be allowed within the City of Tacoma if appropriately licensed by the State of Washington and the City of Tacoma, and operated consistent with the requirements of the State and all applicable City ordinances, rules, requirements and standards.

3. Marijuana uses shall only be allowed in those zoning districts where it is specifically identified as an allowed use (see the zoning district use tables, Sections 13.06.100, -.200, -.300, and -.400 and Chapter 13.06A).

4. Marijuana uses shall be designed to include controls and features to prevent odors from travelling off-site and being detected from a public place, the public right-of-way, or properties owned or leased by another person or entity.

5. Marijuana retail uses shall not include drive-throughs, exterior, or off-site sales.

6. In accordance with WAC 314-55-147, marijuana retail uses shall not be open to the public between the hours of 12 a.m. and 8 a.m.

POTENTIAL MODIFICATION: Hours of operation for retail establishments could be further limited.

7. Signage and advertising shall be allowed only in accordance with the standards set forth in TMC Sections 13.06.520 - .522, the additional standards set forth in WAC 314-55, and any other applicable standards or requirements.

8. Displays against or adjacent to exterior windows shall not include marijuana or marijuana paraphernalia.

9. Location requirements.

a. As provided in RCW 69.50.331 and WAC 314-55-050, marijuana uses shall not be allowed to locate within 1,000 feet of public parks, playgrounds, recreation/community centers, libraries, child care centers, schools, game arcades, and public transit centers. For purposes of this standard, these uses are as defined in WAC 314-55.

b. Marijuana retail uses shall not be allowed to locate within 1,000 feet of correctional facilities, court houses, drug rehabilitation facilities, substance abuse facilities, and detoxification centers.

POTENTIAL ADDITION: Add homeless shelters, or other sensitive uses to this list.

c. The methodology for measuring the buffers outlined above in subsections 9.a and 9.b. shall be as provided in WAC 314-55.

d. It shall be the responsibility of the owner or operator of the proposed state-licensed marijuana use to demonstrate and ensure that a proposed location is not within one of the buffers outlined above in subsections 9.a and 9.b.

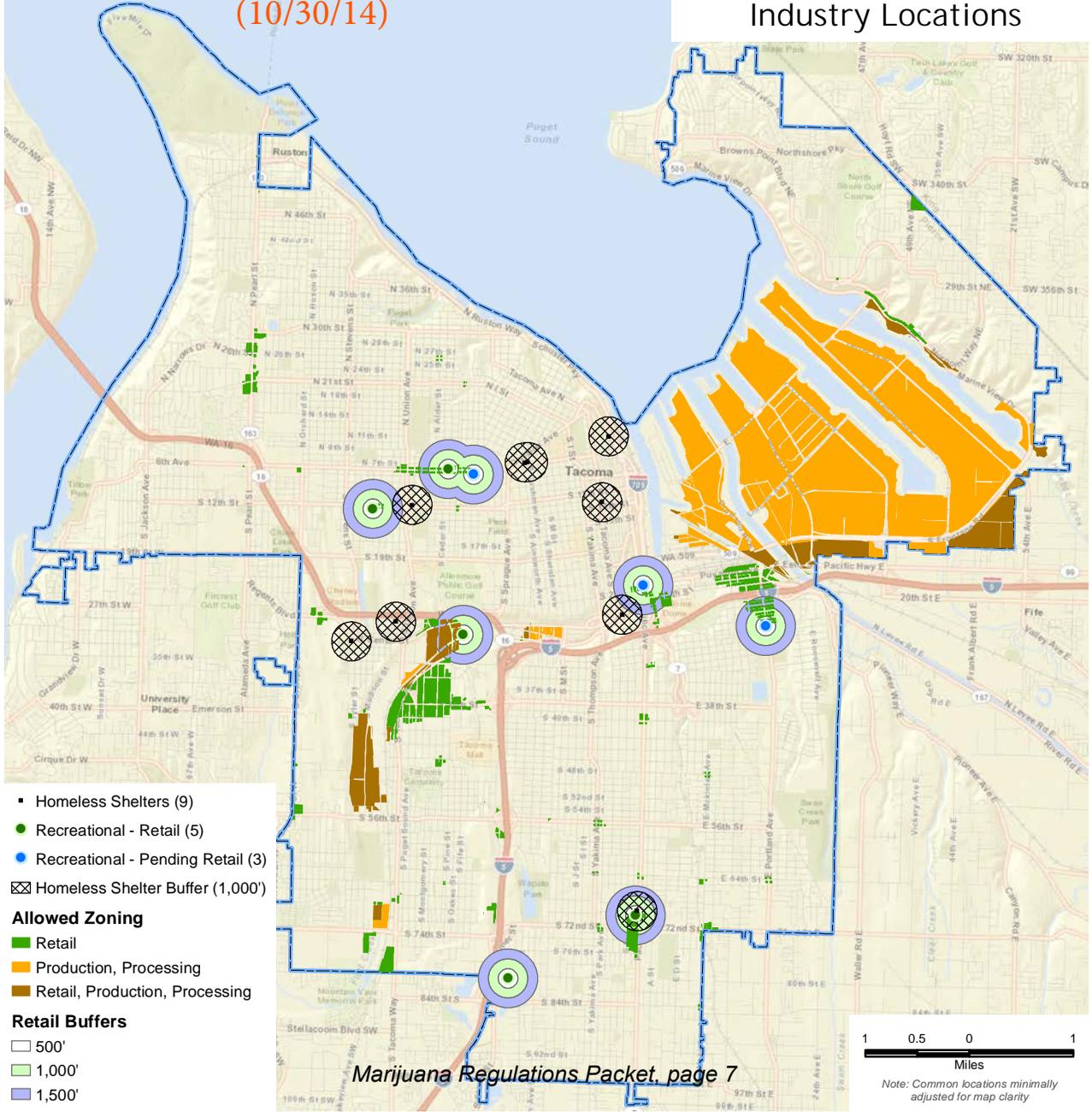
e. An existing nonconforming use located within a zoning district that would otherwise not permit marijuana uses, such as an old convenience store in a residential district, shall not be allowed to convert to a marijuana use.

POTENTIAL ADDITION: New retail marijuana establishments must meet a minimum distribution requirement from existing retail establishments. Potential distribution requirement: 500 feet, 1000 feet, 1500 feet, other...

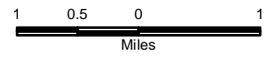


Att. 3: Map Update (10/30/14)

Tacoma Marijuana Industry Locations



- Homeless Shelters (9)
 - Recreational - Retail (5)
 - Recreational - Pending Retail (3)
 - ⊠ Homeless Shelter Buffer (1,000')
- Allowed Zoning**
- Retail
 - Production, Processing
 - Retail, Production, Processing
- Retail Buffers**
- 500'
 - 1,000'
 - 1,500'



Note: Locations minimally adjusted for map clarity



City of Tacoma
Planning and Development Services

**Agenda Item
D-3**

To: Planning Commission
From: Stephen Atkinson, Associate Planner, Planning Services Division
Subject: **Land Use Designations – Phase 2**
Meeting Date: November 5, 2014
Memo Date: October 29, 2014

In 2013, the Planning Commission recommended and the City Council approved, Phase 1 of an overhaul of the City's land use designations, establishing a framework to shift from a development "intensity" concept to a scheme based on more traditional and understandable land use categories. The proposed new land use designation framework will provide the ability for policy-makers and the community to clearly express the overarching goals and intended character for the various areas while maintaining some of the important flexibility that the existing intensity scheme provides.

The second phase, currently in process, involves complete incorporation of the new framework into the Comprehensive Plan. This will necessitate a comprehensive review of the existing and proposed land use patterns against the new designation framework, as well as substantial re-designation of properties in the City based on the new framework. Based on comments and questions received at the discussion on August 20, 2014, on November 5, it is staff's intent to provide the Commission with a "big picture" presentation on the following topics:

1. Purpose and use of the Generalized Land Use Map
2. Corresponding zoning and maintaining use flexibility
3. General principles for applying the new designation system
4. Overview of the scope of changes being considered

Attached is an excerpt from the Growth Strategy and Development Concept Element of the Comprehensive Plan which includes the Generalized Land Use Map, a chart depicting the relationship between the intensity designations, designated mixed-use and manufacturing/industrial centers and zoning classifications, as well as the framework for applying the new designation classifications. A zoning reference guide may be found at http://cms.cityoftacoma.org/Planning/Zoning_booklet_FINAL.pdf, which provides a general overview of each of the City's zoning districts. If you have any questions, please contact me at (253) 591-5531 or satkinson@cityoftacoma.org.

Attachement

c. Peter Huffman, Director

Section VIII – Shoreline

The city's shoreline areas provide great social, ecological, recreational, cultural, economic and aesthetic value, both at the local and regional level. It is the community's intent to use the full potential of these areas in a manner that is both ordered and diversified, supports the community's ability to enjoy the water and the unique setting it creates, and which integrates water and shoreline uses while achieving a net gain of ecological functions. In addition, these areas are intended to balance the overarching goals outlined in the State Shoreline Management Act:

- To ensure an adequate land supply for water-dependent uses;
- To promote and enhance the public's opportunities to access and enjoy the water; and
- To protect and preserve natural resources.

This designation includes areas that support deepwater port and industrial sites, habitat for a variety of fish and wildlife, archaeological and historical sites, open space, recreation and community activities, and some commercial and residential development. Recognizing the limited nature of this important resource, use and development of the shoreline areas must be carefully planned and regulated to ensure that these values are maintained over time.

The Shoreline Master Program has been developed to provide additional and more detailed policy direction regarding the city's shoreline areas, along with specific zoning and development standards. The Shoreline Master Program utilizes a system of "environment designations" which further guide the character, intensity and use of individual shoreline segments. These classifications include Natural, Shoreline Residential, Urban Conservancy, High Intensity, Aquatic, and Downtown Waterfront and are based on the existing development patterns, natural capabilities and goals and aspirations of the community for its shoreline areas.

Section IX – Generalized Land Use Plan Map

The *Generalized Land Use Plan Map* applies the *Concentrations and Corridors – Designated Centers* concept and its components. The land use intensity and centers configuration shown would allow for a population of about 300,000 to 350,000, if fully developed. This estimate is based on past trends, future projections, and certain assumptions and is not an absolute number.

The *Generalized Land Use Plan Map* illustrates the City's intended future land use pattern through the geographic distribution of three levels of land use intensities, the designation of mixed-use and manufacturing/industrial centers, as well as shoreline and single-family detached designations. This illustrated form was a result of analysis of the development concept, existing land use and zoning, development trends, anticipated land use needs and desirable growth and development goals. Various types of zoning and land use may be permitted within each of the intensity areas. The focus on intensities of land use supports the belief that perceived nuisances, impacts and other concerns are to a significant degree a product of the intensity of land use rather than the type of land use. The *Generalized Land Use Plan Map* is not a land use map in the normal sense in that it does not differentiate between the various uses of land, but rather depicts the intended future development pattern through the geographic distribution of three levels of land use intensities. A fourth level for established single-family areas also is depicted on the map for areas that are predominately developed with single-family residences. The map is to be used in conjunction with the adopted policies of the Comprehensive Plan for any land use decision.

The designation and boundaries of the land use intensity areas, shoreline designation, and the designations and boundaries for the mixed-use and manufacturing/industrial centers are established by adoption of the Comprehensive Plan and amendments thereof. The *Generalized Land Use Plan Map* is the official land use map of the City, and is maintained as such by the Community and Economic

Development Department in an electronic format to facilitate its accurate use and implementation. The *Generalized Land Use Plan Map* depicted in this document, on a citywide basis and by Neighborhood Council area, is generated from the official, *Generalized Land Use Plan Map* electronic map file.

The *Generalized Land Use Plan Map* is intended to provide a firm basis for land use and zoning decisions. Policies should be considered and interpreted in accordance with the geographic characteristics of the mapped areas.

Areas of the city should develop and redevelop in accordance with the intensity configuration depicted on the *Map*. Generalized intensities have also been developed for Tacoma's urban growth areas. These designations are based on current information and reflect anticipated future patterns of development. However, as more detailed planning efforts take place, these urban growth area intensities may be modified. Land use intensities and a generalized intent for the City's urban growth area can be found in the Land Use chapter of this plan.

Development both in and out of the city should be consistent with these designations; however, in some instances lower intensity developments may occur in higher intensity areas. Some supporting reasons for such lower intensity development include physical site limitations, surrounding area characteristics, environmental constraints and prematurity of higher intensity development.

The boundaries of the intensity areas were located on the map based upon existing and proposed land use and zoning patterns. These boundaries often correspond with readily identifiable features such as freeways, streets, alleys, topographic breaks, land use changes, and other physical features normally associated with land use separation. Where no readily identifiable feature was available, a determination was made to locate the boundary edge to provide a logical separation and transition of intensity areas. The boundary edge could coincide with the boundary of a zoning classification, the pattern of adjacent development or the extension of an imaginary line representing the logical and desired pattern of future development.

It is recognized that some areas of the city may not be zoned to support the intensity levels shown on the map. Areas that may need to be rezoned will undergo separate study to determine the appropriate zone changes. The Planning Commission or City Council will normally initiate these studies with the actual zone changes accomplished by established area-wide rezoning procedures. Private property owners or developers also may initiate rezone requests. Such requests must be consistent with the *Generalized Land Use Plan Map* and adopted policies of the Comprehensive Plan and will be subject to appropriate development controls as determined in established site specific rezone procedures.

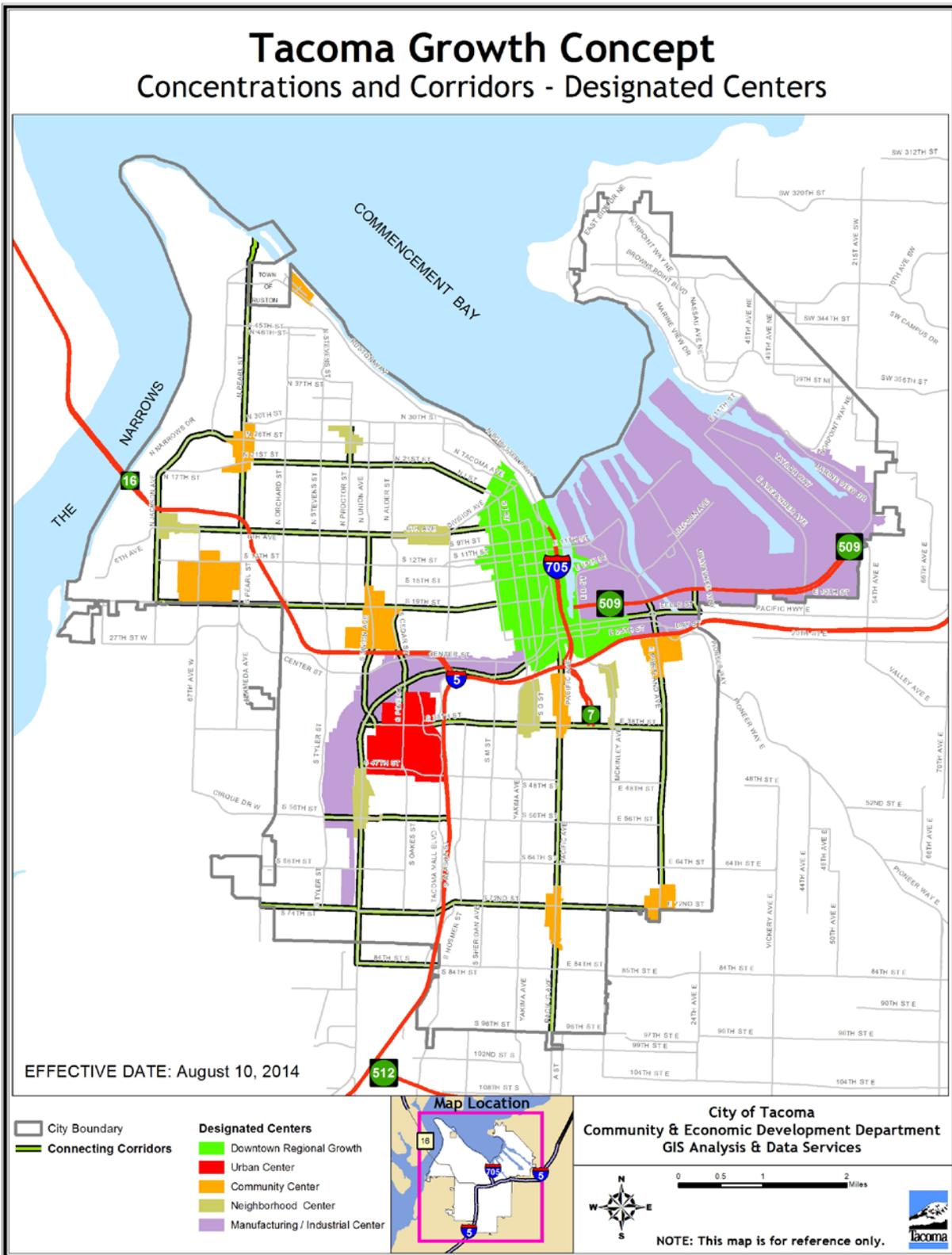
The following chart depicts the relationship between intensity designations, designated mixed-use and manufacturing/industrial centers and zoning classifications. Some zoning classifications may be appropriate in more than one intensity designation.

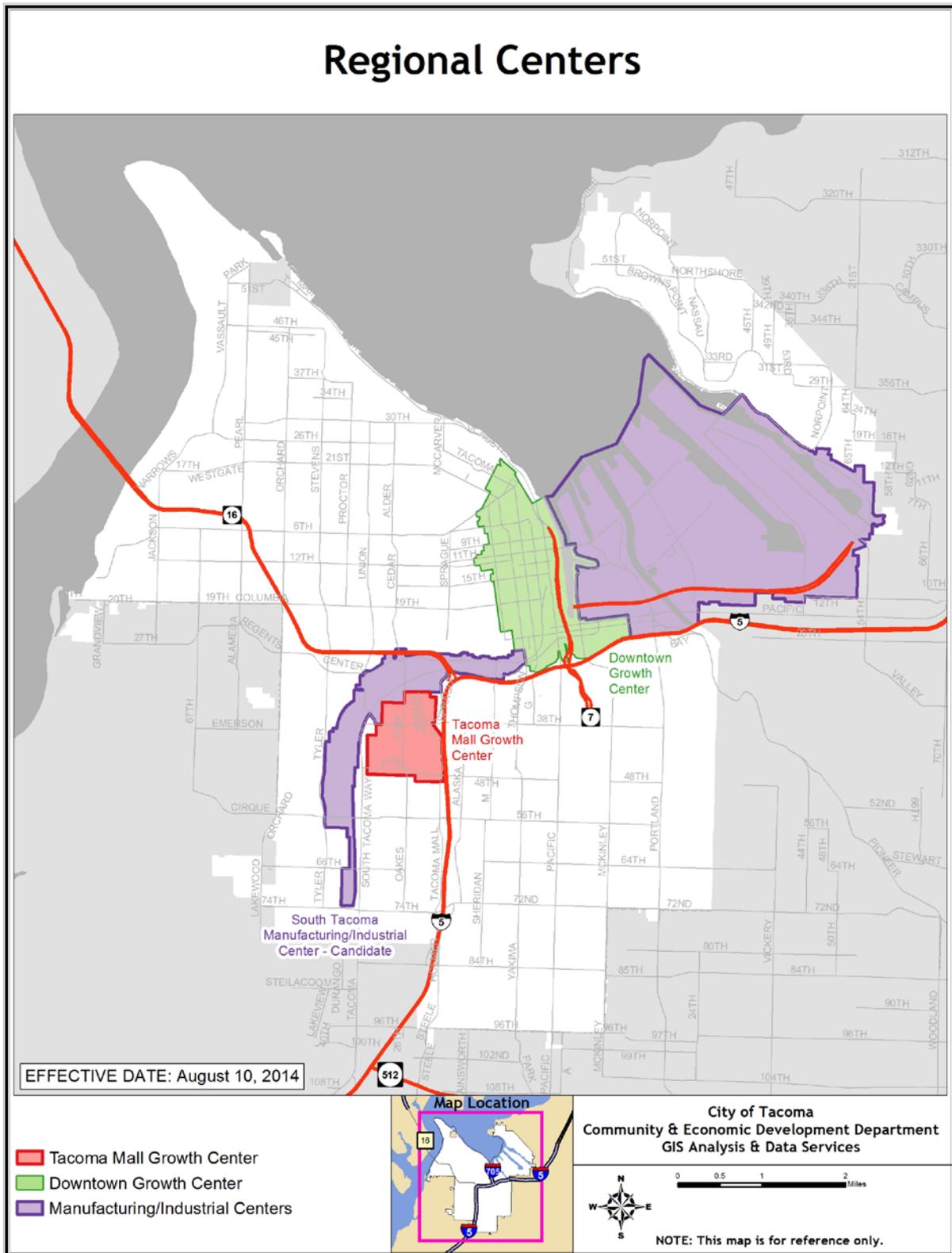
(Chart shown on next page)

Relationship of Comprehensive Plan Designations and Zoning Classifications

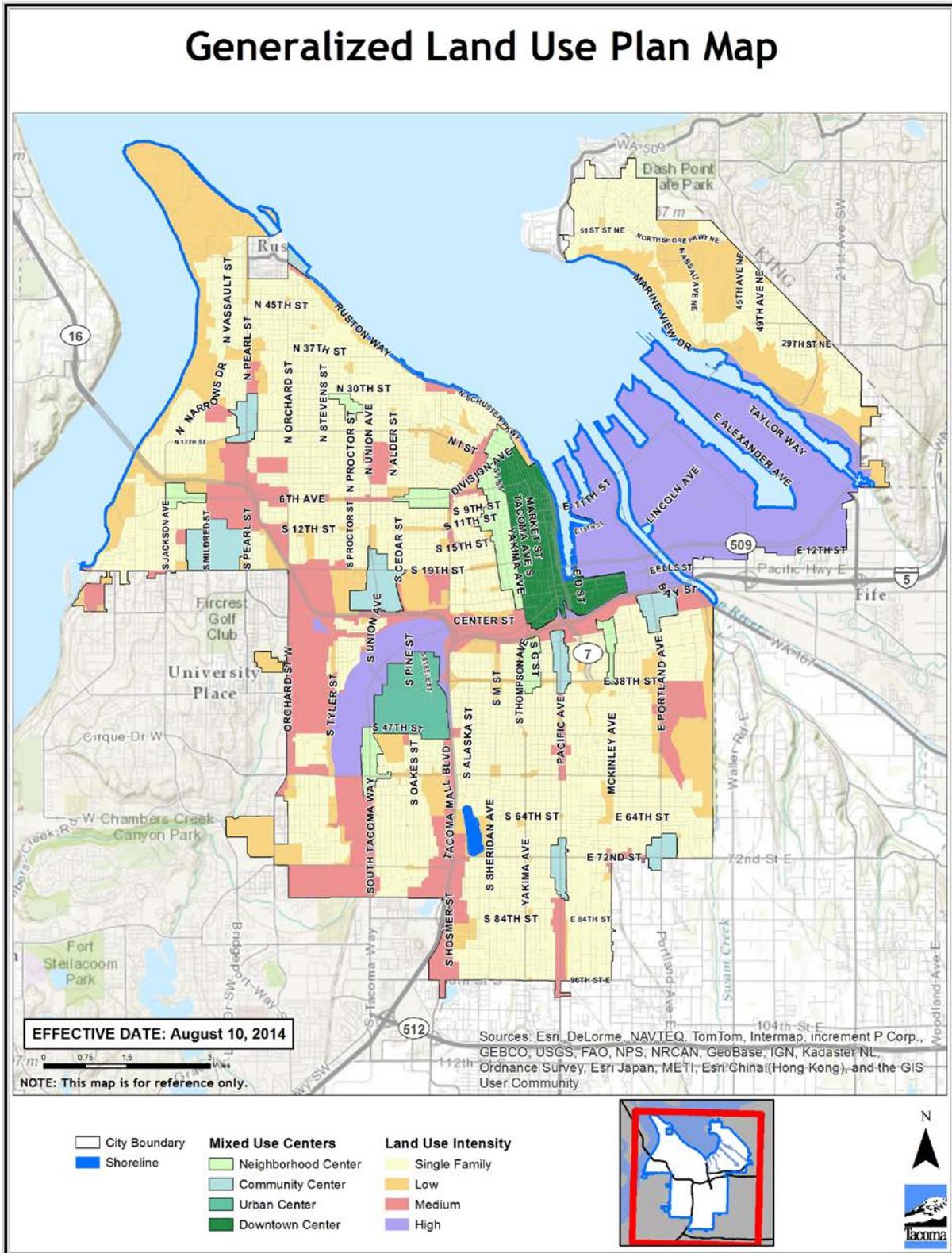
Comprehensive Plan Designations	Typical Zoning Classifications*	
High Intensity	R-5 HM	Multiple Family Dwelling District Hospital Medical District
Medium Intensity	R-4L R-4 C-2 PDB M-1 M-2	Low-Density Multiple Family Dwelling District Multiple Family Dwelling District General Community Commercial District Planned Development Business District Light Industrial District Heavy Industrial District
Low Intensity	R-3 R-4L HMR-SRD T C-1	Two Family Dwelling District Low-Density Multiple Family Dwelling District Historic Mixed Residential District Transitional District General Neighborhood Commercial District
Single Family Detached Housing Area	R-1 R-2 R-2SRD	One-Family Dwelling District One-Family Dwelling District Residential Special Review District
Downtown Mixed-Use Center	DR DMU WR DCC UCX-TD	Downtown Residential Downtown Mixed-Use Warehouse Residential Downtown Commercial Core Urban Center Mixed-Use District – Tacoma Dome
Urban Mixed-Use Center	UCX RCX URX	Urban Center Mixed-Use District Residential Commercial Mixed-Use District Urban Residential Mixed-Use District
Community Mixed-Use Center	CCX RCX HMX URX	Community Commercial Mixed-Use District Residential Commercial Mixed-Use District Hospital Medical Mixed-Use District Urban Residential Mixed-Use District
Neighborhood Mixed-Use Center	NCX RCX CIX HMX URX NRX	Neighborhood Commercial Mixed-Use District Residential Commercial Mixed-Use District Commercial Industrial Mixed-Use District Hospital Medical Mixed-Use District Urban Residential Mixed-Use District Neighborhood Residential Mixed-Use District
Manufacturing / Industrial Center	PMI M-2 M-1	Port Maritime and Industrial District Heavy Industrial District Light Industrial District
Shoreline	S1 – S14	Shoreline Zoning Districts

* This chart does not include overlay zoning districts. Other zoning classifications may be present in the designated areas due to a number of factors including non-conforming use rights.





Generalized Land Use Plan Map



Plot Date: 7/23/2014

File Name: \\Geobase-win\CED\GADS\R2014\R298\GLUP.mxd

Created By: CEDD, GIS ANALYSIS & DATA SERVICES

Appendix

Comprehensive Plan Land Use Designation Framework

The City has embarked on a multi-phase, multi-year project intended to revise and update the Comprehensive Plan's land use designation approach, from the *Land Use Intensities* system to a more simplified and easily understood classification system.

The first phase has been accomplished as part of the 2013 Annual Amendment to the Comprehensive Plan adopted by the City Council on June 25, 2013, per Ordinance No. 28158.

This first phase amended the Growth Strategy and Development Concept Element of the Comprehensive Plan by:

1. Creating separate land use designations for the four different types of mixed-use centers (neighborhood, community, urban and downtown);
2. Adding a new land use designation for Shoreline areas;
3. Modifying the land use designation for properties within the mixed-use centers and shoreline areas based on these new designations (effectively removing the “underlying” intensity designations in these areas, recognizing the more detailed and specific policy guidance already provided for the shoreline areas and mixed-use centers); and
4. Creating a new land use designation framework to guide subsequent phases of the project, including a comprehensive review of the land use patterns and substantial redesignation of properties in the City. The new Comprehensive Plan Land Use Designation Framework includes the following designations:
 - Single-Family Residential
 - Multi-Family (low-density)
 - Multi-Family (high-density)
 - Neighborhood Commercial
 - General Commercial
 - Downtown Mixed-Use Center
 - Urban Mixed-Use Center
 - Community Mixed-Use Center
 - Neighborhood Mixed-Use Center
 - Light Industrial
 - Heavy Industrial
 - Parks and Open Space
 - Shoreline

The following chart outlines the Comprehensive Plan Land Use Designation Framework, along with the general intent statement for each of the designations and the corresponding zoning classifications that would commonly fit within each plan designation.

Comprehensive Plan Land Use Designations	Corresponding Zoning
<p>Single Family Residential</p> <p>Qualities associated with single-family residential neighborhoods that are desirable include: low noise levels, limited traffic, large setbacks, private yards, small scale buildings, and low-density development. Much of the city's land is strongly committed to single-family development and has been determined to be deserving of special protection from incompatible land uses. Community facilities, such as parks, schools, day cares, and religious facilities are also desirable components of single-family neighborhoods. Limited allowances for other types of residential development are also provided with additional review to ensure compatibility with the desired, overarching single-family character.</p>	<p>R-1 Single-Family Dwelling District R-2 Single-Family Dwelling District R-2SRD Residential Special Review District</p>
<p>Multi-Family (low-density)</p> <p>This district enjoys many of the same qualities as single-family neighborhoods such as low traffic volumes and noise, larger setbacks, and small-scale development, while allowing for multi-family uses and increased density (generally up to 15 dwelling units/net acre) along with community facilities and institutions. The Multi-Family (low-density) district can often act as a buffer between the single-family designation and the greater density and higher intensity uses that can be found in the Multi-Family (high density designation) or commercial or mixed-use designations.</p>	<p>R-3 Two-Family Dwelling District R-4L Low-Density Multiple-Family Dwelling District HMR-SRD Historic Mixed Residential Special Review District</p>
<p>Multi-Family (high-density)</p> <p>This designation allows for a wide range of residential housing types at medium and higher density levels, along with community facilities and institutions, and some limited commercial uses and mixed-use buildings. It is characterized by taller buildings, higher traffic volumes, reduced setbacks, limited private yard space, and greater noise levels. These areas are generally found in the central city and along major transportation corridors where there is increased access to public transportation and to employment centers.</p>	<p>R-4 Multiple-Family Dwelling District R-5 Multiple-Family Dwelling District</p>
<p>Neighborhood Commercial</p> <p>This designation is characterized primarily by small-scale neighborhood businesses with some residential and institutional uses. Uses within these areas have low to moderate traffic generation, shorter operating hours, smaller buildings and sites, and less signage than general commercial or mixed-use areas. There is a greater emphasis on small businesses and development that is compatible with nearby, lower intensity residential areas.</p>	<p>C-1 General Neighborhood Commercial District T Transitional District</p>

Comprehensive Plan Land Use Designations	Corresponding Zoning
<p>General Commercial</p> <p>This designation encompasses areas for medium to high intensity commercial uses which serves a large community base with a broad range of larger scale uses. These areas also allow for a wide variety of residential development, community facilities, institutional uses, and some limited production and storage uses. These areas are generally located along major transportation corridors, often with reasonably direct access to a highway. This designation is characterized by larger-scale buildings, longer operating hours, and moderate to high traffic generation.</p>	<p>PDB Planned Development Business District</p> <p>HM Hospital Medical District</p> <p>C-2 General Community Commercial District</p>
<p>Downtown Mixed-Use Center</p> <p>The downtown center is the highest concentration of urban growth found anywhere in the city. It is the focal point for the city, the center of government, cultural, office, financial, transportation and other activities. This variety of day and night activities attracts visitors from throughout the city and region. The interstate freeway, major arterials, provides access and the center has both local and regional transit connections. Larger, often historic, buildings fronting on the sidewalk characterize the area. Pedestrian orientation is high. Parking is found along the street and within structures.</p>	<p>DR Downtown Residential District</p> <p>DMU Downtown Mixed-Use District</p> <p>WR Warehouse/Residential District</p> <p>DCC Downtown Commercial Core District</p> <p>UCX-TD Downtown Mixed-Use District</p>
<p>Urban Mixed- Use Center</p> <p>The urban center is a highly dense self-sufficient concentration of urban development. Buildings can range from one to twelve stories and activity is greater than in most areas of the city. It is an area of regional attraction and a focus for both the local and regional transit systems. Many major city arterials connect to the urban center and nearby freeway access is present. Parking is provided both in surface lots and within structures. Internal streets and pathways provide connections among the developments within the center.</p>	<p>UCX Urban Center Mixed-Use District</p> <p>RCX Residential Commercial Mixed-Use District</p> <p>URX Urban Residential Mixed-Use District</p>
<p>Community Mixed- Use Center</p> <p>The community center is a concentration of commercial and/or institutional development that serves many nearby neighborhoods and generally includes a unique attraction that draws people from throughout the city. Some residential development may already be present, and there is a goal to have more residential development. It is directly accessible by arterials and local transit. Pedestrian accessibility is important within the center, but because of its focus on larger scale commercial development, the community center continues to provide for automobile parking, preferably within structures.</p>	<p>CCX Community Commercial Mixed-Use District</p> <p>RCX Residential Commercial Mixed-Use District</p> <p>HMX Hospital Medical Mixed-Use District</p> <p>URX Urban Residential Mixed-Use District</p>

Comprehensive Plan Land Use Designations	Corresponding Zoning
<p>Neighborhood Mixed- Use Center</p> <p>The neighborhood center is a concentrated mix of small- to medium-scale development that serves the daily needs of center residents, the immediate neighborhood, and areas beyond. Development contains a mix of residential and commercial uses, and the majority of parking is provided within structures. Buildings are generally up to six stories along the commercial corridors, up to three stories at the periphery of the centers near single-family districts, and up to four stories in areas between the core and the periphery. They are designed with a compatible character to adjacent residential neighborhoods. The design of the neighborhood center encourages pedestrians and bicyclists and its location on a major arterial makes it a convenient and frequent stop for local transit. The regional transit network also may directly serve some neighborhood centers.</p>	<p>NCX Neighborhood Commercial Mixed-Use District</p> <p>RCX Residential Commercial Mixed-Use District</p> <p>CIX Commercial Industrial Mixed-Use District</p> <p>HMX Hospital Medical Mixed-Use District</p> <p>URX Urban Residential Mixed-Use District</p> <p>NRX Neighborhood Residential Mixed-Use District</p>
<p>Light Industrial</p> <p>This designation allow for a variety of industrial uses that are moderate in scale and impact, with lower noise, odors and traffic generation than heavy industrial uses. This designation may include various types of light manufacturing and warehousing and newer, clean and high-tech industries, along with commercial and some limited residential uses. These areas are often utilized as a buffer or transition between heavy industrial areas and less intensive commercial and/or residential areas.</p>	<p>M-1 Light Industrial District</p>
<p>Heavy Industrial</p> <p>This designation is characterized by higher levels of noise and odors, large-scale production, large buildings and sites, extended operating hours, and heavy truck traffic. This designation requires access to major transportation corridors, often including heavy-haul truck routes and rail facilities. Commercial and institutional uses are limited and residential uses are generally prohibited.</p>	<p>M-2 Heavy Industrial District</p> <p>PMI Port Maritime & Industrial District</p>

Comprehensive Plan Land Use Designations	Corresponding Zoning
<p>Parks and Open Space</p> <p>This designation is intended to conserve and enhance open, natural and improved areas valuable for their environmental, recreational, green infrastructure and scenic character and the benefits they provide. The designation encompasses public and private parks and open space lands, with lands set aside for these purposes by the City of Tacoma and the Metropolitan Parks District forming the core of the designation. As more land is placed in conservation status by these agencies as well as other public and private entities, the extent of the designation will be expanded to include them.</p> <p>The designation supports Tacoma’s vision of an integrated parks and open space system that defines and enhances the built and natural environment, supports and nurtures plant and wildlife habitat, enhances and protects trees and the urban forest, preserves the capacity and water quality of the stormwater drainage system, offers recreational opportunities, and provides pedestrian and bicycle connections. Lands within this designation include both natural open space areas and active use parks and recreational areas. Natural open space is intended to be conserved and enhanced through habitat restoration and vegetation management to maximize its environmental and stormwater benefits, along with low-impact public access such as natural area trails and viewpoints, when appropriate. Parks and recreation lands are intended to provide opportunities for active recreation such as playfields and sports facilities, and urban amenities such as plazas, pocket parks and community gardens.</p> <p>Additional, more specific policy direction regarding these types of areas is contained within the Open Space Habitat and Recreation Element.</p>	<p>This designation is appropriate in all zoning classifications.</p>

Comprehensive Plan Land Use Designations	Corresponding Zoning
<p>Shoreline</p> <p>The city’s shoreline areas provide great social, ecological, recreational, cultural, economic and aesthetic value, both at the local and regional level. It is the community’s intent to use the full potential of these areas in a manner that is both ordered and diversified, supports the community’s ability to enjoy the water and the unique setting it creates, and which integrates water and shoreline uses while achieving a net gain of ecological functions. In addition, these areas are intended to balance the overarching goals outlined in the State Shoreline Management Act:</p> <ul style="list-style-type: none"> • To ensure an adequate land supply for water-dependent uses; • To promote and enhance the public’s opportunities to access and enjoy the water; and • To protect and preserve natural resources. <p>This designation includes areas that support deepwater port and industrial sites, habitat for a variety of fish and wildlife, archaeological and historical sites, open space, recreation and community activities, and some commercial and residential development. Recognizing the limited nature of this important resource, use and development of the shoreline areas must be carefully planned and regulated to ensure that these values are maintained over time.</p> <p>The Shoreline Master Program has been developed to provide additional and more detailed policy direction regarding the city’s shoreline areas, along with specific zoning and development standards. The Shoreline Master Program utilizes a system of “environment designations” which further guide the character, intensity and use of individual shoreline segments. These classifications include Natural, Shoreline Residential, Urban Conservancy, High Intensity, Aquatic, and Downtown Waterfront and are based on the existing development patterns, natural capabilities and goals and aspirations of the community for its shoreline areas.</p>	<p>S1 – S14 Shoreline Zoning Districts</p>