



- **Time & Location** – Please note that the meeting starting time has been changed from 5:00 p.m. to 5:30 p.m. and the location changed from Room 16 to Council Chambers.
- **Open House** – Staff will conduct an informational session from 4:30 to 5:30 p.m., in the Council Chambers, for interested citizens to learn more about the public hearing subject: 2019-2024 Capital Facilities Program Update.

AGENDA

MEETING: Special Meeting and Public Hearing

TIME: Wednesday, June 20, 2018, 5:30 p.m.

LOCATION: Council Chambers, Tacoma Municipal Building, 1st Floor
747 Market Street, Tacoma, WA 98402

A. Call to Order and Quorum Call

- Swearing-in of Commissioner Horne (newly appointed) and Santhuff and Waller (reappointed)

B. Approval of Agenda and Minutes

- Minutes – June 6, 2018

C. Public Comments

- Comments are accepted on all discussion items, except the subject of the public hearing, and are limited to 3 minutes per person.

D. Discussion Items

1. Public Hearing – 2019-2024 Capital Facilities Program Update

- **Description:** Conduct a public hearing to receive oral testimony; accept written comments through June 29, 2018; and conduct a debriefing immediately after the hearing to prepare for the follow-up discussion at the next meeting.
- **Action:** Public Hearing and Guidance
- **Staff Contact:** Lihuang Wung, 253-591-5682, lwung@cityoftacoma.org

2. 2019 Amendment to the Comprehensive Plan and Land Use Regulatory Code – Scope of Work

- **Description:** Complete the scoping and assessment process for the 2019 Amendment.
- **Action:** Approve Scope of Work
- **Staff Contact:** Stephen Atkinson, 253-591-5531, satkinson@cityoftacoma.org

3. Planning Commission Annual Report for 2017-2018

- **Description:** Review and approve the annual report that highlights the Commission's accomplishments between July 2017 and June 2018 and outlines the Work Program for 2018-2020.
- **Action:** Guidance and Approval
- **Staff Contact:** Lihuang Wung, 253-591-5682, lwung@cityoftacoma.org

(Continued on the Back)



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E. Communication Items

- (1) The Planning Commission's meeting on July 4, 2018 has been canceled. The next meeting is scheduled for Wednesday, July 18, 2018, at 5:00 p.m., in Room 16; tentative agenda (subject to change) includes: 2019-2024 Capital Facilities Program; and Manitou Neighborhood Potential Annexation.
- (2) The Infrastructure, Planning and Sustainability Committee's meeting on June 27, 2018 has been canceled. The next meeting is scheduled for Wednesday, July 11, 2018, 4:30 p.m., in Room 16; tentative agenda (subject to change) includes: Infill Housing Development; Planning Commission Work Program; and Transportation Master Plan Targets/Measures.

F. Adjournment



MINUTES (Draft)

TIME: Wednesday, June 6, 2018, 5:00 p.m.
PLACE: Council Chambers, 1st floor, 747 Market Street.
PRESENT: Stephen Wamback (Chair), Anna Petersen (Vice-Chair), Carolyn Edmonds, Ryan Givens, Jeff McInnis, Brett Santhuff, Andrew Strobel, Dorian Waller

A. CALL TO ORDER AND QUORUM CALL

- Chair Wamback called the special meeting to order at 5:02 p.m. A quorum was declared.

B. APPROVAL OF AGENDA AND MINUTES

- The agenda was approved.
- For the May 16, 2018 minutes, Lihuang Wung handed out a revised version that reflected the correction of a typo on each of pages 4 and 5 and the clarification of language relating to tiny homes on page 6, as suggested by Commissioner Givens prior to the meeting. The minutes were approved as amended.

C. PUBLIC COMMENTS

- None.

D. DISCUSSION ITEMS

1. Planning Commission Work Program

Brian Boudet, Planning Manager, facilitated the Commission's review of the draft 2018-2020 Planning Commission Work Program, which laid out planning projects expected to be undertaken or accomplished in 2018, 2019, and 2020. Mr. Boudet highlighted some of the issues, as follows:

- The Shoreline Master Program Update is a significant issue, due by June 2019.
- The Manitou area annexation is moving forward.
- The Open Space Current Use Assessment is outside of the norm for applications for the Comprehensive Plan annual amendment. This is an opportunity for property owners to receive a reduction in property taxes for maintaining their property in an open space circumstance. This is a joint process between the county and the city, and the Planning Commission is involved because state law mandates that it's processed in the same manner as a Comprehensive Plan amendment.
- Regarding the Accessory Dwelling Units, the expectation is that some study and analysis would be initiated by the end of the year, with the expected completion in 2019.
- Regarding the Pacific Avenue Corridor Plan, Mr. Boudet explained there is a real interest in expanding the scope and capitalizing investment. This will be a considerable partnership between the Council and Pierce Transit and Sound Transit.
- Regarding the Urban Design Program, Mr. Boudet explained that this is another big project, as it's creating an entirely new program and guidelines. The expected completion is towards the end of 2019.

Mr. Boudet closed by indicating that he'd like to have some data about where staff resources will be utilized for the next year. He mentioned that the work program as it stands now is pushing the edge of what is realistic from a staff resource perspective. This is building up to the IPS discussion in July about the annual report, the work program, and hopefully a finalization of the scope of work for the 2019 Amendment.

Commissioner Dorian wondered when the Tideflats Subarea Plan process would begin. Mr. Boudet replied that he anticipated there will be noticeable acts in the next month. Commissioner Givens expressed that within the code it's frustrating to find out what the processes are. Mr. Boudet asked Commissioner Givens if he had an example of another City's code that may be a good example to adhere by. Commissioner Givens responded with the City of Renton and the City of DuPont.

2. Public Scoping Hearing – Applications to Amend the Comprehensive Plan and Land Use Regulatory Code for 2019

Chair Wamback called to order the Public Scoping Hearing and reviewed the public hearing procedures. Stephen Atkinson, Planning Services Division, presented a brief overview of the subject of the public hearing, i.e., the scope of work for the proposed amendments to the Comprehensive Plan and Land Use Regulatory Code for 2019 ("2019 Amendment"). Mr. Atkinson reviewed the seven primary applications contained in the 2019 Amendment, as follows:

- (1) Future Land Use Map Implementation and Area-wide Rezone – This is a city-wide review, focused on areas where there are current disagreements between the Comprehensive Plan and the zoning code. The purpose of this project is to reconcile the differences in the plan and the implementing zonings.
- (2) Commercial Zoning Update – This pertains to the general neighborhood commercial zoning districts where there has not been a comprehensive review for some time. The intent is to promote more context sensitive designs within the city, to show that not all C-2 areas in the city are the same, and to promote more walkability and pedestrian friendly transit designs.
- (3) Shoreline Master Program (SMP) Periodic Review - Primary focus of this state-mandated periodic review is not to completely revamp, but to make sure the SMP is kept up to date and still consistent any changes in state law. If there are any changes in local circumstances, that would potentially lead to any reconsideration of any policies or development regulations in the SMP.
- (4) JBLM Accident Potential Zone Overlay – There is a portion of the City of Tacoma that is located in the "Accident Potential Zone", where there is a potential for accidents resulting from the airbase. There are recommendations from the Joint Land Use Study pertaining to land use changes that would promote greater compatibility in this area.
- (5) Open Space Corridors Phase II, Geohazards – Mr. Atkinson noted as part of the 2017 amendment, staff looked more predominantly at the issues around the fish and wildlife conservation areas. Hazards and geo-setbacks will be looked at. He noted that there will be a review conducted to ensure new development is being done in accordance with best practices.
- (6) Historic Preservation Code Improvements – This is a city wide initiative focused on three issues: updating standards on demolition review, improving the landmark designation process, and improving the historic conditional use permit process.
- (7) Minor Amendments – This is a process that attempts to identify and address code inconsistencies, outdated references, or errors.

Mr. Atkinson also reviewed the notification efforts for the public scoping hearing, including the mail-out of approximately 38,000 public notices, and an online app that allows people to provide comments about specific locations on an interactive map. He concluded with the next steps that on June 20th, the Commission will review the 2018-2020 Work Program and the 2019 Amendment scope of work, and make a recommendation to the Infrastructure, Planning and Sustainability Committee, and that in July and August, staff will move forward with a more rigorous community engagement and technical review of the applications.

Chair Wamback called for testimony, and the following citizens testified:

- (1) Russell Rodgers – Mr. Rodgers referred to the northwest corner of 72nd and Alaska street where the plan showed that there is contemplation about having this area be rezoned to C-1. He expressed that he would be supporting the C-2 zoning. He expressed that this general area already has C-2 zoning, such as the Tacoma Place shopping center, and areas from the south to the southwest developed as C-2. There is also a market for developers who would like to invest. He commented this area would make a great mixed-use zoning area. Mr. Rodgers rents out two houses in that area, and he commented it's not a great residential area due to crime. If that area were rezoned, it could help with those problems. He would like to add that he believes the first 3-4 houses going north on Alaska Street would be a great C-2 zoning area.
- (2) Bea Christophersen – Ms. Christophersen expressed that she is on the board for North End Neighborhood Council. While she is not here representing her council, she would like to talk about a discussion that occurred during one of her meetings. She talked about a woman who comes to every one of her meetings, and the lady asked her why Proctor 28 had been granted two extra stories in exchange for providing parking for their tenants, but only if the tenants paid extra for their parking, as parking is not included in rent. She commented that about 50% of tenants aren't pay to park in the building. She states that other citizens commented that these tenants are parking over night at a school parking lot and in front of neighbor's houses. In the evening they take up a lot of space in front of Knapp's which is right across the street. Another comment she heard was that most of the small businesses there are suffering because of traffic issues and lack of parking. Ms. Christophersen mentioned that people are now avoiding driving down Proctor Street near the Metropolitan Market due to traffic, and as a result, are driving fast through the residential streets. Ms. Christophersen added that she's thinking of safety, and businesses. She gave the example of the angled parking on Proctor that she does not use due to safety reasons. She avoids Proctor and drives on the road next to the Middle School instead. She concluded that she doesn't like to go to the small businesses in Proctor due to parking issues.
- (3) Matthew Sweeny – Mr. Sweeny represented Synergy LLC, and stated that his client wrote the Commission a letter. Mr. Sweeney mentioned his client lives on the 8400 block of Pacific. He said this group of parcels is interesting due to them being in a split zone area. He stated that there is some relief that the area will be unified, but also distressed that the area-wide down-zoning would eliminate all of the C-2 zoned properties roughly between 78th and 90th on Pacific. He stated that the residents feel strongly about not only keeping that section C-2, but enhancing C-2 through that area. He continued that higher intensity commercial uses would be more realistic than trying to get a neighborhood pedestrian friendly type situation there. He is fearful that the down-zoning of the properties has created several non-conforming uses and would not be conducive for residential development. He stated that trying to make a major transportation corridor into a residential neighborhood defies the city's own definition of what general commercial is, and what it should be. He concluded that this should be a C-2 zone because it would be a better use of the land in the high intensity, heavily trafficked area. He suspected if you encouraged the high intensity of C-2, instead of downzoning to C-1, that it would be a more efficient use of resources and land.
- (4) Chris Karnes – Mr. Karnes lives on 1416 S. 8th St, and is on the Sustainable Tacoma Commission, but says his comments are his own. He wanted to encourage staff in regards to the future land use map (FLUM) implementation, to focus on area-wide rezones to ensure conformity with the FLUM. He believes that breaking the changes into smaller site specific rezones opens the city to making ad-hoc interpretations down the line. This in turn will drain staff resources. The point of the implementation of the FLUM is to bring greater conformity to the plan and not greater deviation. He wanted to encourage the Planning Commission to try to include parity between land use and transportation to create contiguous corridors conducive to transit use. He stated that the more linear a corridor is, the more walkable it is. This will produce a situation where the level of utility on a given transit line can become related to the number of walkable destinations on that line. Most people will walk about 400 meters or 4 blocks to transit. The equation that governs this is the number of walkable 400 meter segments. Essentially, the utility of the transit line becomes related to the square of the length, not just the linear length. Doubling the length of a walkable

corridor will quadruple the number of destinations and trips you can take along the line. He continued talking about Pierce Transit's long range plan, which has laid out a number of frequent transit corridors along Pacific, 6th Avenue, 19th, 21st, Pearl and South Tacoma Way, by their 2040 planning horizon, which they should be able to fund with a 2.5% growth rate. Land use will play an important role in bringing these corridors into service. There are areas of overlap between the FLUM discrepancies, zoning, and Pierce Transit's frequent transit corridors – particularly along the 6th Avenue corridor. If this contiguous walkable corridor between 6th Avenue, Stevens Street, and the central business district could be created, then the length of the corridor could be doubled. The context for this is important because 71% of Tacoma's greenhouse gas emissions are from transportation. He wanted to finish by encouraging both the potential change in mode-split as a guiding criteria, as well as measurement of the length of walkable corridors that coincide with high capacity transit planned.

- (5) Sid Olufs – Mr. Olufs lives on the 500 block of North E Street. He expressed that some residents have been talking about the formation of a local historical district – somewhere between Stadium High, Garfield, up to Yakima. He wished to bring to Planning Commission's attention some difficulties with the idea of bringing together some of the ideas of the Comprehensive Plan and FLUM. He gave the example of when postcards went out to the neighborhoods, he knocked on every single door in the district, and only two people had read the postcard. He stated this is not an effective way to notify or encourage participation, and only hurts the city's reputation. What's more is that he looked up city and county data of people living in the area, and most of the data is wrong with how many people live in that area. The idea that zoning will lead to a happy neighborhood is not supported by the people living in this area. In this neighborhood there is a natural step up that's quite beautiful and organically grown. He said that frankly, the Planning Department does not have the data that gives them an accurate picture there, and they are not connected well. He stated he had to work with the local representatives where he has relayed these ideas to the representatives. He encourages the Commission to please take that walk before making decisions that is an alleged compromise between the Comprehensive Plan and FLUM. He finished by stating that he would be glad to talk to the Commission further about this, and that the Commission would be hearing from him about further steps in his local historical district that will mirror much of what is happening in the North Slope district.
- (6) Chris Hansen – Mr. Hansen began with stating he's made numerous phone calls and emails, and asked what the Commission is doing for enforcement. He stated that the Commission needs to step up, and start addressing the problems. He stated that businesses are altering how they operate along the Center Street corridor and are impacting neighborhoods. There are chop shops with junk cars operating now. The good businesses on Center Street are being impacted negatively, and need to be able to operate. He wanted the Commission to step up and begin addressing the problems and start enforcing.

(Commissioner Waller commented that enforcement is not a role the Commission has part of. Chair Wamback added that the Commission consists of all volunteers, and has no jurisdiction over enforcement. The Commission has not been tasked with the authority to see through how those rules are implemented by code enforcement staff who is not the staff that works with the Commission. He recommended having a conversation with a Council member about this topic.)
- (7) Martin Savol – Mr. Savol lives about 5 blocks from Stadium High School. He began by clarifying that while he does not have any formal education on city planning, the issue he would like to speak about is regarding a rezoning. He stated that the new high density residential zoning plan is six or seven blocks between the historical district and the single family dwellings. There doesn't seem to be any sense in adding a high density rezone between two lower density areas. He said if new high density is needed, it would make more sense to put that adjacent to where high density already exists or along the public transportation corridor close to the Link. He also stated that personally, he is not excited to have large apartments right across from him and having to protect his grandchildren from more traffic. He has enjoyed the relaxed nature of the historical aspect to the neighborhood as it is now, and does not see the logic in the placement of the rezone.

- (8) Anne Lott – Ms. Lott wanted to comment on the Commercial Zoning Update. She stated that on the map that was sent out, there was a red circle which was not helpful. She commented that what would've been helpful is if the map could've given street names and more details about the circled area. She attempted to go online and enlarge the map, and that was unhelpful. She read on the City's website that the city was not considering mixed-use areas at this point. She lives in a mixed-use area currently, an area of four parallel streets between Mildred and Skyline. One of her neighbors came by with an enlarged map that did show those four streets, and what we have is an established residential neighborhood that is a nice area. Her concern is that this area is being considered for multifamily living. She would like to keep this area as residential single family home area. She doesn't want a zoning change, as the impact of multifamily housing would change the whole atmosphere of the neighborhood. She concluded that there was the restaurant Imperial Dragon, that is now going to be a large 113 unit condominium building, and this is now already having an impact on the neighborhood.
- (9) Joyce Jackman – Ms. Jackman began by stating that she is from the same neighborhood as the previous speaker. She is against the rezoning section from Skyline to Mildred. She had attended the City Council meeting ten years ago when this exact proposal was put forth – but it would only affect her and eight other homes on her side of the block. She stated that there should have been a specific letter that said it would affect their homes, not that might affect their homes. She wondered how they could build a multifamily area in this section that would affect 60 homes. She stated that obviously their homes would have to be removed. Ms. Jackman expressed this is discriminatory as a home owner who has paid taxes and has put thousands of dollars into maintaining her home. She expressed this is also a discrimination towards seniors, of which there are many in that neighborhood. She posed the question of, "How can you think of displacing many home owners who would never be able to find a new place to live that they could afford – thus creating new homelessness." Ms. Jackman expressed there are other locations on 6th Avenue where building would not affect home owners – such as the large vacant area around Hunt School. Ten years ago the neighborhood had legal counsel to speak on behalf of them, and she mentioned if needed, they will get legal help again. She states the 4th Amendment guaranteed the right of the people to be secure in their homes against unreasonable searches and seizures. She stated the Commission is giving priority to people who are not yet here, over the people who are here now.
- (10) Greg Duras – Mr. Duras began by stating that he lives on Waterview Street above Ruston Way, and he is here to speak about the Open Space Geo Hazard issue. His biggest concern is the slide hazard. There have been two major hazards in the 30 years that he's lived on that street. One of those slides closed his street for over a year while repairs were being made. Another major slide occurred ten years ago when builders went to dig and excavate a foundation for only one single family home. He had three suggestions: When looking at slide hazard areas, developers should look at the amount of water that comes down. There is a sort of pressure that builds up, because it's not a wetland and cannot sustain that amount of water overtime. Secondly, there is a railroad track near the homes and both the previous slide mentioned had to close down the tracks for some time. He mentioned that there are oil trains that park on the tracks. He is concerned that if a slide hit an oil train the results could be catastrophic, as the oil is explosive. He asked that the staff look at the vicinity of the railroads to any development requests in the steep slope areas. Thirdly, give notice to the home owners if there are any kind of building plans. He met with some staff a few weeks ago and were told depending on what the request was, and whether or not the building was being done within the parameters that the home owners might not get any notice. He requested that any time there is building on the critical steep slope housing areas, that at minimum the home owners get noticed because they have some expertise about this area.
- (11) Peter Kram – Mr. Kram has lived on Tacoma Avenue between North 4th and 5th for 38 years. He wanted to talk about not rezoning the area around the Stadium district. He asked to not raise the height. He noted that from the high school down to McCarver, there are more historical markers and significance there, than anywhere downtown. He stated that when measuring from the waterfront, 200 ft leads to C Street up through Stadium Way, and that this shouldn't be measured

up, but measured horizontally. Secondly, the geologically hazardous areas are all through the area along Stadium Way. He is confused as to why they are wanting to increase height and consequently increase traffic congestion. Thirdly, one of the city goals is historic preservation. He believes it is contradictory to these goals and targets by building in this historic area. He expressed that even though the plat maps state this area is new Tacoma, the houses date from the 1890's on up to the 1930's and it's a tremendous collection of a diverse structures. Many of these homes are on the list for Historic Homes of Tacoma tour. Mr. Kram concluded that it's already a commercial area. To realize this, all anyone needs to do is drive up Division or 1st Avenue from Stadium Way at 5PM on a weekday. Unless allocated for more time, it cannot be done.

- (12) Patricia Delga – Ms. Delga wanted to address South Pacific Way. She was wondering if there has been any interest in rezoning that area. She mentioned that Heritage Bank is moving out, and there are a lot of taverns and empty spaces.
- (13) Kevin Bailey – Mr. Bailey has lived in the Narrows District for 20 years. He mentioned that he knows of a lot of families that are upset that their homes will be torn down only to have a high rise apartment complex take its place. He stated that rezoning should be reconsidered. There are plenty of vacant lots that could be utilized instead. He wanted to express concern for the families who have lived there for decades will be moved out.
- (14) Sandra Fossum – Ms. Fossum opposed multifamily zoning in her neighborhood, where she lives off of Rochester. She mentioned she and her neighbors have put a lot of work into their property. She believed a lot of her neighbors didn't look at the mailer and tossed it away thinking it was junk mail – otherwise they would have attended this hearing.

Seeing no one else coming forward, Chair Wamback closed the public scoping hearing at 6:30 p.m.

(Chair Wamback recessed the meeting at 6:30 p.m. The meeting resumed at 6:39 p.m.)

Chair Wamback expressed his appreciation of the public participation. He stated the public scoping hearing is a new step in the annual amendment process, which will help frame the conversation about better ways to get the word out to people and gather ideas regarding proposed amendments.

Mr. Atkinson stated that at the next meeting, the Commission will be reviewing the applications, and the full work program. He stated that staff will provide a summary of all the written and oral comments from tonight's public hearing and see how staff and Commission would move forward with the 2019 Amendment accordingly. He asked feedback from the Commission.

- Commissioner Givens commented that he'd like to know what the population projections are, and see the math broken down for that. He'd like to see what capacity can be absorbed into the current zoning, before changing colors on a map and putting density elsewhere.
- Commissioner McInnis commented he would like to see a map that compared existing zones, showed future and proposed zones, and showed exactly what areas would be affected.
- Commissioner Strobel wanted to echo that the map is not a very descriptive map, and that the public comments even proved that this map is not effective, as they can't find the details they need that affect them. A map that could provide detail parcel by parcel so citizens won't get confused about who's land will be affected would be helpful.
- Chair Wamback stated that this is not a request for the next meeting, but moving forward – that the maps should be broken up by district because the Planning Commission works through the maps geographically and not topically. There are far more than seven locations than from the cycle two years ago, and the area looked at by the Commission is larger now.
- Vice-Chair Petersen stated that the comments should be labeled on the map, especially the FLUM map.

E. Communication Items

The Commission acknowledged receipt of the Communication Items as included in the agenda packet.

Mr. Boudet reported that the IPS Committee had interviewed candidates for the Commission's vacant and term-expiring positions and recommended the City Council to re-appoint Commissioners Waller and Santhuff for Districts 2 and 3, respectively, and appoint Mr. David Horne for District 5.

Mr. Boudet mentioned that the infill housing issue originally scheduled for the IPS Committee's review on May 30th had been pushed off until late June.

Mr. Boudet suggested that the first meeting of July that happens on the 4th be canceled. Vice-Chair Petersen made a motion to that effect, Commissioner Strobel seconded, and the motion passed unanimously.

Mr. Wung stated that the next meeting on June 20th is a special meeting to be held in the Council Chambers, starting at 5:30 p.m. (not 5:00), and including a public hearing on the Capital Facilities Program. There will be an open house between 4:30 and 5:30 that will address the subject of the public hearing. Mr. Wung offered the Commission the option to conduct the open house and start the meet at 4:30 p.m. Upon discussion, the Commissioners reached a consensus not to host the open house.

F. ADJOURNMENT

The meeting adjourned at 7:01 p.m.

**These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit:*

http://www.cityoftacoma.org/government/committees_boards_commissions/planning_commission/agendas_and_minutes/



To: Planning Commission
From: Lihuang Wung, Planner Services Division
Christina Watts Curran, Office of Management & Budget
Subject: **2019-2024 Capital Facilities Program**
Meeting Date: June 20, 2018
Memo Date: June 14, 2018

Action Requested:

- The Commission is requested to conduct a public hearing to receive oral testimony; accept written comments through June 29, 2018; and conduct a debriefing immediately after the hearing to prepare for the follow-up discussion at the next meeting (July 18th).
- The public hearing will begin at 5:30 p.m. Staff will conduct an open house/informational session from 4:30 to 5:30 p.m., in the Council Chambers, for interested citizens to learn more about the subject of the public hearing. Commissioners are welcome to attend the open house.

Public Hearing Subject

The subject of the public hearing is the proposed 2019-2024 Capital Facilities Program (CFP), which would update the existing 2017-2022 CFP with a revised project list. The projects vary in size and location and fall into the following categories: Community Development, Cultural Facilities, General Government Municipal Facilities, Libraries, Local Improvement Districts, Parks and Open Space, Public Safety, Solid Waste, Surface Water, Tacoma Power, Tacoma Rail, Tacoma Water, Transportation, and Wastewater. The CFP update is being developed pursuant to the State Growth Management Act's requirements and will be considered for adoption by the City Council in November 2018 concurrently with the adoption of the 2019-2020 Operating and Capital Budgets.

Public Review Document

The Draft 2019-2024 Capital Facilities Program is posted on the website of the Office of Management & Budget at www.cityoftacoma.org/Budget (and click on the button of "2019-2024 Capital Facilities Program Information").

Environmental Evaluation

Pursuant to Washington Administrative Code (WAC) 197-11 and Tacoma's SEPA procedures, a Preliminary Determination of Environmental Nonsignificance was issued on May 23, 2018 (SEPA File Number LU18-0164), based upon a review of an environmental checklist. The City will reconsider the preliminary determination based on timely public comments regarding the checklist and determination that are received by 5:00 PM on June 29, 2018 and unless modified, the preliminary determination will become final on July 6, 2018.

Notification

Notification for the public hearing and the open house has been conducted to reach a broad-based audience, through the following efforts:

1. **Public Notice** – The public hearing notice (as attached) has been distributed to over 1,000 individuals and entities on the Planning Commission’s mailing list that include the City Council, Neighborhood Councils, business district associations, civic organizations, environmental groups, the development community, the Puyallup Tribal Nation, adjacent jurisdictions, major employers and institutions, City and State departments, and other interested parties.
2. **Library** – A request was made to the Tacoma Public Library on May 31, 2018 to make the public hearing notice available for patrons’ review at all branches.
3. **News Media** – The City of Tacoma issued a News Release on June 6, 2018. An online advertisement was placed on The News Tribune, scheduled to run during June 11-20, 2018. A legal notice was published on the Tacoma Daily Index on June 5, 2018.
4. **60-Day Notices** – A “Notice of Intent to Adopt Amendment 60 Days Prior to Adoption” was sent to the State Department of Commerce (per RCW 36.70A.106) on June 1, 2018. A similar notice was sent to Joint Base Lewis-McChord (per RCW 36.70A.530(4)) on May 31, 2018, asking for comments within 60 days of receipt of the notice.
5. **Tribal Consultation** – A letter was sent to the chairman of the Puyallup Tribe of Indians on May 31, 2018 to formally invite the Tribe’s consultation on the proposed CFP update.

Staff Contact:

- Lihuang Wung, Senior Planner, lwung@cityoftacoma.org, (253) 591-5682;
- Christina Curran, Lead Management Analyst, cwatts@cityoftacoma.org, (253) 591-5861.

Attachment:

1. Public Hearing Notice – 2019-2024 Capital Facilities Program Update

c. Peter Huffman, Director



NOTICE OF PUBLIC HEARING

CAPITAL FACILITIES PROGRAM FOR 2019-2024

Planning Commission Public Hearing

Wednesday, June 20, 2018, 5:30 p.m.

Council Chambers

Tacoma Municipal Building, 1st Floor
747 Market Street, Tacoma, WA 98402

Open House

(Informational Session
before the Public Hearing)

4:30 – 5:30 p.m.

(Same Date // Same Location)

What Is Being Considered?

The Planning Commission is seeking public comment on the Proposed Project List to be incorporated into the six-year Capital Facilities Program for 2019-2024, before making a recommendation to the City Council.

The Capital Facilities Program (CFP) is an element of the City of Tacoma's *One Tacoma* Comprehensive Plan. It provides a bridge between the City's long term plan and the budget process but does not appropriate funds. The current CFP is being amended from 2017-2022 to 2019-2024 pursuant to the State Growth Management Act (RCW 36.70A.130), and the CFP for 2019-2024 will be considered for adoption by the City Council in November 2018 concurrently with the 2019-2020 Biennial Budget.

The CFP identifies and describes projects that are proposed for funding during the 2019-2024 timeframe. Proposed projects must be consistent with and implement the policies of *One Tacoma* Comprehensive Plan. The new projects vary in sizes, are located citywide, and fall into the following categories:

- Community Development
- Cultural Facilities
- General Government Municipal Facilities
- Libraries
- Local Improvement Districts
- Parks and Open Space
- Public Safety
- Solid Waste
- Surface Water
- Tacoma Power
- Tacoma Rail
- Tacoma Water
- Transportation
- Wastewater

Where to Find More Information?

1. Website:

The Public Review Document, which compiles the Proposed Project List and relevant background information, is available at:

http://www.cityoftacoma.org/government/city_departments/office_of_management_and_budget/

2. Staff Contacts:

- Christina Watts Curran, Management Analyst, Office of Management & Budget, Finance Department, (253) 591-5861, christina.curran@cityoftacoma.org
- Lihuang Wung, Senior Planner, Planning Division, Planning and Development Services Department, (253) 591-5682, lwung@cityoftacoma.org



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Public Notice



PLANNING AND DEVELOPMENT SERVICES
TACOMA MUNICIPAL BUILDING
747 MARKET STREET, ROOM 345
TACOMA, WA 98402

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PLANNING COMMISSION PUBLIC HEARING

SUBJECT: CAPITAL FACILITIES PROGRAM FOR 2019-2024

How to Provide Comments

1. Testify at the public hearing on June 20, 2018, at 5:30 p.m.;
2. Provide comments at the Open House on June 20, 2018, at 4:30–5:30 p.m.; and/or
3. Provide written comments by 5:00 p.m., Friday, June 29, 2018, via:
 - E-mail to: planning@cityoftacoma.org; or
 - Letter to: **Planning Commission**
747 Market Street, Room 345
Tacoma, WA 98402

Environmental Review

The City of Tacoma has made a preliminary determination that this project does not have a probable significant adverse impact on the environment and has issued a preliminary Determination of Nonsignificance after review of an environmental checklist, a copy of which is available upon request. Comments on the preliminary determination must be submitted by 5:00 p.m. on Friday, June 29, 2018. The Responsible Official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. Unless modified by the City, this determination will become final on July 6, 2018.



To: Planning Commission
From: Stephen Atkinson, Planning Services Division
Subject: **2019 Amendment to the Comprehensive Plan and
Land Use Regulatory Code**
Meeting Date: June 20, 2018
Memo Date: June 14, 2018

Action Requested:
Recommendation

Discussion:

At the next meeting on June 20, 2018, the Commission will complete the assessment of the applications to amend the Comprehensive Plan and/or the Land Use Regulatory Code (“2019 Amendment”), pursuant to Tacoma Municipal Code, Section 13.02.045, and recommend specific applications for technical review and analysis. Staff will facilitate the Commission’s review of the applications and the Commission’s determination of the following:

- 1) Whether or not the application is complete, and if not, what information is needed to make it complete;
- 2) Whether or not the scope of the application should be modified, and if so, what alternatives should be considered; and
- 3) Whether or not the application will be considered, and if so, in which amendment cycle.

Summary:

The following applications were reviewed by the Commission at the meeting on May 2, 2018 and released for public review and comment:

- 1) Future Land Use Implementation and Potential Area-wide Rezones
- 2) Commercial Zoning Update
- 3) Shoreline Master Program Periodic Review
- 4) Joint-Base Lewis-McChord Accident Potential Zone II Overlay Zone
- 5) Critical Areas - Geologically Hazardous Areas Updates
- 6) Historic Preservation Code Improvements
- 7) Minor Amendments

The draft Scope of Work and Assessment for each application is available for review at www.cityoftacoma.org/2019Amendments.

In support of the Commission’s review, staff is providing the initial assessment of each application as well as a staff recommendation for the Commission to consider in making a final determination of the 2019 Amendment Package.

Planning Commission

Assessment Report – 2019 Amendments

June 14, 2018

Page 2 of 2

Prior Actions:

On May 2, 2018 staff provided a draft scope of work and assessment report for each application. The applications were reviewed against the following criteria in TMC 13.02.045:

- 1) If the amendment request is legislative and properly subject to Planning Commission review, or quasi-judicial and not properly subject to Commission review;
- 2) If there have been recent studies of the same area or issue, which may be cause for the Commission to decline further review, or if there are active or planned projects that the amendment request can be incorporated into; and
- 3) If the amount of analysis necessary is reasonably manageable given the workloads and resources of the Department and the Commission, or if a large-scale study is required, the amendment request may be scaled down, studied in phases, delayed until a future amendment cycle, or declined.

On June 6, 2018 the Commission conducted a public hearing and accepted public comments on the applications to inform the Commission's assessment of the applications against the review criteria. The public comments are attached for Commission review and consideration.

Staff Contact:

Stephen Atkinson, Principal Planner, satkinson@cityoftacoma.org, or (253) 591-5531.

Attachment:

1. Assessment Report
2. Public Comments and Testimony

c: Peter Huffman, Director



2019 AMENDMENT TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

ASSESSMENT REPORT

(Draft for the Planning Commission's Review, June 20, 2018)

A. Summary of Applications

The 2019 Amendment package includes seven applications submitted by the City's Planning and Development Services Department. A summary of the applications is as follows:

Application	Description of the Application	Amendment Type
1. Future Land Use Implementation	This project would potentially rezone areas within the City identified in the Comprehensive Plan for multi-family and commercial uses.	Plan and Zoning
2. Commercial Zoning Update	This project would amend the City's General and Neighborhood Commercial zoning district use and development standards to ensure a more consistent and transit supportive environment.	Plan, Code
3. Shoreline Master Program (SMP)	This project is a required periodic review of the Shoreline Master Program (SMP) to ensure that the SMP remains consistent with State law, per the periodic review requirements of the Shoreline Management Act.	Plan, Code
4. JBLM Accident Potential Zone	This project would develop an Airport Compatibility Overlay Zone to modify the development patterns, standards and use allowances for parcels impacted by the Accident Potential Zone II.	Code
5. Critical Areas Geohazard Updates	This project would conduct a Best Available Science review for Geologically Hazardous Areas and address gaps in the current code, and improve consistency between current City policies and development standards for these areas.	Code
6. Historic Preservation Code Improvements	This project would seek to improve the effectiveness of the Historic Preservation Program by enhancing demolition review for cultural resources, improving the Historic Conditional Use Permit, and clarifying designation and nomination procedures.	Code
7. Minor Amendments	This project would address minor policy and code revisions to correct errors, update information, rectify inconsistencies, and improve clarity of application.	Plan and Code

B. Assessment

The applications were reviewed against the following assessment criteria pursuant to TMC 13.02.045, and the review is summarized in the table that follows:

1. If the amendment request is legislative and properly subject to Planning Commission review, or quasi-judicial and not properly subject to Commission review;
2. If there have been recent studies of the same area or issue, which may be cause for the Commission to decline further review, or if there are active or planned projects that the amendment request can be incorporated into; and
3. If the amount of analysis necessary is reasonably manageable given the workloads and resources of the Department and the Commission, or if a large-scale study is required, the amendment request may be scaled down, studied in phases, delayed until a future amendment cycle, or declined.

Application	Assessment	Recommendation
1. Future Land Use Implementation	<ul style="list-style-type: none"> • The amendment is legislative and properly subject to Planning Commission review. • The consistency between the Land Use Designations of the Comprehensive Plan and current zoning districts has been recently studied as part of the Comprehensive Plan update and reconciliation of these inconsistencies has been identified in the Comprehensive Plan as a high priority implementation action. • The Amendment is inter-dependent with other work program initiatives, including the Commercial Zoning update and the Pacific Avenue HCT Corridor Plan. • The amount of analysis and engagement is significant and may not be reasonably manageable to complete in one year. 	<p>Accept for technical review.</p> <p>Phase: Multifamily in 2019, Commercial in 2020.</p>
2. Commercial Zoning Update	<ul style="list-style-type: none"> • The amendment is legislative and properly subject to Planning Commission review. • There is not another project that this review can be integrated into. The project is inter-related with the Future Land Use Map implementation. • The project likely requires significant study and outreach and may not be reasonably manageable to complete in one year. 	<p>Accept for technical review.</p> <p>Phase: Develop the framework in 2019; Implement in 2020.</p>
3. Shoreline Master Program (SMP)	<ul style="list-style-type: none"> • The amendment is legislative and properly subject to Planning Commission review. • The review is required under the Shoreline Management Act and must be completed by June 2019. 	<p>Accept for technical review.</p>

	<ul style="list-style-type: none"> • The workload is reasonable and manageable. • Issues specific to the Tideflats can be consolidated within the Tideflats Subarea Planning Process. 	
4. JBLM Accident Potential Zone	<ul style="list-style-type: none"> • The amendment is legislative and properly subject to Planning Commission review. • The project is identified as a high priority in the Comprehensive Plan and has been previously delayed. • The workload is reasonable and manageable. 	Withdraw from the 2019 Amendment Cycle and proceed on separate track for 2018.
5. Critical Areas Geo-hazard Updates	<ul style="list-style-type: none"> • The amendment is legislative and properly subject to Planning Commission review. • The project is part of a multi-year open space project updating City open space and critical area standards. • The workload is reasonable and manageable, but may require significant public outreach. • The project is highly related to the Shoreline Master Program update as both the Shoreline Master Program and Critical Areas Ordinance regulates the City's geologic hazard areas. 	Complete this project off-cycle after the completion of the Shoreline Master Program periodic review.
6. Historic Preservation Code Improvements	<ul style="list-style-type: none"> • The amendment is legislative and properly subject to Planning Commission review. • The workload is reasonable and manageable. • There are no other projects that could be consolidated with this initiative. 	Accept for technical review.
7. Minor Amendments	<ul style="list-style-type: none"> • The amendment is legislative and properly subject to Planning Commission review. • The workload is reasonable and manageable. 	Accept for technical review.

C. Recommendation

According to TMC 13.02.045, the Planning Commission will review this assessment and make its decision within 120 days of receiving the applications, as to:

- (a) Whether or not the application is complete, and if not, what information is needed to make it complete;
- (b) Whether or not the scope of the application should be modified, and if so, what alternatives should be considered; and
- (c) Whether or not the application will be considered, and if so, in which amendment cycle. The Planning Commission shall make determinations concerning proposed amendments.



Future Land Use Implementation

Application: 2019 Amendment

The Future Land Use Map, Figure 2 of the *One Tacoma Plan*, illustrates the City's intended future land use pattern through the geographic distribution of residential and commercial areas, the designation of mixed-use and manufacturing/industrial centers, as well as shoreline and single-family detached designations. These designations correspond to specific zoning districts and use and development standards that implement the policies of the *One Tacoma Plan*.

Per the Washington State Growth Management Act and the Tacoma Municipal Code, the City's Land Use Regulations, including zoning districts, should be consistent with the policies of the *One Tacoma Plan*. However, in many areas throughout the City current zoning is inconsistent with the Land Use Designation in the Future Land Use Map. This project will seek to improve the consistency between the One Tacoma Plan and implementing zoning.

Outcomes of this project are intended to support the development of compact, complete and connected neighborhoods with a variety of housing choices and employment opportunities in close proximity to schools, parks, transit, and other amenities.

Project Summary	
Applicant:	Planning and Development Services
Location and Size of Area:	Citywide
Current Land Use and Zoning:	Multiple
Neighborhood Council Area:	This application will include potential rezones in all Neighborhood Council districts.
Type of Amendment:	Plan and Zoning Amendment
Staff Recommendation:	Accept the application as amended; Phase.
Project Proposal:	<p>This project will do the following:</p> <ul style="list-style-type: none"> • Identify areas where the Plan and Zoning are inconsistent; • Evaluate options for bringing the Plan and Zoning into compliance; • Recommend amendments to the Future Land Use Map or area-wide rezones to ensure that the Plan and Zoning are mutually supportive and consistent.



Planning and Development Services
City of Tacoma, Washington

Peter Huffman, Director

Project Manager
 Stephen Atkinson

satkinson@cityoftacoma.org

www.cityoftacoma.org/2019amendments

Section B. Assessment

The applications were reviewed against the following assessment criteria pursuant to TMC 13.02.045:

1. If the amendment request is legislative and properly subject to Planning Commission review, or quasi-judicial and not properly subject to Commission review.

Staff Assessment: The amendment is legislative and properly subject to Planning Commission review.

2. If there have been recent studies of the same area or issue, which may be cause for the Commission to decline further review, or if there are active or planned projects that the amendment request can be incorporated into.

Staff Assessment: This is a continuation of a multi-year effort to bring the Plan and Zoning into conformity. Several potential rezones within this scope of work were reviewed in 2016, but postponed and recommended for continued deliberation. In some cases, the City Council may have approved recent site rezones of areas under review within this scope of work; these sites will be identified as part of the evaluation.

At this time there are limited or no other active or planned projects that this amendment can be incorporated into. The Commission may consider the following option:

- Pacific Avenue from approximately S 34th to the southern City Limits is currently in planning for a Bus Rapid Transit facility and City staff are in discussion with Pierce Transit to conduct a transit-oriented development corridor plan that would include and also exceed the limited scope described herein. Depending on the outcomes of these discussions, this area may be removed from this scope of work and addressed as part of that larger TOD plan.
3. If the amount of analysis necessary is reasonably manageable given the workloads and resources of the Department and the Commission, or if a large-scale study is required, the amendment request may be scaled down, studied in phases, delayed until a future amendment cycle, or declined.

Staff Assessment: In order to help facilitate this review, staff proposes to analyze specific types of issues and approaches to these issues, rather than conducting site by site analysis. In addition, this project is highly interlinked with the Commercial Zoning update. Staff does not recommend rezoning commercial areas ahead of completion of the Commercial Zoning update. Therefore, the Commission has several options to consider:

- (a) Conduct the Commercial Zoning Update and Commercial Rezones concurrently, or
- (b) Conduct the Commercial Zoning Update in 2019 and the Commercial Rezones in 2020.

Conducting the planning efforts concurrently would greatly compress the schedule for the Commercial Zoning Update, in order to have findings from that effort in time to inform the potential rezones. This approach carries the greatest chance of resulting in further delays in completing this project. Option B would result in some additional delay in implementing the commercial rezones, but would enable greater outreach and analysis in support of the development of amendments to commercial zoning standards.

Section C. Summary of Public Comments

Issue	Staff Response
Transitions: Comments expressed concern over the scale	This issue will be addressed as part of this project, as well

of new development and how the zoning transitions between more intensive uses and lower intensity areas.	as within the scope of the Commercial Zoning update.
Off-site Impacts: Comments expressed concern over the off-site impacts that could result from new multifamily development, including parking, traffic, crime, and more.	Staff will conduct a non-project SEPA review as part of the process and proposes to conduct traffic modeling to estimate the traffic impacts from proposed rezones. Environmental Review during the permit process is more detailed in the review of project proposals and impacts. At the scale of an area-wide rezone project level details are still unknown. However, staff proposed to develop some baseline development assumptions that can be used to estimate potential impacts.
Historic and Cultural Resources: Comments expressed concern of the rezones and the potential impacts to cultural resources.	Staff acknowledges the concerns and concurs that the scope of work should consider the historic character of these areas as well as known landmarks and historic districts. However, a complete survey of historic buildings is infeasible within this scope of work.
Neighborhood Specific Concerns: In particular, comments were expressed relating to the Skyline area north of Narrows Mixed-Use center, Wapato Lake area, and around the Stadium Mixed-use Center.	Comments noted.
Approach to Densification: Should density be concentrated or spread out equitably throughout the City?	Comment noted.
Impacts to Established Neighborhoods: The City should avoid rezoning areas that are established single family neighborhoods.	Comment noted. Currently the majority of the City is zoned for single family residential development. The scope of the potential rezones are generally focused on areas adjacent to mixed-use centers or on pedestrian/transit corridors. The Future Land Use Map supports the retention and preservation of significant single family neighborhoods throughout the City.
Nonconforming Uses: Comments expressed multiple positions on nonconforming uses. First, that permit or zoning changes should be considered to make it easier for nonconforming uses (in historic buildings) to expand. On the other hand, concerns were expressed that the City is currently too lenient.	Comment noted. This issue will be considered within the scope of work, in conjunction with the Historic Preservation Code Improvement project which will include a review of the Historic Conditional Use Permit.
Quality and Design: Comments expressed concern over the quality and design of new construction, especially multifamily and townhouses.	Comment noted. Staff will be leading a process to develop a design review program that is intended to address both quality and design.
Transit Oriented Development: Coordinate rezones to support transit service and infrastructure.	Staff concurs. However, with the exception of Pacific Avenue, staff is proposing to reconcile the zoning and the Future Land Use Map, not to expand the rezones more broadly than this current scope of work.
Notification and Engagement. Notification has not been adequate. This project requires significant community engagement with the affected neighborhoods.	Staff concurs, but recognizes that these are proposed area-wide rezones, not site-specific rezones. Therefore, the review will be conducted at a broad level, not as an evaluation of the specific site characteristics of each parcel

Section D. Staff Recommendation

According to TMC 13.02.045, the Planning Commission will review this assessment and make its decision as to:

1. Whether or not the application is complete, and if not, what information is needed to make it complete;
2. Whether or not the scope of the application should be modified, and if so, what alternatives should be considered; and
3. Whether or not the application will be considered, and if so, in which amendment cycle. The Planning Commission shall make determinations concerning proposed amendments.

Based on the review of the proposals against the assessment criteria and consideration of the public testimony, staff concludes that the project is ready for technical analysis. Staff recommends that the Planning Commission accept the application, as amended, for consideration during the 2019 Amendment cycle, with the following considerations:

- **Project Phasing:** Staff recommends phasing the project in conjunction with the Commercial Zoning update and the development of the Design Review Program. The first phase of the project would focus on residential designations and defer potential commercial rezones until such time as a new commercial zoning framework is developed.
- **Scope Modification.** Based on public comments, the following issues will be addressed:
 - Ensure that historic and cultural resources are evaluated to help inform the Commission's recommendation.
 - Evaluate traffic impacts from the proposed rezones.
 - Identify the potential rezones that are transit supportive.
 - Evaluate both existing non-conforming uses (that are known) as well as those that could be created through the potential rezones.



Commercial Zoning Update

Application: 2019 Amendment

The Commercial Zoning Update (CZU) will amend Tacoma’s General and Neighborhood Commercial zoning district use and development standards to ensure a more consistent, pedestrian and transit supportive urban environment.

The C-1, C-2, T and PDB districts were created when auto-oriented use and design was more actively promoted. In 2015, the City completed an update to the Comprehensive Plan, One Tacoma, which includes a policy direction to preserve and enhance walk-friendly, pedestrian oriented design where those elements currently exist and to support a transition to a more walk-oriented, pedestrian-friendly street and building design along transit streets and within business districts.

Over the next 20 years, the number of people and jobs will grow significantly in Tacoma. The One Tacoma Plan focuses growth within designated centers, but also encourages growth and development of a variety of scale and intensities in these commercial zones.

Project Summary	
Applicant:	Planning and Development Services
Location and Size of Area:	Citywide
Current Land Use and Zoning:	Land Use Designations: Neighborhood Commercial, General Commercial Zoning: T, C-1, C-2, PDB
Neighborhood Council Area:	Multiple
Staff Recommendation:	Accept the application; Phased.
Date of Report:	June 20, 2018
Project Proposal:	<p>To develop an updated Commercial Zoning Framework that can be applied through Plan, Zoning, and Land Use Regulatory Code amendments. Phases of the project include:</p> <ul style="list-style-type: none"> • Existing Conditions Analysis • Code Audit • Development Scenario Review • Recommended Zoning Framework • Apply the Framework through Code Amendments and Area-wide Rezones <p>Public outreach and engagement will be a significant component of this project.</p>

Section B. Assessment



Planning and Development Services

City of Tacoma, Washington
Peter Huffman, Director

Project Manager

Stephen Atkinson, Principal Planner

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The applications were reviewed against the following assessment criteria pursuant to TMC 13.02.045:

1. If the amendment request is legislative and properly subject to Planning Commission review, or quasi-judicial and not properly subject to Commission review.

Staff Assessment: The application is legislative and properly subject to Planning Commission review.

2. If there have been recent studies of the same area or issue, which may be cause for the Commission to decline further review, or if there are active or planned projects that the amendment request can be incorporated into.

Staff Assessment: This project is an extension of the Future Land Use Map update that was adopted as part of the 2015 One Tacoma Plan update. The specific issues to be evaluated as part of this proposal were proposed for inclusion in the 2018 Amendment Cycle, but were deferred due to resource limitations. There are no further studies or projects that this request can be incorporated into.

3. If the amount of analysis necessary is reasonably manageable given the workloads and resources of the Department and the Commission, or if a large-scale study is required, the amendment request may be scaled down, studied in phases, delayed until a future amendment cycle, or declined.

Staff Assessment: The amount of analysis is significant. In particular, public outreach and engagement will require substantial staffing resources. In addition, this project is inter-related with the Future Land Use Implementation (FLUM) project. Conducting this study concurrent with the FLUM implementation would shrink the available time and schedule to complete the necessary studies in time to subsequently conduct the area-wide rezone review in time for 2019 adoption. Instead, staff suggests a phased approach may be appropriate. Phase 1 would conduct the baseline analyses and community engagement and result in a proposed zoning framework. Phase 2 would then apply this framework through Plan and Code amendments and Rezones.

Section C. Summary of Public Comments

Issue	Staff Response
<p>Nonconforming Uses: Concern that the commercial rezones, specifically in areas that are identified in the FLUM as Neighborhood Commercial, but have existing General Commercial zoning, could result in creating significant numbers of new nonconforming uses.</p>	<p>While this issue was raised in response to the Future Land Use Map implementation, Staff intends to review this issue primarily through the Commercial Zoning update. The Commercial Zoning update is intended to evaluate the current commercial zoning districts and the balance between use flexibility, scale, and off-site impacts. The Commercial Zoning update will consider methods to promote the implementation of the FLUM while also minimizing impacts to existing businesses.</p>
<p>Historic and Cultural Resources: The City should include a cultural/historic inventory as part of this project to identify and map small commercial areas across the City, including an inventory of historic structures.</p>	<p>Staff proposes to conduct a development pattern and character study, but will be limited in the ability to conduct historic surveys City-wide as part of this scope. However, the project is related to the Historic Preservation Code Improvement project which will include improvements to demolition review and the designation process.</p>

Section D. Staff Recommendation

According to TMC 13.02.045, the Planning Commission will review this assessment and make its decision as to:

1. Whether or not the application is complete, and if not, what information is needed to make it complete;
2. Whether or not the scope of the application should be modified, and if so, what alternatives should be considered; and
3. Whether or not the application will be considered, and if so, in which amendment cycle. The Planning Commission shall make determinations concerning proposed amendments.

Based on the review of the proposals against the assessment criteria, staff concludes that they are ready for technical analysis. Staff recommends that the Planning Commission accept the application for consideration during the 2019 Amendment cycle, with the following considerations:

1. **Phasing:** Staff recommends a phased approach. The first phase, to be conducted during the 2019 cycle, would develop a new framework for commercial zoning, as outlined in the scope of work, including any new zoning districts and related use and development standards. The second phase, to be conducted in the 2020 amendment cycle, would then apply the framework through code amendments and Future Land Use Map/Zoning Map Amendments. This approach would allow for more time to conduct analysis and outreach to support the development of the commercial zoning framework that would otherwise be infeasible if the project were to move forward on a 2019 track for both development and implementation.
2. **Scope of Work:** Staff recommends modifying the scope of work to specifically identify existing and potential non-conforming uses as a component of the analysis to be conducted. These issues were initially identified within the scope of work for the FLUM implementation, but should be reflected in the scope of work for the Commercial Zoning update as well.

Shoreline Master Program

Assessment Report

SHORELINE MASTER PROGRAM

An Element of the Comprehensive Plan and Title 19 of the Tacoma Municipal Code



The Shoreline Management Act (SMA) requires a periodic review of comprehensively updated Master Programs (SMPs). Local governments must review amendments to the SMA and Ecology rules that have occurred since the master program was last amended, and determine if local amendments are needed to maintain compliance. Local governments must also review changes to the comprehensive plan and development regulations to determine if the shoreline master program policies and regulations remain consistent with them. Local governments should consider during their periodic review whether to incorporate any amendments needed to reflect changed circumstances, new information or improved data.

The schedule to complete these reviews is established for every community by the Legislature. The first round of periodic reviews is due on or before June 30, 2019 for Snohomish, King and Pierce counties and their cities and towns. This will be the first Periodic Review conducted for Tacoma’s SMP since the Comprehensive Update was approved by the Department of Ecology in 2013.

Project Summary	
Applicant:	Planning and Development Services
Location and Size of Area:	The review area includes all shorelines city-wide, including both marine and freshwaters and lands within 200’ of the ordinary high water mark.
Current Land Use and Zoning:	The area is comprised of Shoreline Zoning Districts, S-1a to S-15.
Neighborhood Council Area:	Multiple.
Type of Amendment:	Plan and Code.
Staff Recommendation:	Accept the application as amended.
Project Proposal:	<ul style="list-style-type: none"> To ensure that the master program complies with applicable law and guidelines in effect at the time of the review; To assure consistency of the master program with the local government’s comprehensive plan and development regulations; To consider whether to incorporate any amendments needed to reflect changed circumstances, new information or improved data, and whether the significance of the changed circumstances, new information or improved data warrants amendments.



Planning and Development Services
City of Tacoma, Washington

Peter Huffman, Director

Project Manager:
 Stephen Atkinson, Principal Planner

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Section B. Assessment

The applications were reviewed against the following assessment criteria pursuant to TMC 13.02.045:

1. If the amendment request is legislative and properly subject to Planning Commission review, or quasi-judicial and not properly subject to Commission review.

Staff Assessment: The request is legislative and properly subject to Planning Commission review.

2. If there have been recent studies of the same area or issue, which may be cause for the Commission to decline further review, or if there are active or planned projects that the amendment request can be incorporated into.

Staff Assessment: The City completed a comprehensive update of the Shoreline Master Program in 2013. The periodic review is a state-mandated process to ensure that the SMP continues to reflect best available information, state law, and recent case law. Given the Tideflats Subarea Plan will include significant shoreline areas, shoreline issues related to that process could be consolidated into the Tideflats scope of work.

3. If the amount of analysis necessary is reasonably manageable given the workloads and resources of the Department and the Commission, or if a large-scale study is required, the amendment request may be scaled down, studied in phases, delayed until a future amendment cycle, or declined.

Staff Assessment: The scope of work is reasonable and is primarily limited to minor amendments, however, staff does recommend incorporating issues specific to the Port/Tideflats into the Tideflats Subarea Plan, which reduces the scope of this periodic review.

Section C. Summary of Public Comments

Issue	Staff Response
<p>Nonconforming Overwater Residences: Salmon Beach has expressed concern over the existing limitations on development for nonconforming overwater residences and has requested the following:</p> <ol style="list-style-type: none"> 1. Greater recognition of the existing community and infrastructure in the Environment Designation policies. 2. Consideration to be reclassified as “conforming.” 3. An allowance for a 25’ building height. 4. Flexibility to adapt to sea level rise. 	<p>Staff recommends incorporating these requests into the Scope of Work and moving them forward for technical review and analysis.</p>
<p>Building Envelopes on the East Foss: Concern that building envelope, setback, and view corridor requirements on the East Foss could allow for a canyon effect along the esplanade.</p>	<p>Staff recommends that any issues pertaining to the East Foss should be reviewed within the Tideflats Subarea Plan process. This area of the East Foss is a transition area between the Downtown and the Manufacturing and Industrial Area and multiple parcels along the Wheeler-Osgood are split zoned shoreline/industrial. The specific</p>

	<p>concerns expressed are somewhat mitigated by the shallow building sites in some locations that preclude larger developments, allowance for industrial uses, restrictions on development at the BNSF property at the head of the Wheeler-Osgood, as well as buffer setbacks and a requirement for a 30% view corridor/side yard setback for new development. However, staff concurs that the East Foss has not received the degree of detailed modeling that was applied to standards on the West Foss.</p>
<p>Temporary Surface Parking: Concern that once land is used for temporary parking, that it is difficult to transition back to other more productive uses.</p>	<p>The Shoreline Master Program and WAC Guidelines do not recognize temporary uses. Any improvement or development must be in accordance with the standards of the SMP and is treated as a permanent improvement. The SMP prohibits parking as a primary use, and neither does it require parking, but it does allow for parking that serves public access, recreation or other primary uses.</p>

Section D. Staff Recommendation

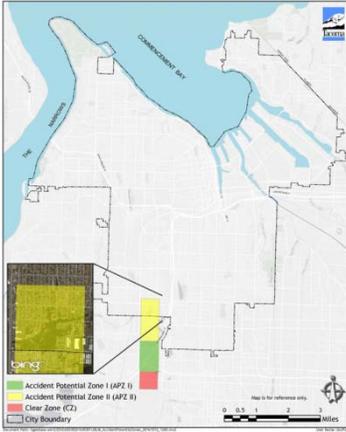
According to TMC 13.02.045, the Planning Commission will review this assessment and make its decision as to:

1. Whether or not the application is complete, and if not, what information is needed to make it complete;
2. Whether or not the scope of the application should be modified, and if so, what alternatives should be considered; and
3. Whether or not the application will be considered, and if so, in which amendment cycle. The Planning Commission shall make determinations concerning proposed amendments.

Based on the review of the proposals against the assessment criteria and consideration of the public testimony, staff concludes that the project is ready for technical analysis. Staff recommends that the Planning Commission accept the application, as amended, for consideration during the 2019 Amendment cycle, with the following considerations:

- Project Integration:
 - The Tideflats Subarea Plan is expected to include a review and recommendations on use and development transitions between industrial and non-industrial areas. Therefore, staff recommends consolidating shoreline issues specifically related to the East Foss, Tideflats, and Marine View Drive, within the scope of the Tideflats Subarea plan.
 - The Geologically Hazardous Areas amendment proposal is applicable to shoreline areas. However, due to staffing and resource capacities, staff recommends limiting the Geologically Hazardous Areas review to shoreline critical areas and delaying the amendments to the critical areas code until after the shoreline review is complete. This would effectively phase the project and incorporate the scope of work for Geologically Hazardous Areas into the Shoreline Periodic Review.

- Scope of Work Modification: Staff recommends incorporating the comments from Salmon Beach into the scope of work for the 2019 Shoreline Review.



JBLM Joint Land Use Study (JLUS) APZII Overlay

Application: 2019 Amendment

Clear Zones and Accident Potential Zones (APZ) represent the most likely impact areas if an aircraft accident occurs. APZs are based on Department of Defense historical data on where accidents have previously occurred.

A small portion of South Tacoma is located within the APZ II. Based on the elevated risk around aircraft safety, the JBLM JLUS Implementation Plan recommends that the City incorporate considerations in local planning and permitting processes to address the health of residents.

A review of development standards and allowable uses will be conducted to ensure that appropriate measures have been taken to limit design and land use decisions that unnecessarily elevate risks and the safety of residents living or working in the APZ II.

Project Summary

Applicant:	Planning and Development Services
Location and Size of Area:	Western Boundary - ~170 ft east of South Tacoma Way; Northern Boundary - 240 ft north of S. 72 nd Street; Eastern Boundary – 85 feet east of S. Fife Street. South Boundary – City limits. 200.6 acres or 8.8 million square feet
Current Land Use and Zoning:	Various. Primarily Single Family Residential, Two Family Residential and Commercial. Various. Primarily R-2, R-3, and C-2.
Neighborhood Council Area:	South Tacoma.
Staff Recommendation:	Withdraw the application from the 2019 Amendment and proceed on separate review track.
Date of Report:	June 20, 2018
Project Proposal:	Develop an Airport Compatibility Overlay Zone – an overlay that will modify development patterns and standards of the underlying zoning in parcels impacted by the Accident Potential Zone II.



Planning and Development Services
City of Tacoma, Washington

Peter Huffman, Director

Project Manager

Lauren Flemister, Senior Planner

lflemister@cityoftacoma.org

www.cityoftacoma.org/planning

Assessment

The applications were reviewed against the following assessment criteria pursuant to TMC 13.02.045:

1. If the amendment request is legislative and properly subject to Planning Commission review, or quasi-judicial and not properly subject to Commission review.

Staff Assessment: This item is legislative and subject to Planning Commission review.

2. If there have been recent studies of the same area or issue, which may be cause for the Commission to decline further review, or if there are active or planned projects that the amendment request can be incorporated into.

Staff Assessment: This amendment is not covered by a recent project, but needs to be completed to complement other projects.

3. If the amount of analysis necessary is reasonably manageable given the workloads and resources of the Department and the Commission, or if a large-scale study is required, the amendment request may be scaled down, studied in phases, delayed until a future amendment cycle, or declined.

Staff Assessment: The amendment, as proposed, is properly scoped and within staff workload and resources to complete during the 2019 amendment cycle.

Summary of Public Comments

No comments or testimony was provided to the Planning Commission on this application.

Staff Recommendation

According to TMC 13.02.045, the Planning Commission will review this assessment and make its decision as to:

1. Whether or not the application is complete, and if not, what information is needed to make it complete;
2. Whether or not the scope of the application should be modified, and if so, what alternatives should be considered; and
3. Whether or not the application will be considered, and if so, in which amendment cycle. The Planning Commission shall make determinations concerning proposed amendments.

Based on the review of the proposals against the assessment criteria and consideration of the public testimony, staff concludes that the project is ready for technical analysis. Staff recommends that the Planning Commission accept the application with the following consideration:

- Project timeframe: Staff recommends withdrawing the APZ overlay project from the 2019 Amendment Cycle and conducting this review on an off-cycle timeframe, to be completed by the end of 2018.

Open Space Corridors – Phase 2

Application: 2019 Amendment



The Open Space Corridors (OSC) Project is one of the City’s initial steps to implement the Parks and Open Space designation of the Comprehensive Plan, *One Tacoma*. The designation includes a variety of areas including active park and recreation areas, passive open spaces, steep slopes, and other important open space areas.



The current effort focuses on Critical Areas standards for development and disturbance within and around erosion and landslide hazard areas—types of Geologically Hazardous Areas associated with steep slopes. Tacoma’s standards for Geologically Hazardous Areas are due for an update to reflect recent statutory amendments and advances in the Best Available Science (BAS). The updates will address known gaps and inconsistencies in the current code, and integrate the latest science in order to more effectively limit risks to life and property in areas prone to landslides or erosion. The updates will also increase predictability regarding development in these areas.

Project Summary	
Applicant:	City
Location and Size of Area:	Changes will apply city-wide where critical areas are present.
Current Land Use and Zoning:	Multiple
Neighborhood Council Area:	Multiple
Staff Recommendation:	Integrate the Best Available Science review within the Shoreline Review and postpone the code amendments to TMC 13.11 until completion of the SMP.
Date of Report:	June 20, 2018
Project Proposal:	<p>Identify changes to TMC 13.11 Critical Areas Preservation Ordinance related to Geologically Hazardous Areas that ensure standards are consistent with Best Available Science (BAS), achieve no net loss of critical areas functions and values, and allow reasonable use that does not pose a threat to the health and safety of citizens and property. The project will commence with a review of BAS and recent statutory guidance, and will address known issues, including:</p> <ol style="list-style-type: none"> 1. Update classifications for erosion and landslide hazard areas 2. Apply mitigation sequencing in accordance with the BAS 3. Address inconsistencies between standards for Geologically Hazardous Areas and geo-setback areas 4. Update submittal requirements for technical studies 5. Update resources and maps used to identify and classify Geologically Hazardous Areas



Planning and Development Services
City of Tacoma, Washington

Peter Huffman, Director

Elliott Barnett, Associate Planner
 (253) 591-5389

Elliott.barnett@cityoftacoma.org

www.cityoftacoma.org/planning

Section B. Assessment

The applications were reviewed against the following assessment criteria pursuant to TMC 13.02.045:

1. If the amendment request is legislative and properly subject to Planning Commission review, or quasi-judicial and not properly subject to Commission review.

Staff Assessment: The amendment is legislative and subject to Planning Commission review.

2. If there have been recent studies of the same area or issue, which may be cause for the Commission to decline further review, or if there are active or planned projects that the amendment request can be incorporated into.

Staff Assessment: The City is currently in the process of updating TMC 13.11 Critical Areas standards to address Fish and Wildlife Habitat Conservation Areas. The current work program does not fully address updates to Geologically Hazardous Areas. While both of these efforts are related to TMC 13.11, they entail distinct subject matter.

There is potential to incorporate or at least integrate this project into the scope of work for the Shoreline Periodic Review, which is also proposed for inclusion in the 2019 Amendment package. Many of the City's Geologically Hazardous Areas are regulated in part under TMC 13.10 Shoreline Management as well as TMC 13.11 Critical Areas Preservation. While there are substantive differences between the Shoreline Management Act and the Growth Management Act, which are reflected in the City's codes, a single study of the Best Available Science and proposed code changes could provide the basis for amendments to both ordinances. Staff note that the Department of Commerce is currently developing a Critical Areas Guidebook, which may necessitate further updates. However, the date of release has not been set.

3. If the amount of analysis necessary is reasonably manageable given the workloads and resources of the Department and the Commission, or if a large-scale study is required, the amendment request may be scaled down, studied in phases, delayed until a future amendment cycle, or declined.

Staff Assessment: The larger Open Space Corridors Project has been broken into phases in order to afford adequate time, staff resources and Planning Commission review capacity to digest each phase. It is staff's understanding that the time and resources are adequate to conduct the work and stakeholder engagement necessary as part of this phase.

Section C. Summary of Public Comments

Issue	Staff Response
Support for proposed geo-hazard regulations review	Noted.

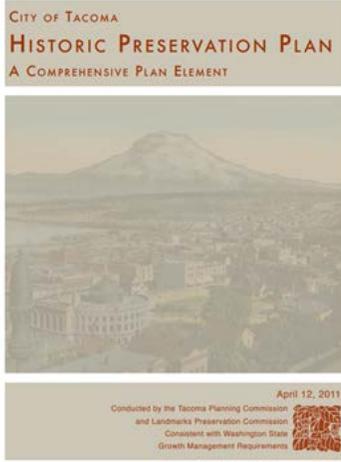
Section D. Staff Recommendation

According to TMC 13.02.045, the Planning Commission will review this assessment and make its decision as to:

1. Whether or not the application is complete, and if not, what information is needed to make it complete;
2. Whether or not the scope of the application should be modified, and if so, what alternatives should be considered; and

3. Whether or not the application will be considered, and if so, in which amendment cycle. The Planning Commission shall make determinations concerning proposed amendments.

Based on the review of the proposals against the assessment criteria and consideration of the public testimony, staff concludes that the project is ready for technical analysis. However, due to resource and capacity limitations, staff recommends that the Planning Commission conduct the Shoreline Review first, and then follow that review with an off-cycle amendment to TMC 13.11. If the Commission concurs, this project would be removed from the 2019 Amendment cycle.



Historic Preservation Code Improvements 2019 Amendment

This proposal seeks to improve the effectiveness of the Historic Preservation Program through a series of code amendments, including: enhancement of demolition/cultural resources impact review within TMC 13.12.570; enhancements to TMC 13.07, including clarification of the nomination and designation process and project review, and the Historic Conditional Use Permit at TMC 13.06.640 F. Companion amendments to TMC 1.42 regarding the composition of the Landmarks Commission are also proposed.

Project Summary

Applicant:	City of Tacoma
Location and Size of Area:	Citywide
Current Land Use and Zoning:	Multiple
Neighborhood Council Area:	Multiple
Staff Recommendation:	Accept the application as proposed.
Date of Report:	June 20, 2018
Project Proposal:	<p>Historic Preservation related code amendments to include:</p> <ol style="list-style-type: none"> 1. Establishment of a citywide demolition review process that would include review of demolition permits for adverse effects to historically significant properties over 4,000 SF, within Mixed Use Centers, and within National Register Historic Districts or affecting National Register listed buildings, as well as clarifying existing demolition review language in code. 2. Amendments to clarify the nomination and designation process, including improvements to language regarding elements that can be included in historic designations, as well as improvements to the language regarding City Council review of nominations (TMC 13.07.050 and others). 3. Changes to nomination requirements to ease nominations locally for properties already on the National Register of Historic Places. 4. Increase effectiveness of Historic Conditional Use Permit by clarifying elements of listed properties eligible for Conditional Use, as well as potential expansion of use palette.



Planning and Development Services
City of Tacoma, Washington
 Peter Huffman, Director

Project Manager:
 Reuben McKnight
Reuben.mcknight@cityoftacoma.org
www.cityoftacoma.org/historicpreservation

Section C. Assessment

The applications were reviewed against the following assessment criteria pursuant to TMC 13.02.045:

1. If the amendment request is legislative and properly subject to Planning Commission review, or quasi-judicial and not properly subject to Commission review.

Staff Assessment: These proposed amendments are legislative in nature, as they are amendments to the Municipal Code.

2. If there have been recent studies of the same area or issue, which may be cause for the Commission to decline further review, or if there are active or planned projects that the amendment request can be incorporated into.

Staff Assessment: There are neither recent studies of the same issue, nor plans to address this issue at a future date.

3. If the amount of analysis necessary is reasonably manageable given the workloads and resources of the Department and the Commission, or if a large-scale study is required, the amendment request may be scaled down, studied in phases, delayed until a future amendment cycle, or declined.

Staff Assessment: This is a relatively small permitting change that will affect larger scale commercial projects only, and should not necessitate large or comprehensive analyses or studies.

Section C. Summary of Public Comments

Issue	Staff Response
Demolition Review: Urge City staff to use a 3,000 square foot baseline as a trigger for demolition review.	The next phase of the project, if accepted by the Commission, will review different options for addressing demolition review.
Consider amendments to the nonconforming use code to be more supportive of re-use of commercial buildings within neighborhoods. Some buildings were downzoned to residential use, but were historically commercial buildings. This has created a challenge for tenants at these sites. Consider reasonable amendments or rezones to support re-use while recognizing the concerns about off-site impacts.	Comment noted. No changes to the scope are recommended. However, the Future Land Use Map implementation and Commercial Zoning update will include some assessment of non-conforming uses and identify situations where a rezone is an appropriate option.
Flexibility and use allowances for historic buildings under the Historic Conditional Use Permit should be reduced. These uses were prohibited for a reason. No additional use flexibility is needed beyond conditional uses already allowed in the single family zoning districts. This code section is not needed.	Comment noted. No changes to the scope are recommended.
Consider adjacency review for new development next to a designated Landmark.	Comment noted. This issue may be reviewed during future zoning code discussions. No changes to the scope are recommended.

Section D. Staff Recommendation

According to TMC 13.02.045, the Planning Commission will review this assessment and make its decision as to:

1. Whether or not the application is complete, and if not, what information is needed to make it complete;
2. Whether or not the scope of the application should be modified, and if so, what alternatives should be considered; and
3. Whether or not the application will be considered, and if so, in which amendment cycle. The Planning Commission shall make determinations concerning proposed amendments.

Based on the review of the proposals against the assessment criteria and consideration of the public testimony, staff concludes that the project is ready for technical analysis. Staff recommends that the Planning Commission accept the application, as proposed, for consideration during the 2019 Amendment cycle.

Minor Amendments

Assessment Report



As one of the applications for the 2019 Amendment to the Comprehensive Plan and Land Use Regulatory Code, the “Minor Amendments” involves minor revisions to the *One Tacoma* Comprehensive Plan and various sections of the Tacoma Municipal Code, intended to keep information current, address inconsistencies, correct minor errors, increase clarity, and improve provisions that, through implementation of the Plan and administration of the Code, are found to be unclear or not fully meeting their intent.

Project Summary	
Application No.:	2019-07
Applicant:	Planning and Development Services
Location and Size of Area:	Citywide
Current Land Use and Zoning:	Multiple
Neighborhood Council Area:	Citywide
Staff Recommendation:	Accept the application as part of the 2019 Amendment.
Date of Report:	June 20, 2018
Project Proposal:	<p>The scope of the “Minor Amendments” is to be determined.</p> <p>Issues to be addressed may vary. As an example, the scope for the previous amendment cycle (i.e., 2018 Amendments) included such issues as modifying the adoption and amendment procedures (TMC 13.02.045 & .053), correcting the referencing to Conditional Use Permit (throughout TMC), aligning text and map for Reduced Parking Area (TMC 13.06A.065), and adding a policy concerning “unique sites” to the Urban Form and Design and Development elements.</p>



Planning and Development Services
City of Tacoma, Washington

Peter Huffman, Director

Project Manager

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(253) 591-5682

lwung@cityoftacoma.org

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Section B. Assessment

The applications were reviewed against the following assessment criteria pursuant to TMC 13.02.045:

1. If the amendment request is legislative and properly subject to Planning Commission review, or quasi-judicial and not properly subject to Commission review.

Staff Assessment: Proposed minor amendments to the Comprehensive Plan and the Tacoma Municipal Code, primarily Title 13 – Land Use Regulatory Code, are legislative and properly subject to Planning Commission’s review.

2. If there have been recent studies of the same area or issue, which may be cause for the Commission to decline further review, or if there are active or planned projects that the amendment request can be incorporated into.

Staff Assessment: Issues to be included in the scope of the “Minor Amendments” will be reviewed against this criterion during the analysis stage and the scope adjusted accordingly.

3. If the amount of analysis necessary is reasonably manageable given the workloads and resources of the Department and the Commission, or if a large-scale study is required, the amendment request may be scaled down, studied in phases, delayed until a future amendment cycle, or declined.

Staff Assessment: Issues to be included in the scope of the “Minor Amendments” will be reviewed against this criterion during the analysis stage and the scope adjusted accordingly.

Section C. Summary of Public Comments

No comments or testimony was provided to the Planning Commission on this application.

Section D. Staff Recommendation

According to TMC 13.02.045, the Planning Commission will review this assessment and make its decision as to:

1. Whether or not the application is complete, and if not, what information is needed to make it complete;
2. Whether or not the scope of the application should be modified, and if so, what alternatives should be considered; and
3. Whether or not the application will be considered, and if so, in which amendment cycle. The Planning Commission shall make determinations concerning proposed amendments.

Based on the review of the proposals against the assessment criteria and consideration of the public testimony, staff concludes that the project is ready for technical analysis. Staff recommends that the Planning Commission accept the application for consideration during the 2019 Amendment cycle, with the following consideration:

- As requested by the Commission, staff will evaluate minor amendments to the Tacoma Municipal Code to improve the organization and clarity of land use and permit procedures.

Comprehensive Plan And Land Use Regulatory Code

Proposed Amendments for 2019 - Scope of Work



Compilation of Public Comments

June 6, 2018

City of Tacoma
Planning & Development Services Department
Planning Services Division
747 Market Street, Room 345
Tacoma, WA 98402-3793
(253) 591-5030

www.cityoftacoma.org/planning



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WRITTEN COMMENTS

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STADIUM PETITION

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ORAL TESTIMONY

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WRITTEN COMMENTS

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From: joriadkins@mac.com
To: Atkinson, Stephen
Subject: Fwd: 2019 Amendments Scoping - suggestions
Date: Wednesday, June 6, 2018 8:09:10 PM
Attachments: [CCE06062018.jpeg](#)
[CCE06062018_2.jpeg](#)

Stephen,
so sorry, Jori sent off her comments at 4:50pm june 6th..., but had your address incomplete and so the message was rejected...
we are sending it again, now...
Hopefully it can be entered into the comments with the caveat of being delayed in the mail

Message-id: <04E9ED02-2B1C-4A0C-979B-CB7C5A77016E@mac.com>
Date: Wed, 06 Jun 2018 09:50:43 -0700
From: joriadkins@mac.com
To: Stephen Atkinson <satkinson@cityoftacoma.mac.com>
Subject: 2019 Amendments Scoping - suggestions

Your message cannot be delivered to the following recipients:

Recipient address: satkinson@cityoftacoma
Reason: Illegal host/domain name found

Original-envelope-id: 0P9W001GTUSKG620@pv33p36im-asmt001.me.com
Reporting-MTA: dns;pv33p36im-asmt001.me.com (tcp_intranet-daemon)
Arrival-date: Wed, 06 Jun 2018 16:50:45 +0000 (GMT)

Original-recipient: rfc822;satkinson@cityoftacoma
Final-recipient: rfc822;satkinson@cityoftacoma
Action: failed
Status: 5.4.4 (Illegal host/domain name found)

From: joriadkins@mac.com
Subject: 2019 Amendments Scoping - suggestions
Date: June 6, 2018 at 9:50:43 AM PDT
To: Stephen Atkinson <satkinson@cityoftacoma.mac.com>

I have a few suggestions for areas of study and possible amending of the Comp Plan or Ordinances -

Jori Adkins
Joriadkins@mac.com
253 365-1459

Begin forwarded message:

From: joriadkins@mac.com
Subject: 2019 Amendments Scoping - suggestions

Date: June 6, 2018 at 9:50:43 AM PDT
To: Stephen Atkinson <satkinson@cityoftacoma>

I have a few suggestions for areas of study and possible amending of the Comp Plan or Ordinances -

1. A little late (since land is starting to change hands on the east side...) but better now as the City is required to have these periodical reviews of the SMP in the light of "changing local circumstances" as well as many other reasons. The concern is that we may end up with a wall of buildings on the east side of the Foss Waterway from the 509 bridge to the Murray Morgan bridge, since the views along there are wonderful of the city as well as the water. The Foss Waterway is very narrow, so we should be serious about setbacks, stepping back, corridors and height limits for maintaining views from the existing west side developments along the Foss edge and downtown. It would be detrimental to the use of the esplanade walkway to have a canyon of buildings walling local promenaders and visitors in. It would also exacerbate the oppressive quality of the high banks at low tide (plus the added 3 ft. of fill required as a cap along the shoreline) to then have 7 story buildings within 25 ft. of the shore. The Foss Waterway's Development Guidelines do not address the East side to any extent. The Foss needs breathing room in that section and little Central Park is not going to be able to provide that.

2. One thing we realized about using vacant lots as temporary surface parking is it isn't very temporary. Once the parking is there and charging kiosks go up, it is hard to change. Those lots stay for many years not adding to the density, vitality, active edges or the added property revenue of a 7+ story building of mixed residential/ commercial with active street edges and people using the local businesses and the near by transit. This has been true for decades in all of the downtown.

For the Dome District, I have to admit I searched the South Downtown Subarea Plan for what I had thought would be in there, and all I could find was a very weak statement under Policy 1.4 Manage parking to support access and promote transit ridership

Proposed actions:

1.4.2 Avoid creating more surface parking lots in close proximity to South Downtown transit stations; whenever possible locate parking below-grade, or in above-grade structures that are wrapped with active street-level uses.

The Dome District is different from the other South Downtown station areas. We have blocks of transit stations and very few blocks left of developable vacant land to fulfill our vision of a true TOD. These blocks should be buildings and we need to protect them from becoming permanent surface parking lots that charge as much/month as a micro-apartment.

Studies show that TOD residents are twice as likely not to own a car as US households and 5 times more likely to commute by transit than others in the region, housing is the highest priority, in the Dome District, within 1/2 mile of the transit station (in our situation that station covers 3 x 2 blocks, not just 300 lineal ft.)

Can the surface parking element of the plan be strengthened and reinforced somehow for the Dome District?

3. This research above lead Rick and me into a very serious problem and that is the make-up of the involvement in planning issues of the citizens and special interest groups such as public

transit, public utilities, paid lobbyists and outside jurisdictions. Where citizens may be called a Steering Committee or Citizen's Advisory Committee, the Stakeholders are these public and private agencies of paid people who are watching out for their agencies interests. We found that often these groups are the final voices to make changes to documents even after the Citizens have commented on the "Final Draft". Rick and I, after researching past emails, documents, Drafts and Finals, found this to be the case with the South Downtown Plan and the Puyallup Av. Conceptual Design, when a fourth alternative was added after the public process was over. I show below the draft and the final of the Subarea Plan and the addition of Transit centric language added after the final draft was printed (after possibility for citizens' comment) and the Final adopted document. How could we have known that these were the ultimate goals of public transit planning for the Dome District and Puyallup Ave.!

We need to make the process truly more transparent not just talk behind closed doors. I don't know if this is a part of the 2019 Scoping but I do believe the elements of the plan that were added *after* the printing of the draft are open for study and investigation.

We had nor have a problem with Sound Transit's use of Puyallup Ave. as a corridor for their 574 to Seatac or their Express 590s to Seattle as they have always run with the traffic, not in separate lanes.

Thank you for allowing citizens to comment during scoping for the 2019 Amendments

Jori Adkins, Dome District resident and property owner
301 Puyallup Ave.
Tacoma

Attachments -



How did I miss this? 2015

friendly route through and between the Dome and Brewery Districts and a safe, comfortable crossing at Pacific Avenue

- 1.2.5 Create a pedestrian connection aligned with East E Street that bridges the railroad tracks and links the Tacoma Dome Station through Freighthouse Square to the Tacoma Dome
- 1.2.6 Implement the pedestrian and bicycle enhancement recommendations for Tacoma Dome Station in Sound Transit's 2012 Sounder Stations Access Study in the near term
- 1.2.7 Evaluate the "last mile" to transit for active transportation and address pedestrian and bicycle access gaps through targeted improvements

Amtrak to 2017 wants well off station

- 1.2.8 Prepare a detailed Station Access Plan for the Tacoma Dome Station that takes into account the proposal to move the Amtrak terminal to Freighthouse Square by 2017

Policy 1.3: Coordinate with transit agencies to prioritize future high-frequency transit service allocations that will help catalyze redevelopment and the creation of complete communities

Proposed Actions:

- 1.3.1 Coordinate for future service commitments from Pierce Transit based on the amount and location of desired future redevelopment *citywide*
- 1.3.2 Ensure that all planning efforts take into account Pierce Transit's efforts to provide future east-west service on South 25th Street through the Brewery District *Healthy?*
- 1.3.3 Coordinate with UWT's proposed plans for a transit priority street on Market Street and explore opportunities for enhancements and extensions through street design and land use
- 1.3.4 Support an extended LINK light rail alignment that maximizes South Downtown's redevelopment potential *and use of FH Square Hub*

but to 111 V. St. Station

- 1.3.5 Ensure that all planning efforts for the Puyallup Avenue corridor take into account Pierce Transit's efforts to develop transit corridors connecting future high-capacity transit along Pacific Avenue to the Tacoma Dome Station *use 26th!*

- 1.3.6 Maintain collaboration between City and transit agencies on roadway design for compatibility between buses, bicycles and motor vehicles *pedals Complete Streets!*

1.3.7 2010 This was not in Draft.
Policy 1.4: Manage parking to support transit access and promote transit ridership

Proposed Actions:

- 1.4.1 Expand the downtown Reduced Parking Area to include the entire Brewery District and the Dome District *start time to do*

- 1.4.2 Avoid creating more surface parking lots in close proximity to South Downtown transit stations; whenever possible locate parking below grade, or in above-grade structures that are wrapped with active street-level uses *visible laws was thru out DD for Sur*

- 1.4.3 Coordinate with Pierce Transit to explore charging for parking in the Pierce Transit garages, a strategy that would encourage other modes of access to the station and free up the garage for longer distance commuters and other users *DDG*

- 1.4.4 Promote a "parkonce" concept that takes advantage of South Downtown's existing parking resources and the easy access to a variety of attractions without a car *encourage development*

- 1.4.5 Spearhead the implementation of shared parking agreements to enable better utilization of existing parking resources and reduce the need to build new parking

yes
1.2.4 Reconfigure Puyallup Avenue/South 24th Street to create an attractive pedestrian and bicycle-friendly route through and between the Dome and Brewery Districts and a safe, comfortable crossing at Pacific Avenue

1.2.5 Create a pedestrian connection aligned with East E Street that bridges the railroad tracks and links the Tacoma Dome Station through Freighthouse Square to the Tacoma Dome

1.2.6 Implement the pedestrian and bicycle enhancement recommendations for Tacoma Dome Station in Sound Transit's 2012 Sounder Stations Access Study in the near term

1.2.7 Evaluate the "last mile" to transit for active transportation and address pedestrian and bicycle access gaps through targeted improvements

1.2.8 Prepare a detailed Station Access Plan for the Tacoma Dome Station that takes into account the proposal to move the Amtrak terminal to Freighthouse Square by 2017

Policy 1.3: Coordinate with transit agencies to prioritize future high-frequency transit service allocations that will help catalyze redevelopment and the creation of complete communities

Proposed Actions:

1.3.1 Coordinate for future service commitments from Pierce Transit based on the amount and location of desired future redevelopment

1.3.2 Ensure that all planning efforts take into account Pierce Transit's efforts to provide future east-west service on South 25th Street through the Brewery District

1.3.3 Coordinate with UWT's proposal for a transit priority street on Market Street and with Pierce Transit's plans to operate on multiple corridors including Market Street while de-emphasizing service on Commerce Street, and explore

opportunities for enhancements and extensions through street design and land use

1.3.4 Support an extended LINK light rail alignment that maximizes South Downtown's redevelopment potential

1.3.5 Ensure that all planning efforts for the Puyallup Avenue corridor take into account Pierce Transit's, Sound Transit's and Intercity Transit's efforts to develop transit corridors connecting future high-capacity transit along Pacific Avenue to the Tacoma Dome Station

1.3.6 Maintain and expand collaboration between City and transit agencies on roadway design for compatibility between buses, bicycles and motor vehicles

1.3.7 Future changes and/or improvements to designated transit corridors in the study area will, where practicable, maintain a minimum average delay for transit vehicles equivalent to or less than the vehicle delay associated with Level of Service D (as defined in the latest edition of the Highway Capacity Manual). The designation of key transit corridors will occur as part of the City's update to the Comprehensive Transportation Plan, currently underway. Treatments that may be utilized to maintain transit LOS include but are not limited to designated transit only lanes, transit signal priority, transit queue jumps and treatments at transit stops.

Policy 1.4: Manage parking to support transit access and promote transit ridership

Proposed Actions:

1.4.1 Expand the downtown Reduced Parking Area to include the entire Brewery District and the Dome District?

1.4.2 Avoid creating more surface parking lots in close proximity to South Downtown transit stations;

missed this

BUT

this was NOT part of the Draft

From: [Louise E. Allshouse](#)
To: [Atkinson, Stephen](#)
Subject: A Show of Public Concern
Date: Tuesday, April 04, 2017 1:19:21 PM

Hello Steve,

One true Gem of Tacoma is the historic charm of the "Northend".

Please don't diminish this by rezoning "single family parcels" to "multi-family".

Doing so will cause the loss of quaint appeal, and quality of our neighborhood.

Specifically I am speaking about the property located at 3115 N. 25th Street, but also the general area 3 blocks around N. 26th and Alder Streets.

The proposal of multi-family density will be a huge impact on this neighborhood. We already have parking issues, and crime on the rise.

Please take time to reconsider this proposal.

How is it best for me to show my concern for this issue? I have attended 2 of the community meetings, but I am not sure my concerns are noted.

Respectfully,

Louise Allshouse
3114 N. 25th Street
Tacoma, Washington 98406
253 752 6422

Planning Commission
City of Tacoma
Planning Services
747 Market St. Rm 345
Tacoma, WA 98402

RE: ISSUES THAT WERE NOT ADDRESSED BY THE DOCUMENTS RELATED TO THE MEETING CONCERNING MY CLIENT, THE VIETNAMESE BUDDHIST TEMPLE LOCATED AT 2625 72ND St. E., Tacoma, WA 98404

Commissioners:

This is a special consideration request type of correspondence. Unfortunately, I was unable to attend the meeting on Wednesday, June 6, 2018, and present the issue personally because I was delayed at the University Medical Center in Seattle and did not arrive back in Tacoma until after 7 PM.

The Vietnamese Buddhist Temple at the above address is in need of hooking up to a sewer system. The address is approximately, 2 blocks outside the City of Tacoma. However, the Temple's address is Tacoma and they purchase most of their utilities through Tacoma Public Utilities.

Last Fall a group of us representing the Temple met with various representatives from Pierce County Planning Dept. to discuss an extension to the Temple. The membership and activity demands of the Temple now exceed the capacity of the existing septic tank system installed over 10 years ago. However, it has come to my attention that we were given accurate information from these departmental representatives. We were led to believe that the sewer line indicated on public maps, both the City of Tacoma's and that of Pierce County's was the City of Tacoma's. However, when I conducted a further investigations into the situation it turns out not to be so. However, I have no way to evaluate the accuracy of the information I was given from a representative from the City of Tacoma's Planning Dept.

The main issues now seems to be those involving annexation and fairness. The later dealing with the fact that the maga Christian Churches (e.g., The Champion Center) in the area have been given free rein to build and use public infrastructure because they are within the city limits.

From my review of the documents available on line neither of these two issues were addressed in the documents. At this time I would like to formally introduce these as important planning issues.

I am available to talk further about these important issues.

Sincerely,

Dr. Cathleen A. Carr

901 N. Shirely St.

Tacoma, Wa 98406

carrca12@gmail.com

254.756.0539 (home)

206.303.9575 (cell) I live in a drop zone and this number cannot always be contacted.

Cc: Abbott, Vietnamese Buddhist Community

Mr. Noah Davis

From: Timothy Chambers
To: [Planning](#)
Cc: pchmbersthink@gmail.com
Subject: FUTURE LAND USE IMPLEMENTATION COMMENT
Date: Friday, May 25, 2018 7:47:35 PM

To Whom it May Concern,

I am writing to express my desire that the re-zoning of the Wapato Park district be changed to include multi and/or high density residential units. I was raised and grew up in the area adjacent to Wapato Lake park on Alaska street. During that time this area was on the edge of the city and because of the park and its rural nature I was given a unique and wonderful place to grow and mature into who I am now.

Sadly, due to unfettered encroachment of displaced and disenfranchised people into this area it has experienced an ongoing and increasing amount of degradation resulting in potential danger to our citizens living or using the park here. This is additionally sad because the potential for others to benefit from what could be a nurturing environment continues to decline to the point of being a lost opportunity for our community. That is why I feel that the only way to halt this continual degradation is to act in a quick and definite manner to rezone this area.

I strongly feel that re-zoning this area to multi or high density residential units should be quickly acted on to provide a path forward to rejuvenate this area and help stop the current destructive activities being seen in this area.

Thank you for your consideration,

Timothy Chambers



June 4th, 2018

Chair Wamback and Commissioners
Tacoma Planning Commission
747 Market Street
Tacoma, WA 98402

Subject: Proposed 2019 Amendments to the Comprehensive Plan and Land Use Regulatory Code

Dear Chair Wamback and Commissioners:

Historic Tacoma applauds the Planning Commission for this preliminary opportunity to respond to the proposed applications for the 2019 amendments to the Comprehensive Plan and Land Use Regulatory Code. Below are our comments on three of those amendments.

1. Future Land Use – Because of considerable confusion in the greater Tacoma community this requires more public outreach rather than centralized meetings where comments are typically limited to three minutes per commenter. Given that many cities are questioning increased density as a means of creating more affordable housing, the City may want to re-evaluate the wisdom of up-zones in established neighborhoods and focus more on those areas that are most favorable for redevelopment or renewal because of existing conditions.
2. Commercial Zone Update – Historic Tacoma believes that this project should include a cultural/historic inventory as part of this project to identify and map small ‘corner commercial’ areas across the city. As currently proposed it is a very low-level analysis and no specific inventory of historic structures is called out.
3. Demolition Review – Historic Tacoma would strongly urge a 3,000 square foot baseline (total square feet) and not just the building footprint or the structure, regardless of size being listed on historic inventories or the National Registry.

We look forward to reviewing and contributing to the Planning Commission’s efforts as it refines its scope of work for the 2019 Comprehensive Plan and Land Use Code Amendments.

Sincerely,

Donald K. Erickson
Donald K. Erickson, AICP
President

From: Ed and Wendy Isenhart
To: [Planning; Wendy Isenhart](#)
Subject: Applications to Amend the Comprehensive Plan and Land Use Regulatory Code
Date: Wednesday, June 06, 2018 4:55:38 PM

Tacoma Planning Commission

Dear Commissioners,

We are Ed and Wendy Isenhart, owners of the thriving commercial properties located at 3321 and 3323 North 26th Street. Most people recognize this as the Rosewood Cafe building and the David Blackburn Gallery. When we bought the property in 1995, the buildings had been empty for years and were hovering on the brink of demolition. It took many years, all our efforts and all our money to restore them to the condition they are in today.

How had these buildings, that, since the late 1800's, housed a successful grocery store, a plumbing supply store, a meat-market, a beauty shop, Brands' University Drive In---fallen into such disrepair? It was the zoning. The buildings were commercial from their beginnings, but the City of Tacoma had re-zoned the neighborhood "R-1" in 1956, and commercial uses were now either non-conforming or banned. We own Puget Sound & Pictures and I had been on the Planning Commission and knew that a home-based business was OK, so we operated our business under that permit at 3323 North 26th while we waited for the City to consider our request to affirm the commercial zoning.

It took us 10 years to convince the City these buildings were built to be commercial, had always been commercial and that commercial uses are compatible to the surrounding neighborhood. Take away the zoning and you have empty buildings---the unintended consequences of the R-1 zoning overlay. We were pleased that every neighbor and property owner adjacent to our properties signed a petition of support and our commercial zoning was affirmed. We were granted, we believe, "non-conforming" commercial use rights.

Ed and I wanted to attend your public hearing today, but it's a long haul from Chelan and we couldn't make it in person. We offer all the support we can to your efforts to fine-tune the zoning for Neighborhood Commercial districts. I'm not sure what our zoning is on North 26th from Union to Alder or if it is still "R-1" and we are still "non-conforming". In any event, here is our request:

1. We have a successful history of long-term businesses that blend well into our neighborhood and encourage pedestrian traffic. We are a known quantity. Yet our business owners tell us they have trouble with the City, primarily due to the "non-conforming" requirement that they can only do what has been done before in their building. Our gallery owner was told he could not serve espresso to his customers, for example. I do not believe that the Planning Department, in spite of their obvious professionalism in their own field, can know what will be a successful business endeavor or that serving espresso to customers at an art event will ruin the neighborhood. This is micro-managing and should be curbed.
2. Make sensible rules for commercial/residential mixes---be strict about noise and on street parking after 5pm and other, neighborhood-specific conditions,
3. Allow businesses more latitude to adapt to a changing marketplace. If the newer use does not change the parking, noise or other rules, it should be permitted. Or change our zoning to commercial, period. "Non-conforming" is a tenuous thing---we feel precarious---that what we have may be taken away.
4. Take a look at the 8-plex building adjacent to ours, now empty, broken windowed and attracting homeless squatters. This has been an apartment building for years, but the R-1 zoning is standing in the way of it being repaired and returning to usefulness. I don't believe anyone can make a dime on replacing it with a single-family house and that would be a loss to the University of Puget Sound students

who lived there and to the neighborhood. It needs to be an apartment house built in a Craftsman style that fits in and returns the foot traffic and urban lifestyle of the Proctor neighborhood we love.

Hope we can continue our conversation at some point.

Sincerely,
Ed and Wendy Isenhardt
112 West Highland
Chelan, WA 98816
(509) 682-5950
integrityis@yahoo.com

Received
6/6/18 LW

Joyce & David Jackman

646 N. Skyline Drive

Tacoma, WA 98406

June 6, 2018

I am Joyce Jackman and I own and live at 646 N. Skyline Dr. I bought this 1946 residence in 1972. I raised my children here and have always planned for them to inherit it. I attended the meeting of the city council, along with everyone else on my block, 10 years ago when this exact proposal was put forth, but then it was only going to impact our side of the street on Skyline Drive-9 houses.

How can you even plan to build multi-family dwellings in the same area as 60 homes? This now ranges from Skyline Drive to Mildred St. Obviously our homes will have to be removed. We feel we have rights as home owners who have paid taxes and put thousands of dollars into maintaining our homes. This would also be discrimination against seniors of which there are many here. How can you think of displacing many homeowners who would never be able to find a new place to live that they could afford, thus creating new homelessness. There are other locations in this area on 6th Avenue where you would not affect homeowners.

Ten years ago, we had legal counsel to speak for us, and if we need to, we will acquire legal help. We have rights and we don't want to see this area re-zoned, which is the first step to allowing multi-family dwellings in place of our cherished homes. Also, the Fourth Amendment of the US Constitution guarantees the right of the people to be secure in their homes against unreasonable searches and seizures.

Sincerely,

Joyce Jackman

Public comments on Historic Preservation Code Improvements Applications.

I am commenting on code 13.06.640 I Uses in Historic Structures.

This code section should be removed from the land use codes or severely limited to only be available to extreme cases after thorough review and study by the Planning Department.

The first thing to understand is that the extra uses allowed in the 13.06.640 I 5 table are uses that are “PROHIBITED” in residential neighborhoods. There were *reasons* why these uses were evaluated and **prohibited** in residential neighborhoods. The city residents do not want these types of uses in their neighborhoods and the bar to allow them should be extremely high if not prohibited all together.

99.9% of historic buildings do not need any additional “Prohibited” uses to help provide financial means to maintain the historic building (the purpose of this code section). So this code section is not needed. All it does is provide unnecessary “PROHIBITED” uses which disturb the neighborhoods and are not needed for the purpose of being able to maintain the property. The only benefit is more uses the owner can apply for to make their property more valuable, at the expense of the neighborhood.

For example, with our neighborhood situation with the Weyerhaeuser Mansion, the applicant applied for an “Assembly Facilities” use in table 13.06.640 I 5 but not for the purpose of needing a new use to maintain the property. (Please review the Weyerhaeuser owner’s testimony in front of the Hearing Examiner). They applied for the new “Assembly Facilities” use to enable them to sell their property at a higher price than what its value was.

Extra “Prohibited” residential uses were not needed to maintain the Weyerhaeuser property and the already allowed R2 residential uses were all that were needed.

The Weyerhaeuser Mansion owner was trying to sell the property for \$5.4 Million. The owners could have put it on the market for \$1 and hundreds, if not thousands, of offers from families wanting to use the property as their home would have flooded in. It is not the City of Tacoma’s job to make an asset valuable. If they would have had to sell it for a \$1, to allow for a new owner to put money in to fix the property up and to maintain it, that is the seller’s problem. If I buy a stock and it loses 90% of its value, it is not the City’s or government’s job to make me whole on my investment. Same applies to historic properties. Obviously they could have sold it to a family for a lot more than \$1 but I am making the point. Multiple families **did** look at the property for their residence and would have purchased it but the price of \$5.4 million plus the additional repair costs were too high to make it feasible. A lower sales price and it would have been sold to a family for residential use. There was NO need for additional “Prohibited” uses allowed in section 13.06.640 I.

The whole point is that the property did not need any additional “Prohibited” residential uses in order to have the property maintained. The code section 13.06.640 I is not needed except for maybe a rare extreme case.

I would be happy to explain this in more detail if needed.

Shawn McRoberts

4415 North Stevens St

253 576-5316



Ms Hope Murry
650 N Skyline Dr
Tacoma, WA 98406

bovee44@yahoo.com
253 686 7064 (6/5/2018)

Dear Planning Commission,

I am writing about my concerns about changing the 10th - 9th, Skyline Drive, Howard, Rochester and Hawthorne neighborhoods into a "low density" zone. These are well established neighborhoods with families that have remodeled, in some cases rebuilt their homes. They have multi generational owners and several young families have moved in to raise their children in an area that has access to good schools.

I have seen the ugliness of low density of "town house, stacked flats and row houses." South Warner off of 38th St is a prime example.

There are several areas in this area that are not developed and would be a prime area for development. Before the old Kmart - there are several acres of land there. TCC is sitting on 50+ acres of undeveloped land. Just off of highway 16 heading west is empty land. You have choices to build a beautiful city with good infrastructure, please do NOT rezone an established neighborhood.

HOPE MURRY



North Slope Historic District

a 501(c)(3) organization

908 N. M. Street
Tacoma, WA 98403

June 1, 2018

Planning Commission
City of Tacoma
747 Market Street, Rm. 345
Tacoma, WA 98402

RE: Scoping comments on 2019 Amendment

Dear Chair Wamback and Commissioners:

We applaud the Planning Commission for this preliminary opportunity to respond to the proposed applications for the 2019 amendments to the Comprehensive Plan and Land Use Regulatory Code. Below are our comments on three of those amendments.

- Future Land Use Implementation

This amendment has generated the greatest comment and concern that we have heard and suggests the need for the greatest outreach. Within the North Slope Historic District, the “commercial corner” (zoned C-1) located at N. K and N. 6th Street is the only area where any inconsistencies are noted. We support the rezone of parcel #2035210030 (511 N. K St.) to C-1 since the building is a non-contributing, contemporary four-plex. However, consistency with existing land use requires the rezone of parcels 2036210060 (605 N. K St.), 2036210050 (609 N. K St.), 2036220060 (610 N. K St.), and 2036210040 (611 N. K St.) should be rezoned from C-1 to HMR-SRD. These parcels all contain contributing, single-family houses and commercial uses have not expanded beyond the first two parcels of the 600 block of N. K Street since they were zoned C-1 in the 1950s. The zoning should match the existing land use here.

- Commercial Zoning Update

We would urge that this update include a cultural/historic inventory of the commercial districts as part of the existing conditions analysis for this amendment. Many of the small commercial areas across the city have not been inventoried for historic buildings or existing inventories are out of date.

- Historic Preservation Code Improvements

We heartily endorse the development of a demolition review process for MUCs. Our suggestion would be to strengthen the proposal by reducing the building size covered by review to 3000 SF.

Sincerely,

Marshall McClintock
Historic Preservation Committee

BOARD OF DIRECTORS:

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AMBER BAILEY
JOHN BUTLER
GYDA MAY
KAREN MAY
ANGELA CLARK

From: Russell Rodgers
To: [Planning](#)
Cc: ["Russell Rodgers"](#)
Subject: Tacoma rezone - Alaska Street - Russ Rodgers - property owner at 7018 Alaska St Tacoma WA and 1713 S 72nd St Tacoma WA -
Date: Wednesday, June 06, 2018 2:36:46 PM

Council members and Staff:

My name is Russell Rodgers and I own two houses at the corner of NW corner of Alaska St and 72nd St in Tacoma. The following comments are in support having this area be rezoned to C2 over C1. I will outlined my comments in bullet points for ease of reading.

- I have owned the house at 7018 Alaska St Tacoma, WA since 2005 and 1713 S 72nd St since 2017.
- This corner should be C2 general commercial as it is adjacent to a large successful shopping center that is already C2 and home to one of the most successful Starbucks in the entire chain.
- This entire area could be a great mixed use opportunity, Retail, Multi family and even some medical uses for the right developer.
- There are national drug stores and restaurant groups with drive thru components that would love to be located at this intersection.
- Making this intersection C2 will significantly increase the tax base to the City
- Making the C2 and then adding access to Alaska St from Tacoma Place shopping center would increase the flow and make it easier for traffic to get in and out.
- At City direction Alaska St has been expanded, bus stops added, bike paths added and it is major Arterial not a quiet residential st. The natural progression of this area is C2.
- Having the right development in this area could help clean up some of the crime and vagrants.
- The market is now to the point where a mixed use developer will be willing to invest millions in a development to make something happen. Waiting to rezone could miss an opportunity to do something special and unique for this market.
- Alaska & 72 corner is not a good single family residential area and is continually bombarded with noise, buss traffic, Buss stop, crime, light pollution from commercial business.
- Services, for residences in the area could be more comprehensive.

Please support the rezone to C2 let it become and exciting opportunity for the future residents of the area as well as the city in general.

Warm regards

Russ Rodgers
214-609-4413

Planning Commission
747 Market Street
Room 305
Tacoma Wa
98402

To Members of the Planning Commission:

The Salmon Beach Historic District, a neighborhood of 79 homes built on pilings on the shores of Tacoma Narrows, is the only one of its kind in Washington State. It was originally built by hand as a summer fishing camp just prior to WWI and was added to the WA Heritage Register in 1977. Salmon Beach has a longtime place in the stories and history of Tacoma.

We are a unique community, holding strong ties to our past while looking ahead to the future in our multi generational neighborhood. The shoreline environment and pertaining regulations deeply impact our homes. We appreciate the opportunity to provide input on proposed modifications to the Shoreline Master Program (SMP) as follows:

- Section 5.4, Figure 5-1, shows that Salmon Beach property lies within the “natural” Shoreline Environment Designation.

We request that the description of the “natural” designation include recognition of the existing residential development of Salmon Beach that includes parking lot, garages, stairs, trails and existing homes, similar to the recognition provided in Section 7.8.2.B.1.

- Section 2.5 A defines non-conforming uses. Salmon Beach currently falls within this definition. Although the recently proposed Senate Bill (SB) 5542, which changes the identification of Salmon Beach to ‘conforming’, was not brought forward in the short legislative session, it continues to have the support of Senator Jeannie Darnielle. Follow up meetings are planned with Senator Darnielle, Salmon Beach representatives and a representative from DOE to determine our next steps.

Meanwhile, Salmon Beach representatives request the opportunity to meet with representatives from the Planning Department to work on implementing a change similar to that proposed by SB 5542, to be added to SMP Section 2.5.a.

- Section 2.5.B.3.a restricts expansion of Salmon Beach residences to a one time “ten (10) percent of the total square footage of the structure, provided there is no increase in overwater area or shading, or overall height of the structure”

We seek a change to this regulation allowing for reasonable expansion upward to accommodate a second story. We propose that a 25 ft. height total be allowed, defined from the top of the lowest floor to the roof peak.

- Chapter 10 Section 2.5.B.1.a states that structures may be restored or reconstructed if damaged by “fire, flood, explosion or other natural disaster.”

We request that “sea level rise” be included in this statement. This would allow Salmon Beach homeowners to move their houses forward toward the tideline boundary as necessary, resulting in the increase of ecological function by protecting the near shore ecology, as well as improving slide protection.

Thank you for your time and attention. We look forward to ongoing collaboration with the City of Tacoma Department of Planning to ensure that the homes and families of Salmon Beach thrive over time and continue their contribution to the diversity of the city.

Sincerely,

Board of Directors, Salmon Beach Improvement Club
Board of Directors, Salmon Beach North

Cc: Steve Atkinson, Principal Planner
Planning and Development Services
City of Tacoma

Planning Commission
747 Market Street
Room 305
Tacoma Wa
98402

To Members of the Planning Commission:

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We request that “sea level rise” be included in this statement. This would allow Salmon Beach homeowners to move their houses forward toward the tideline boundary as necessary, resulting in the increase of ecological function by protecting the near shore ecology, as well as improving slide protection.

Thank you for your time and attention. We look forward to ongoing collaboration with the City of Tacoma Department of Planning to ensure that the homes and families of Salmon Beach thrive over time and continue their contribution to the diversity of the city.

Sincerely,

Dave Peterson, President
Salmon Beach Improvement Club



6-5-18

Jesse Hinds, President
Salmon Beach North



cc: Steve Atkinson, Principal Planner
Planning and Development Services
City of Tacoma

2018 jun 06

TO: Tacoma Planning Commission

FROM: A. Martin & Toni E. Savol'
705 N 5th St
Tacoma WA 98403

Subject: Objection to Rezoning to R4

According to my interpretation of the map, our neighbors across 5th St are to be rezoned to R4 leading to the possibility of high apartment buildings across the street. While we understand the city's desire/need for high density housing, it seems illogical to put in a small patch of R4 between a historical district and R1.

If the need for high density housing is great, it would make much more sense to make the expansion of high density housing adjacent to existing high density housing rather than a patch of it between two low density housing areas.

We strongly object to the placement of a patch of high density housing being plopped between areas of low density housing. Such a plan will result in uncontrolled traffic problems without sufficient public transportation.

Please rethink this ill-advised rezoning plan.

Thank you,
Martin and Toni

MATTHEW L. SWEENEY

Attorney at Law

P.O. Box 7935
Tacoma, Washington 98417-0935
(253) 241-6289
Email: sweeneymatthew9@gmail.com

June 4, 2018

Planning Commission
City of Tacoma
747 Market Street – Room 345
Tacoma, WA 98402

**RE: 2019 Amendments
Commercial Zoning Update**

Dear Commissioners:

My client is Synergy LLC, a commercial property owner at 8428 Pacific Avenue. My clients are concerned about the proposal to downzone the C-2 parcels that front on Pacific Avenue in an effort to create a neighborhood commercial district that fronts on a very busy State Highway rather than recognize the reality that is this stretch of Pacific Avenue. The situation on the ground isn't Neighborhood Commercial but fits very much the description of a General Commercial area as defined in the Comprehensive Plan'

General Commercial

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.

The General Commercial designation comports with the situation along Pacific Avenue from 82nd to 90th. The C-2 zoning of properties fronting on Pacific Avenue recognizes reality by allowing for a variety of higher intensity commercial uses not found in the C-1 or T zones. The use table for commercial zones reflects this higher intensity as well by allowing 45 foot buildings, as opposed to 35 feet in C-1, and a lesser required tree canopy, 20% rather than the 30% required in C-1.

The City's desire to transform the area into a pedestrian friendly neighborhood commercial setting is simply not realistic and will likely result in the creation of a variety of nonconforming uses which will unduly limit commercial development and discourage redevelopment, make property financing more difficult and degrade property values. Trying to make the area something that it's not will simply frustrate the commercial property owners/users and freeze the situation in place for the foreseeable future. The Commission should instead advocate for area wide up zones of properties to C-2 so as to encourage economic development, eliminate nonconforming uses and concentrate medium and high-intensity

commercial uses on this major traffic corridor. This up zoning will act to encourage redevelopment of the area with newer uses and activities.

The Comprehensive Plan sets forth Economic Development Polies that need to be fostered.

Commercial Districts, Policy EC-6.9 through 6.14

Provide for the growth, economic equity and vitality of the city's commercial districts and ensure that employment centers are well-positioned to accommodate emerging industries, such as cyber security.

Continue to support efforts of commercial districts to improve their physical attributes by encouraging infill, adaptive reuse and other strategies, to create more walkable places with historic character that enhance neighborhood livability.

Identify opportunities for potential zones and cultural districts to develop creative clusters **and encourage economic development** in these neighborhoods and within mixed-use centers, such as the Lincoln Neighborhood Center.

Enhance opportunities for cooperation and partnerships between public and private entities that **promote commercial revitalization efforts**, sustainability initiatives and transportation demand management for communities most disconnected from the regional economy.

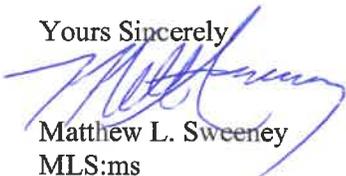
Encourage concentrations of commercial services, amenities and employment opportunities in centers and create connections between centers, institutions and major employers to reinforce the centers' roles as vibrant hubs of activity.

Promote development or redevelopment of vacant, underutilized or surplus properties, particularly those with potential to serve as a catalyst for economic development, through the use of incentives and other assistance. Collaborate with other entities to identify economic and service needs that could be met through the marketing and development of such sites.

Rather than trying to force redevelopment that ignores the major transportation corridor that is Pacific Avenue, the Commission should embrace the C-2 zoning and up zone those adjoining parcels whose existing zoning is not consistent with a general commercial designation. This is the type of promotion that works best: more variety of higher intensity uses and less restrictions on development and redevelopment.

Thank you for your attention to my client's concerns.

Yours Sincerely



Matthew L. Sweeney
MLS:ms

Atkinson, Stephen

From: Julie TURNER <juliejayturner@gmail.com>
Sent: Sunday, April 16, 2017 4:14 PM
To: Atkinson, Stephen
Subject: Commenting on new map program

Mr. Atkinson, I am a Board member of the NSHD, Inc. and Marshall McClintock urged me to try the map program for commenting. I am fairly computer literate, but I do have trouble manipulating maps that grow and shrink - inextricably, it seems. I wrote one sentence, and hit a return for another line and that was all I got! I couldn't even figure out how to get back to where I'd been. So, I gave up on it and am going to write to you instead! I guess you can tell that I didn't like the new tool!

My objection to "adjacency" as a model of where to put large multi-units is that it is very easy to overwhelm a block, as well as the surrounding neighborhood blocks. We have at N. 3rd and J St. a 35-unit building, and the builder was given a "parking discount" because the lot is near public transit. There are 20 inside parking spaces, but there is an extra charge to park there, so where do people put their cars? On the neighboring blocks, along with the Group Health and MultiCare workers who park on the same blocks. Of course, there isn't room.

This is a lot of words to say that just because there is one 35-unit building in the 200 block of N. J. should not be a reason to put one or two more large apartments. "Adjacency" would then create a problem with absorbing of the extra people, all living too close together.

Adjacent to this block is a large, older residential neighborhood, with narrow streets and small lots; the Historic District here is the densest neighborhood in the city, as we pointed out during the

Residential Infill Project objections we had to increasing density inside our NSHD. Adjacency on all our sides could affect the quality of life and property value of our homes.

Please be careful how you use it - and other planning tools whose design appears to be meant to squeeze in apartments until no one wants to live in the area, which is the opposite of the desired effect.

Thank you for serving Tacoma's citizens.

Julie Turner
817 N. J. St.
Tacoma, 98403

From: [Nancy Wussow](#)
To: [Planning](#)
Subject: Comments on Proposed Comprehensive Plan Amendments
Date: Tuesday, June 5, 2018 11:06:46 PM

These comments are in response to the recent Public Notice regarding applications for the 2019 Amendment to the Comprehensive Plan and Land Use Regulatory Code.

Specifically RE: Proposed rezoning of the area between North Skyline Drive to North Mildred Street, and 6th Avenue to North 9th Street, from single family residential to low density.

We are ***against*** such rezoning, and ask that this area be kept single family zoned.

- Increased housing density needs to be spread out more evenly throughout the city.
- There is already too much density clustered in the western section of Tacoma (i.e. James Center, 6th Avenue West of Pearl, and Westgate).
- The rezoning would increase housing density in an area of 6th Avenue that is already too dense.
- The rezoning would disrupt an established single family residential neighborhood.
- It would reduce the walkability and residential feel of the neighborhood.
- Since the area is bounded by a busy street, the highway, commercial, and private land, there is inadequate space for guest and overflow parking to justify increasing the housing density.
- There are other 'Underutilized' or 'Vacant' areas on the Buildable Lands Report map where the rezoning would be a better fit, and less disruptive, to implement.

Sincerely,

Larry and Nancy Wussow

June 1, 2017

Stephen Atkinson
Senior Planner
City of Tacoma
747 Market Street, Suite 300
Tacoma, WA 98402

**RE: *City of Tacoma Zoning
TNT Campus Properties
1950 State Street and 2136 State Street
Tacoma, Washington***

Dear Mr. Atkinson,

On behalf of Tacoma News, Inc., owner of commercial properties located at 1950 South State Street and 2136 South State Street, referred to as the TNT Campus, this letter is to request that the City of Tacoma keep the current M-1 property zoning in place.

We believe that current M-1 zoning, which allows a variety of uses, including office, light industrial, and warehouse / storage should remain in place for the following reasons:

- 1) The two existing buildings on the TNT Campus consist of an equal mix of office and warehouse / manufacturing space. The TNT Headquarters is approximately 48% office and 52% warehouse. The Cascade Building is approximately 33% office and 67% warehouse. The balanced mix of office / warehouse space on the TNT Campus appears to be the highest and best use for the property;
- 2) The TNT Campus moved at its current location in the mid-1970's before most other existing neighboring development occurred. The surrounding area has since developed into a mix of a technical college, large office parks, a 7-11 / gas station, and a mix of townhomes and single-family homes. The TNT Campus does not front on the main 19th Street corridor and the likelihood of future retail development becoming successful here would appear to be minimal given its relatively secluded location;
- 3) The warehouse portion of the TNT properties is located on the back side of the properties (away from the street) and is screened to the west by trees and faces the Allenmore Golf Course. The impact of the existing light industrial uses has little to no impact on the surrounding neighborhood. Further evidence of the compatibility can be seen in the investment made over the years in the development and improvements of homes in the immediate area of the TNT Campus;
- 4) A key goal and policy of the One Tacoma Plan is "to strengthen Tacoma's goal as a regional industrial center by preserving its industrial land and encouraging investment in industry-related sectors." The TNT Campus location adjacent to Bates Technical College creates a unique opportunity to combine future growth between education and industry as stated in the One Tacoma Plan.

Steven Atkinson
June 1, 2017
Page 2

We look forward to participating in the land use planning process and will be happy to provide additional information about the property and the surrounding area. The contact person for future communication regarding this matter should be:

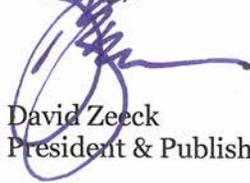
David Zeeck
President & Publisher
The News Tribune
1950 S. State St.
Tacoma, WA 98405

With a copy to:

Chris Highsmith
Neil Walter Company
P.O. Box 2181
Tacoma, WA 98401-2181

Also, attached to this letter is an overview of the TNT Campus including a summary of existing office and warehouse space, aerial and street-level photos, and floor plans. Thank you for your consideration of this request.

Sincerely,



David Zeeck
President & Publisher

Enclosure – TNT Campus Property Overview

cc: Peter Huffman, City of Tacoma
Brian Boudet, City of Tacoma
Chris Highsmith, Neil Walter Company
Bill Lynn, Gordon Thomas Honeywell

TNT CAMPUS PROPERTY



Prepared by:

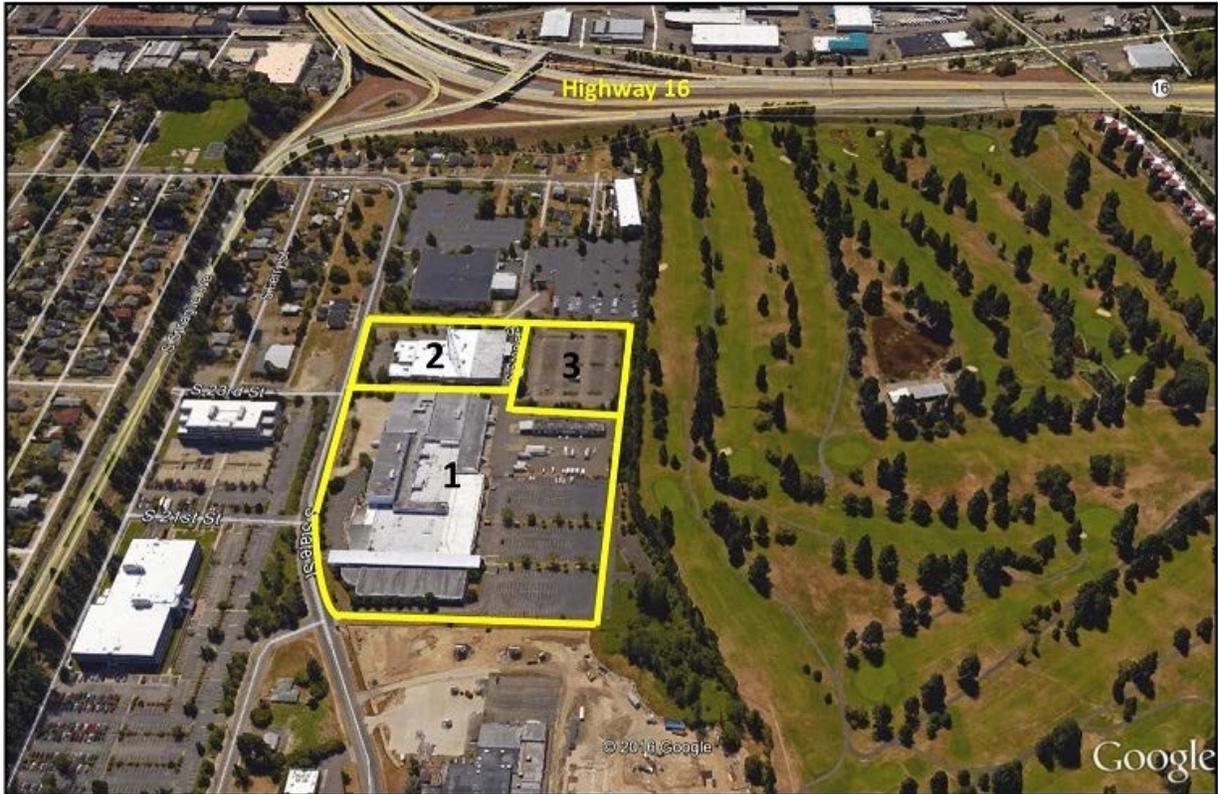
Chris Highsmith
253.779.2402 Office
253.606.4840 Mobile
chighsmith@neilwalter.com



1940 East D Street, Suite 100 | Tacoma, WA 98421
www.neilwalter.com

TNT CAMPUS

1950 and 2316 South State Street - Tacoma, WA



	<u>1 - TNT Building</u>	<u>2 - Cascade Building</u>	<u>3 - Cascade Parking Lot</u>
Pierce County Tax Parcel:	4425001165	9127010012	9127010022
Address:	1950 S State St	2316 S State St	2331 S 24 th St
Approximate Building SF	254,845	48,604	N/A
> Current Office SF	120,000	16,000	N/A
> Current Warehouse SF	134,845	32,604	N/A
Approximate Land Size:	12.00 Acres	2.92 Acres	1.73 Acres
Year Built	1975 / 1995	1977 / 1990	N/A
Zoning:	M-1	M-1	M-1
Total Campus:	Approximately 303,449 Building SF on Approximately 16.65 Acres. Office space consists of approximately 45% - 50% of the building space and warehouse / manufacturing consists of approximately 50% - 55% of the total space.		

TNT CAMPUS

1950 and 2316 South State Street - Tacoma, WA



TNT Building



Cascade Building



Cascade Building Parking Lot

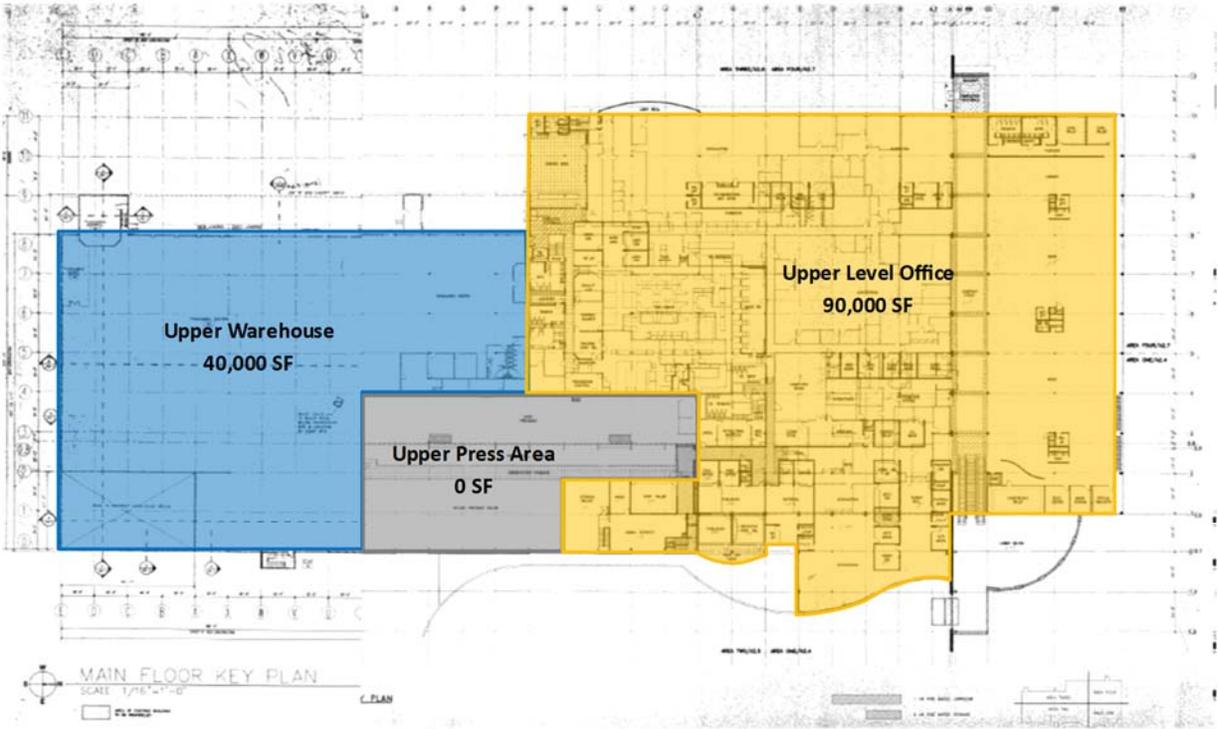
TNT CAMPUS

1950 and 2316 South State Street - Tacoma, WA

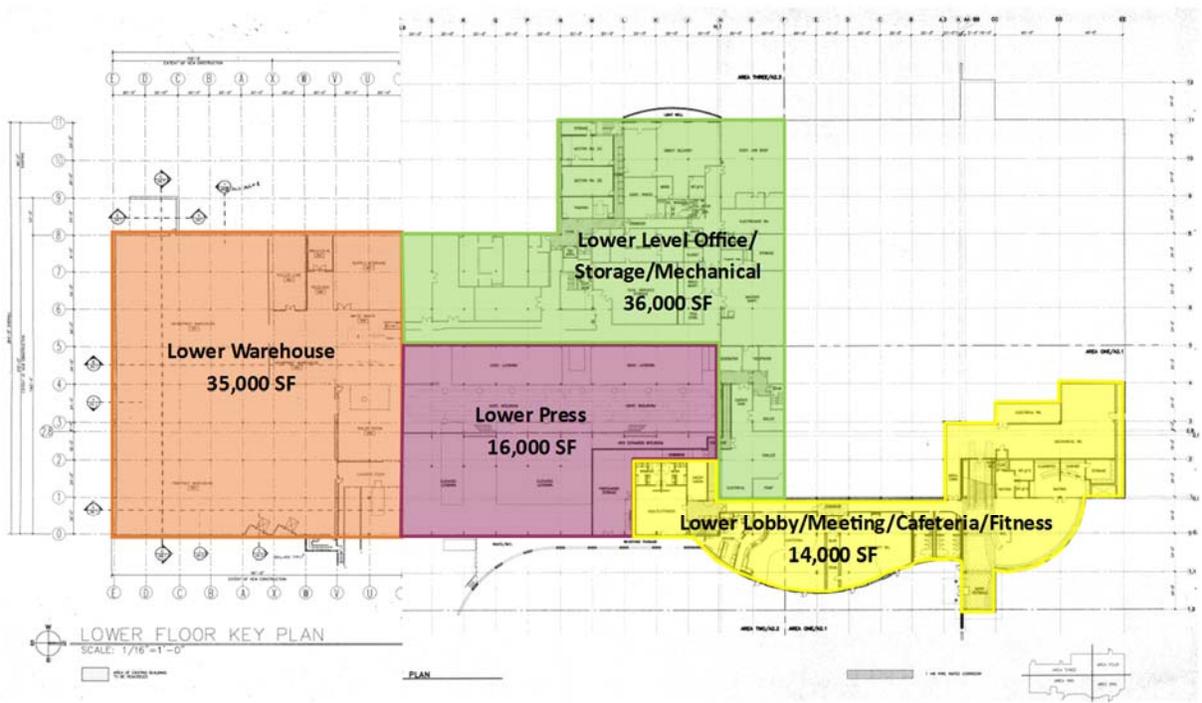


TNT CAMPUS

1950 and 2316 South State Street, Tacoma, WA



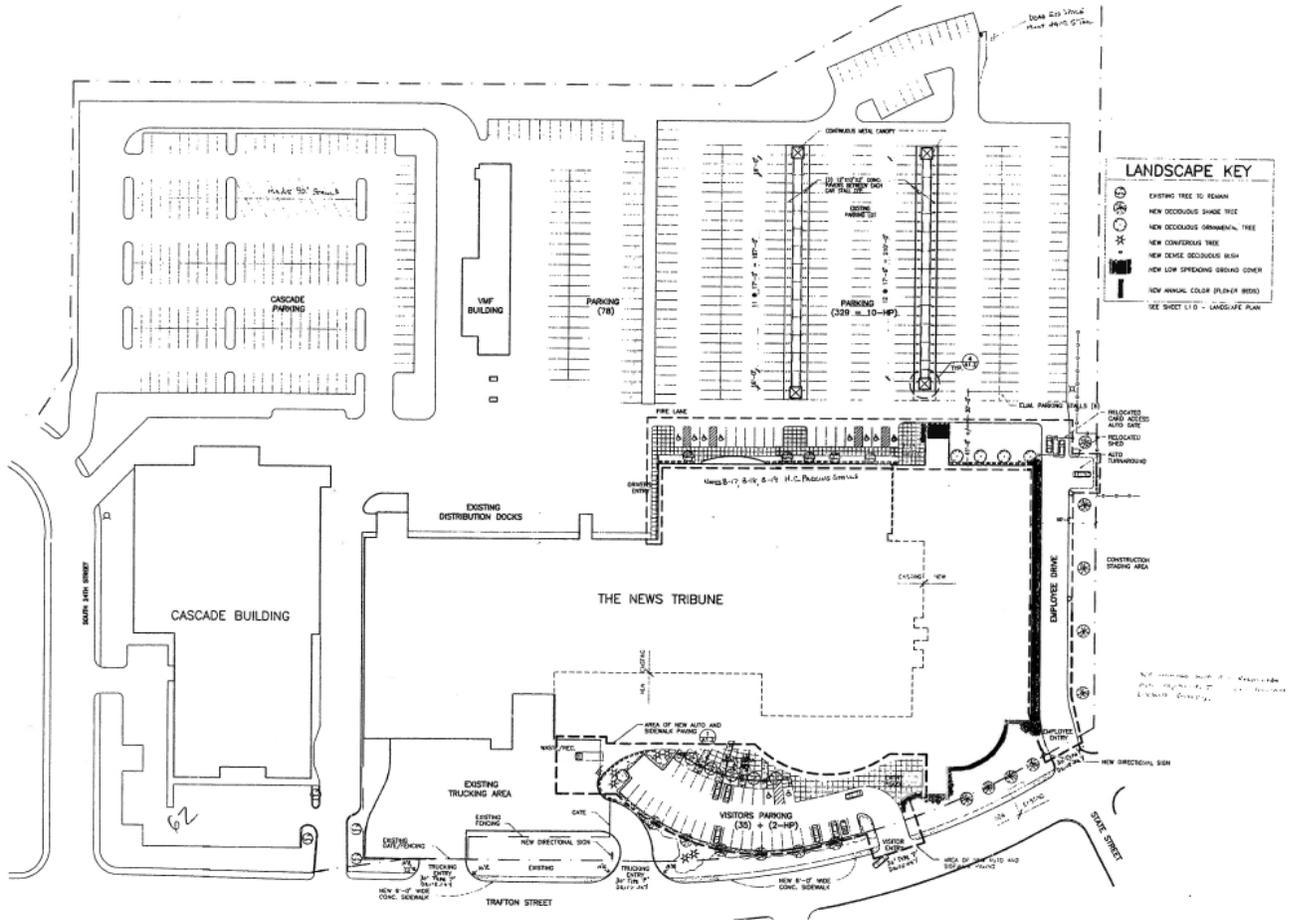
Square Footage is approximate.



Square Footage is approximate.

TNT CAMPUS

1950 and 2316 South State Street - Tacoma, WA



From: [Marilyn Zimmerman](#)
To: [Atkinson, Stephen](#)
Subject: proposed re-zoning in the Stadium District
Date: Monday, March 13, 2017 8:43:36 AM

Dear Mr. Atkinson:

I have been advised that there is a proposal to re-zone the Stadium District to allow 60-65 foot tall buildings in this historical neighborhood.

Why weren't ALL residents of the Stadium District notified of this proposal?

Residents of the Stadium District MUST be informed of any proposed re-zoning. I request any and all documentation, notes, memoranda, plans, minutes of City meetings, etc. with regard to this proposed re-zoning be provided to ALL residents of the Stadium District. Neighbors are very angry they have not been informed. I have lived in this District for over 20 years, and I have never received one scrap of information or piece of mail with regard to this proposal.

Residents of Stadium District are under the impression that the reason for this proposal is related to the Central Lutheran Church on Tacoma Ave apparently not being able to pay their property taxes and/or afford to maintain their property. That should not mean the City gets to ruin the quality of life and property values for the people that live near it within the Stadium District.

I look forward to your response.

M

STADIUM PETITION

**To the City of Tacoma
Tacoma City Council
Tacoma Department of Planning and Development Services**

We are fifty-two property owners and residents of the Stadium and nearby districts, and have examined the proposed rezone of the area.

Concerned property owners believe this proposal is inappropriate to the area.

- This is an attempt to transform the Stadium District into a Seattle bedroom Community.
- The proposal overlooks how this neighborhood has been doing an excellent job of densification. We are not against densification.
- The infrastructure of the neighborhood will not support this very large increase in residents.

We ask you to consult with us and reconsider this proposal. We as a neighborhood look forward to working with the city on a vision that would enhance the neighbor without degrading its character.

NAMES	EMAIL CONTACT	ADDRESS
Deborah and Devitt Barnett	dbarnett36@comcast.net	501 North Tacoma Ave.
Paula and Todd Bond	paulacrewsbond@gmail.com bndmgc@gmail.com	407 North E St.
Callista Brown	callista.brown@plu.edu	513 N. E St.
Kathy Caraher	kac819@hotmail.com	Stadium District
Ronald and Linda Coleman	rcoleman@wamail.net	602 N. Stadium Way
Jodi Cook	Jodi.cook0983@gmail.com.	Northend Neighborhood Council
Doug and Sue Ethridge	douglasethridge@icloud.com, sueethridge@me.com	424 North D St.
Jon Fayth	<jfayth@comcast.net>	717 North I st.
Tyler, Kelly and Reilly Firkins		415 North 10th St.
Jeanie Garrity		1 Broadway #513
Steve Hale		2615 starr tacoma 98403
Lois Hansen	Lois618hansen@gmail.com	618 N 6th St
Linda M. Heaton		905 N Stadium Way
Beverly Howe	mojarush@verizon.net	302 N. Tacoma Ave.

Jennifer irigoyen	jenniferirigoyen@me.com	620 north c st
Christine and Peter Krumins	krumaster@nventure.com	603 North D St.
Peter and Johnette Maehren	pjmae@comcast.com	502 North E St.
Linda Marvik	lindaalmare1@gmail.com	814 N. 10th St
Martha Mendenhall	hijumpcoach@gmail.com	215 N Tacoma Ave #A106
Julie Miller	juliemiller737@gmail.com	724 N. Yakima Ave.
Cara and Reed Moore	reedmoore@hotmail.com	620 North E St.
Michael Moore		1221 N. Tacoma Ave.
Julie Murray	pepperstarsky@gmail.com	912 N. Ainsworth
Pam Nyman	pamnyman@gmail.com	417 N E st
Sid Olufs	olufs@plu.edu	513 N. E St.
Phil Ray	philray48@hotmail.com	
Deborah Richards	debjrichards@gmail.com	1110 N. Yakima
John A. Richards		1110 N Yakima Ave
John 'Andy' Rush	mojarush@verizon.net	302 N. Tacoma ave
Tom Ryan	tom.patrick.ryan@gmail.com	Stadium District
Marilynn Sabo	gowanraig@yahoo.com	
Jeff Skov	jskov@harboret.com	511 N. E St
Traci Skov	tskov@hewittcabinets.com	1201 N. Anderson St.
Mary and Steve Smith	marycsmith@att.net	Stadium District
Drew and Lisa Thatcher	thatcher.drew@comcast.net	522 N. E St
Diane Tilstra	mdtilstra@aol.com	719 North 3rd St. #302
Bruce Titus	Lmt@brucetitus.com	Stadium District, C Street
Diego and Kim Wendt	Kim@4us.org	401 N E St
Marilyn and Michael Zimmerman	mz.525.mz@gmail.com	516 N. G st

FLUM MAP COMMENTS

<p>This proposed rezone makes no sense. A more appropriate rezone would reduce the neighborhood commercial west of N. 6th to the two existing commercial establishments already there. Further west are only single-family houses in the NSHD.</p>
<p>LPC review of development adjacent to listed city landmarks and districts as done in Downtown Zone should be added to MUCs too.</p>
<p>This rezoning is a mess. Already there are cars parked bumper to bumper on K street around 6th street, because of the existing commercial entities. There is not enough on-street parking for yet another business.</p>
<p>Relocating from Seattle to this neighborhood. Would really like to see more of the small business a few blocks away continue to this area. The Salvation Army buildings should be relocated to higher density areas that need their services.</p>
<p>Are you kidding? rezoning these to R4/R5? the house on the corner (502 n yakima) is on the historic register, and the one across the street-The Rust Mansion-come on! Both these homes are listed at \$1.7M, is it really fair to anyone in this area to propose rezoning this to R4/R5? these homes are well maintained, currently single family dwellings, and only the first few lots? N Yakima has a 'reputation that attracts visitors and buyers-please don't mess this up!"</p>
<p>My family has had several generations grow up in this part of Tacoma. During which time we have seen the development of the surrounding properties explode. As more people move into this part of Tacoma, it is very apparent to us that the best use for this property going forward would be multi family. I personally believe that it should be high density, as it is surrounded by freeway shopping centers, bus lines,after all Tacoma is experiencing population grow and that trend is only going to continue. This rezone should help with the urban sprawl, and help to contain the populist within city limits.</p>
<p>Have these neighbors been notified?</p>
<p>I have seen comments on Nextdoor from people living in this area saying that they have nothing to worry about because their homes aren't going to be rezoned. They had no idea that this stretch of homes between Madison and Mason is being considered for a rezone. Have they been notified?</p>

Allowing the existing vacant parcel to remain as R2 would be preferable, but if Planning staff does determine that a rezoning is appropriate, the Transitional District would be much more appropriate than the C-1 zone for two reasons. First, the adjacent lot to the east of the site is currently zoned Transitional. From a land use perspective, it would not make sense to have the more intense C-1 Zone located between the Transitional zoned parcel to the east and R-2 zoned parcel to the west. Zoning districts that allow for more intense uses should be located in the MUC or as close as possible. Second, the C-1 zone permits uses with a much higher potential for impacts that conflict with the nearby single-family residential, such as eating and drinking establishments, gas stations, and ambulance services. These uses would not be appropriate on a block with primarily single-family residential uses. Rezoning to Transition district would encourage uses that serve the neighborhood that have lower impacts, smaller scale buildings, and less intrusive signage. Thank you for time.

With Bellarmine traffic and parking so bad on a regular basis, maybe your zoning should factor in some additional parking capacity in the adjacent parcels. Each school day there is congestion and not adequate parking for students, and then is exasperated during football games and other sporting events!

A 45' Building is way to big for this area

I really like the idea of the rezones and increasing the development/density in certain corridors of Tacoma. New development will bring growth and bring value to the neighborhood.

This corner parcel should be low density multi family not neighborhood comm'l. (already is a low density condo)

No new marijuana stores on six Avenue there are too many in close proximity to each other please control this with zoning

Please build a Trader Joe's right here this neighborhood needs a good grocery store now that the co-op is gone

Watch out we have paint sniffing homeless living in Franklin Park

This seems like an odd location for multi family housing. There is no transit service or commercial services nearby. This is also located on private roads in an HOA neighborhood. Transit was cut to this area of town because of low use.

The NW corner of 72nd st and Alaska St should be designated C-2. This area is adjacent to Tacoma Place shopping center and it is a natural extension of that zoning. A drive thru is appropriate for that area and should be permitted.

The area from N. 7th through N. Hawthorne is currently fully built out with single family homes - have you notified all of the homeowners of plans to change their neighborhood from single family to two-family and low density multiple housing? Both sides of all streets are filled each night with current homeowner vehicles, which makes driving through very difficult. Adding more families without roads being built out is a seriously bad idea. Do NOT plan on multi-families using the bus system - that is not even a reasonable idea.

ORAL TESTIMONY



2019 ANNUAL AMENDMENT TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

SUMMARY OF ORAL TESTIMONY

Planning Commission Public Scoping Hearing
June 6, 2018

- (1) Russell Rodgers – Mr. Rodgers referred to the northwest corner of 72nd and Alaska street where the plan showed that there is contemplation about having this area be rezoned to C-1. He expressed that he would be supporting the C-2 zoning. He expressed that this general area already has C-2 zoning, such as the Tacoma Place shopping center, and areas from the south to the southwest developed as C-2. There is also a market for developers who would like to invest. He commented this area would make a great mixed-use zoning area. Mr. Rodgers rents out two houses in that area, and he commented it's not a great residential area due to crime. If that area were rezoned, it could help with those problems. He would like to add that he believes the first 3-4 houses going north on Alaska Street would be a great C-2 zoning area.
- (2) Bea Christophersen – Ms. Christophersen expressed that she is on the board for North End Neighborhood Council. While she is not here representing her council, she would like to talk about a discussion that occurred during one of her meetings. She talked about a woman who comes to every one of her meetings, and the lady asked her why Proctor 28 had been granted two extra stories in exchange for providing parking for their tenants, but only if the tenants paid extra for their parking, as parking is not included in rent. She commented that about 50% of tenants don't pay to park in the building. She states that other citizens commented that these tenants are parking over night at a school parking lot and in front of neighbor's houses. In the evening they take up a lot of space in front of Knapp's which is right across the street. Another comment she heard was that most of the small businesses there are suffering because of traffic issues and lack of parking. Ms. Christophersen mentioned that people are now avoiding driving down Proctor Street near the Metropolitan Market due to traffic, and as a result, are driving fast through the residential streets. Ms. Christophersen added that she's thinking of safety, and businesses. She gave the example of the angled parking on Proctor that she does not use due to safety reasons. She avoids Proctor and drives on the road next to the Middle School instead. She concluded that she doesn't like to go to the small businesses in Proctor due to parking issues.
- (3) Matthew Sweeny – Mr. Sweeny represented Synergy LLC, and stated that his client wrote the Commission a letter. Mr. Sweeney mentioned his client lives on the 8400 block of Pacific. He said this group of parcels is interesting due to them being in a split zone area. He stated that there is some relief that the area will be unified, but also distressed that the area-wide down-zoning would eliminate all of the C-2 zoned properties roughly between 78th and 90th on Pacific. He stated that the residents feel strongly about not only keeping that section C-2, but enhancing C-2 through that area. He continued that higher intensity commercial uses would be more realistic than trying to get a neighborhood pedestrian friendly type situation there. He is fearful that the down-zoning of the properties has created several non-conforming uses and would not be conducive for residential development. He stated that trying to make a major transportation corridor into a residential neighborhood defies the city's own definition of what general commercial is, and what it should be. He concluded that this should be a C-2 zone because it would be a better use of the land in the high intensity, heavily trafficked area. He suspected if you encouraged the high intensity of C-2, instead of downzoning to C-1, that it would be a more efficient use of resources and land.

- (4) Chris Karnes – Mr. Karnes lives on 1416 S. 8th St, and is on the Sustainable Tacoma Commission, but says his comments are his own. He wanted to encourage staff in regards to the future land use map (FLUM) implementation, to focus on area-wide rezones to ensure conformity with the FLUM. He believes that breaking the changes into smaller site specific rezones opens the city to making ad-hoc interpretations down the line. This in turn will drain staff resources. The point of the implementation of the FLUM is to bring greater conformity to the plan and not greater deviation. He wanted to encourage the Planning Commission to try to include parity between land use and transportation to create contiguous corridors conducive to transit use. He stated that the more linear a corridor is, the more walkable it is. This will produce a situation where the level of utility on a given transit line can become related to the number of walkable destinations on that line. Most people will walk about 400 meters or 4 blocks to transit. The equation that governs this is the number of walkable 400 meter segments. Essentially, the utility of the transit line becomes related to the square of the length, not just the linear length. Doubling the length of a walkable corridor will quadruple the number of destinations and trips you can take along the line. He continued talking about Pierce Transit's long range plan, which has laid out a number of frequent transit corridors along Pacific, 6th Avenue, 19th, 21st, Pearl and South Tacoma Way, by their 2040 planning horizon, which they should be able to fund with a 2.5% growth rate. Land use will play an important role in bringing these corridors into service. There are areas of overlap between the FLUM discrepancies, zoning, and Pierce Transit's frequent transit corridors – particularly along the 6th Avenue corridor. If this contiguous walkable corridor between 6th Avenue, Stevens Street, and the central business district could be created, then the length of the corridor could be doubled. The context for this is important because 71% of Tacoma's greenhouse gas emissions are from transportation. He wanted to finish by encouraging both the potential change in mode-split as a guiding criteria, as well as measurement of the length of walkable corridors that coincide with high capacity transit planned.
- (5) Sid Olufs – Mr. Olufs lives on the 500 block of North E Street. He expressed that some residents have been talking about the formation of a local historical district – somewhere between Stadium High, Garfield, up to Yakima. He wished to bring to Planning Commission's attention some difficulties with the idea of bringing together some of the ideas of the Comprehensive Plan and FLUM. He gave the example of when postcards went out to the neighborhoods, he knocked on every single door in the district, and only two people had read the postcard. He stated this is not an effective way to notify or encourage participation, and only hurts the city's reputation. What's more is that he looked up city and county data of people living in the area, and most of the data is wrong with how many people live in that area. The idea that zoning will lead to a happy neighborhood is not supported by the people living in this area. In this neighborhood there is a natural step up that's quite beautiful and organically grown. He said that frankly, the Planning Department does not have the data that gives them an accurate picture there, and they are not connected well. He stated he had to work with the local representatives where he has relayed these ideas to the representatives. He encourages the Commission to please take that walk before making decisions that is an alleged compromise between the Comprehensive Plan and FLUM. He finished by stating that he would be glad to talk to the Commission further about this, and that the Commission would be hearing from him about further steps in his local historical district that will mirror much of what is happening in the North Slope district.
- (6) Chris Hansen – Mr. Hansen began with stating he's made numerous phone calls and emails, and asked what the Commission is doing for enforcement. He stated that the Commission needs to step up, and start addressing the problems. He stated that businesses are altering how they operate along the Center Street corridor and are impacting neighborhoods. There are chop shops with junk cars operating now. The good businesses on Center Street are being impacted negatively, and need to be able to operate. He wanted the Commission to step up and begin addressing the problems and start enforcing.

(Commissioner Waller commented that enforcement is not a role the Commission has part of. Chair Wambach added that the Commission consists of all volunteers, and has no jurisdiction over enforcement. The Commission has not been tasked with the authority to see through how those rules are implemented by code enforcement staff who is not the staff that works with the Commission. He recommended having a conversation with a Council member about this topic.)

- (7) Martin Savol – Mr. Savol lives about 5 blocks from Stadium High School. He began by clarifying that while he does not have any formal education on city planning, the issue he would like to speak about is regarding a rezoning. He stated that the new high density residential zoning plan is six or seven blocks between the historical district and the single family dwellings. There doesn't seem to be any sense in adding a high density rezone between two lower density areas. He said if new high density is needed, it would make more sense to put that adjacent to where high density already exists or along the public transportation corridor close to the Link. He also stated that personally, he is not excited to have large apartments right across from him and having to protect his grandchildren from more traffic. He has enjoyed the relaxed nature of the historical aspect to the neighborhood as it is now, and does not see the logic in the placement of the rezone.
- (8) Anne Lott – Ms. Lott wanted to comment on the Commercial Zoning Update. She stated that on the map that was sent out, there was a red circle which was not helpful. She commented that what would've been helpful is if the map could've given street names and more details about the circled area. She attempted to go online and enlarge the map, and that was unhelpful. She read on the City's website that the city was not considering mixed-use areas at this point. She lives in a mixed-use area currently, an area of four parallel streets between Mildred and Skyline. One of her neighbors came by with an enlarged map that did show those four streets, and what we have is an established residential neighborhood that is a nice area. Her concern is that this area is being considered for multifamily living. She would like to keep this area as residential single family home area. She doesn't want a zoning change, as the impact of multifamily housing would change the whole atmosphere of the neighborhood. She concluded that there was the restaurant Imperial Dragon, that is now going to be a large 113 unit condominium building, and this is now already having an impact on the neighborhood.
- (9) Joyce Jackman – Ms. Jackman began by stating that she is from the same neighborhood as the previous speaker. She is against the rezoning section from Skyline to Mildred. She had attended the City Council meeting ten years ago when this exact proposal was put forth – but it would only affect her and eight other homes on her side of the block. She stated that there should have been a specific letter that said it would affect their homes, not that might affect their homes. She wondered how they could build a multifamily area in this section that would affect 60 homes. She stated that obviously their homes would have to be removed. Ms. Jackman expressed this is discriminatory as a home owner who has paid taxes and has put thousands of dollars into maintaining her home. She expressed this is also a discrimination towards seniors, of which there are many in that neighborhood. She posed the question of, "How can you think of displacing many home owners who would never be able to find a new place to live that they could afford – thus creating new homelessness." Ms. Jackman expressed there are other locations on 6th Avenue where building would not affect home owners – such as the large vacant area around Hunt School. Ten years ago the neighborhood had legal counsel to speak on behalf of them, and she mentioned if needed, they will get legal help again. She states the 4th Amendment guaranteed the right of the people to be secure in their homes against unreasonable searches and seizures. She stated the Commission is giving priority to people who are not yet here, over the people who are here now.
- (10) Greg Duras – Mr. Duras began by stating that he lives on Waterview Street above Ruston Way, and he is here to speak about the Open Space Geo Hazard issue. His biggest concern is the slide hazard. There have been two major hazards in the 30 years that he's lived on that street. One of those slides closed his street for over a year while repairs were being made. Another major slide occurred ten years ago when builders went to dig and excavate a foundation for only one single family home. He had three suggestions: When looking at slide hazard areas, developers should look at the amount of water that comes down. There is a sort of pressure that builds up, because it's not a wetland and cannot sustain that amount of water overtime. Secondly, there is a railroad track near the homes and both the previous slide mentioned had to close down the tracks for

some time. He mentioned that there are oil trains that park on the tracks. He is concerned that if a slide hit an oil train the results could be catastrophic, as the oil is explosive. He asked that the staff look at the vicinity of the railroads to any development requests in the steep slope areas. Thirdly, give notice to the home owners if there are any kind of building plans. He met with some staff a few weeks ago and were told depending on what the request was, and whether or not the building was being done within the parameters that the home owners might not get any notice. He requested that any time there is building on the critical steep slope housing areas, that at minimum the home owners get noticed because they have some expertise about this area.

- (11) Peter Kram – Mr. Kram has lived on Tacoma Avenue between North 4th and 5th for 38 years. He wanted to talk about not rezoning the area around the Stadium district. He asked to not raise the height. He noted that from the high school down to McCarver, there are more historical markers and significance there, than anywhere downtown. He stated that when measuring from the waterfront, 200 ft leads to C Street up through Stadium Way, and that this shouldn't be measured up, but measured horizontally. Secondly, the geologically hazardous areas are all through the area along Stadium Way. He is confused as to why they are wanting to increase height and consequently increase traffic congestion. Thirdly, one of the city goals is historic preservation. He believes it is contradictory to these goals and targets by building in this historic area. He expressed that even though the plat maps state this area is new Tacoma, the houses date from the 1890's on up to the 1930's and it's a tremendous collection of a diverse structures. Many of these homes are on the list for Historic Homes of Tacoma tour. Mr. Kram concluded that it's already a commercial area. To realize this, all anyone needs to do is drive up Division or 1st Avenue from Stadium Way at 5PM on a weekday. Unless allocated for more time, it cannot be done.
- (12) Patricia Delga – Ms. Delga wanted to address South Pacific Way. She was wondering if there has been any interest in rezoning that area. She mentioned that Heritage Bank is moving out, and there are a lot of taverns and empty spaces.
- (13) Kevin Bailey – Mr. Bailey has lived in the Narrows District for 20 years. He mentioned that he knows of a lot of families that are upset that their homes will be torn down only to have a high rise apartment complex take its place. He stated that rezoning should be reconsidered. There are plenty of vacant lots that could be utilized instead. He wanted to express concern for the families who have lived there for decades will be moved out.
- (14) Sandra Fossum – Ms. Fossum opposed multifamily zoning in her neighborhood, where she lives off of Rochester. She mentioned she and her neighbors have put a lot of work into their property. She believed a lot of her neighbors didn't look at the mailer and tossed it away thinking it was junk mail – otherwise they would have attended this hearing.



Planning Commission Public Hearing

Subject: **2018 Amendments** 2019 Amendment

Date/Time: Wednesday, ~~April 4~~, 2018, 5:30 p.m. June 6th

Location: Council Chambers, Tacoma Municipal Building, 747 Market Street

SPEAKERS SIGN-UP
Please write legibly.

No.	NAME	E-MAIL (and/or: Address, Affiliation, etc.)	OWNER
1.	Russell Rodgers	russell.rodgers55@gmail.com	17018 Alaska S 1713 S 172ND
✓ 2.	Bea Christophersen	3322 N Gove St Tac 98407	✓
✓ 3.	Matthew Sweeney	Box 7835 TA WA 98417	
✓ 4.	Alvin Ed. James	2428 S. ALASKA ST, TACOMA 98408	
✓ 5.	Chris Karres	1416 S. 8 th St. Tacoma, WA 98405	
6.	ROBERT DALISH	8912 TACOMA AVE S 98444	
✓ 7.	Sid Olufs	olufs@plu.edu	
✓ 8.	Robert Roy	301 N I ST, Apt 1, 98403	
✓ 9.	Chris Hansen	2916 S Proctor	
✓ 10.	A. MARTIN SAVOL	savols@junho.com, 705 N 5 th ST, 98403	



Planning Commission Public Hearing

Subject: **2018 Amendments** 2019 Amendment

Date/Time: Wednesday, ~~April 4~~, 2018, 5:30 p.m. June 6

Location: Council Chambers, Tacoma Municipal Building, 747 Market Street

SPEAKERS SIGN-UP
Please write legibly.

No.	NAME	E-MAIL (and/or: Address, Affiliation, etc.)
11 ✓	Aimee R. Lott	646 N Howard St - alotta@usn.com
12 ✓	Joyce Jackman	646 N Skyline Dr. Tacoma
13.	Greg Duras	4302 N. WATERVIEW ST.
14.	Dan George Chamber	711 st. Helens Ave suite M20 Tacoma
15.	Peter Kram	414 N. Tacoma Ave. Tacoma 98403
16.	Patricia Delgado	delgado@gmail.com
17.	KEVIN BAILEY	KNJB895@GMAIL.COM
18.	SANDRA FOSSUM	r.fossu@waqmail.net
19.		
20.		



To: Planning Commission
From: Lihuang Wung, Planning Services Division
Subject: **Planning Commission Annual Report for 2017-2018**
Meeting Date: June 20, 2018
Memo Date: June 14, 2018

Action Requested:
Guidance and Approval.

Discussion:

At the next meeting on June 20, 2018, the Planning Commission will review and consider approving the draft Planning Commission Annual Report for 2017-2018 (as attached) that highlights the Commission's accomplishments between July 2017 and June 2018 and outlines the Planning Commission Work Program for 2018-2020.

Summary:

The annual report is prepared pursuant to Section 13.02.040.L of the Tacoma Municipal Code that requires the Planning Commission to "develop the work program for the coming year in consultation with the City Council and provide an annual report to the City Council regarding accomplishments and the status of planning efforts undertaken in the previous year." If approved by the Commission, the annual report will be forwarded to the Council's Infrastructure, Planning and Sustainability (IPS) Committee for review and feedback.

Prior Actions:

The existing the Planning Commission Work Program for 2017-2019 was approved by the Commission on June 21, 2017, as part of the Annual Report for 2016-2017. The work program was subsequently reviewed by the IPS Committee on June 14 and October 11, 2017, and appropriate adjustments made to prioritize the workload of staff and the Commission and ensure timely and efficient progress in advancing these priorities. The work program, last updated on November 29, 2017, was further reviewed by the Commission on March 21, 2018, in preparation for the development of the 2018-2020 Work Program. On June 6, 2018, the Commission reviewed the Initial Discussion Draft for the 2018-2020 Planning Commission Work Program, of which a revised draft is included in the attached draft Annual Report for 2017-2018.

Staff Contact:

Lihuang Wung, Senior Planner, lwung@cityoftacoma.org or (253) 591-5682

Attachment:

1. Draft Planning Commission Annual Report for 2017-2018

c: Peter Huffman, Director



Planning Commission Annual Report 2017-2018

(Draft for Planning Commission’s Review on June 20, 2018)

This report, prepared pursuant to the Tacoma Municipal Code, Section 13.02.040.L, highlights the Planning Commission’s accomplishments between July 2017 and June 2018 and outlines the planning work program for the general timeline of July 2018 through December 2020.

Part I. Accomplishments 2017-2018

A. Projects Reviewed:

1. 2018 Amendment to the Comprehensive Plan and the Land Use Regulatory Code

The review process for the Proposed Amendments to the *One Tacoma* Comprehensive Plan and the Land Use Regulatory Code for 2017-2018 (or “2018 Amendment” for short) began in summer of 2016. On June 7, 2017, the Planning Commission completed the assessment process and moved seven applications forward for technical analysis. The results of technical analysis for various applications were reviewed by the Commission in November 2017 through March 2018. The Commission conducted a public hearing on April 4, debriefed on the hearing on April 18, and made a recommendation to the City Council on May 2. The Council conducted a public hearing on June 5, and is scheduled to adopt the 2018 Amendment package on June 26.

APPLICATION	PLANNING COMMISSION’S RECOMMENDATION
(1) CAR WASH USES IN NEIGHBORHOOD CENTERS – This proposal would allow Vehicle Service and Repair uses, including car washing facilities, within the Neighborhood Commercial Mixed-use (NCX) Zoning District as a conditional use subject to the conditional use criteria.	Not Recommended for Approval
(2) VEHICLE SERVICE AND REPAIR: OUTDOOR STORAGE – This proposal would allow outdoor storage associated with vehicle service and repair uses within the C-2 Commercial Zoning District and prohibit outdoor storage in the UCX District.	Recommended for Approval
(3) S. 80TH STREET PDB REZONE – The proposal would rezone five properties to M-1 Light Industrial District, and amend the Comprehensive Plan’s Future Land Use Map from General Commercial and Residential to Light Industrial for the parcels.	Recommended for Approval
(4) C-2 COMMERCIAL VIEW SENSITIVE DISTRICT HEIGHT METHODOLOGY – This proposal would amend how building height is measured in all C-2 Commercial zoning districts in the VSD view sensitive district overlay zone.	No Recommendation
(5) TRANSPORTATION MASTER PLAN – This proposal would amend the Transportation Master Plan to update performance measures, project lists, definitions, and reflect recent pedestrian safety projects.	Recommended for Approval
(6) OPEN SPACE CORRIDORS – PHASE 1 – The proposal would amend the Tacoma Municipal Code to create standards for Biodiversity Areas/Corridors to ensure no net loss of critical area functions and to ensure reasonable use of property.	Recommended for Approval
(7) CODE AND PLAN CLEANUPS – The proposed amendment would revise various sections of the One Tacoma Plan and the Tacoma Municipal Code to address inconsistencies, correct minor errors, and improve provisions that are found to be unclear or not fully meeting their intent.	Recommended for Approval

2. 2019 Amendment to the Comprehensive Plan and the Land Use Regulatory Code

The Commission implemented a new step – to further engage citizens – in the review process for the Proposed Amendments to the *One Tacoma* Comprehensive Plan and the Land Use Regulatory Code for 2019 (or “2019 Amendment”). After the initial assessment of the 2019 Amendment package (including seven applications) on May 2, the Commission conducted a Public Scoping Hearing on June 6 to solicit public comment on the draft scope of work for the package. Subsequently based on public comment received, the Commission completed the first phase of assessment of the 2019 Amendment package on June 20, and incorporated it into the Planning Commission Work Program for 2018-2020. The 2019 Amendment package tentatively includes the following applications:

- (1) Future Land Use Implementation** – This project would potentially rezone areas within the City identified in the Comprehensive Plan for multi-family and commercial uses.
- (2) Commercial Zoning Update** – This project would amend the City’s General and Neighborhood Commercial zoning district use and development standards to ensure a more consistent and transit supportive environment.
- (3) Shoreline Master Program (SMP)** – This project is a required periodic review of the Shoreline Master Program (SMP) to ensure that the SMP remains consistent with State law, per the periodic review requirements of the Shoreline Management Act.
- (4) JBLM Accident Potential Zone** – This project would develop an Airport Compatibility Overlay Zone to modify the development patterns, standards and use allowances for parcels impacted by the Accident Potential Zone II.
- (5) Critical Areas Geo-hazard Updates** – This project would conduct a Best Available Science review for Geologically Hazardous Areas and address gaps in the current code, and improve consistency between current City policies and development standards for these areas.
- (6) Historic Preservation Code Improvements** – This project would seek to improve the effectiveness of the Historic Preservation Program by enhancing demolition review for cultural resources, improving the Historic Conditional Use Permit, and clarifying designation and nomination procedures.
- (7) Minor Amendments** – This project would address minor policy and code revisions to correct errors, update information, rectify inconsistencies, and improve clarity of application.

3. Correctional and Detention Facilities Interim/Permanent Regulations

The Council enacted emergency interim zoning regulations pertaining to public and private correctional facilities on March 7, 2017, per Ordinance No. 28417. Due to the complex, controversial and politically-charged nature of the issue, the Commission was unable to find a clear consensus on forwarding an initial recommendation to the Council. The Council proceeded to make some modifications to the interim regulations on May 9, per Ordinance No. 28429 and extended the effective period to one-year. The Commission went on to develop draft permanent regulations. The Commission conducted reviews on November 1 and December 6, 2017, conducted a public hearing on January 3, 2018, and formulated a recommendation to the Council on January 17. The Council reviewed the Commission’s recommendation, conducted a public hearing on February 6, and adopted permanent regulations on February 20, 2018, per Amended Ordinance No. 28491. The adopted regulations would provide distinct definitions for "correctional facility" and "detention facility"; allow correctional and detention facilities only in M-1 zones that are in place as of January 1, 2018, with a conditional use permit; and as part of the conditional use, require a 2,500-foot notification and a pre-application meeting.

4. Tidelands Area Land Use Interim Regulations

The Council adopted Amended Resolution No. 39723 on May 9, 2017, initiating the planning process for a Tidelands Subarea Plan, and requesting the Commission to begin deliberating the need for Tidelands Area Land Use interim regulations. The Commission reviewed the subject on June 21, August 2, and August 16; conducted a public hearing on September 13 at the Greater Tacoma

Convention Center that ran for more than four hours; debriefed on the hearing on September 20; and made a recommendation to the Council on October 4. The Council reviewed the Commission's recommendation, conducted a public hearing on October 17 at the Pantages Theatre that ran for nearly four hours, and adopted interim regulations (with some modifications) on November 21, 2017, per Amended Ordinance No. 28470, effective for one year. With the Council's modifications, the interim regulations would apply only to primary uses (business activities) and not to secondary uses (related support activities), would include Smelters as a restricted use, would not apply to existing uses, and would be effective for one-year instead of six-months.

5. Marijuana Regulations

The Council adopted Resolution No. 39742 on June 6, 2017, requesting that the Planning Commission consider interim regulations that would add local definitions of "Playground" and "Recreation center or facility," in order to protect Metro Parks Tacoma-owned playgrounds and recreation centers and facilities from marijuana uses to the level intended by the State, but currently not covered by State definitions. The Commission reviewed the subject on June 21 and July 19, conducted a public hearing on September 6, and made a recommendation to the Council on September 20. The Commission recommended that the code be amended on a permanent, rather than interim, basis. The Council conducted its review subsequently, including a public hearing on October 24, and adopted the code amendments as recommended by the Commission on November 7, 2017, per Ordinance No. 28462.

6. Emergency Temporary Shelters Interim/Permanent Regulations

The Council adopted Ordinance No. 28460 on October 17, 2017, retaining and modifying the emergency temporary shelters interim regulations that were initially enacted in June 2017 and extending the effective date to April 16, 2018. The interim regulations were part of the City's strategies responding to the public health emergency declared by the Council in May 2017 relating to the conditions of homeless encampments. Ordinance No. 28460 was adopted based on the Commission's recommendations formulated through the meetings on June 21, July 19 and August 16. The Commission went on to develop draft permanent regulations on December 6 and January 3, and conducted a public hearing on February 7, and made a recommendation to the City Council on February 21. The Council conducted a public hearing on March 20 and adopted permanent regulations on April 10, 2018, per Ordinance No. 28498.

7. Tacoma Mall Neighborhood Subarea Plan and EIS

The City received a \$250,000 National Estuaries Program Watershed Protection Grant to develop a subarea plan and EIS for the 485-acre Tacoma Mall Regional Growth Center that includes Tacoma Mall and the surrounding neighborhoods. This effort seeks to develop an aspirational vision, promote sustainable growth, accommodate multimodal transportation, facilitate development, and leverage public and private partnerships and investments. Project timeline was August 2014 to June 2018. During this reporting period (July 2017 through June 2018), the Commission reviewed the project on August 2, conducted a public hearing on September 6, conduct a post-hearing debriefing on September 20, and made a recommendation to the City Council on October 18. The City Council conducted its review in early 2018, including a public hearing on April 24, and adopted the subarea plan and associated code amendments and implementation strategies on May 15, 2018, per Amended Ordinance No. 28511. The Council made three amendments to what the Planning Commission had recommended, i.e., 1) Map clean-up; 2) Inclusionary Zoning Requirements, requiring residential projects 15-units and larger to provide 10% of their units as affordable units; and 3) Parking Requirements, reducing the minimum parking requirements for residential uses from 1.0 to 0.5 stalls per unit in the subarea, eliminating parking requirements for affordable housing units created per the Inclusionary Zoning or Multifamily Property Tax Exemption program, and eliminating parking requirements for all non-residential uses in the subarea.

8. Capital Facilities Program (CFP)

The Commission reviewed an urgent amendment to the 2017-2022 CFP on October 18. The amendment would add a new project, the Neighborhood and Community Services Readiness Site, intended to develop short term transitional housing options and support the City's Emergency Aid and

Shelter Plan addressing the state of public health emergency regarding homelessness declared by the City Council in May 2017. On November 1, the Commission conducted a public hearing and recommended the amendment to the City Council. The Council adopted the amendment concurrently with the adoption of the City's Capital Budget for 2017-208 on December 12, 2017, per Ordinance No. 28474. In early 2018, the City began the biennial amendment process for updating the CFP from 2017-2022 to 2019-2024. The Commission reviewed the proposed amendments on April 18 and May 16, conducted an open house and a public hearing on June 20, and was scheduled to make a recommendation to the City Council in July 2018.

9. Residential Infill Pilot Program

The pilot program was established by the City Council on December 1, 2015, per Ordinance No. 28336, aimed to promote innovative residential infill development types that are underutilized or expanding the areas in the Tacoma where certain development types are permitted. Based on feedback from the community received during and after the initial implementation of the program in 2016-2017, the Council adopted Resolution No. 39886 on December 12, 2017, requesting the Planning Commission to consider modifications to the program by increasing the number of allowed Detached Accessory Dwelling Units and modifying the design standards and review process pertaining to Two-family, Multi-family, and Cottage Housing developments. The Commission reviewed the Council's request on May 16, 2018, and discussed potential modifications to the program that included three options: (1) Option 1 (Minor) – current pilot program + minor code changes; (2) Option 2 (Moderate) – expanded pilot program (ADUs) + code changes; and (3) Option 3 (Major) – ADUs allowed outright + design standards + Pilot Program code changes.

10. Hilltop Links to Opportunity

The Commission received briefings on October 4, 2017 and March 21, 2018 of the Hilltop Links to Opportunity Program, which is aimed to improve social and economic opportunity through planning for multimodal mobility and economic development in communities along the Tacoma LINK Light Rail Expansion corridor.

11. Billboards Regulations

On December 12, 2017, the City Council adopted Ordinance No. 28476, amending the Zoning Code to create a billboard exchange program, allowing installation of new billboard faces in exchange for removing billboard faces, and modifying development standards concerning design, location, landscaping, dispersal, lighting, buffering, height, and alterations of billboards; and adopting permit requirements to establish maximum permissible billboard heights. The Planning Commission had received an informational briefing on October 18, 2017, regarding said sign code amendments as well as the draft settlement agreement proposed by Lamar Advertising.

12. Tacoma Dome Link Extension (TDLE)

The TDLE is the planned extension of Central Link light rail service from Federal Way to the Tacoma Dome area. As a part of the Sound Transit 3 (ST3) package approved by voters in 2016, the TDLE system would include four stations (South Federal Way, Fife, East Tacoma, and Tacoma Dome), two parking garages (South Federal Way and Fife), and an operations and maintenance facility along the 9.7-mile corridor. Sound Transit was conducting the "Early Scoping" process in spring of 2018 to solicit feedback from the community and jurisdictions to develop the "Initial Range of Alternative Concepts (for alignments and station locations)." The Commission reviewed the TDLE project on February 21 and May 16, 2018. Individual Commissioners have also been actively participating in the "Early Scoping" process, including attending open houses, workshops, and meetings of the Stakeholder Group.

13. Planning Commission's Statutes and Bylaws

The Commission reviewed the Tacoma Municipal Code, Chapter 13.02 concerning "Planning Commission", and the Commission's Rules and Regulations (i.e., Bylaws) on March 21 and April 4, 2018, seeking improvements to the Comprehensive Plan amendment procedures and the operational efficiency of the Commission. As a result, the Commission recommended the Council to: (1) amend TMC 13.02.045 & .053, to clarify and enhance the procedural requirements pertaining to

the application and analysis of proposed amendments to the Comprehensive Plan and development regulations, and proposed area-wide rezones; and (2) amend TMC 13.02.010, to modify the provisions concerning “absences” and make the implementation of said provisions more effective. The Commission’s recommendations were incorporated into the Plan and Code Cleanups application of the 2018 Amendment package.

14. Planning Commission Work Program

The Commission reviewed the work program on December 6, 2017 and March 21, June 6 and June 20, 2018, to progressively evaluate the implementation of and make appropriate adjustments to the existing work program for 2017-2019, and to develop the work program for 2018-2020.

B. Meetings Conducted / Attended:

1. Commission Meetings:

The Commission meets every first and third Wednesdays of the month, in Room 16 of the Tacoma Municipal Building North. Beginning in January 2018, the Commission changed the meeting starting time from 4:00 p.m. to 5:00 p.m. to better accommodate the work schedules of some Commissioners and participating citizens. Between July 2017 and June 2018, the Commission conducted 21 meetings and canceled 4. One of the 21 meetings was a special meeting dedicated for the public hearing concerning the Tideflats Area Land Use Interim Regulations that was held on September 13, 2017, in the Greater Tacoma Convention Center. In the past year, the Commission conducted a total of 9 public hearings, as listed below:

Date	Public Hearing Subject
September 6, 2017	Marijuana Use Buffers Code Amendment
September 6, 2017	Tacoma Mall Neighborhood Subarea Plan and EIS
September 13, 2017	Tideflats Area Land Use Interim Regulations
November 1, 2017	2017-2022 Capital Facilities Program Amendment
January 3, 2018	Correctional Facilities Permanent Regulations
February 7, 2018	Emergency Temporary Shelters Permanent Regulations
April 4, 2018	Proposed Amendments to the Comprehensive Plan and Land Use Regulatory Code for 2018
June 6, 2018	Scope of Work for Proposed Amendments to the Comprehensive Plan and Land Use Regulatory Code for 2019
June 20, 2018	2019-2024 Capital Facilities Program Update

2. Community Meetings:

Individual Commissioners have been actively involved in various community meetings, such as Tacoma Link Expansion Project Open House (November 8, 2017), 2018 Amendment Open House (January 10, 2018), T-Town City Services Expo (March 24, 2018), Tacoma Dome Link Extension Open House (April 17, 2018) and other community meetings, Historic Preservation Month (May 2018), and 2019-2024 Capital Facilities Program Update Open House (June 20, 2018), just to name a few.

3. Informal Meetings:

Brian Boudet, Planning Manager and senior staff held informal meetings over lunch with individual Commissioners during January-February 2018 to discuss major planning projects and issues and the Commission’s operations. Feedback from the Commissioners was incorporated into the consideration for the Planning Work Program for 2018-2020 as well as the proposed amendments to the Tacoma Municipal Code 13.02 concerning the Plan and Code Amendments Process and Commissioner Attendance/Absences.

C. Special Note:

1. 2017 Healthy Communities Award

The City of Tacoma received the 2017 Healthy Communities Gold Award for our planning efforts on the Tacoma Mall Neighborhood Subarea Plan. The Healthy Communities Award, sponsored by the Tacoma-Pierce County Health Department, recognizes local jurisdictions that employ sincere intent and committed steps to promote healthy communities and improve health equity. The award ceremony took place at the Pierce County Regional Council General Assembly on February 15, 2018.

D. Membership Status (July 2017 – June 2018):

Council District / Expertise Area	Commissioner	Appointment
District No. 1	Andrew Strobel	Appointed in July 2017
District No. 2	Dorian Waller	Reappointed on June 12, 2018
District No. 3	Brett Santhuff	Reappointed on June 12, 2018
District No. 4	Stephen Wamback	Reappointed in June 2016; Elected Chair in August 2017
District No. 5	Chris Beale	Resigned in September 2017
	David Horne	Appointed on June 12, 2018
Development Community	Jeff McInnis	Reappointed in July 2017
Environmental Community	Anna Petersen	Reappointed in June 2016; Elected Vice-Chair in August 2017
Public Transportation	Carolyn Edmonds	Appointed in July 2017
Architecture, Historic Preservation, and/or Urban Design	Jeremy Woolley	Resigned in December 2017
	Ryan Givens	Appointed in February 2018

Part II. Planning Commission Work Program for 2018-2020

Attached is the “Planning Commission Work Program for 2018-2020 – Draft Overview”, dated June 14, 2018. The Work Program was reviewed by the Commission on June 6 and June 20, 2018, and is herein incorporated in the Commission’s Annual Report for 2017-2018.

The Work Program contains projects and planning activities slated for completion or in substantial progress during the general timeframe of July 2018 through December 2020. These projects and activities are primarily mandated by legislation or initiated by the City Council and are within the Commission’s review and recommendation authority. The Work Program may change in response to legislative requirements, community requests, Council priorities, budget and staffing constraints, or other emerging situations.

Attachment:

- Planning Commission Work Program for 2018-2020 – Draft Overview (June 14, 2018)



**Planning Commission Work Program (2018-2020)
Revised Draft Overview
June 14, 2018**

(Note: key changes from the May 30th Initial Draft are **highlighted**)

Expected Completion in 2018

Correctional and Detention Facilities Permanent Regulations *Adopted Feb. 2018*

Homeless Emergency Temporary Shelters Permanent Regulations *Adopted April 2018*

Tacoma Mall Neighborhood Subarea Plan *Adopted May 2018*

2018 Amendment Package *Expected Adoption June 2018*

- Car Washes Uses in Neighborhood Centers (*Private Application*)
- Outdoor Tire Storage Code Amendment (*Private Application*)
- South 80th Street PDB Rezone (*Private Application*)
- View Sensitive District (VSD) Height Measurement (*Private Application*)
- Transportation Master Plan – Limited Update
- Open Space Corridors – Phase 1 (Biodiversity Corridors)
- Code and Plan Clean-ups

2019-2024 Capital Facilities Program (CFP) *Expected Adoption October 2018*

Open Space Current Use Assessment Request (*Private Application*)

Tideflats Interim Regulations – Extension (*every 6 months*) *Expected Decision November 2018*

Accessory Dwelling Units (ADUs) – Permanent Regulations

Expected Completion in 2019

JBLM Accident Potential Zone

Tideflats Interim Regulations – Extension *(every 6 months)*

2019 Amendment Package

- FLUM Implementation – Phase 2: Residential Area-wide Rezones
- Commercial Zoning Update – Phase 1: Revised Commercial Zoning Framework
- Shoreline Master Program – 2019 Periodic Review
- Manitou Annexation – Plan and Zoning Amendments
- Historic Preservation Code Improvements – Demolition Review
- Plan and Code Minor Amendments

Infill Pilot Program – Phase 1B: Program Modifications *(may be consolidated with Affordable Housing Action Strategy project, below)*

Affordable Housing Action Strategy – Land Use/Zoning Implementation *(scope/phasing TBD)*

Pacific Avenue Corridor Plan *(tied to Pacific Ave. BRT)*

Tideflats Interim Regulations – Extension *(every 6 months)*

Open Space Corridors – Phase 2 (Geohazard Areas)

Expected Completion in 2020 *(very preliminary)*

Tideflats Interim Regulations – Extension *(every 6 months)*

Urban Design Program – Development/Creation

2020 Amendment Package

- Private Applications
- Institutional Zoning Review
- Downtown Plan Integration
- Infill Pilot Program – Phase 2: Permanent Regulations *(may be consolidated with Affordable Housing Action Strategy project, above)*
- Transportation Master Plan Update (coordinated with TC and PW)
- Plan and Code Minor Amendments

2021-2026 Capital Facilities Program (CFP)

Tideflats Subarea Plan

On-going Planning Issues

- Six-Year Comprehensive Transportation Program
- Joint Meetings of the Planning Commission with appropriate groups (e.g., the Landmarks Preservation Commission, the Transportation Commission, and the Neighborhood Councils)
- Transportation Master Plan Implementation, in coordination with the Transportation Commission (e.g. impact fees study, transportation network planning, streetscape design guidance, signature trails development, etc.)
- Light Rail Expansion projects (including the Hilltop Links to Opportunity Program, ST3 Tacoma Dome Link Extension, Tacoma Link Extension, etc.)
- Historic Preservation, in coordination with the Landmarks Preservation Commission (e.g. TDR, integration of Historic Preservation Plan with *One Tacoma* Plan, educational programs, etc.)
- Tacoma Mall Neighborhood Subarea Plan (and others) - Implementation
- Residential Infill Pilot Program – Implementation and project reviews
- Citizen Participation and Public Outreach Enhancements

Regional and Cross-Jurisdictional Issues

- Metro Parks Tacoma and Tacoma School District strategic plans updates
- Pierce County Parkland/Spanaway/Midland (PSM) Community Plan
- Regional Transportation Issues, in coordination with the Transportation Commission (e.g. Tacoma LINK and Central LINK Light Rail Expansions, Pacific Avenue BRT Study)
- PSRC Regional Centers Framework Update, Vision 2050, GMA review, Buildable Lands)
- PCRC Centers of Local Importance/County-level Centers Update

Emerging and Deferred Issues

- Urban Forestry Implementation (landscaping, tree-preservation, open space, etc.)
- Parking Update (RPA, refinements along light rail, Mixed-Use Centers, design, etc.)
- Potential Local Historic Districts – coordinated with LPS (College Park, Stadium, etc.)
- 20-minute Neighborhood and Urban Growth Baseline Analysis
- Street Typology and Designation System Review
- Mixed-Use Centers Implementation Programming (Master Planning, Revitalization Strategies)
- Mixed-Use Centers Height Bonus Program Review (*maybe part of Affordable Housing*)
- MUC Core/Pedestrian Street Review (*maybe part of Design Review*)
- Downtown Subarea Plans – Periodic Review/Update
- Form-based Residential Standards (lot coverage, FAR, etc.)
- Watershed-level Environmental Planning
- Unified Development Code
- Transfer of Development Rights (TDR) Program Review
- Sign Code Update
- Pre-Annexation Planning (Browns Point/Dash Point, Parkland/Spanaway)
- Greenhouse Gas standards and review

Project Summaries *(tentative)*

2019-2024 Capital Facilities Program (CFP)

Summary:

The Growth Management Act (GMA) requires a capital facilities element of the comprehensive plan that is to be periodically reviewed and updated. This element serves as a planning document for capital projects and enables the City to seek funding for potential projects. The element is updated each biennium through development of the City’s six-year Capital Facilities Program (CFP).

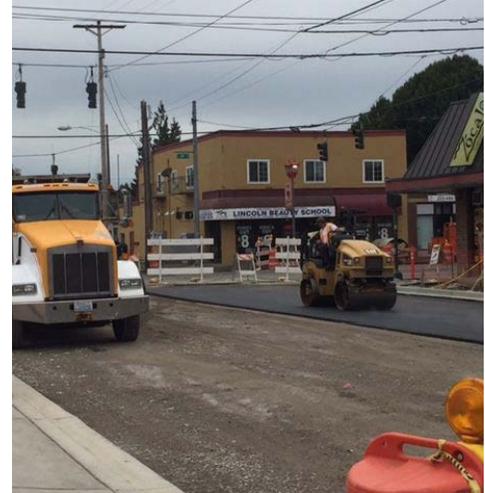
The CFP is currently being updated from 2017-2022 to 2019-2024. The update focuses on adding new capital projects, removing completed projects, and consolidating some projects.

Primary Staff Contact:

Christina Watts Curran, Lead Management Analyst
christina.curran@cityoftacoma.org

General Project Timeline:

April 2018 – November 2018



Open Space Current Use Assessment Request *(Private Application)*

Summary:

The City has received an application from a private property owner for an Open Space Current Use Assessment. Through this process, land owners can apply to have their open space lands valued, for tax purposes, at their current use value rather than at the highest and best use that would be permitted by zoning, which provides an incentive to maintain the land as open space. The City and Pierce County jointly review Current Use Assessment applications within the City.

Primary Staff Contact:

Elliott Barnett, Associate Planner
elliott.barnett@cityoftacoma.org

General Project Timeline:

June 2018 – September 2018



Tideflats Interim Regulations – Extension *(every 6-months)*

Summary:

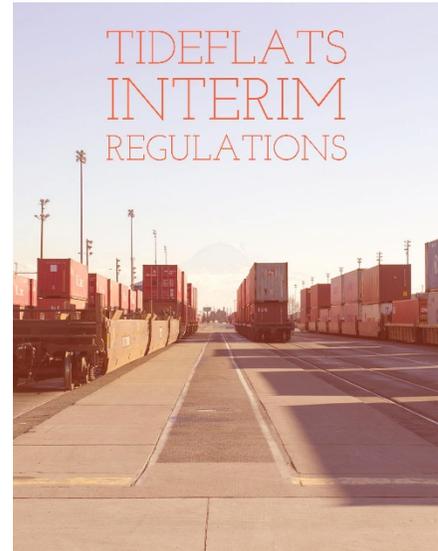
The Council adopted Interim Regulations for the Tideflats Area in November 2017. The interim regulations include temporary use restrictions, modified permit procedures and enhancements to public notice, and limits on development in adjacent slopes and transition areas. These interim regulations are intended to be in place until permanent regulations are adopted as part of the Tideflats Subarea Plan. Per State Law and City Code, interim regulations are required to be reauthorized every six months.

Primary Staff Contact:

Stephen Atkinson, Principal Planner
satkinson@cityoftacoma.org

General Project Timeline:

August 2018 – October 2018; *and every six-months thereafter, until adoption of permanent regulations*



Detached Accessory Dwelling Units (DADUs) – Permanent Regulations

Summary:

Detached Accessory Dwelling Units (DADUs) were a part of the City's Infill Pilot Program. During the first part of the Round 1 Selection of Projects, the three available Detached Accessory Dwelling Units in single-family zoning districts were all selected. This project would build upon the lessons learned regarding DADUs through the pilot program, as well as the experiences of other jurisdictions and insights from community outreach, to evaluate the potential for permanent regulations regarding detached ADUs in single-family zones in Tacoma.

Primary Staff Contact:

Lauren Flemister, Senior Planner
lflemister@cityoftacoma.org

General Project Timeline:

June 2018 – November 2018



Future Land Use Map Implementation – Phase 2: Residential Area-wide Rezones

Summary:

The Future Land Use Map of the Comprehensive Plan provides a basis for applying zoning and for making land use decisions. This project will put into effect the land use designations through appropriate area-wide rezones to achieve consistency with the Future Land Use Map, and work to achieve the goals of the One Tacoma Plan, with this phase focusing on addressing inconsistencies in residentially-zoned areas.

Primary Staff Contact:

Stephen Atkinson, Principal Planner
satkinson@cityoftacoma.org

General Project Timeline:

March 2018 – June 2019



Commercial Zoning Update – Phase 1: Revised Commercial Zoning Framework

Summary:

The Commercial Zoning update will revise the design and development standards for the City's Neighborhood and General Commercial zoning districts. The project will bring these districts into alignment with the goals and policies of the One Tacoma Plan to promote more context-sensitive commercial zoning standards. This first phase will focus on creating a new commercial zoning framework that would then be implemented through code changes and rezones in a next phase.

This project may involve the creation or consolidation of existing commercial zoning districts.

Primary Staff Contact:

Stephen Atkinson, Principal Planner
satkinson@cityoftacoma.org

General Project Timeline:

May 2018 – June 2019



Shoreline Master Program – 2019 Periodic Update

Summary:

The State Shoreline Management Act requires local governments to periodically review their shoreline master programs and make any adjustments deemed necessary to reflect changing local circumstances, new information or improved data. Per State Law, the City of Tacoma is required to conduct a periodic review before the end of June 2019. The initial public scoping phase of the project will inform what information, issues, and topics are pertinent for this periodic review.

Primary Staff Contact:

Stephen Atkinson, Principal Planner
satkinson@cityoftacoma.org

General Project Timeline:

March 2018 – June 2019

SHORELINE MASTER PROGRAM

An Element of the Comprehensive Plan and
Title 13 of the Tacoma Municipal Code



CITY OF TACOMA, WASHINGTON

JBLM Accident Potential Zone

Summary:

This project will evaluate the findings and recommendations of the Joint Land Use Study for Joint-Base Lewis-McChord and evaluate strategies for addressing compatibility with the base, with specific focus on the Accident Potential Zone (APZ).

Primary Staff Contact:

Lauren Flemister, Senior Planner
lflemister@cityoftacoma.org

General Project Timeline:

March 2018 – January 2019



Open Space Corridors – Phase 2: Geohazard Areas

Summary:

This effort focuses on Critical Areas standards for development and disturbance within and around erosion and landslide hazard areas—types of Geologically Hazardous Areas associated with steep slopes. Tacoma’s standards for Geologically Hazardous Areas are due for an update to reflect recent statutory amendments and the Best Available Science (BAS). The updates will address gaps and inconsistencies in the current code and integrate the latest science in order to more effectively limit risks to life and property in areas prone to landslides or erosion.

Primary Staff Contact:

Elliott Barnett, Associate Planner
elliott.barnett@cityoftacoma.org

General Project Timeline:

April 2019 – October 2019



Historic Preservation Code Improvements – Demolition Review

Summary:

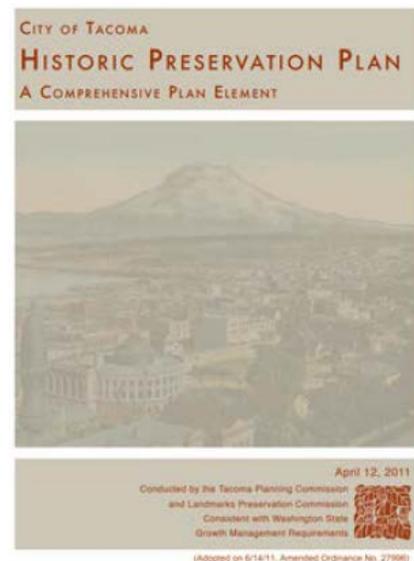
This proposal seeks to improve the effectiveness of the Historic Preservation Program through a series of code amendments, including: enhancement of demolition/cultural resources impact review; clarification of the nomination and designation process and project review; and updates to the Historic Conditional Use Permit process. Companion amendments regarding the composition of the Landmarks Commission are also being considered.

Primary Staff Contact:

Reuben McKnight, Historic Preservation Officer
reuben.mcknight@cityoftacoma.org

General Project Timeline:

March 2018 – June 2019



Plan and Code Minor Amendments

Summary:

As part of the 2019 Amendment Package, this proposal would amend the Land Use Regulatory Code to keep information current, address inconsistencies, correct errors and clarify code language, in order to improve code administration efficiency and enhance customer service.

Primary Staff Contact:

Lihuang Wung, Senior Planner
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General Project Timeline:

June 2018 – June 2019



Manitou Annexation – Plan and Zoning Amendments

Summary:

Pierce County and the City of Tacoma are planning to conduct a joint review of the Manitou Neighborhood in order to inform the decision for the potential annexation of the area to the City. The annexation study would include evaluation of issues such as appropriate zoning and plan designations and policies, utility infrastructure, services and costs, and community amenities, taxes and representation. The review is expected to be initiated by Pierce County Council and Tacoma City Council in June-July 2018.

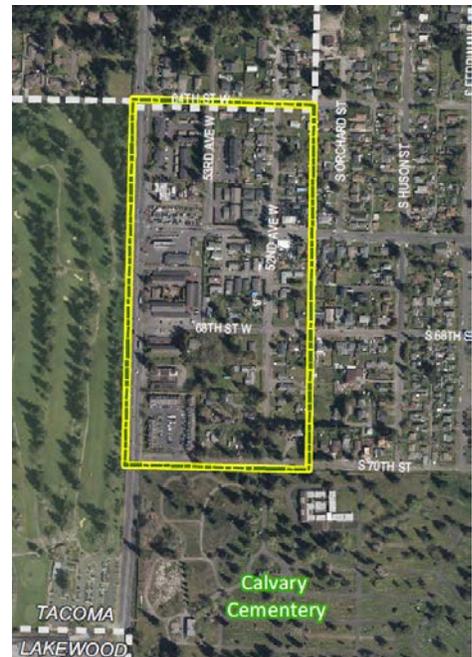
Note: As this project will likely necessitate changes to the One Tacoma Comprehensive Plan, it will likely need to be incorporated into the 2019 Amendment Package.

Primary Staff Contact:

Lihuang Wung, Senior Planner
lwung@cityoftacoma.org

General Project Timeline:

May 2018 – June 2019



Residential Infill Pilot Program – Phase 1B: Program Modifications

Summary:

The purpose of the Pilot Program is to promote innovative residential infill development types. The program was adopted in 2015 and the first phase of implementation is in progress. Four projects submitted by interested developers have been selected to move into the permitting process.

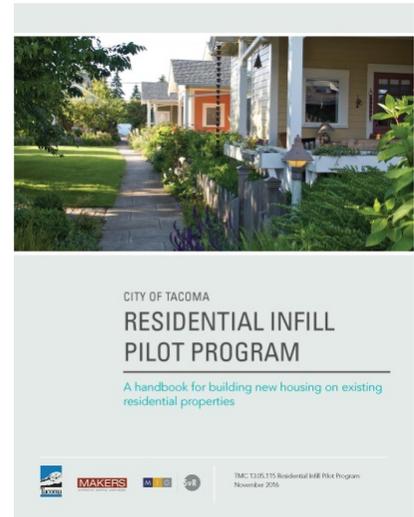
This phase of implementation will consider lessons learned from completed and approved projects, as well as projects that were not submitted and/or were not approved, to evaluate code amendments to the infill code and guidelines that could support the continued implementation of the program.

Primary Staff Contact:

Lauren Flemister, Senior Planner
lflemister@cityoftacoma.org

General Project Timeline:

June 2018 – June 2019



Affordable Housing Action Strategy – Land Use/Zoning Implementation

Summary:

The City's Housing Division is currently working with the City Council to put together a comprehensive Action Strategy on Affordable Housing. The Action Strategy, which is expected to be complete in July 2018, will identify and evaluate various methods for addressing this high priority issue that reflects better programmatic alignment throughout the City of Tacoma and its community partners. It is expected that this Action Strategy will include numerous items that directly relate to planning and zoning issues and potential code and/or plan amendments.

Note: Depending on the scope of this project, it may involve multiple phases.

Primary Staff Contact:

TBD

General Project Timeline:

TBD



Pacific Avenue Corridor Plan

Summary:

The Pacific Avenue Bus Rapid Transit proposal, part of the Sound Transit 3 package, is poised to spur revitalization of a critical corridor within Tacoma that includes two designated Mixed-use Centers and a neighborhood business district. This Corridor Plan is designed to maximize the impact of this significant transit investment and facilitate this revitalization through a unique transit-oriented development planning project that would focus on redevelopment, capital investment, livability, supporting existing and encouraging new business activity, and conducting area-wide environmental review along the corridor.

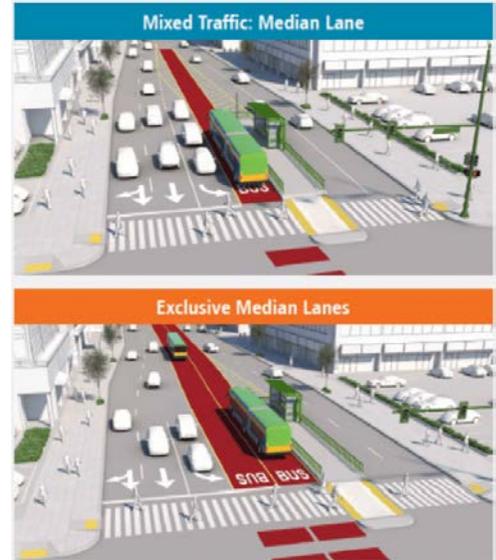
Note: This project is considered as a potential partnership between agencies including Planning and Development Services, Public Works, Utility providers, Pierce Transit, Tacoma-Pierce County Health Department, etc.

Primary Staff Contact:

TBD

General Project Timeline:

November 2018 – November 2019



Urban Design Program – Establishment

Summary:

The Urban Design Studio is a proposed long-term program with a focus on delivering urban design services to customers in the Planning and Development Services Department, to other City departments, and through external public and private partnerships.

The initial phase of this project will include extensive public engagement, development of design guidelines, administrative procedures, and municipal code amendments.

Note: This project will incorporate consideration of the issues highlighted in Private Application #2018-05 “Design Review in MUCs”

Primary Staff Contact:

Lauren Flemister, Senior Planner
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General Project Timeline:

July 2018 – February 2020



Tideflats Subarea Plan

Summary:

The City Council adopted Amended Resolution No. 39723 on May 9, 2017, initiating the Tideflats subarea planning process. The resolution requested the Planning Commission to consolidate several planning initiatives currently underway for the area into a single, area-wide subarea planning effort and requested the City Manager to identify resources need for the subarea planning effort and negotiate an Interlocal Agreement with the Port and the Puyallup Tribe for collaboration of the project. The Interlocal Agreement is still being discussed between the potential partnership agencies and the specific scope of work and timeline for the subarea plan is yet to be determined.

Note: This project incorporates consideration of the issues highlighted in:

- *NETNC's "NE Tacoma Buffer Zone" Application #2018-04*
- *The Council Consideration Request pertaining to the implementation of the Port Container Element*
- *PDS Director's Rule on Heavy Industrial Expanded Notification*

Primary Staff Contact:

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General Project Timeline:

Planned initiation in 2018

