

## Members

Jeremy C. Doty, Chair  
Thomas C. O'Connor, Vice-Chair  
Chris Beale  
Peter Elswick  
Donald Erickson  
Sean Gaffney  
Scott Morris  
Ian Morrison  
Matthew Nutsch

## Community and Economic Development Department

Ryan Petty, Director  
Peter Huffman, Assistant Director  
Charles Solverson, P.E., Building Official

## Public Works and Utilities Representatives

Jim Parvey, City Engineer/Assistant Director, Public Works Department  
Heather Pennington, Water Distribution Engineering Manager, Tacoma Water  
Diane Lachel, Community and Government Relations Manager, Click! Network, Tacoma Power



# Agenda

## Tacoma Planning Commission

747 Market Street, Room 1036  
Tacoma, WA 98402-3793  
253-591-5365 (phone) / 253-591-2002 (fax)  
[www.cityoftacoma.org/planning](http://www.cityoftacoma.org/planning)

(Agenda also available online at: [www.cityoftacoma.org/planning](http://www.cityoftacoma.org/planning) > "Planning Commission" > "Agenda Packets")

**MEETING:** Regular Meeting

**TIME:** Wednesday, August 18, 2010, 4:00 p.m.

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

### A. CALL TO ORDER

### B. QUORUM CALL

### C. APPROVAL OF MINUTES – Regular Meeting on August 4, 2010

### D. GENERAL BUSINESS

#### (4:05 p.m.) 1. Shoreline Master Program Update

Description: Review the upcoming schedule for the Shoreline Master Program update and provide a preview of the upcoming draft of the master program plan and code amendments.

Actions Requested: Review, Comment

Support Information: See "Agenda Item GB-1"

Staff Contact: Stephen Atkinson, 591-5531, [satkinson@cityoftacoma.org](mailto:satkinson@cityoftacoma.org)

#### (4:45 p.m.) 2. Development and Permitting Activity Reports

Description: Discussion of permit activity and trends and future information needs of the Commission.

Actions Requested: Informational, Comment

Support Information: See "Agenda Item GB-2"

Staff Contact: Donna Stenger, 591-5210, [dstenger@cityoftacoma.org](mailto:dstenger@cityoftacoma.org)



**E. COMMUNICATION ITEMS**

1. Land Use Administrator's Reports and Decisions – *"Agenda Item C-1"*
2. Hearing Examiner's Reports and Decisions – *N/A*
3. Announcement: City of Tacoma's *Complete Streets Design Guidelines* among the winners of the 2010 APA/PAW Joint Awards – *"Agenda Item C-3"*
4. Weekly Letter to City Manager, dated August 11, 2010, regarding Planning Commission Accomplishments and Work Program (the Commission's annual report to the City Council) – *"Agenda Item C-4"*
5. 2011 Annual Amendment Applications and Assessment Reports, as approved by the Planning Commission on August 4, 2010 – *"Agenda Item C-5"*

**F. COMMENTS BY LONG-RANGE PLANNING DIVISION**

**G. COMMENTS BY PLANNING COMMISSION**

**H. ADJOURNMENT**

**Members**

Jeremy C. Doty, Chair  
Thomas C. O'Connor, Vice-Chair  
Chris Beale  
Peter Elswick  
Donald Erickson  
Sean Gaffney  
Scott Morris  
Ian Morrison  
Matthew Nutsch



# Minutes

## Tacoma Planning Commission

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### For Review/Approval on 08-18-10

MEETING: Regular Meeting

TIME: Wednesday, August 4, 2010, 4:00 p.m.

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

Members Present: Thomas O'Connor (Vice-Chair), Chris Beale, Peter Elswick, Donald Erickson, Sean Gaffney, Scott Morris, Ian Morrison, Matthew Nutsch

Members Absent: Jeremy Doty (Chair)

Staff Present: Donna Stenger, Caroline Haynes-Castro, Elliott Barnett, Brian Boudet, Charla Heutinck, Liz Kaster, Ian Munce, Shirley Schultz, Barbara Serry, Jennifer Ward, Dian Wiatr, Lihuang Wung (Building and Land Use Services); Joshua Diekmann (Public Works); Diane Lachel (Tacoma Power); Susan Clark (Tacoma Water)

Vice-Chair Tom O'Connor called the meeting to order at 4:03 p.m. The minutes of the regular meeting on July 21, 2010 were approved as submitted.

Commissioners Chris Beale and Matthew Nutsch, appointed by the City Council on August 3, 2010, to represent Districts 3 and 4, respectively, were sworn in by Ms. Doris Sorum, City Clerk.

### GENERAL BUSINESS

#### **1. Commute Trip Reduction**

Ms. Elizabeth Kaster, Commute Trip Reduction (CTR) Coordinator, provided the Planning Commission with an overview of the CTR program as well as general transportation updates. She provided an overview of CTR legislation and employer requirements, followed by a discussion of the 2009 CTR survey results. She also briefly highlighted other transportation initiatives the City of Tacoma is involved in, including "Downtown: On the Go!", "Bike Month 2010", the Mobility Master Plan, and paid on-street parking downtown.



Ms. Kaster responded to questions from the Commissioners regarding how parking meter revenue will be used, how the Pierce Transit System Redesign will affect trip reduction efforts, and the consequences of not meeting CTR goals. Commissioner Beale stated that he would like to see the parking meter revenue eventually used to purchase bike racks downtown or provide transit passes to large employers in order to help large employers meet CTR goals.

## **2. 2011 Annual Amendment – Overview and Assessment of Applications**

Mr. Brian Boudet explained the bundling of the nine amendment applications that are being presented to the Planning Commission for assessment and review for this amendment cycle year. At the July 21 meeting, the Commission reviewed and accepted three of the applications. Staff then provided an overview of the six remaining amendments as follows:

**Amendment 2011-01** – Mr. Boudet explained this request is for a change in Comprehensive Plan intensity designation and an area-wide rezone for five acres at South 49<sup>th</sup> and South Pine Streets. He reported in response to the Commission's request to possibly expand the study area, providing additional information on land use, building condition, home ownership rates and income regarding the surrounding properties to the east of the site. After discussion, the Commission voted unanimously to accept this amendment as submitted.

**Amendment 2011-04** – Mr. Lihuang Wung stated that this amendment was submitted by Tacoma Water, seeking revision to the current level of service standard for potable water contained in the Capital Facilities Element of the Comprehensive Plan from a fixed standard to an industry standard calculated on an annual basis consistent with state guidance. The amendment is intended to resolve the inconsistency between the current standard and the industry standard that may change over time as water use patterns change for various reasons. The Commission voted unanimously to accept this amendment as submitted.

**Amendment 2011-06** – Ms. Donna Stenger explained that this amendment proposes three primary actions intended to amend the same elements of the Comprehensive Plan: revising introductory text and regional center boundaries to address inconsistencies with Vision 2040, adding new guidance on incorporating the principles of Crime Prevention Through Environmental Design (CPTED) into site and building design, and making various updates to text and maps. Tacoma's Comprehensive Plan is currently inconsistent with Vision 2040, the regional growth strategy. Achieving consistency will likely occur over several years. These initial amendments will update the discussion of the regional planning documents and how they affect Tacoma's planning and will align the boundaries of the City's three regionally designated centers. Tacoma has two regional growth centers (downtown and Tacoma Mall) and one regional manufacturing/industrial center in the Port/Tideflats area. Modifications to the boundaries of these centers have occurred and the proposal is to assure that the boundaries in the Comprehensive Plan match those in Vision 2040.

The second issue concerns safety-oriented design practices. CPTED is based on a theory that well-designed buildings and sites can deter crime by increasing visibility of criminal activities and therefore the risk of apprehension for such behavior. The City has instituted some CPTED practices and the proposed amendment will address further implementation for public and private projects and establish policy guidance for the appropriate balance of safety and other design considerations. The Commission expressed reservations about the use of CPTED practices and possible effects on the attractiveness and friendliness of building and site design.



The last set of amendments will make minor changes to the Plan, including reflecting the recent administrative reorganization of current and long-range planning functions in the department, clarifying the relationship between the land use map and policies, correcting the 34<sup>th</sup> & Pacific Mixed-Use Center boundary, and adjusting the South Tacoma Manufacturing/Industrial Center & Habitat Corridor boundaries. The Commission unanimously approved the proposed amendments for inclusion in the 2011 amendment cycle.

**Amendment 2011-07** – Mr. Elliott Barnett stated that this project is a result of a request by Metro Parks to look at streamlining the current permit processes used by the City. He explained that new parks located in residential districts currently need to apply for a Conditional Use Permit and modifications to existing parks, depending on their significance, often also need special permits. The permit process adds additional time and costs for park improvements. Mr. Barnett stated that some research on what other jurisdictions have done to address this issue indicates that there are a variety of options that could be explored, including creating a new parks or public use zoning classification, making parks a permitted use in all zones, or revising the conditional use standards to allow greater flexibility and allowing some improvements without triggering a new permit. The Commissioners voiced concerns regarding changing code requirements for Metro Parks. They felt that this would perhaps open the “flood gates” for other public agencies to request changes to address their special circumstances as well. The Commission asked that Metro Parks provide specific details on how the current permit requirements negatively impact them so that the Commission would have a better understanding of what issues need to be addressed. The proposed amendment was accepted by the Commission with the understanding that staff will come back with answers to concerns raised by the Commissioners and that if the proposed amendment’s scope expands significantly, the amendment could carry over to the next amendment cycle.

**Amendment 2011-08** – Mr. Boudet explained that code refinement or “code clean-up” is an annual occurrence. He gave Commissioners a proposed list of code changes to be included in this amendment but noted that others may be added. This list has recommendations for changes generated from both City staff and outside stakeholders. The Commissioners accepted this application for inclusion in the 2011 amendment cycle.

**Amendment 2011-09** – Ms. Shirley Schultz introduced this application concerning SEPA Regulations Amendment. She provided a brief overview of the State Environmental Policy Act (SEPA) as a state law which requires review of environmental impacts and allows the City to place conditions on a project to mitigate impacts. She indicated that the proposed amendments are about 80% housekeeping measures, including addressing timeline issues, outdated references, unnecessary definitions, and consistency with recent state legislation and other City codes and plans. However, in addition to the housekeeping changes, she noted that the application includes a few substantive changes, with the most notable being a proposal to raise the thresholds for review of parking lots and residential developments.

Vice-Chair O’Connor noted that these changes are one of the things that the Technical Advisory Group (TAG) has been interested in to clarify and streamline the development process. Ms. Schultz noted that staff will meet with the TAG, as well as with other stakeholders, to discuss the proposal. Commissioners Nutsch and Beale expressed concern that exempting additional proposals from the SEPA review might impede the City’s ability to place conditions on the projects. Ms. Schultz noted that the majority of the proposals which might fall through any “gaps” would be covered under other code provisions, but that staff would also provide an analysis of what might be lost or gained through raising the thresholds. The Commission voted to accept the proposed amendment in the 2011 cycle.

## **COMMUNICATION ITEMS**

Vice-Chair O'Connor acknowledged receipt of the following:

1. Land Use Administrator's Reports and Decisions

## **COMMENTS BY LONG-RANGE PLANNING DIVISION**

Ms. Stenger reported that the City Council held a public hearing on the proposed Wedge Historic and Conservation Districts. The public testimony was discussed by the Neighborhoods and Housing Committee on Monday, August 2. Further consideration by the City Council has been postponed.

The City Council held a public hearing and first reading of the ordinance to adopt the proposed revisions to the regulatory code concerning enforcement provisions and civil penalties. Adoption is scheduled for August 10.

On Thursday, July 29, the kick-off meeting for the Container Port Element (Annual Amendment Application #2011-03) was held. The meeting was well-attended and the next public meeting will be later this fall to discuss policy options.

## **COMMENTS BY PLANNING COMMISSION**

None.

## **ADJOURNMENT**

The meeting adjourned at 5:20 p.m.



City of Tacoma  
Community and Economic Development Department

Agenda Item  
GB-1

TO: Planning Commission

FROM: Donna Stenger, Acting Manager, Long-Range Planning Division

SUBJECT: Shoreline Master Program Update

DATE: July 13, 2010

Staff will review the upcoming schedule for the Shoreline Master Program (SMP) update as well as provide the Commission with a preview of the package of materials the Commission will be reviewing as part of the SMP update process. The SMP update review process will include policies that will be located in the City of Tacoma's Comprehensive Plan and development regulations that will be located in Tacoma Municipal Code (TMC) Chapter 13.10 Shoreline Management, as well as revisions to TMC Chapter 13.11 Critical Areas Preservation and Chapter 13.06 Zoning. In addition, the update will include additional materials as appendices to the Program, including a Shoreline Public Access Plan, Shoreline Restoration Plan, and Design Guidelines.

Attached, for the Commission's information and discussion, are the current draft schedule for the project, which includes details about the public review process and stakeholder outreach, and a copy of the table of contents for the upcoming draft amendments.

If you have any questions, please contact Steve Atkinson at 591-5531 or [satkinson@cityoftacoma.org](mailto:satkinson@cityoftacoma.org).

DS:sa

c. Peter Huffman, Assistant Director

Attachments (2)



Shoreline Master Program Update Schedule for Adoption													
2010				2011									
September	October	November	December	January	February	March	April	May	June	July	August	Fall/Winter	
Public Review and Comment Period													
Release Prelim. Draft	Public Workshops	PC Review of Comments	Complete Updated Draft										
	Begin Cumulative Impacts Study; No Net Loss Report	Technical Advisory Committee Review/Comment											
		Public Review and Comment on No Net Loss Report, Cumulative Impacts Study		DOE Comment									
		Council Committee	Prepare SEPA	Hearing on 2nd Draft									
		Staff Report	60 Day Notice to Adopt										
	Public Meetings			PC Review of Comments and Recommendation									
					Council Committee	City Council Study Session; Public Hearing; Review and Adoption							
					Public Meetings		Prepare Record for Submittal						
											DOE Submittal and Review Process		

Key:

	Staff Task
	Public/ Stakeholder
	Planning Commission
	City Council
	Department of Ecology

# **CITY OF TACOMA SHORELINE MASTER PROGRAM UPDATE**

Preliminary Draft

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### **APPENDICES:**

- A. Map of Official Shorelines of the State
- B. Map of Official Environment Designations
- C. Shoreline Public Access Plan
- D. Shoreline Restoration Plan
- E. Shoreline Design Guidelines





City of Tacoma  
Community and Economic Development Department

Agenda Item  
GB-2

TO: Planning Commission

FROM: Donna Stenger, Acting Manager, Long-Range Planning Division

SUBJECT: Permitting and Development Reports

DATE: August 11, 2010

As a part of the agenda packets, the Planning Commission regularly receives the decision outcomes of cases before the Hearing Examiner and Land Use Administrator (LUA). These are included as Communication items and are rarely discussed by the Commission. Although the decisions provide some information, they are only reflective of a small part of the development activity occurring in the City. Generally, they are indicators of projects that are the “exceptions” rather than the vast majority of projects, which are permitted without discretionary permits.

The consolidation of the planning, permitting and inspection functions into the Community and Economic Development Department that occurred at the beginning of the year provides an opportunity to provide the Commission information from multiple perspectives and perhaps provide a better understanding of development activities, trends, and outcomes of the Commission’s work. Staff would like to discuss with the Commission the types and levels of information that are currently provided and their usefulness to the Commission. Staff’s initial thought is to perhaps provide an expanded report on the decisions of the Examiner and LUA that would include a discussion of key findings. This could occur on a quarterly basis.

To address the “bigger picture,” staff would like to hear from the Commission what information would be helpful to receive. To begin that discussion, attached is an existing report covering the first six months of this year indicating activity primarily for building permits. (Limited information is provided on land use and other permits.) The information tracks the number of permits by type and by value. Currently land use permits are not tracked in this manner. Sue Coffman, Permit Center Manager will go over the attached building permit report at your next meeting. In addition Jana Magoon, Land Use Administrator, will report on recent cases and Caroline Haynes-Castro, Acting Manager, Current Planning will provide information on land use permit activity. Another missing component is the effect of major policy and code changes that have been developed and recommended by the Commission have on proposed building and development projects. This type of information could be included in future reports.

If you have any questions, please contact Donna Stenger at 591-5210 or [dstenger@cityoftacoma.org](mailto:dstenger@cityoftacoma.org).

DS

c. Peter Huffman, Assistant Director

Attachment



**CITY OF TACOMA**  
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
BUILDING AND LAND USE SERVICES

2010	June		Totals for Year	
Building Permit Category	No. of Permits	Value of Permits	No. of Permits	Value of Permits
<b>Residential:</b>				
One-Family Dwellings	17	\$ 3,250,879.00	85	\$ 17,141,224.00
Duplex Dwellings			2	\$ 392,419.00
Alter Residential Bldgs.	56	\$ 866,173.00	271	\$ 4,582,580.00
Private Garages/Carports	7	\$ 88,523.00	51	\$ 897,192.00
Mobile Homes			0	\$ -
Miscellaneous Installations	3	\$ 33,600.00	27	\$ 266,285.00
Residential Demolition	11	\$ 716,674.00	41	\$ 2,032,574.00
<b>Total Residential:</b>	94	\$ 4,955,849.00	477	\$ 25,312,274.00
<b>Commercial:</b>				
***Multiple-Family Dwellings			1	\$ 4,147,753.00
Bank Buildings			0	\$ -
Churches			0	\$ -
Clinics			1	\$ 8,105,097.00
Industrial Buildings	1	\$ 1,570,845.00	1	\$ 1,570,845.00
Office Buildings			1	\$ 13,505,461.00
*Public Service Buildings	7	\$ 2,310,291.00	35	\$ 20,482,032.00
Restaurants			2	\$ 280,894.00
Schools (Private)			0	\$ -
Schools (Public)			0	\$ -
Service Stations			0	\$ -
Store Buildings			0	\$ -
Warehouses			2	\$ 14,981,629.00
Moved or Relocated Buildings			0	\$ -
Recreation Buildings			0	\$ -
Hotels/Motels			0	\$ -
Hospitals/Institutions			0	\$ -
Parking Garages			0	\$ -
Miscellaneous Buildings	1	\$ 600.00	2	\$ 15,588.00
Commercial Grading and Filling	1	\$ 600,000.00	11	\$ 10,340,000.00
Commercial Demolitions	1	\$ 28,000.00	14	\$ 1,069,800.00
Miscellaneous Installations	3	\$ 245,000.00	31	\$ 20,507,064.00
Alter Non-Residential Bldgs.	35	\$ 6,501,316.00	215	\$ 37,336,036.00
<b>Total Commercial:</b>	49	\$ 11,256,052.00	316	\$ 132,342,199.00
<b>BUILDING PERMITS</b>	<b>June</b>		<b>Totals for Year</b>	
Totals for Month:	143	\$ 16,211,901.00	793	\$ 157,654,473.00
Totals for Previous Month:	159	\$ 29,947,928.00	<b>Totals for Same Period Last Year</b>	
Totals For Same Month Last Year	146	\$ 10,572,528.00	785	\$ 97,861,346.00
* Includes Alterations on Publicly Owned Buildings				
**Multiple Family Units:----->	New Units	0	MFD	
	Carryover	55	2010	
	Total Units	55	Total Units	55

**CITY OF TACOMA**  
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
BUILDING AND LAND USE SERVICES

<b>2010</b>	<b>June</b>		<b>Totals for Year</b>	
<b>Plumbing &amp; Mechanical Permits</b>	210	\$ -	1080	\$ -
<b>Other Permits:</b>				
Banner Permits		\$ -	3	\$ -
Barricade Permits	10	\$ -	78	\$ -
Fire Sprinkler/Alarm/Suppression	43	\$ 928,784.00	181	\$ 3,652,516.00
Miscellaneous Trench Permits	1	\$ -	9	\$ -
Overtime Parking Permits	2	\$ -	33	\$ -
Parking Lot Permits	1	\$ -	1	\$ -
Sanitary Sewer Permits	57	\$ -	353	\$ -
Sidewalk/Driveway Permits	11	\$ -	77	\$ -
Signs	8	\$ 73,111.00	65	\$ 410,512.00
Special Motor Vehicle Permits	7	\$ -	67	\$ -
Storm Sewer Permits	0	\$ -	4	\$ -
Tree Removal Permits	7	\$ -	14	\$ -
Utility Permits	11	\$ -	145	\$ -
Work Order Permits	5	\$ -	23	\$ -
<b>Total Other Permits:</b>	163	\$ 1,001,895.00	1053	\$ 4,063,028.00
<b>Land Use Permits:</b>				
Shoreline Exemption	2		8	
Shoreline Substantial Development	1		3	
Shoreline Conditional Use			1	
Shoreline Variance			0	
Shoreline Sign			0	
Shoreline Revision			2	
Wetland Development			4	
Wetland Assessment	1		3	
Wetland Delineation Verification			0	
Wetland Exemption	5		18	
Rezone	2		6	
Site Approval			1	
Preliminary Plat			2	
Short Plat			6	
Final Plat			0	
Conditional Use	1		8	
MLU Extension			0	
MLU Variance	2		9	
MLU Waiver			0	
Boundary Line Adjustment	1		12	
Binding Site Plan			0	
Interpretation/Determination	4		22	
SEPA - Environmental	11		41	
Special Development			0	
Annexation			0	
Scoping Meeting	12		102	
Site Research	5		40	
Administrative Plat			0	
LUA Determination			1	
Assessory Dwelling Unit (ADU)			4	
Zoning Verification			1	
Wetland Interpretation			0	
<b>Total Land Use Permits:</b>	47		294	

CHARLIE SOLVERSON, PE, MANAGER  
Building and Land Use Services

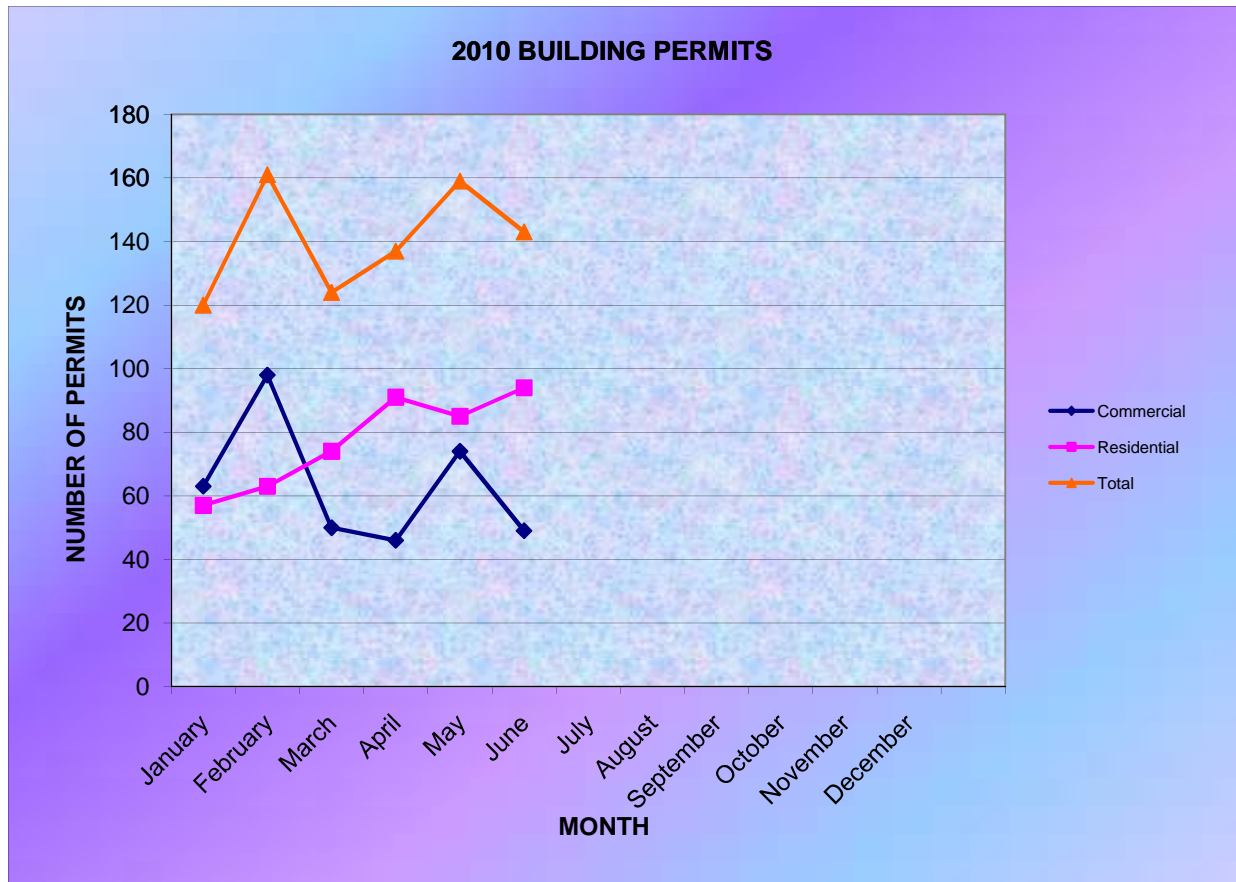
# PROJECTS OVER \$500,000

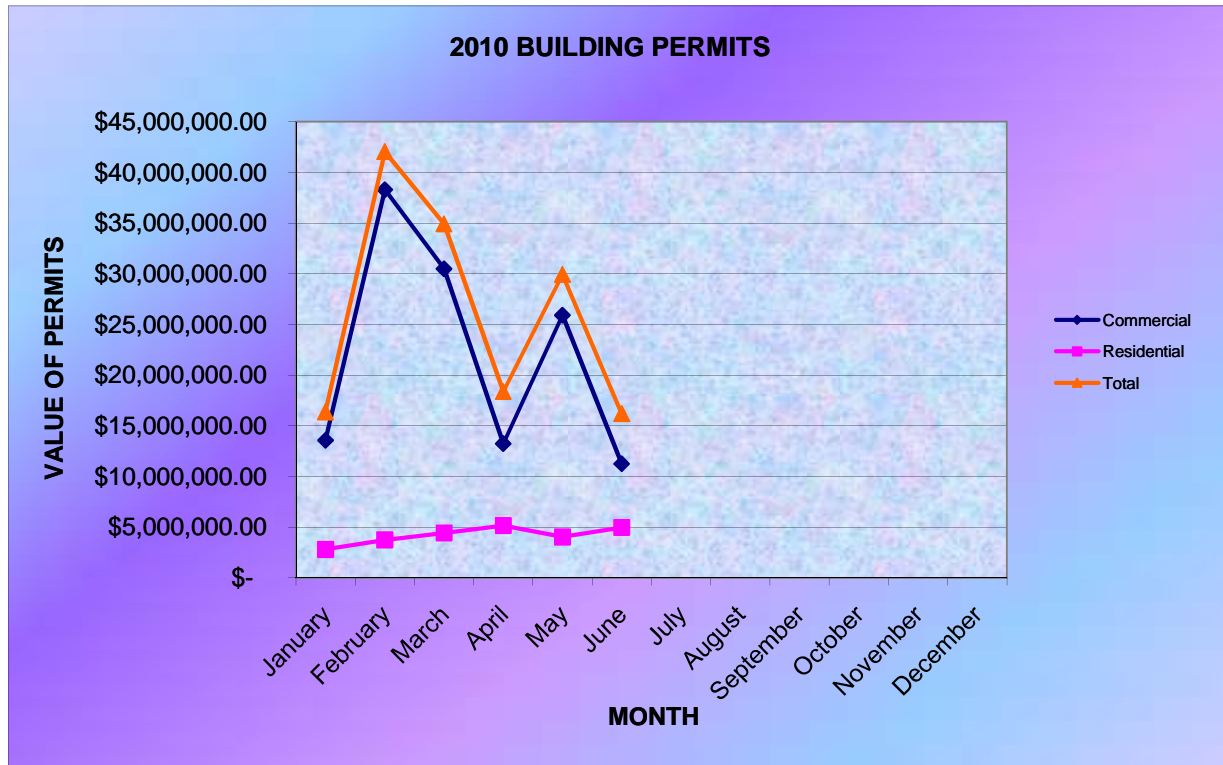
JUNE, 2010

DATE ISSUED	PERMIT NUMBER	OWNER	CONTRACTOR	DESCRIPTION	ADDRESS		ESTIMATED VALUE
06/10/10	40000145135	HAROLD E LEMAY MUSEUM P O Box 1117 Tacoma WA 98401-1117	OWNER	Grade & Fill for LeMay Collector Car Center	2702	E D St	\$ 600,000.00
06/11/10	40000144921	TACOMA MALL CORP P O Box 10001 Dallas TX 75301-0001	CSI CONSTRUCTION CO 17721 NE Riverside Pkwy, Ste A Portland OR 97230-7377 #CSICOC*084L4 - 11/01/10	Remodel JC Penney	4502	S Steele St	\$ 1,750,000.00
06/15/10	40000145913	SCHNITZER STEEL/GENERAL METALS P O Box 10047 Portland OR 97296-0047	OWNER	Construct Scrap Metal Processing Plant	1902	Marine View Dr	\$ 1,570,845.00
06/15/10	40000147910	TACOMA SCHOOL DISTRICT #10 P O Box 1357 Tacoma WA 98401	WRIGHT ROOFING INC P O Box 9339 Tacoma WA 98490-0339	Reroof 5-Buildings - Wilson High School	1202	N Orchard St	\$ 790,463.00
06/23/10	40000143888	PORT OF TACOMA P O Box 1837 Tacoma WA 98401-1837	FRAZIER INDUSTRIAL CO INC 91 Fairview Ave Long Valley, NJ 07853 #FRAZIIIC963P2 - 04/23/12	Racking for Versacold Warehouse	1301	26th Ave E	\$ 1,564,419.00
06/29/10	40000133784	METRO PARKS DISTRICT 4702 S 19th St Tacoma WA 98405-1175	OWNER	Grade & Fill for Garfield Park Athletic Field Upgrades	400	N Borough Rd	\$ 500,000.00
06/29/10	40000145456	METRO PARKS DISTRICT 4702 S 19th St Tacoma WA 98405-1175	OWNER	Grade & Fill for McCarver Park Playground	2301	S J St	\$ 650,000.00

## 2010 BUILDING PERMITS

MONTH	COMMERCIAL		RESIDENTIAL		TOTAL	
	PERMITS	VALUE	PERMITS	VALUE	PERMITS	VALUE
January	63	\$ 13,578,088.00	57	\$ 2,801,785.00	120	\$ 16,379,873.00
February	98	\$ 38,306,923.00	63	\$ 3,741,583.00	161	\$ 42,048,506.00
March	50	\$ 30,491,493.00	74	\$ 4,427,598.00	124	\$ 34,919,091.00
April	46	\$ 13,241,886.00	91	\$ 5,145,251.00	137	\$ 18,387,137.00
May	74	\$ 25,912,020.00	85	\$ 4,035,908.00	159	\$ 29,947,928.00
June	49	\$ 11,256,052.00	94	\$ 4,955,849.00	143	\$ 16,211,901.00
July						
August						
September						
October						
November						
December						
TO DATE	380	\$ 132,786,462.00	464	\$ 25,107,974.00	844	\$ 157,894,436.00

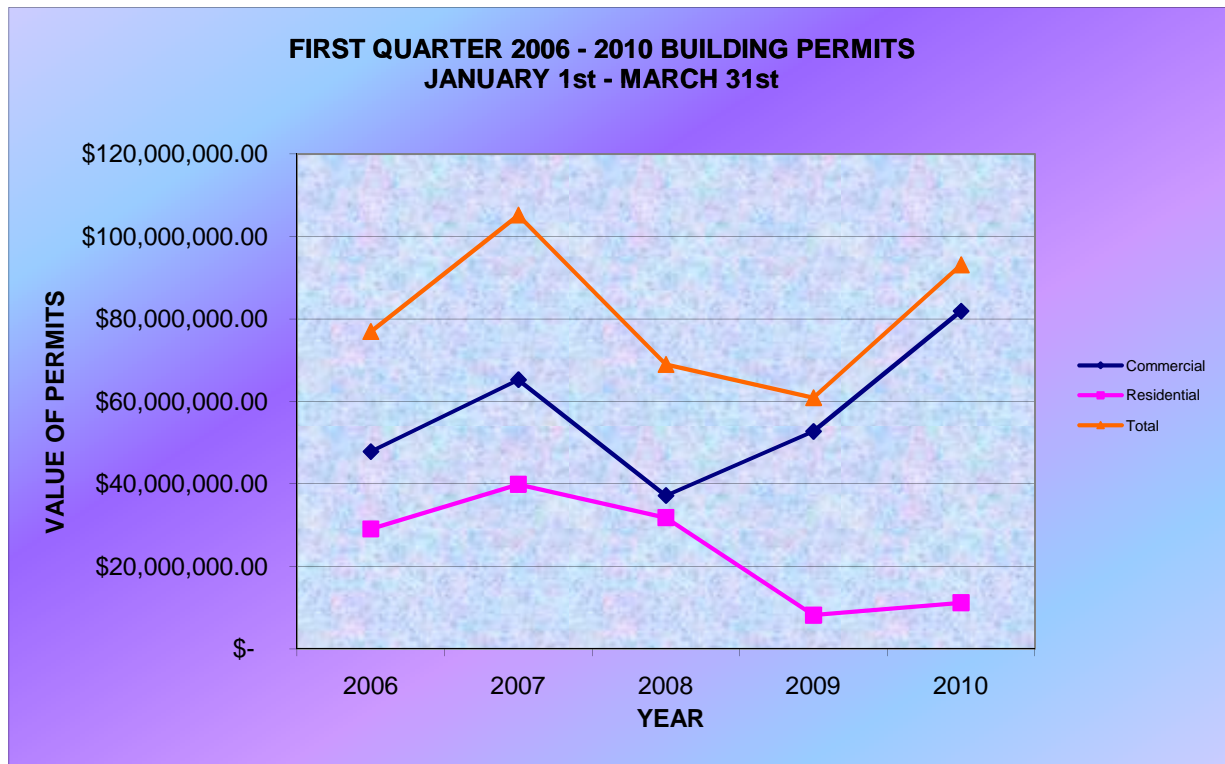
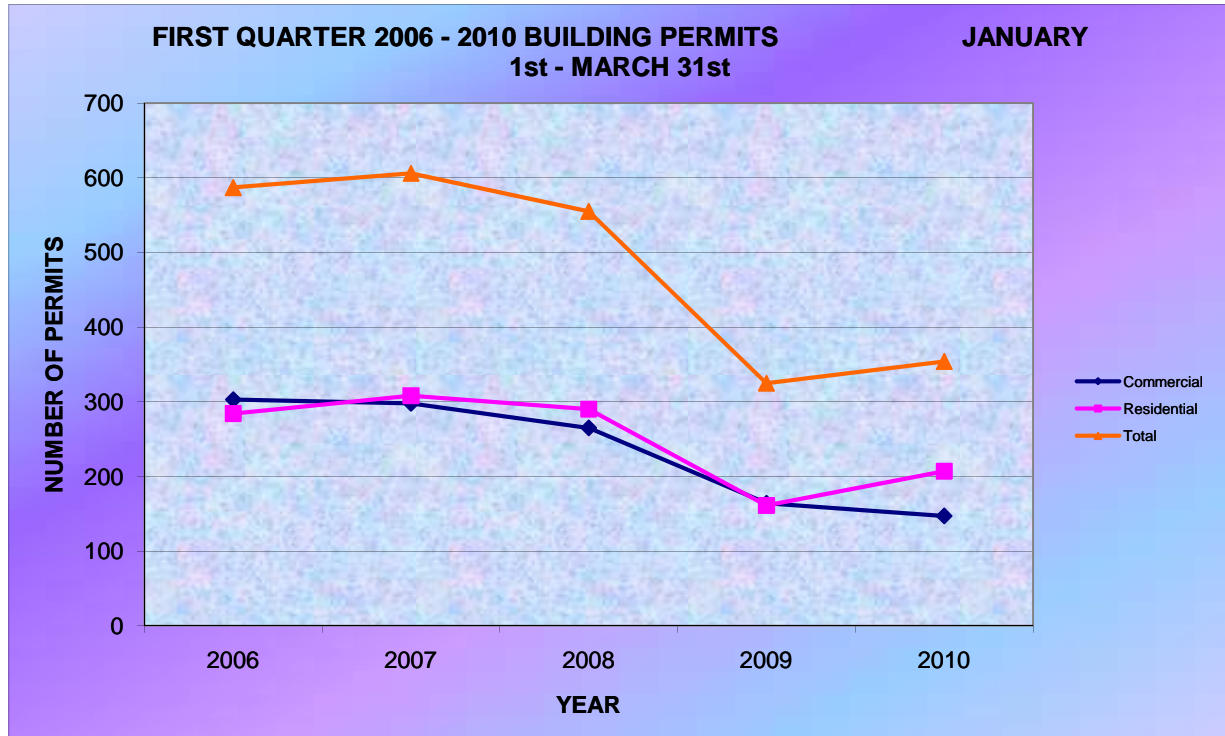




## FIRST QUARTER 2006 - 2010 BUILDING PERMITS

**JANUARY 1ST - MARCH 31ST**

YEAR	COMMERCIAL		RESIDENTIAL		TOTAL	
	PERMITS	VALUE	PERMITS	VALUE	PERMITS	VALUE
2006	303	\$ 47,833,778.00	284	\$ 29,087,814.00	587	\$ 76,921,592.00
2007	298	\$ 65,264,201.00	308	\$ 39,896,972.00	606	\$ 105,161,173.00
2008	265	\$ 37,148,306.00	290	\$ 31,812,699.00	555	\$ 68,961,005.00
2009	164	\$ 52,735,554.00	161	\$ 8,158,970.00	325	\$ 60,894,524.00
2010	147	\$ 81,932,241.00	207	\$ 11,175,266.00	354	\$ 93,107,507.00
<b>TOTAL</b>	<b>1177</b>	<b>\$ 284,914,080.00</b>	<b>1250</b>	<b>\$ 120,131,721.00</b>	<b>2427</b>	<b>\$ 405,045,801.00</b>

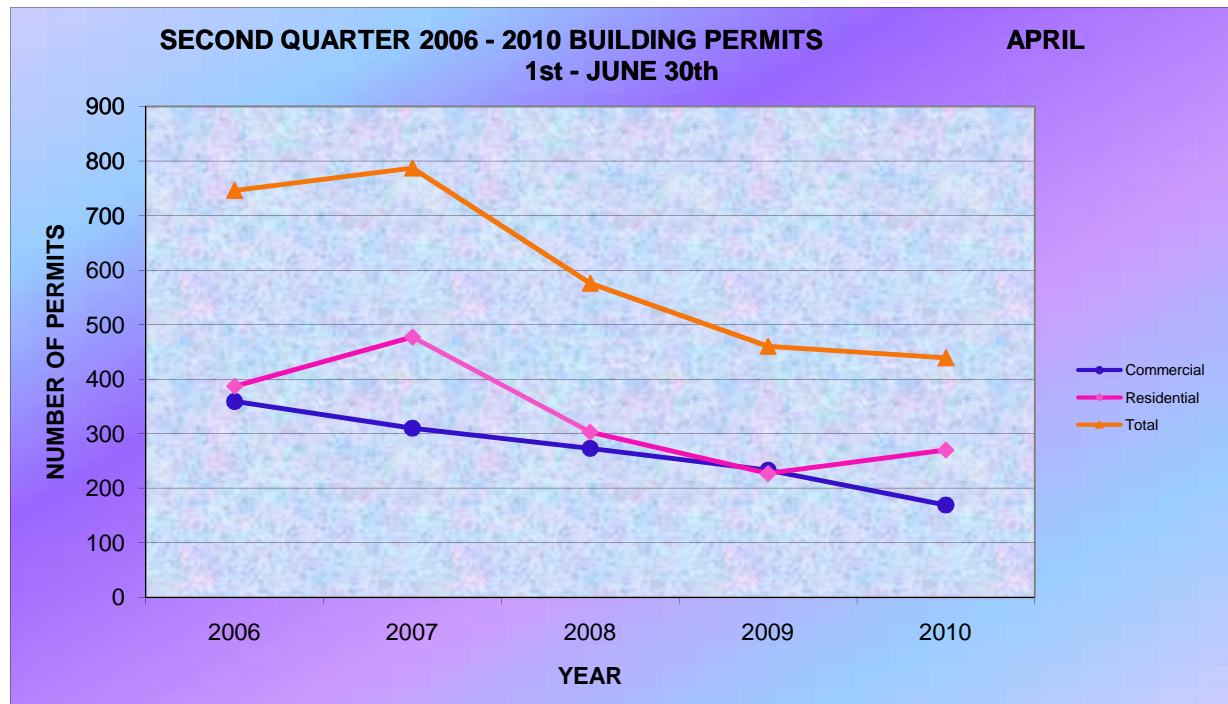


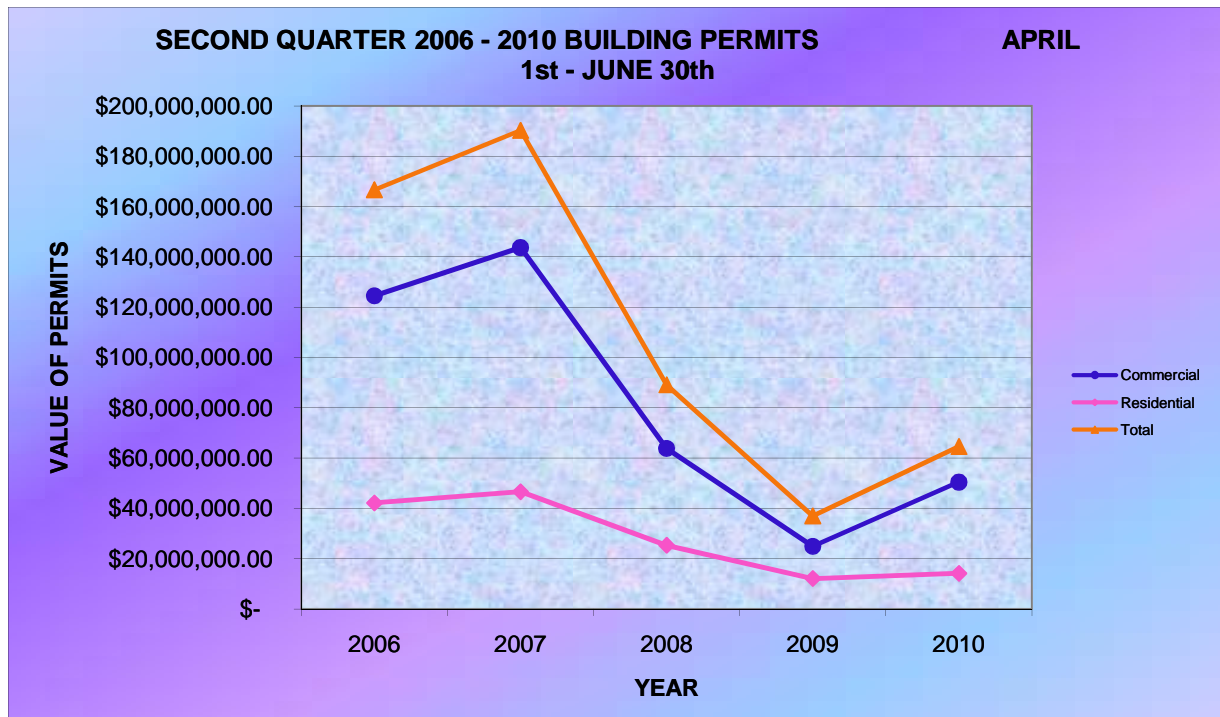


## SECOND QUARTER 2006 - 2010 BUILDING PERMITS

APRIL 1ST - JUNE 30TH

YEAR	COMMERCIAL		RESIDENTIAL		TOTAL	
	PERMITS	VALUE	PERMITS	VALUE	PERMITS	VALUE
2006	359	\$ 124,552,124.00	387	\$ 42,135,928.00	746	\$ 166,688,052.00
2007	310	\$ 143,684,403.00	477	\$ 46,608,337.00	787	\$ 190,292,740.00
2008	273	\$ 63,837,476.00	303	\$ 25,287,343.00	576	\$ 89,124,819.00
2009	233	\$ 24,878,265.00	227	\$ 12,088,557.00	460	\$ 36,966,822.00
2010	169	\$ 50,409,958.00	270	\$ 14,137,008.00	439	\$ 64,546,966.00
TOTAL	1344	\$ 407,362,226.00	1664	\$ 140,257,173.00	3008	\$ 547,619,399.00

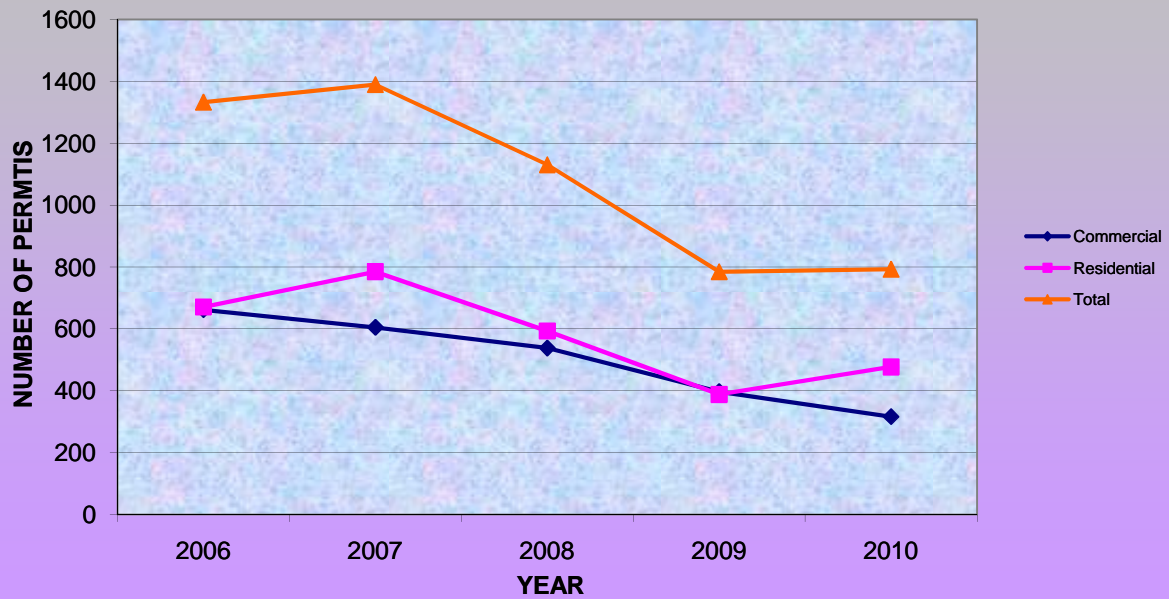




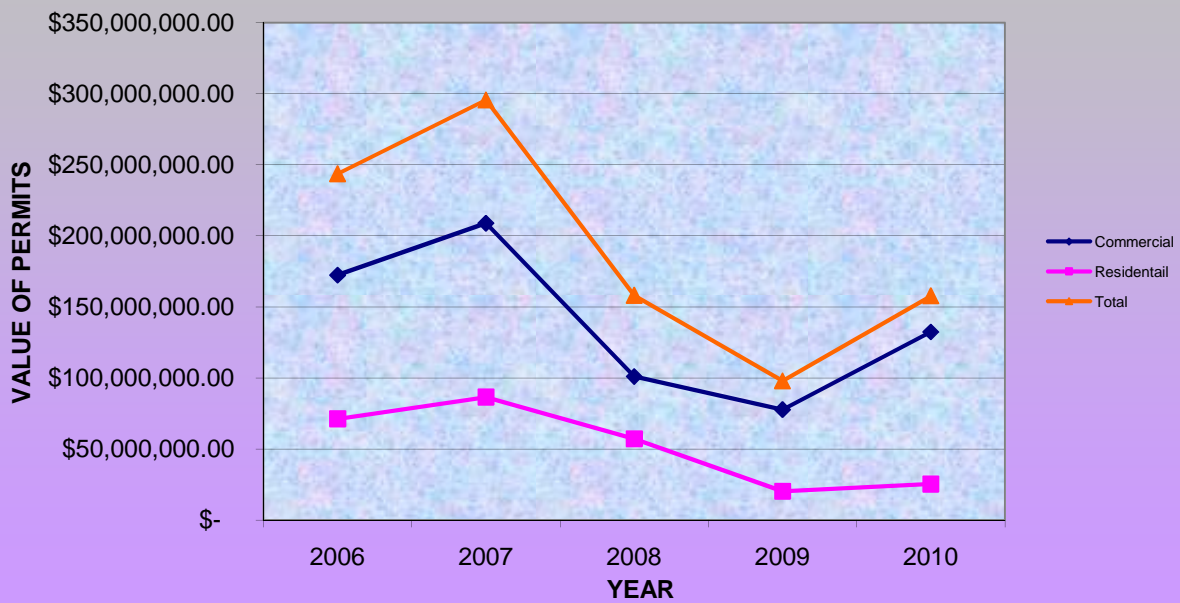
**YEAR TO DATE 2006 - 2010 BUILDING PERMITS**  
**JANUARY 1ST - JUNE 30TH**

YEAR	COMMERCIAL		RESIDENTIAL		TOTAL	
	PERMITS	VALUE	PERMITS	VALUE	PERMITS	VALUE
2006	662	\$ 172,385,902.00	671	\$ 71,223,742.00	1333	\$ 243,609,644.00
2007	605	\$ 208,948,604.00	785	\$ 86,505,309.00	1390	\$ 295,453,913.00
2008	538	\$ 100,985,782.00	593	\$ 57,100,042.00	1131	\$ 158,085,824.00
2009	397	\$ 77,613,819.00	388	\$ 20,247,527.00	785	\$ 97,861,346.00
2010	316	\$ 132,342,199.00	477	\$ 25,312,274.00	793	\$ 157,654,473.00
TOTAL	2518	\$ 692,276,306.00	2914	\$ 260,388,894.00	5432	\$ 952,665,200.00


**YEAR TO DATE 2006 - 2010 BUILDING PERMITS  
JANUARY 1st - JUNE 30th**



**YEAR TO DATE 2006 - 2010 BUILDING PERMITS  
JANUARY 1st - JUNE 30th**





	<p>City of Tacoma Community &amp; Economic Development Department 747 Market Street, Room 345 Tacoma, WA 98402</p>	<h1 style="text-align: center;">NOTICE of DECISION</h1>	<p>Date of Decision: 08/06/2010 Appeal Period Ends: 08/20/2010 Decision Effective: 08/23/2010</p>
<p><b>Decision:</b> <b>Approved, with Conditions</b></p> <p><b>Proposal:</b> : A Wetland/Stream Development Permit to allow the dredging of sediments from Puget Creek and a Category I wetland in order to restore fish habitat. Mitigation is proposed on-site via the removal of a vacated sewer line and placement of Large woody debris in the stream and planting of native vegetation upslope of the ponds to control erosion and reduce the sediment loads. The subject property is located within a "R2-VSD" One Family Dwelling with a View Sensitive Overlay.</p> <p><b>Applicant:</b> Metro Parks Tacoma, 4702 S. 19<sup>th</sup> Street, Tacoma, WA 98405.</p> <p><b>Location:</b> 3429 Alder Street, Parcel No 2805020120.</p> <p><b>File Number:</b> WET2010-40000145361</p> <p>To view the full decision, log onto the website at <a href="http://govme.org">http://govme.org</a> and select "Permit Information" then "Land Use Notices" or contact the staff listed below. The case file may be viewed in the Building and Land Use Services Division, 747 Market Street, Room 345.</p>			<p><b>Appeal Procedures:</b></p> <p>Reconsideration: Any person having standing may request reconsideration of the Administrator's decision, based upon errors of procedure or fact, by submitting a request in writing to Building and Land Use Services at the address above.</p> <p>Appeal to Hearing Examiner: any aggrieved person or entity may appeal to the Hearing Examiner by filing a written Notice of Appeal with the required filing fee of \$294.82 and containing the following:</p> <ul style="list-style-type: none"> <li>• A brief statement showing how the appellant is aggrieved or adversely affected.</li> <li>• A statement of the grounds for the appeal, explaining why the appellant believes the administrative decision is wrong.</li> <li>• The requested relief, such as reversal or modification of the decision.</li> <li>• The signature, mailing address and telephone number of the appellant and any representative of the appellant.</li> </ul> <p>THE FEE SHALL BE REFUNDED TO THE APPELLANT SHOULD THE APPELLANT PREVAIL.</p>
<p><b>Staff contact:</b> Misty Blair, Environmental Specialist 747 Market St, Room 345, Tacoma, WA 98402; 253-591-5482; <a href="mailto:mblair@cityoftacoma.org">mblair@cityoftacoma.org</a></p> <p><b>Environmental Review:</b> Per SEPA, WAC, 197-11-800, Metro Parks Tacoma, acting as Lead Agency for the project, has issued the environmental determination for the project. For further information regarding SEPA, please contact the project applicant.</p>			

The City of Tacoma does not discriminate on the basis of disabilities in any of its programs or services.  
Upon request, special accommodations can be provided within five (5) business days by contacting the City Clerk's Office at 591-5171 (voice) or 591-5058 (TDD)





City of Tacoma  
Community & Economic Development Department  
Building and Land Use Services  
747 Market Street, Room 345  
Tacoma, WA 98402



LIHUANG WUNG  
TACOMA MUNI BLDG.  
C.E.D.D. - BLUS

## NOTICE OF LAND USE DECISION

## **2010 APA/PAW Joint Awards Winners**

The 2010 APA/PAW Awards Program culminated in the selection of awards winners on June 25, 2010. This year, nominations were required to be submitted three months earlier to meet the April 28, 2010 submittal deadline. The awards panel jurors evaluated 26 high caliber awards submittals through use of an online review process followed with a face-to-face meeting for final selections. This was the second year for the online review process, which has helped to standardize submittal materials and streamline the review process. Further refinement of the submittal requirements will be considered for the 2011 awards program and will be announced in the spring of 2011.

This year's winners are being announced and presented on August 10 at the 2010 Western Planner Conference hosted by the Planning Association of Washington in Vancouver, WA. The winners, with juror comments, include the following:

### **1.) Category: Student Projects**

**Winner-** Eastern Washington University-South University District Assessment

*"Project well tailored as to scope and outcome. Project sophisticated and useful but relatively easy to understand. Seems to have had a real impact on policy makers and influencing outcomes." "Study provided detailed land use inventory and suggestions for redevelopment-good work for a student group working with a limited timeframe."*

**Honorable Mention-** University of Washington - Seattle DOT-Seattle Bike Share Feasibility

*"Study is timely and constructive - both Seattle and King County are working to develop bike share proposals. Used demographic and infrastructure data to pinpoint bike share feasibility areas, and also conducted a demand analysis. Techniques employed in this project could be adapted to any city."*

### **2.) Category: Transportation Plans**

**Winner-** City of Tacoma - Complete Streets Design Guidelines

*"Well executed, understandable, and reproducible." "Developed an extensive system of complete street typologies tailored to fit specific conditions." "Multi-modal; very useful and pragmatic work; gives planners and engineers more tools to use in tackling local transportation issues."*

**Honorable Mention-** Puget Sound Regional Council -Transportation 2040

*"Held over 450 meetings to gather input, and used the "CMART" public comment management tool to direct electronic comments from the public to the appropriate party."*

### **3.) Category: Sustainability**

**Winner-** City of Spokane - Greenhouse Gas Inventory

*"Comprehensive sustainability effort already producing results, but more importantly has fundamentally changed the way they will do business in the future."*

**Honorable Mention-** City of Bainbridge Island -Housing Design Demonstration Projects

*"Creative way to advance affordable and green housing." "Strong effort to systematically offer incentives for environmentally conscientious housing construction."*

#### **4.) Category: Implementation**

**Winner-** City of Oak Harbor – *Oak Harbor Subdivision Code*

*“Very creative effort from a relatively small jurisdiction. Makes complex regulations understandable, strong public involvement, creative concept (use of ordinarily mundane subdivision code to advance modern concepts.” ... “Project is reducing permit review time by allowing city staff to communicate code requirements more effectively at the outset and by combining certain processes.” “Very usable and practical product; thorough and comprehensive.”*

**Honorable Mention-** City of Tukwila - *Walk and Roll Non-Motorized Transportation Plan and Design Report*

*“Professional work in confronting a problem many other communities also face. Since adopting, the City has moved forward with construction and grants.” “Comprehensive and well reasoned plan, employed a set of seven overarching objectives, included numerical measures on existing conditions and performance goals, addressed costs estimates through a thorough design report.” “Plan offers realistic approach to providing non-motorized transportation facilities, and new bike lanes and sidewalks have already been constructed pursuant to this plan.” ... “even liked the name: Walk and Roll Plan”*

#### **5.) Category: Citizen Involvement**

**Winner-** City of Chehalis – *Chehalis Renaissance Project*

*“Sophisticated and expansive outreach effort. 30 workshops with task force, council mtgs. Internet survey, charrette, mail and phone survey. Results defined the product which is already seeing extensive use and implementation.”*

**Honorable Mention-** Town of Concrete – *Concrete Community Visioning*

*“I was impressed by the scope and quality of the effort given the size and sophistication of the community. Results already in use and seeing some success.”*

#### **6.) Category: Physical Plans**

**Winner-** City of Bellevue – *Bel-Red Subarea Plan*

*“Possibly most significant large area transformation yet attempted in WA.” ... “employed a multitude of tools to achieve the goals of the subarea plan...developed sound benchmarks to measure progress”... “Good partnering; very productive use of interdisciplinary collaboration.”*


**Honorable Mention-** City of Vancouver-*Waterfront Plan*

*“Targeted focus, comprehensive design plan, ready for implementation. Will continue Vancouver’s major transformation.”... “used a variety of techniques to develop the plan (GIS mapping, 3D architectural programs, clay models, WebEx)...”*





**TO:** Eric Anderson, City Manager

**FROM:** Ryan Petty, Director   
Community and Economic Development Department

**SUBJECT:** Planning Commission Accomplishments & Work Activities

**DATE:** August 11, 2010

For the City Council staff provides a discussion of three items related to the Planning Commission. These are:

- A report on the Planning Commission's accomplishments in the last 12 months;
- The proposed Comprehensive Plan and Code amendments under consideration for adoption in June 2011; and
- The proposed Work Program for the Planning Commission in the next biennium.

**Planning Commission Accomplishments (July 2009 – June 2010)**

Per the Municipal Code, the Planning Commission is required to provide an annual report to the City Council on their activities. In 2009, the City Council changed the annual amendment cycle to begin on July 1 rather than January 1. This change prompted the Planning Commission to develop their work program and annual reports to the City Council using the same July-June cycle. As a further note, the City Council recently changed the terms of office for the Planning Commission members to parallel the annual amendment cycle. During the last 12 months, the Commission has recommended significant revisions to the Comprehensive Plan, including the addition of two new chapters concerning Urban Forestry and Non-motorized Transportation. In addition, the Commission recommended new code provisions for Development Regulation Agreements to help spur private investment. Attached is a summary of their activities and accomplishments. I would bring to your attention the considerable public process that is entailed in carrying out their responsibilities, including six public hearings held concerning these various proposals.

**2011 Annual Amendments to the Comprehensive Plan and Land Use Regulatory Code**

The second item of discussion addresses the proposed amendments that the Commission will be reviewing as a part of the 2011 amendment cycle (July 1, 2010-June 30, 2011). The first step in the amendment process is for the Planning Commission to review proposals and determine if the proposals, as submitted (or as may be modified by the Commission), should be studied in the current cycle, future cycles or denied.

The Planning Commission accepted nine applications for consideration in 2011; eight of which were initiated by City departments and one that was submitted by a private applicant. These are

**Memorandum to Eric Anderson**

August 11, 2010

Page 2

briefly summarized in the attached "2011-2012 Planning Commission Work Program Summary" document and more thoroughly discussed in the "Applications and Assessment Reports" for proposed Amendments to the Comprehensive Plan and Land Use Regulatory Code for 2011. A copy of this report has been provided to the City Council. This document can also be viewed and downloaded on the City's website at [www.cityoftacoma.org/planning](http://www.cityoftacoma.org/planning) and click on "2011 Annual Amendment." In addition, a copy of the draft schedule for the 2011 Annual Amendment is attached.

**2011-2012 Planning Commission Work Program**

Although proposed amendments to the Comprehensive Plan and/or Land Use Regulatory Code are a large portion of the Planning Commission's work activities, the Commission also is engaged in a number of other work items, some of which may be finalized through future annual amendment cycles and others which may move forward on independent schedules. More detail about these additional items is included in the attached "2011-2012 Planning Commission Work Program Summary" (see page 3). The program is ambitious and challenging; however, the priority focus is the completion of the mandated update to the Shoreline Master Program, which must be completed by December 1, 2011. Presently, the tentative schedule for that project calls for the Commission to forward a recommendation to the City Council in late-winter.

Another high priority is improvements to development codes and permitting processes. The planning and permitting functions were consolidated within the Community and Economic Development Department at the beginning of this year. One of the drivers of this consolidation was better coordination of these functions, achieving efficiencies, improving effectiveness of carrying out the legislative intent of plan and codes, streamlining permit review and approval, and improving customer service. As we move forward to achieving these goals, the Council can expect to see revisions to codes that carry out these objectives. This year, the Commission has already recommended changes to the enforcement provisions of the land use code. The attached Work Program identifies proposed revisions to codes for environmental review, critical areas, and signs, in addition to those associated with the annual amendments. As the biennium progresses it is possible that other items may be added or modifications made to the Work Program, depending on resource availability and unanticipated State mandates.

If you or the City Council has any questions about any of the information provided, please contact Peter Huffman, Assistant Director, at 591-5373 or [phuffman@cityoftacoma.org](mailto:phuffman@cityoftacoma.org).

RP:ds

Attachments (3)



## Planning Commission Accomplishments (July 2009 – June 2010)

July 14, 2010

Activities	Notes
Meetings Conducted/Attended:	
1. Regular Meetings: 22	Attendance at regular meetings, special meetings and public hearings is required of all Commissioners. Attendance at pre-hearing informational sessions, community workshops and other functions is optional; individual members attended on a voluntary basis.
2. Special Meetings: 2	
3. Public Hearings: 6	
4. Pre-hearing Informational Sessions: 3	
5. Community Workshops: various	
6. Others: various	
Projects Reviewed and Recommended for City Council Action:	
1. 2010 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code: a. #2010-01 South Tacoma Way Mixed-Use Center Evaluation b. #2010-03 Urban Forest Policy Element (new) c. #2010-04 Transportation Element- Mobility Master Plan (new) d. #2010-07 Comprehensive Plan and Regulatory Code Refinements e. #2010-08 Electric Vehicle Infrastructure Regulations	The five applications were reviewed at various meetings during August 2009 and May 2010 (collectively 16 regular meetings, one special meeting and a public hearing); five rounds of staff reporting were reviewed: assessment, analysis, pre-hearing, post-hearing, and recommendation. The Commission made their final recommendation to the City Council was made on May 5, 2010.
2. Wedge Neighborhood Historic Special Review Overlay District and Conservation District	Reviewed between August 2009 and June 2010 (10 meetings and a public hearing); recommended to the City Council on June 2, 2010.
3. Development Regulation Agreements-Chapter 13.05 Land Use Regulatory Code	Reviewed during June-November 2009 (5 meetings and a public hearing); recommended to the City Council on November 18, 2009.

4. Mixed-Use Center Master Planning	Reviewed during August-October 2009 (4 meetings); recommended to the City Council on October 21, 2009.
5. Open Space Current Use Assessment – Highlands Golf Course	Reviewed during September-October 2009 (2 meetings and a public hearing); recommended to the City Council on October 21, 2009.
6. Land Use Code Enforcement Amendments	Reviewed during March-June 2010 (3 meetings and a public hearing); recommended to the City Council on June 16, 2010.
7. Capital Facilities Program 2010-2015	Reviewed during September-October 2009 (2 meetings and a public hearing); recommended to the City Council on October 21, 2009.
8. Six-Year Comprehensive Transportation Program 2010-2015	Reviewed along with the Capital Facilities Program 2010-2015.
9. Consolidated Plan for Housing and Community Development 2010-2015	Reviewed on April 7 and 21, 2010, and forwarded a letter of endorsement to the City Council on April 21, 2010.
<b>Projects Reviewed and Discussed:</b>	
1. Shoreline Master Program Update	Reviewed between November 2009 and June 2010 (6 meetings); will continue to review.
2. Historic Preservation Plan	Reviewed in early 2009, on December 16, 2009 and in January 2010; will continue to review as part of the 2011 Annual Amendment.
3. Container Port Element	February 17, 2010; will continue to review as part of the 2011 Annual Amendment.
4. Dangerous Buildings Code (TMC 2.01)	December 2, 2009
5. Countywide Planning Policies	May 19, 2010; will continue to review.
6. Planning Commission Rules and Regulations	November 18, 2009; resulted in the City Council's action on June 8, 2010 to adjust the Commissioners' term period to coincide with the annual amendment cycle.
<b>Public Hearings:</b>	
1. Capital Facilities Program 2010-2015	October 7, 2009

2. Open Space Current Use Assessment – Highlands Golf Course	October 7, 2009
3. Development Regulation Agreements (TMC 13.05)	October 21, 2009
4. 2010 Annual Amendment Package	March 3, 2010
5. Wedge Neighborhood Historic Special Review Overlay District and Conservation District	March 17, 2010
6. Land Use Code Enforcement Amendments	June 2, 2010
<b>Special Functions:</b>	
1. Film Viewing: “Whither Tacoma?”	August 5, 2009; in tribute to Tacoma architect Mr. Alan Liddle (1922-2009)
2. Walking Tour: Division Avenue, South M Street, 6 <sup>th</sup> Avenue, and Sprague Avenue area	October 7, 2009; as part of the study for the Proposed Wedge Neighborhood Historic Special Review Overlay District and Conservation District.
3. Field Trip: South Tacoma Way corridor between S. 48 <sup>th</sup> and S. 66 <sup>th</sup>	December 2, 2009; as part of the study for Application #2010-01 (South Tacoma Way Mixed-Use Center Evaluation) of the 2010 Annual Amendment.
4. Planning Commission Retreat and Workshop	March 12, 2010; to review the Commission’s roles, duties and responsibilities; to review City’s projects, programs and priorities; to discuss issues of importance to the Commissioners; and to set goals and expectations for future activities.
<b>Additional Community Involvement:</b>	
1. The University of Washington Tacoma’s 2010 Winter Quarter Government Leadership Institute and Urban Government and Organizations series	The “Land Use Politics and Planning” session on March 1, 2010 featured Chair Doty and staff.
2. Pierce Transit’s PT Tomorrow System Redesign community outreach series	During winter 2009 through spring 2010; Commissioner Morris and other Commissioners actively participated.
3. Community workshops for the following projects: a. Historic Preservation Plan b. Mobility Master Plan c. Urban Forest Policy Element	During summer 2009 through spring 2010, various workshops on these subjects were held; Commissioner Freeman and other Commissioners actively participated.

4. "Upper Tacoma Conceptual Urban and Architectural Designs", a presentation by architecture students from University of Idaho	November 30, 2009; Vice-Chair Doty actively involved in the planning.
5. " <i>May is Bike Month!</i> " (2010 Annual Commute Trip Reduction Campaign)	May 2010; Commissioner Morris actively participated.
6. TV Tacoma's "Across the Fence" Program	Aired in March 2010, featuring Chair Doty and staff on issues relating to land use planning, permitting and public participation.





## 2011-2012 Planning Commission Work Program Summary

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*August 11, 2010*

The following is a brief description of planning projects and proposals that the Planning Commission will be reviewing this year and into the next biennium. The first nine items are a part of the 2011 Annual Amendment package that will be forwarded to the City Council for their consideration in Spring 2011. The remaining items will be forwarded to the City Council as the Commission completes their review and recommendations during the upcoming 30 months.

### **Annual Amendment No. 2011-01: 49<sup>th</sup> & Pine Intensity and Zoning Change**

This amendment, submitted by Westmall Court Pine Street LLC, proposes to change the Comprehensive Plan Intensity designation and zoning classification for two parcels, comprising approximately 5 acres, located along the west side of South Pine Street, between South 48<sup>th</sup> and South 50<sup>th</sup> Streets (the majority of the property was the former site of the South End Boys & Girls Club). The specific request is to change the intensity from Low/Single-Family to Medium, and execute an area-wide rezone from R-2/C-1 to R-4L to allow for construction of a multi-family apartment complex on the site.

### **Annual Amendment No. 2011-02: Historic Preservation Plan and Code Amendments**

The proposed amendment will modify Comprehensive Plan policies to provide improved guidance regarding historic preservation and the City's preservation program and will adopt associated amendments to the Land Use Regulatory Code. This project includes:

- Consolidation, revision and addition of historic preservation policies into a new Historic Preservation Element to provide updated guidance on the importance of historic preservation and direction for program administration, education and outreach
- Revise the Arts & Culture Element and other plan elements for consistency
- Revision of the Land Use Regulatory Code (primarily Chapter 13.07 – Landmarks and Historic Special Review Districts) for implementation of the new and revised policy guidance, compatibility with up-to-date historic preservation best practices and the addition of appropriate standards, guidelines and regulations.

### **Annual Amendment No. 2011-03: Container Port Element**

The Growth Management Act was amended in 2009 requiring Tacoma to develop a new element in the Comprehensive Plan that specifically addresses and provides goals and policies relative to the Port Industrial Area. The Container Port Element will establish a policy framework that will ensure that local land use decisions consider the needs of container ports and ensure that container ports and freight corridors continue to function effectively alongside vibrant city waterfronts and adjacent areas.

### **Annual Amendment No. 2011-04: Water Level of Service**

This amendment, which is proposed by Tacoma Water, would revise the current level of service standard (LOS) for potable water contained in the Capital Facilities Element from the current standard of 562 gallons per day per equivalent residential unit to a standard that is consistent with the Water System Plan and State guidance (WAC 246-290-222).

### **Annual Amendment No. 2011-05: Transportation Element**

The proposed amendment will modify the Transportation Element of the Comprehensive Plan to:

- Address the use of alternative transportation modes such as skateboards, longboards, and low-speed vehicles
- Revise and add new projects to the Unfunded Projects List
- Update the Classification of Arterials Map
- Retain regional consistency regarding electric vehicle infrastructure, including revising the Land Use Regulatory Code, as appropriate

### **Annual Amendment No. 2011-06: Regional Center Update and Safety-Oriented Design**

This amendment proposes modifications to the Comprehensive Plan focused on improving consistency with the Growth Management Act and Vision 2040, as well as refining policy guidance for safety-oriented site and building design. The proposed changes include:

- Updating the Comprehensive Plan's discussion of the state and regional planning context and bringing up-to-date the maps depicting the City's three regionally-designated centers : the Downtown and Tacoma Mall growth centers and the Port of Tacoma manufacturing/industrial center
- Enhancing existing and providing additional policy guidance for safety-oriented design using best practices and incorporating the principles of CPTED – Crime Prevention Through Environmental Design
- Making minor changes including reflecting the recent administrative reorganization of current and long-range planning, clarifying the relationship between the land use map and policies, correcting the 34th & Pacific Mixed-Use Center boundary, and adjusting the South Tacoma Manufacturing/Industrial Center & Habitat Corridor boundaries.

### **Annual Amendment No. 2011-07: Park Zoning and Permitting**

The proposed amendment will propose changes to development regulations and permitting requirements for parks and recreation activities. Metro Parks has requested a review of current requirements to address concerns of timing, cost, and predictability. The amendment may include the potential creation of a parks or public use zoning classification, changes to permitted and conditional uses within current zoning classifications and developing or revising standards.

### **Annual Amendment No. 2011-08: Regulatory Code Refinements**

This amendment proposes minor adjustments to correct errors, improve consistency, assist in permitting and administration of the code, clarify intent, and address amendments to state law or other planning mandates.

### **Annual Amendment No. 2011-09: SEPA Regulations**

The proposed amendment includes changes to the Comprehensive Plan to add policy to clarify the City's "substantive authority" under the State Environmental Policy Act (SEPA) to condition, modify, or deny a development proposal based upon environmental impacts. This could include new policy language related to contaminated soils, groundwater protection, and landslide hazards. State law allows the City to establish locally determined flexible thresholds under which certain projects that fall below the thresholds would be exempt from SEPA review. The City has established higher thresholds for commercial and industrial uses but has not done so for residential uses and parking lots. Another proposed change is to clarify SEPA requirements when a project is otherwise exempt from Critical Areas permit review. The



amendment will ensure consistency with other code and Comprehensive Plan changes and with the current version of the Washington Administrative Code.

### **Shoreline Master Program**

In order to comply with State regulations, Tacoma's Shoreline Master Program (SMP) must be comprehensively updated to be in compliance with revised state guidelines by the end of 2011. The SMP provides the policies and regulations for all of the City's shoreline areas, including Commencement Bay and its waterways, the Narrows, and Wapato Lake. Tacoma's update to its Shoreline Master Program, which was most recently updated in 1996, will be an extensive overhaul of the program requiring the City to re-evaluate all shoreline policies, designations and regulations and must be based upon scientific and technical information to assure no net loss of shoreline ecological functions while providing for appropriate uses within shoreline areas. The Planning Commission will be overseeing the update of the program and is expected to make a recommendation to the City Council in early 2011.

### **Capital Facilities Program (2011-2016)**

The Planning Commission will review, conduct a public hearing, and make a recommendation on the City's annual revisions to the Capital Facilities Program. The Commission's review focuses on the compatibility of the proposed projects with the Comprehensive Plan.

### **Transfer of Development Rights (TDR) Program**

The Transfer of Development Rights is a land preservation tool that uses market forces to protect farms, forests, and natural lands in exchange for increased development capacity in urban areas where growth is desired. Development rights are purchased from landowners in "sending areas," preventing future development of the property. Development rights can also be "sent" from historic sites or buildings. The development rights are then used to purchase an increase in development potential within "receiving areas." Tacoma's downtown and mixed-use centers have been identified as potential receiving areas in the Comprehensive Plan. The City has received grant funds to develop program components, revise regulations, and conduct market analyses to determine the transfer ratio. The City also will work with Pierce County and other jurisdictions in the region to accept purchased rights from nearshore and upland properties identified in watershed plans as sending areas and which are highly threatened, intact and ecologically important for the long-term health of Puget Sound.

### **Critical Areas Preservation Ordinance (CAPO) Update**

Critical area regulations, Chapter 13.11 of the Tacoma Municipal Code, provide the procedures and permitting requirements for projects and activities located within designated critical areas, which include wetlands, streams, steep slopes, fish and wildlife habitat areas, and aquifer recharge areas. The proposed update will simplify procedures, streamline permitting, remove barriers for restoration and habitat management activities, and ensure consistency with the Growth Management Act and the Shoreline Management Act.

### **Sign Code Update**

In a continuing effort to improve the City's development regulations, staff is proposing revisions to the Sign Code. The current regulations are not well integrated with other development regulations, contain inconsistencies, do not address emerging technologies such as digital changing message signs, and contain provisions that are not enforceable under law. The proposed revisions will reorganize and reformat the regulations to provide clarity and ease of use, incorporate best practices and align with case law.

### **2012 Annual Amendments**

The components of the 2012 annual amendment package will be determined by a combination of staff and Commission review of the Comprehensive Plan and Regulatory Code to identify needed improvements, City Council and City Manager requests, and application submittals. However, at this time staff has identified the need for a complete review of the Plan for consistency with Countywide Planning Policies and multicounty policies (Vision 2040) as a major work activity beginning next year.

### **2014 Comprehensive Update Initiation**

The City annually amends its Comprehensive Plan and regularly adopts changes to development regulations that implement the Plan. In addition to these regular amendments, the state Growth Management Act (GMA) requires counties and cities to periodically conduct a thorough review of their plan and regulations to bring them up-to-date with any relevant changes in the GMA and regional and county-wide planning policies, and to respond to changes in land use, population and employment growth and community desires. This mandatory “periodic update” must be completed by December 2014 and is to take place at least once every seven years thereafter. Reviewing all of the plan’s components and implementing regulations will be a multiyear effort. GMA requires extensive public outreach to ensure the public is aware of the process and know how they can participate. Starting in 2012, community forums are planned to evaluate the Plan’s growth strategy and begin the process to identify needed revisions.

## Planning Commission 2011-2012 Work Program (Draft)

Revised July 14, 2010

	2010												2011												2012											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
1. 2010 Annual Amendment	■																																			
2. Wedge Historic District	■																																			
3. Code Enforcement	■																																			
4. Shoreline Master Program	■												■ State Review																							
5. 2011 Annual Amendment													■																							
• 49th & Pine Zoning and Intensity Change													■																							
• Historic Preservation Plan & Code													■																							
• Container Port Element													■																							
• Water Level of Service													■																							
• Transportation Element (skateboards, LSVs, etc.)													■																							
• Regional Center Update & Safety-oriented Design													■																							
• Park Permitting													■																							
• Regulatory Code Refinements													■																							
• SEPA (State Environmental Policy Act) Code Update													■																							
6. Capital Facilities Program (2011-2016)													■																							
7. TDR (Transfer of Development Rights) Program													■												■											
8. CAPO (Critical Areas Preservation Ord.) Update													■																							
9. Sign Code Update													■																							
10. 2012 Annual Amendment																									■											
• Countywide Planning Policies Consistency																									■											
• Code and Plan Refinements																									■											
• Private Applications																									■											
11. Capital Facilities Program (2012-2017)																									■											
12. 2014 Comprehensive Update Initiation																									■											
13. Capital Facilities Program (2013-2018)																									■											
14. Regulatory Code Updates (TBD)																									■											



## 2011 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code

DRAFT SCHEDULE  
*July 21, 2010*

Date	Event
June 30, 2010	Deadline for submittal of plan and code amendment applications
July 21	Inform Planning Commission of private/other applications received, staff initiatives and proposed schedule
July – August 2010	Commission discussion and acceptance of 2011 application assessment reports
July – September 2010	Provide notice to Neighborhood Councils and affected taxpayers of submitted applications, as applicable and conduct community meeting(s)
September 2010	Planning Commission field trip to site-specific amendments
Sept. 2010 – February 2011	Commission review of individual amendments
February 2	Commission authorization for public distribution of all draft amendments
February 9	Distribution of public hearing notice and draft amendments for public review and comment
<b>March 2, 2011</b>	<b>Planning Commission public hearing on draft amendments</b>
March 11	Last date to submit written comments on draft amendments
March 16	Planning Commission discussion of hearing testimony
April 6	Planning Commission discussion of hearing testimony continued
April 20	Planning Commission recommendation for proposed amendments
May 3	City Council sets hearing date
May 17	City Council study session on proposed amendments
<b>May 24, 2011</b>	<b>City Council public hearing on proposed amendments</b>
June 7	City Council - first reading of ordinance(s) to adopt amendments
June 14	City Council - second reading and adoption of amendments
June 24	Submit final amendments to State
August 1, 2011	Effective date of amendments

# **Comprehensive Plan and Land Use Regulatory Code**

## **Proposed Amendments for 2011**

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# **Applications and Assessment Reports**

**Planning Commission Approved  
August 4, 2010**

Community and Economic Development Department  
747 Market Street, Room 1036  
Tacoma, WA 98402-3793  
(253) 591-5365  
[www.cityoftacoma.org/planning](http://www.cityoftacoma.org/planning)

Equal Employment Opportunity/Americans with Disabilities Act  
Accommodations provided upon request.  
Call (253) 591-5365 (voice) or (253) 591-5153 (TTY)

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## 2011 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code

### SUMMARY OF APPLICATIONS *August 4, 2010*

#### **Application: 2011-01: 49<sup>th</sup> & Pine Intensity and Zoning Change**

**Applicant:** Westmall Court Pine Street LLC

**Description:** This amendment proposes to change the Comprehensive Plan Intensity designation and zoning classification for two parcels, comprising approximately 5 acres, located along the west side of South Pine Street, between South 48<sup>th</sup> and South 50<sup>th</sup> Streets (the majority of the property was the former site of the South End Boys & Girls Club). The specific request is to change the intensity from Low/Single-Family to Medium, and execute an area-wide rezone from R-2/C-1 to R-4L to allow for construction of a multi-family apartment complex on the site.

#### **Application: 2011-02: Historic Preservation Plan and Code Update**

**Applicant:** City of Tacoma, CED

**Description:** This proposed amendment will modify the Comprehensive Plan policies to provide improved and updated guidance regarding historic preservation and the City's preservation program and adopt associated amendments to the Land Use Regulatory Code. This project includes:

- Consolidation, revision and addition of historic preservation policies into a new Historic Preservation Element to provide updated guidance on the importance of historic preservation and direction for program administration, education and outreach
- Revise the Arts & Culture Element and other plan elements for consistency
- Revision of the Land Use Regulatory Code (primarily Chapter 13.07 – Landmarks and Historic Special Review Districts) for implementation of the new and revised policy guidance, compatibility with up-to-date historic preservation best practices and the addition of appropriate standards, guidelines and regulations

#### **Application: 2011-03: Container Port Element**

**Applicant:** City of Tacoma, CED

**Description:** This amendment will create a new element in the Comprehensive Plan that specifically addresses and provides goals and policies relative to the Port Industrial Area. The Container Port Element will establish a policy framework that will ensure that local land use decisions consider the needs of container ports and ensure that container ports and freight corridors continue to function effectively alongside vibrant city waterfronts and adjacent areas.

**Application: 2011-04: Water Level of Service Standard**

**Applicant:** Tacoma Water

**Description:** This amendment, which is proposed by Tacoma Water, would revise the current level of service standard (LOS) for potable water contained in the Capital Facilities Element from the current standard of 562 gallons per day per equivalent residential unit to a standard that is consistent with the Water System Plan and consistent with State guidance (WAC 246-290-222).

**Application: 2011-05: Transportation Element**

**Applicant:** City of Tacoma, CED and Public Works

**Description:** This amendment will modify the Transportation Element of the Comprehensive Plan to:

- Address the use of alternative transportation modes such as skateboards, longboards, and low-speed vehicles
- Revise and add new projects to the Unfunded Projects List
- Update the Classification of Arterials Map
- Retain regional consistency regarding electric vehicle infrastructure, including revising the Land Use Regulatory Code, as appropriate

**Application: 2011-06: Regional Center Update and Safety-Oriented Design**

**Applicant:** City of Tacoma, CED

**Description:** This amendment proposes modifications to the Comprehensive Plan focused on improving consistency with the Growth Management Act and Vision 2040, as well as refining policy guidance for safety-oriented site and building design. The proposed changes include:

- Updating the Comprehensive Plan's discussion of the state and regional planning context and bringing up-to-date the maps depicting the City's three regionally-designated centers : the Downtown and Tacoma Mall growth centers and the Port of Tacoma manufacturing/industrial center
- Enhancing existing and providing additional policy guidance for safety-oriented design using best practices and incorporating the principles of CPTED – Crime Prevention Through Environmental Design
- Making minor changes including reflecting the recent administrative reorganization of current and long-range planning, clarifying the relationship between the land use map and policies, correcting the 34th & Pacific Mixed-Use Center boundary, and adjusting the South Tacoma Manufacturing/Industrial Center & Habitat Corridor boundaries



**Application: 2011-07: Parks Zoning and Permitting**

**Applicant:** City of Tacoma, CED and MetroParks

**Description:** The proposed amendment will explore changes to development regulations and permitting requirements for parks and recreation activities. Approaches that will be considered include the potential creation of a parks or public use zoning classification, changes to permitted and conditional uses within current zoning classifications and developing or revising standards.

**Application: 2011-08: Regulatory Code Refinements**

**Applicant:** City of Tacoma, CED

**Description:** This amendment proposes minor adjustments to correct errors, improve consistency, assist in permitting and administration of the code, clarify intent, and address amendments to state law or other planning mandates.

**Application: 2011-09: SEPA Regulations**

**Applicant:** City of Tacoma, CED

**Description:** The proposed amendment to the City's Environmental Code (*TMC* Chapter 13.12) would change the City's flexible thresholds to increase the size of projects that are exempt from review under the State Environmental Policy Act (SEPA). Included would be increasing the thresholds for the number of residential units and number of parking spaces that are exempt. The amendment will also ensure consistency with other code and comprehensive plan changes and with the current version of the Washington Administrative Code (WAC 197-11).

## 2011 Annual Amendment Application No. 2011-01 49<sup>th</sup> & Pine Intensity and Zoning Change

### ASSESSMENT REPORT

<b>Application #:</b>	2011-01
<b>Applicant:</b>	Westmall Court Pine Street, LLC
<b>Contact:</b>	Paul Casey, The Casey Group Architects
<b>Type of Amendment:</b>	Land Use Intensity Change, Area-wide Rezone
<b>Current Land Use Intensity:</b>	Low and Single-Family
<b>Current Area Zoning:</b>	C-1 (General Neighborhood Commercial District) and R-2 (Single-Family Dwelling District)
<b>Size of Area:</b>	Approx. 5 acres
<b>Location:</b>	South 49 <sup>th</sup> & Pine Streets (4910 & 4924 South Pine Street)
<b>Neighborhood Council area:</b>	South Tacoma
<b>Proposed Amendment:</b>	Change the Comprehensive Plan Intensity designation from Low and Single-family to Medium, and change the zoning classification from R-2 and C-1 to R-4L (Low-Density Multiple-Family Dwelling District), to allow for construction of a multi-family apartment complex on the site.

### General Description of the Proposed Amendment:

This amendment proposes to change the Comprehensive Plan Intensity designation and zoning classification for two parcels, comprising approximately 5 acres, located along the west side of South Pine Street, between South 48<sup>th</sup> and South 50<sup>th</sup> Streets. The applicant indicates that the proposed changes are designed to allow for the construction of a multi-family apartment complex on the site which would contain approximately 120 units.

The project site currently contains two different intensity designations and two different zoning designations (see Exhibits B and C). The majority of the site is designated as Low Intensity, while a small



*Aerial view of the project site*





*Aerial view of the project site and surrounding area*

portion in the southeast corner is designated as Single-family Intensity. Additionally, the majority of the site is zoned R-2 (Single-Family Dwelling District), while a small portion in the northeast corner is zoned C-1 (General Neighborhood Commercial District). The proposed change would create one intensity classification for the entire site (Medium Intensity) and one zoning classification for the entire site (R-4L – Low-Density Multiple Family Dwelling District).

#### **Additional Information:**

The small parcel, which is located at the corner of South 50<sup>th</sup> & Pine, currently contains one single-family home. The large parcel, which comprises the majority of the project site, was, since the early 1950's, the site of the South End Boys and Girls Club. This branch was closed in 2009 as part of the Boys and Girls Club efforts to consolidate facilities and programs at the new Topping Regional HOPE Center, which is located on South 66<sup>th</sup> Street. In 2009, the property was sold to the current owners.

The project site is located within the Edison-Gray neighborhood, within the South Tacoma Neighborhood Council area. The site is immediately south of and abuts the Tacoma Mall Mixed-Use Center, which is also recognized as a Regional Growth Center in Vision 2040. The Tacoma Mall shopping center is approximately 2 blocks to the northeast of the site. Properties to the north of the site include small commercial and office uses and large multi-family apartment complexes, many of which are owned by the applicant. The property to the west contains the Tacoma Cemetery. Properties to the east, across South Pine Street, and to the south, across South 50<sup>th</sup> Street, contain single-family homes.

**Assessment Criteria:**

*In order to assist the Commission in determining which applications should be considered in which amendment cycle, staff provides an assessment of each application pursuant to the following criteria, which are contained in TMC 13.02.045.F.*

**1. Determining if the amendment request is legislative, and properly subject to Commission review, or quasi-judicial, and not properly subject to Commission review.**

The proposed amendment involves a specific change to the Intensity classifications in the Comprehensive Plan. Such amendments can only be made through the legislative process and are appropriately subject to Commission review. Additional discussion regarding the proposed area-wide rezone is provided below under Criterion 2.

**2. Determining if the request is site-specific (i.e., a land use intensity or a zoning change for a specific parcel(s) likely to be under one ownership).**

The proposed intensity change and area-wide rezone would affect two parcels that are under common ownership, and thus could be considered site-specific. The Planning Commission's review of reclassification proposals is limited to "area-wide rezones." TMC 13.02.043.A defines an "area-wide rezone" as:

A legislative action to change the zoning classification(s) on an area-wide basis in order to implement and maintain the consistency of the Comprehensive Plan. It is comprehensive in nature and deals with homogenous communities, distinctive geographic areas, and other types of districts having unified interests within the City, including those associated with annexation and overlay special review zoning districts. Area-wide zoning reclassifications, unlike parcel zoning reclassifications, are generally of area-wide significance, usually involving many separate properties under various ownerships, and often utilize several of the City's zoning classifications to implement the City's Comprehensive Plan. An area-wide zoning reclassification consisting of a single ownership but having a broader impact of significance on the community may be considered to be an area-wide reclassification if it is being undertaken in order to maintain consistency of the City's Comprehensive Plan.

Nonetheless, the change could be considered to have area-wide significance given the large size of the project site (approximately 5 acres), the distinctive nature of the property, its location along a transition between the Tacoma Mall Mixed-Use Center and the adjacent single-family neighborhood, and the site's current split zoning and split intensities. In addition, the proposal to include an area-wide rezone in this application may provide the Commission and City Council with some additional flexibility to influence future development on the site. In addition, the proposed rezone has been submitted in conjunction with a proposed intensity change, and is intended to preserve consistency between the site's intensity and zoning, should the intensity classification be changed.

It should be noted that accepting the proposed area-wide rezone as part of this application does not prevent the Commission from recommending against an area-wide rezone later in the process if the Commission decides, after further analysis, that the proposed zoning is not suitable or that the site-specific rezoning process (through the Hearing Examiner) would be a more appropriate method for changing the zoning of the property.

3. **Receipt by the application deadline, if applicable (a large volume of requests before the deadline may necessitate that some requests be reviewed in a subsequent amendment cycle).**

The application was received on June 29, 2010.

4. **Order of receipt.**

This was the first private application received by the Long-Range Planning Division for inclusion in the 2011 annual amendment package.

5. **Recent study of the same area or issue (this may be cause for the Commission to decline further review).**

The portion of the site that is currently zoned C-1 has been so since 1953, while the portion that is currently zoned R-2 has been so since 1981. In the early 1990's, the site was considered and permits were obtained for construction of an elementary school on the property, but ultimately that project did not move forward. While the Tacoma Mall Mixed-Use Center, which abuts the site on the north, has been studied at great length over the past few years, this specific area has not be the subject of any recent study by the Commission.

6. **Amount of analysis necessary (if a large-scale study is required, an application may have to be delayed until a future amendment cycle due to work loads, staffing levels, etc.).**

The amount of analysis that will be conducted is of moderate-scale and will require field work, community outreach, and a reasonable amount of research.

7. **Available incorporation into planned or active projects.**

This proposal cannot be incorporated into any other current or planned projects.

**Recommendation:**

*The Planning Commission will review the assessment and make its decision as to: (1) whether or not the application is complete or what information is needed to make the application complete; (2) which amendment application(s) will be considered and in which amendment cycle; and (3) whether or not to prepare alternative proposed amendment(s) that either expand or contract the scope of the original proposed amendment (TMC 13.02.045.F).*

The Planning Division recommends that this application be considered as part of the 2011 Annual Amendment. The application package is complete and submitted correctly and staff does not recommend any expansions or contractions of the scope of the original proposal.


**Exhibits:**


- A. Aerial Photo of the site and surrounding area
- B. Map showing current Land Use Intensity
- C. Map showing current Zoning
- D. Application packet

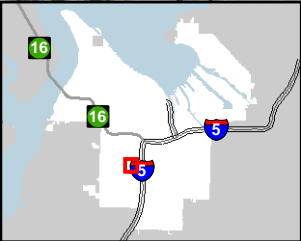



# 49th & Pine - 2009 Aerial Photo




 Subject Properties

 Mixed Use Centers



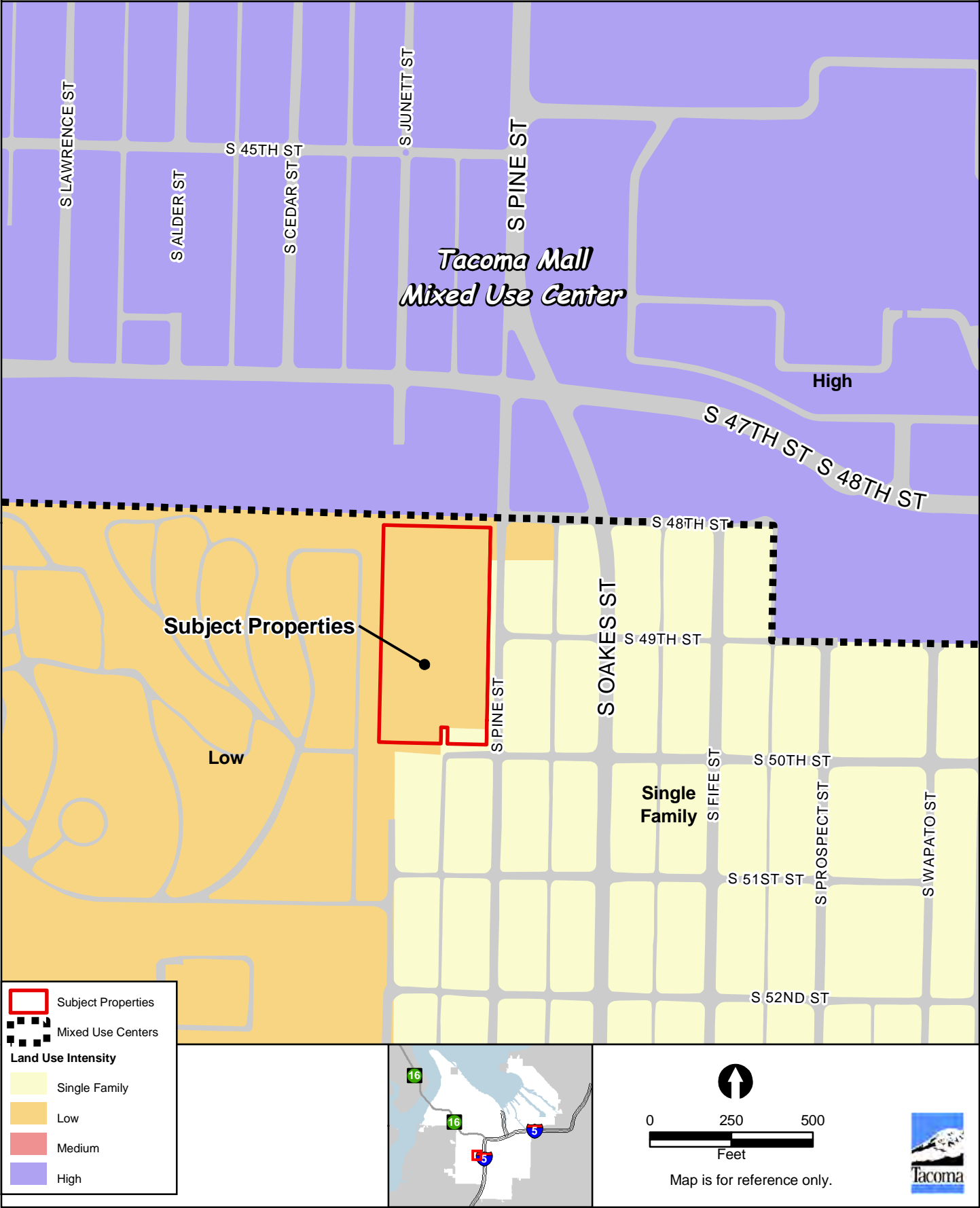
  
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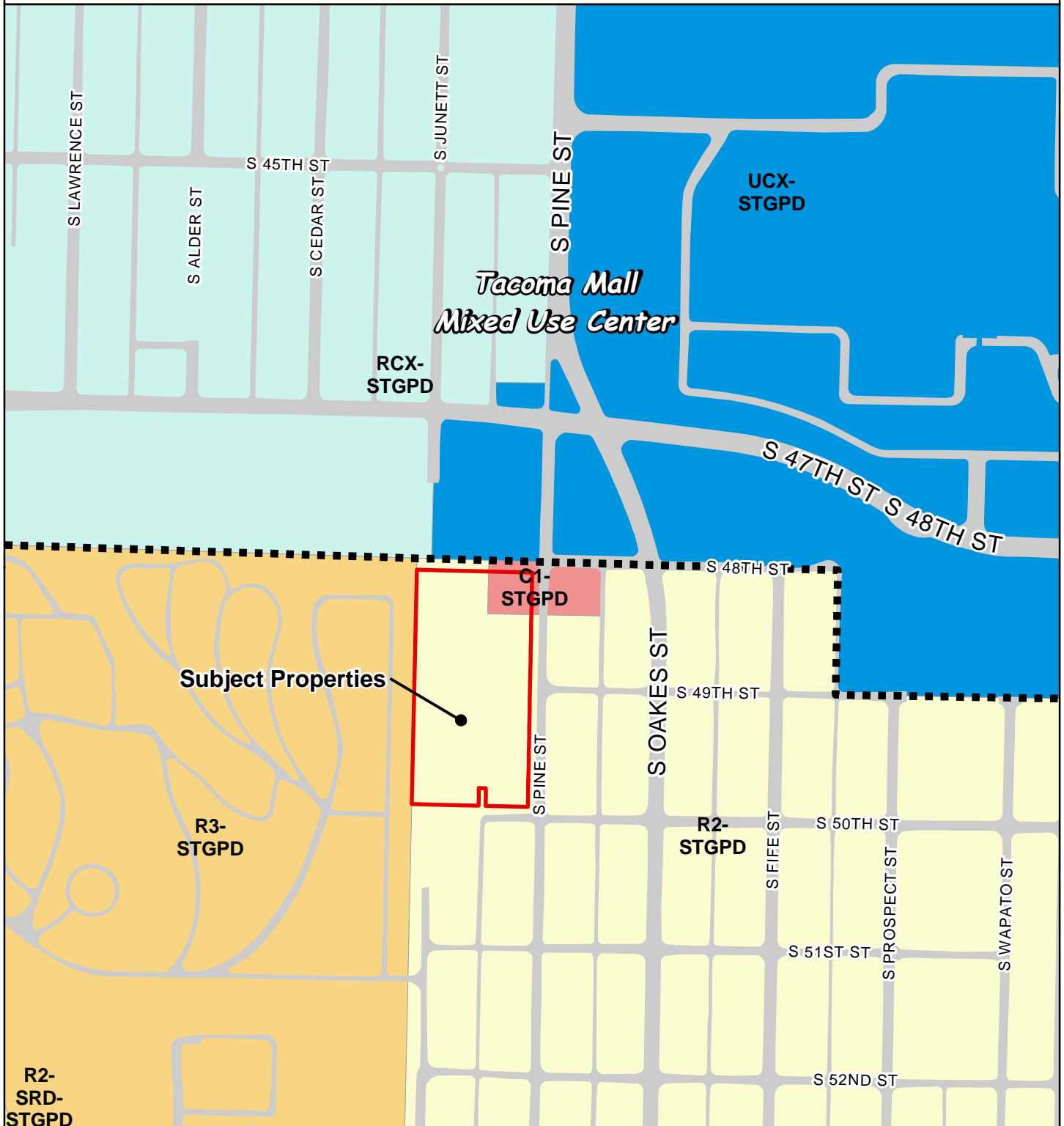
Map is for reference only.



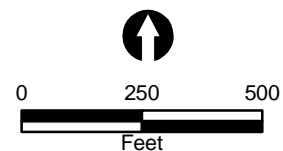
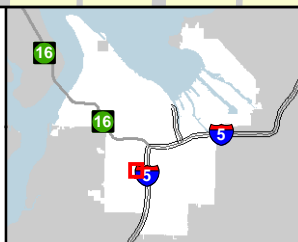
# 49th & Pine - Existing Land Use Intensity



# 49th & Pine - Existing Zoning



- Subject Properties
- Mixed Use Centers



Map is for reference only.





RECEIVED

Exhibit D

1



## Application

JUN 29 2010

Per *[Signature]*

Application No.:

#2011 – \_\_\_\_\_

Date Received:

To Amend  
The Comprehensive Plan or Land Use Regulatory Code

Year of Amendment	2011	
Application Deadline	Wednesday, June 30, 2010, 5:00 p.m.	
Application Fee	\$1,200	
Application Assistance	See attached <i>Guidelines for Submitting Applications</i>	
Type of Amendment (Check all that apply)	<input type="checkbox"/> Comprehensive Plan Text Change (answer Questions 1 – 6) <input type="checkbox"/> Regulatory Code Text Change (answer Questions 1 – 6) <input checked="" type="checkbox"/> Land Use Intensity Change (answer Questions 1 – 12) <input checked="" type="checkbox"/> Area-wide Rezone (answer Questions 1 – 12) <input type="checkbox"/> Interim Zoning or Moratorium (answer Questions 1 – 12)	
Summary of Proposed Amendment (Limit to 100 words)	<ul style="list-style-type: none"> <li>• <b>4924 S. Pine</b> (Parcel #7770000330): Land Use Intensity Change from “Single Family Detached Housing Area” to “Medium Intensity” <b>and</b> Area- Wide Rezone from “R2” to “R-4L”.</li> <li>• <b>4910 S. Pine</b> (Parcel #7770000322): Land Use Intensity Change from “Low Intensity” to “Medium Intensity” <b>and</b> Area- Wide Rezone from “R2” and “C1” to “R-4L”.</li> </ul> <p>(See Exhibits D, E and F for current Land Use Intensity Maps and Exhibit G for current Zoning Map of the immediate area)</p>	
Applicant	Name	David Dearth, Agent for:
	Affiliation / Title	Westmall Court Pine Street LLC
	Address City/State/Zip Code	P.O. Box 111088 Tacoma, Wa 98411-1088
	E-mail	Dearth @dmcimail.com
	Phone / Fax	Phone 253-475-2405 Fax 253-473-4066
Contact (if not Applicant)	Name	Paul Casey, Architect
	Affiliation / Title	The Casey Group Architects
	Address City/State/Zip Code	5521 100 <sup>th</sup> Street SW, Suite A Lakewood, WA 98499
	E-mail	pcasey@caseygrouparch.com
	Phone / Fax	Phone 253-584-5207 Fax 253-581-9720
	Relationship to Applicant	Land Planning Consultant

I hereby state that I am the applicant listed above and the foregoing statements and answers made, and all the information and evidence submitted are, in all respects and to the best of my knowledge and belief, true and complete. I understand that submitting this application does not result in automatic acceptance of this application or guarantee its final approval.

Signature: *[Signature]*

Date: June 29, 2010

# COMPREHENSIVE PLAN & LAND USE REGULATORY CODE AMENDMENT PROCESS

## REQUIRED QUESTIONNAIRE

Answer Questions 1–6 if submitting an application for Comprehensive Plan Text Change or Regulatory Code Text Change.

Answer Questions 1–12 if submitting an application for Land Use Intensity Change, Area-wide Rezone, or Interim Zoning or Moratorium.

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1. Describe the proposed amendment.

- **4924 S. Pine** (Parcel #7770000330): Land Use Intensity Change request from “Single Family Detached Housing Area” to “Medium Intensity” **and** Area-Wide Rezone request from “R2” to “R-4L”.
- **4910 S. Pine** (Parcel #7770000322): Land Use Intensity Change request from “Low Intensity” to “Medium Intensity” **and** Area-Wide Rezone request from “C1” and “R2” to “R-4L”.

See Exhibits D, E, F, & G for current Land Use Intensity and Zoning maps.

2. Why is the amendment needed and being proposed?

- **Land Use Intensity Change request:** The previous Boy’s and Girl’s Club use on the majority of the property area over several decades was a “Medium Intensity” use. (see Question #8 answer below for discussion and explanation and Exhibit B for 2009 site conditions). The Land Use Intensity change is needed to recognize the historical use of the majority of the property area and to allow continued appropriate medium intensity uses planned by the applicant.
- **Land Use Intensity Change request:** Growth and development of the previous single family area south of 47<sup>th</sup>/48<sup>th</sup> Streets between Tacoma Mall Blvd. and Pine Street into higher intensity uses has steadily progressed since the 1970’s (See Exhibits N, P1, P2, & P3). The Land Use Intensity change is needed to recognize the changed character of this area and to allow continued medium intensity uses on the properties that are consistent with the previous local development growth pattern.
- **Area-Wide Rezone request:** The rezone request from “C 1” and “R 2” to “R4-L” is needed to permit the planned residential density as intended by the “Medium Intensity” land use designation. The rezone request will help insure replacement of more housing opportunities on land (south of South 48<sup>th</sup> Street between Pine and Tacoma Mall Blvd.) lost to commercial uses over the last 40 years.
- **Area-Wide Rezone request:** The proposed zoning change from “C1” and “R 2” to “R4-L” is also intended to allow the planned residential uses and to prevent the adverse effects of further commercial use encroachment south of South 48<sup>th</sup> Street (See Exhibits N, P1, P2, & P3). Possible commercial uses that would not be allowed if the rezone amendment is approved include assembly, commercial parking, eating/drinking and gas station uses. Elimination of the C-1 zoning is a legitimate request to preserve residential uses in the area.
- **Land Use Intensity Change and Area-Wide Rezone requests:** The majority of the subject properties area are in a Tier-1 Primary Growth Area (See Exhibit H) that possess the needed utility infrastructure (See Exhibit K), and public services including mass transit (See Exhibit L). Approval of both requests will enable the planned and needed infill residential development with intensity matching the historical use of the properties and local development growth pattern while protecting the character of the adjacent single family area.

3. Please identify applicable Comprehensive Plan intents and policies and describe how each is consistent with and/or supports the requested amendment? Include applicable sections from the Neighborhood Element of the Comprehensive Plan.

The following is arranged by **Comprehensive Plan Element** with applicable text identified by title and page numbers. This text is shown in *blue italic* lettering. Following the text are the applicant's responses on how the requested amendments are consistent with and/or are supported by the referenced Comprehensive Plan text .

The applicant's proposed development plans are included in Exhibits Q, R 1, R2, and R 3 and further explained in the applicant's response to Question 11. The applicant realizes that the proposed site specific planning is not covered within the scope of the proposed amendments. However, the planning is included in this application to share the applicant's vision of how they would develop the subject properties if the proposed amendments are approved. Applicant's response to Question 11 also outlines how the proposed planning would complement the compatibility features contained in the proposed R4-L zoning.

• **Growth Strategy and Development Concept Element**

The following applicable Comprehensive Plan assumptions, concepts and objectives are consistent with and/or support the requested amendments:

a. **Page GD-3 Section II Assumptions- Growth and Development Pattern:**

*"The greatest concentrations of growth can be expected in regionally designated growth centers that emphasize a greater mix of land use types and regional transit access."*

The stated expectation that the greatest growth concentrations will be in designated growth centers supports the proposed amendments because these amendments enable a more concentrated residential density on properties:

- ✓ adjacent to the Tacoma Mall area Urban Center (see Exhibit C);
- ✓ located only one block from approximately eight Pierce Transit bus routes; and
- ✓ located about 3 blocks from the Tacoma Mall Transit Center (See Exhibit L).

b. **Page GD-8 Section IV Development Intensities:**

*"Although land use intensity and density are somewhat related, they are not the same concept. Density is the number of people or housing units per unit of land. The type and size of housing units and the number of occupants in these units can widely vary; therefore, density does not accurately indicate the degree of impact a given development asserts over surrounding land uses."*

The concept outlined above that different housing types have different impact levels supports the density allowed in the proposed R4-L zoning. Multi-family uses are allowed in this zoning and have impacts of approximately 70% of single family impacts on a unit to unit basis if traffic vehicle trips for each housing type are considered. The proposed R4-L zoning allows 17 to about 27 units per acre (depending on how the subject properties are developed). The anticipated impacts of the 17 to 27 units per acre apartment density then drop to 12 to 19 units per acre ((17 or 27) x 70%) of comparable single family density impacts. This density ranges lower to slightly higher than the current Low Land Use Intensity density limit of 15 units per acre of the surrounding single family neighborhood.

c. **Page GD-10 Section V Concentrations- Medium Intensity Concentrations:**

*"Within medium intensity area, office, light industrial and other medium intensity uses may be located adjacent to single-family residential uses so long as adverse impacts to residential uses are appropriately mitigated"*

This sentence is consistent with the land use intensity and zone change requests by allowing medium intensity uses adjacent to single-family uses with appropriate mitigations. The R4-L rezone request does prevent commercial and industrial uses and limits residential impacts to other residential uses by limiting the building height and requiring typical residential yard widths. Please note that the requested R4-L zoning is the lowest intensity zoning available to meet the requested "Medium Intensity" Land Use designation.

• **Generalized Land Use Element**

The following applicable Comprehensive Plan intents and policies are consistent with and/or support the requested amendments:

a. **Page LU-8 Section I General Growth & Development- Growth and Development:**

*"Medium and high intensity uses will be encouraged to develop in concentrations in order to better use of the land, limit the spread of higher intensity development, protect low intensity residential neighborhoods and enable the economical provision of public facilities and services."*

The above stated intent is supportive because the proposed amendments and planning enable:

- ✓ Better use of the land through the proposed infill housing development type;
- ✓ A reduced need for urban sprawl since a new medium density residential zoning is created;
- ✓ Placement of medium density zoning close to the Tacoma Mall Transit Center.
- ✓ Protection of the adjacent single family neighborhood through the R4-L zoning requirements and;
- ✓ Increases in property tax revenue, development fee revenue, and revenue obtained from use of existing utility and transportation services to further support the City's current public facilities and services.

b. **Page LU-8 Section I General Growth & Development- Growth and Development- Policies LU-GGD-3 Concentrated Development:**

*"Growth and development throughout the urban area should be regulated, stimulated, and otherwise guided toward the development of compact concentrated areas to discourage sprawl, facilitate economical and efficient provision of utilities, public facilities and services, and to expand transportation options to the public"*

The above policy is supportive as outlined in "a" immediately above.

- c. **Page LU-9 Section I General Growth & Development- Growth and Development- Policies- LU-GGD-8 Infill Development:**

*“Encourage the development of vacant land within built-up urban areas in order to limit sprawl and decrease travel needs”*

The above policy is supportive because the proposed amendments foster development of medium intensity residential land uses often found on infill vacant land.

- d. **Page LU-28 Section II Mixed-Use Centers- Design- Policies- LU-MUD-7 Residential Buffer Areas:**

*“Where existing development patterns allow, mixed-use centers should include areas outside of the core where commercial uses are restricted and low rise multifamily development that is more compatible with the scale, massing and form of adjacent single family development is emphasized”*

The above policy is consistent because the proposed amendments enable low rise multifamily development (often found in R4-L zoning) adjacent to the Tacoma Mall Mixed Use Center (see Exhibit E). Compatibility with the existing single family neighborhood is enhanced by the R4-L zoning development requirements (see Item “f” on Page 6. ).

- e. **Page LU-41 Section III Residential Development- Residential Development Goal-General- Policies- LU-RDG-6 Rehabilitation and Renewal Efforts:**

*“Encourage and assist deteriorating residential areas in rehabilitation and renewal efforts in order to improve their quality and promote a sound, healthful and safe living environment”*

The majority of the site has never been used or developed for residential use (per B & G Club staff). However, this policy is supportive because the proposed amendments enable replacement of an older abandoned building (previous Boy’s and Girl’s Club South Tacoma Branch) with a new up-to-date, well maintained apartment development adjacent to an older neighborhood. The applicant and their management team (Dobler Management Company Inc.) have a strong track record of creating and managing well designed and maintained apartment facilities nearby and elsewhere in the Pierce County area. (See Exhibit “S” for examples of their facilities).

Adjacent to the subject properties, both Pine and S. 50<sup>th</sup> Streets current improvements are deteriorating and consist of older asphalt and “chip-seal” paving without curb, gutter, sidewalk, and landscape improvements. Because of the current street conditions, the policy is further supportive because the proposed amendments and planning enable provision of new street frontage improvements on Pine and S. 50<sup>th</sup> Streets. The improvements will improve the safety of vehicular and pedestrian circulation environment by limiting driveways and by providing sidewalks; and will enable healthful environmental improvements through provision of new streetscape landscaping (See Exhibit R 3 for applicant’s vision of the streetscape improvements which are based on standard city requirements).



f. **Page LU-41 Section III Residential Development- Residential Development Goal-General-Policies- Site Layout:**

*“Compatibility of the proposed multifamily development with the character and scale of nearby single-family areas is important. Buildings designed with a sense of height and bulk not substantially different from that of nearby one-family dwellings should be located on the perimeter and near adjacent singly-family areas.”*

The guideline is supportive because the proposed amendments enable a new development with features to insure compatibility to the adjacent single family area. The adjacent neighborhood was originally developed in the 1940’s and consists of primarily smaller one to two story homes from that period. Some of the homes are well maintained and others are not well maintained. These homes have traditional residential siding materials and primarily sloped roofs. About 50% of the existing homes adjacent to the subject properties are non-owner occupied (rental) homes (See Exhibits M1, M 2, and M 3).

Compatibility features within R4-L Zoning Requirements:

- ✓ Zoning limits uses to residential with very few commercial uses allowed except where additional public reviews are required.
- ✓ Buildings limited to maximum 35’ height.
- ✓ 20’ deep minimum front yard setback required.
- ✓ On-site parking screening required along lot property boundary.
- ✓ Building Lot Coverage limited to 35% of lot.
- ✓ Minimum on-site parking requirements intended to provide sufficient parking within the lot.

g. **Page LU-48 Section III Residential Development- Medium Intensity-Intent:**

*“The density of medium intensity residential areas is higher than that found in lower intensity area. Overall residential density for a medium intensity area will range from 15-45 dwelling units per net acre outside of mixed-use centers, depending on the nature and location of the development, the physical limitations of the site, the existing development pattern, the zoning and the characteristics of the surrounding area.”*

The above policy is consistent because the proposed amendments are for residential density of 17 to 27 units per acre (depending on how the subject properties are developed) and the subject properties about the Tacoma Mall Mixed Use Center that encourage increased residential densities. The subject properties are also very close to the Tacoma Mall Transit Center that offers local and regional bus service. Having a large underdeveloped land area close to a mass transit center is a fairly unique amenity that should be capitalized upon. Furthermore, the existing development pattern (see Exhibits N, P1, P2, & P3) of expanding medium intensity commercial and residential uses within the Tacoma Mall Mixed Use Center support the amendments.

h. **Page LU-48 Section III Residential Development- Medium Intensity- Policies LU-RDMI-7 Access to Principal Arterial Streets:**

*“Locate medium intensity residential developments either adjacent or immediately accessible to principal arterial streets for buffer, public transit and convenience purposes.”*

The above policy is consistent with the proposed amendments that enable the medium intensity residential development of the subject properties which are immediately accessible (one block away) to the 47<sup>th</sup>/48<sup>th</sup> Street east-west arterial (See Exhibit B).

i. **Page LU-52 Section III Residential Development- Low Intensity - Single-family Detached Housing Areas- Policies LU-RDLISFD-8 Unique Sites**

*“Recognizing that there may be individual sites within identified single-family detached housing areas with unique characteristics, development with uses other than single-family detached housing may be considered, provided that the proposed development is properly located, designed, scaled and developed to be compatible with the surrounding area.”*

The above policy is supportive of the proposed amendments that enable the medium intensity residential development of the subject properties because of the unique site characteristics which include:

- ✓ The subject properties are immediately accessible (one block away) to the 47<sup>th</sup>/48<sup>th</sup> Street east-west arterial (See Exhibit B).
- ✓ The majority of the properties’ area has never been developed as a residential use.
- ✓ The subject properties abut the Tacoma Mall Mixed Use Center with medium and high intensity uses and are just east of the South 56<sup>th</sup> Street and South Tacoma Way Mixed Use Center.
- ✓ The subject properties abut a cemetery.
- ✓ A portion of the subject properties is currently zoned C-1 that allows commercial uses. This zoning would be removed if the rezone application is approved.
- ✓ The subject properties are close to the Tacoma Mall Transit Center that offers local and regional bus service.

• **Housing Element**

The following applicable Comprehensive Plan intents and policies are consistent with and/or support the requested amendments:

a. **Page H-10 Section III Goal and Policies- Neighborhood Quality (NQ)- Policies H-NQ-2 Neighborhood Infill Housing:**

*“Encourage infill housing that is compatible with abutting housing styles and with the character of the existing residential neighborhood. Focus housing within areas identified for residential growth and promote privacy from nearby units and public areas.”*

The policy is supportive because the proposed amendments enable new infill housing in a Tier 1- Primary Growth Area (See Exhibit H). Compatibility with the adjacent single family neighborhood will be achieved through R4-L zoning limits on building height and requirements for typical residential yard widths. (See Item “f” on page 6.)

b. **Page H-10 Section III Goal and Policies- Neighborhood Quality (NQ)- Policies H-NQ-2A Vacant/Underutilized Sites:**

*“Encourage infill housing on vacant or underutilized parcels having adequate services.”*

The policy is supportive because the proposed amendments enable new infill housing on vacant properties located in a Tier 1- Primary Growth Area having adequate services (See Exhibit H) and utilities (See Exhibit K).

c. **Page H-11 Section III Goal and Policies- Housing Choice (HC)- Intent:**

*“Specifically, the City will encourage a mixture of housing types ranging from higher density apartments and condominiums located in or near major employment centers such as downtown and within other mixed-use centers, to single family homes in neighborhoods.”*

The stated intent is very supportive because the proposed amendments enable new medium intensity apartments on properties adjacent to the Tacoma Mall Mixed-Use Center and adjacent to a single-family neighborhood (i.e. a mixture of housing types).

• **Neighborhood Element**

The following applicable Comprehensive Plan intents and policies are consistent with and/or support the requested amendments:

a. **Page Neigh-44 Section VII-South Tacoma Neighborhood- South Tacoma neighborhood Goals and Policies- Goal ST-1 Residential- Policy Intent:**

*“Multifamily residential uses range from small duplexes and triplexes to large apartment buildings. It is intended that medium density multifamily residential uses continue and that future development be encouraged along arterial streets and near major employment centers such as the Tacoma Mall. At the Same time, older single-family neighborhoods such as Arlington, Edison-Gray, Manitou and Oakland/Madrona should be preserved and protected.”*

The policy is consistent with the proposed amendments enable additional medium density multifamily development to occur only one block off of the 47<sup>th</sup>/48<sup>th</sup> Street arterial (See Exhibit B) and adjacent to the Tacoma Mall Urban Center (See Exhibit C) and the Tacoma Mall Mixed Use Center (See Exhibit E).

The policy is also consistent with the proposed amendments because they protect the adjacent single-family neighborhood through the compatibility focused zoning requirements as already outlined in Generalized Land Use Element- Item “f.” (see page 6.)

b. **Page Neigh-44 Section VII-South Tacoma Neighborhood- South Tacoma neighborhood Goals and Policies- Policies ST-1.3 Edison-Gray/Arlington Housing Preservation:**

*“Support single-family land uses and low intensity designations for properties located east of Puget Sound Avenue between South 48<sup>th</sup> Street and the City limits by not allowing future commercial encroachment.”*

The policy is consistent with the proposed amendments because only new housing is allowed and new commercial uses will not be allowed because the higher intensity C-1 commercial zone will be eliminated.



- c. **Page Neigh-45 Section VII-South Tacoma Neighborhood- South Tacoma neighborhood Goals and Policies- Policies ST-1.8 Residential Density:**

*“Limit infill density to maintain the character and quality of existing neighborhoods while encouraging higher housing density in existing multifamily areas and mixed-use centers, such as the Tacoma Mall, and Madison and Lincoln Heights neighborhoods.”*

The policy supports the proposed amendments because they enable additional medium intensity multifamily units adjacent to an existing multifamily area and the Tacoma Mall Mixed Use Center. The policy also supports the proposed amendments because of the R4-L compatibility features previously outlined.

4. Has the proposed amendment been reviewed by the Planning Commission as part of a previous proposal? If so, what circumstances related to the proposed amendment significantly have changed (consistent with Assessment Criteria TMC 13.02.045F), or what needs of the City have changed to support an amendment at this time? **Not in last 25 plus years.**
5. Describe any community outreach you have conducted and the community response to the requested amendment. Attach any letter of support or written community response if applicable.
  - a. When and how did you conduct outreach? What was the response? **The subject properties are located within the Edison-Gray subarea of the South Tacoma Neighborhood Council. The applicant and planning team will endeavor to meet with the South Tacoma neighborhood Council and the Edison-Gray subarea group.**
  - b. When and how did you contact affected and abutting property owners? What was the response? **The applicant and planning team have not yet contacted the abutting property owners and will probably meet first with the South Tacoma neighborhood Council and the Edison-Gray subarea group instead.**
6. If submitting text changes to the Comprehensive Plan or Regulatory Code, attach the existing language and proposed amendatory language. **Does not apply**
7. Describe the current land uses of site and surrounding area including site characteristics. (Example: residential, commercial, industrial, vacant land, slope, vegetation, wildlife, wetland) **The larger parcel has never been used or developed as single-family and was used as a Boy’s and Girl’s Club since late 1940’s or early 1950’s according to B & G Club staff. The smaller parcel has a single house. A cemetery is located along the western property line and multi-family housing owned by the applicant is adjacent to the north property line. The boundary edge of a single-family neighborhood is across Pine Street east of the properties and across South 50<sup>th</sup> Street south of the properties. The Tacoma Mall transit Center is located in the vicinity offering local and regional bus service (See Exhibit L).**

8. Describe how the amendment is compatible with existing and planned land uses and the surrounding development pattern? **The planned Land Use Intensity change to “Medium Intensity” is compatible to the previous Boy’s and Girl’s Club use on the properties since the club served young people from several adjacent neighborhoods. This is based on the definition of “Medium Intensity” (that perfectly matches the Boy’s and Girl’s Club usage) found on:**

**Page GD-10 Growth Strategy & Development Concept Element- Section V- Concentrations- Medium Intensity Concentrations which reads:**

*“Medium intensity areas include developments that attract people from several neighborhoods within the urban area and, in some cases, from areas outside the city.”*

**The proposed R4-L zone for the properties is also compatible with the medium intensity multifamily housing development pattern found adjacent to and north of the properties (See Exhibit P3). The proposed R4-L zoning enables increased housing density that will provide replacement housing to offset the progressive loss of housing opportunities south of South 48<sup>th</sup> Street (south of Tacoma Mall).**

9. What is the current Land Use Intensity as shown on the most recently adopted Generalized Land Use Plan Map? What is the desired Land Use Intensity? (Example: Single-Family, Low, Medium, or High)
- **4924 S. Pine** (Parcel #7770000330): (See Exhibits D, E & F for existing Land Use Intensity Maps)  
**Existing: “Single Family Detached Housing Area”**  
**Desired: “Medium Intensity”**
  - **4910 S. Pine** (Parcel #7770000322):  
**Existing: “Low Intensity”**  
**Desired: “Medium Intensity”**
10. What is the current zoning classification? What is the desired zoning classification? (Example: R-2 One Family Dwelling District; C-2 Commercial)
- **4924 S. Pine** (Parcel #7770000330): (See Exhibit G for existing Zoning Map)  
**Existing: “R2”**  
**Desired: “R-4L”**
  - **4910 S. Pine** (Parcel #7770000322):  
**Existing: “C1” and “R2”**  
**Desired: “R4-L”**

11. What is the applicant's interest in the property affected by the proposed intensity or zoning change? Describe any plans for future activity related to or connected with this site (i.e., rezone). If you are not the owner, submit proof that the property owners have been notified and are aware of the application. **The applicant is the owner of the property and plans to develop a 120 Unit Apartment development for their investment purposes (See Exhibits R 1, R 2, & R3). Facility management when complete will be by Dobler Management who also manage multifamily apartment facilities north of the subject properties. See Exhibit S for photographs of previous area developments developed and managed by Dobler Management.**

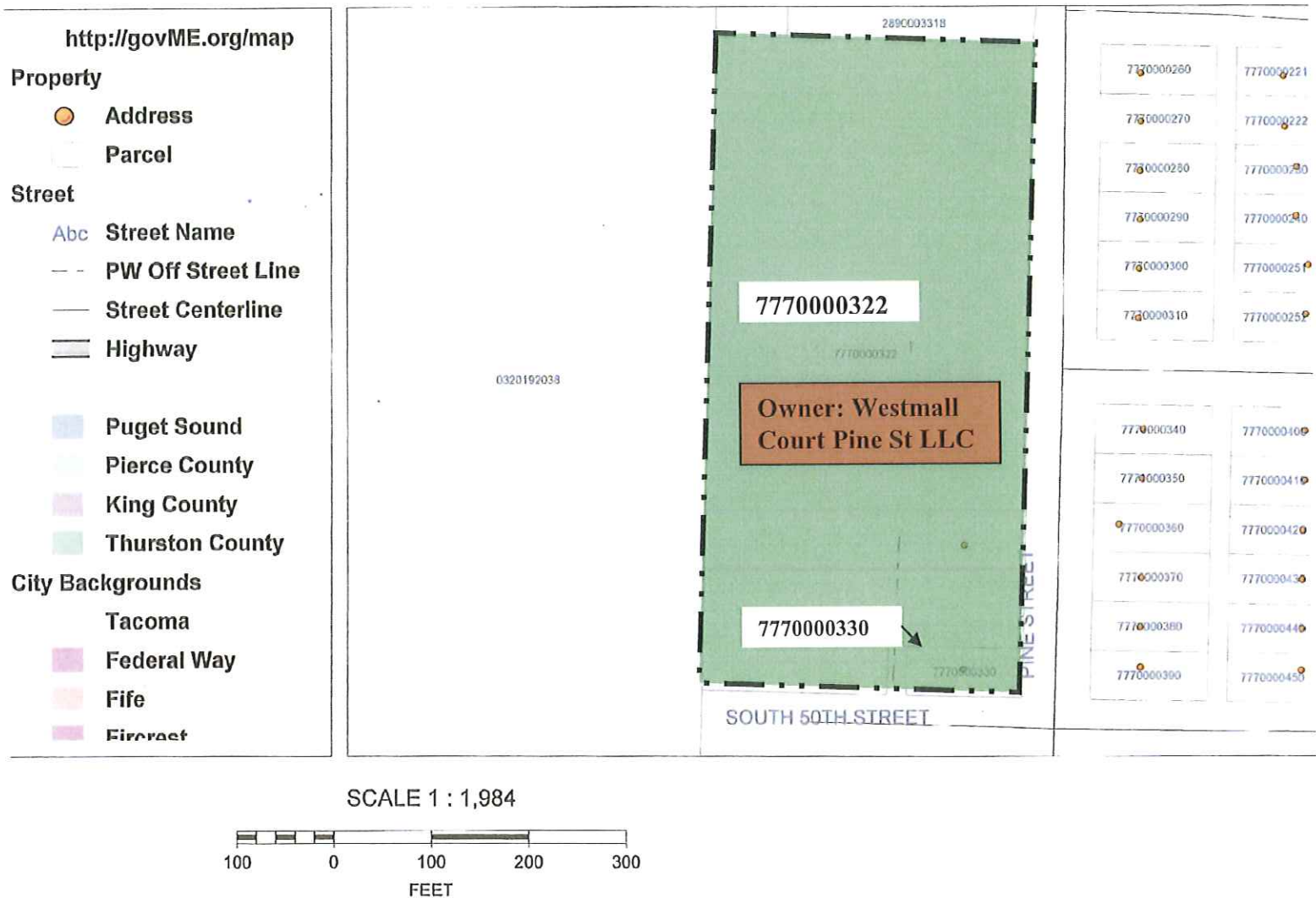
**The proposed planning would complement the compatibility features contained in the proposed R4-L zoning by providing the following additional compatibility features:**

- ✓ **Approximately 19 units per acre density provided along the perimeter street frontages (See Exhibit Q for information).**
  - ✓ **Only two story buildings are planned along the perimeter street frontages (See Exhibits R2 and R3 for information).**
  - ✓ **Smaller scaled buildings are planned along the perimeter street.**
  - ✓ **Typical residential building siding material, windows and sloped roofs are planned.**
  - ✓ **Perimeter black wrought iron fencing and landscaping for security and privacy are planned.**
  - ✓ **Vehicular access to and from the property is limited to the Pine Street/South 48<sup>th</sup> Street intersection (See Exhibit R 1).**
  - ✓ **Similar architectural character as found in the adjacent single family neighborhood is planned(See Exhibit R 3).**
12. Attach a map of the affected area, showing all parcels and parcel numbers, ownership, street names, and site boundaries. **See Exhibit A**

# City of Tacoma

## Exhibit A

Subject Properties  
with Parcel Numbers  
and Ownership

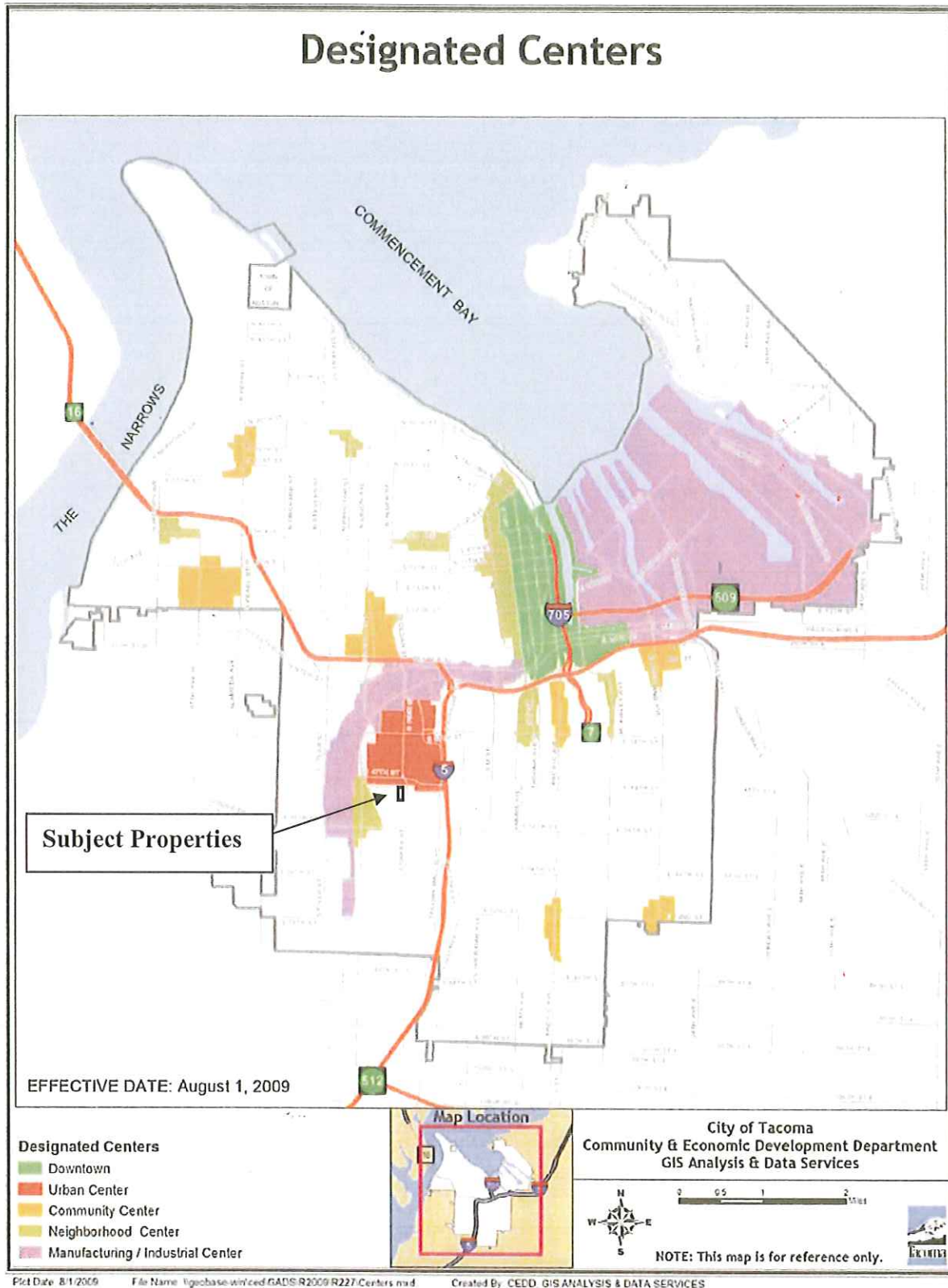




## Exhibit B

### 2009 Aerial Photo of Site

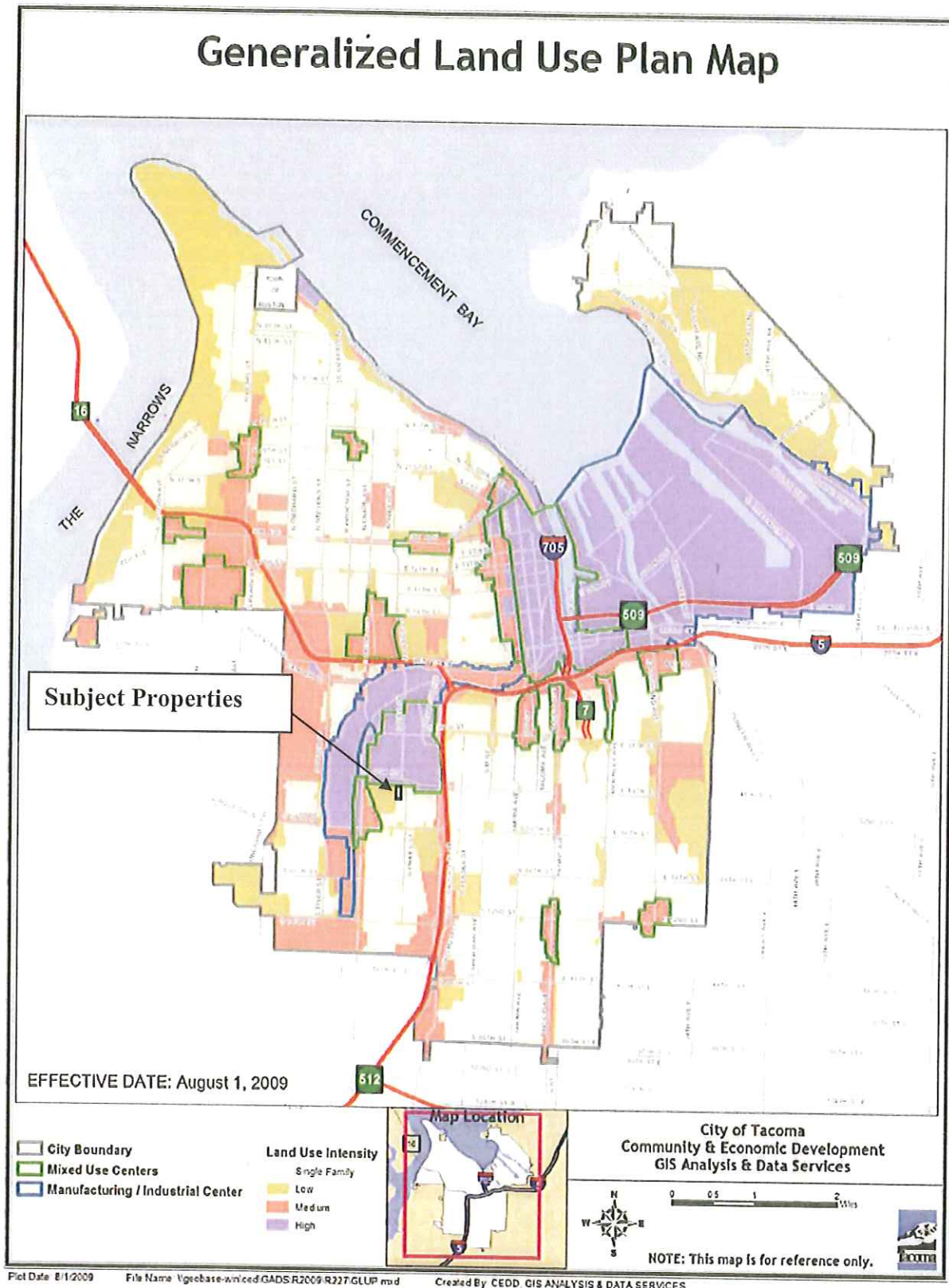






# Exhibit D

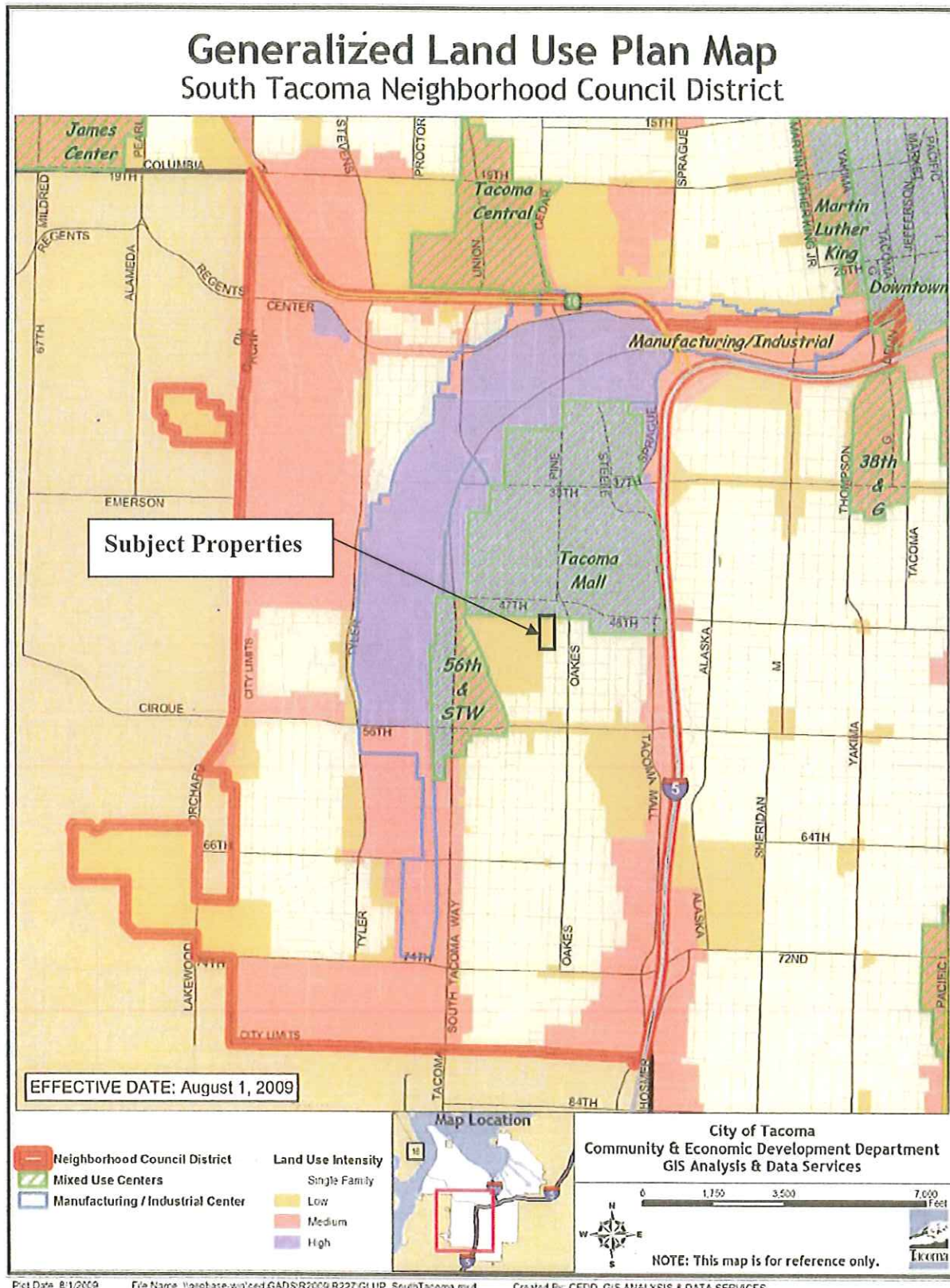
## Generalized Land Use Map



# Exhibit E

Generalized Land Use Element – City of Tacoma Comprehensive Plan

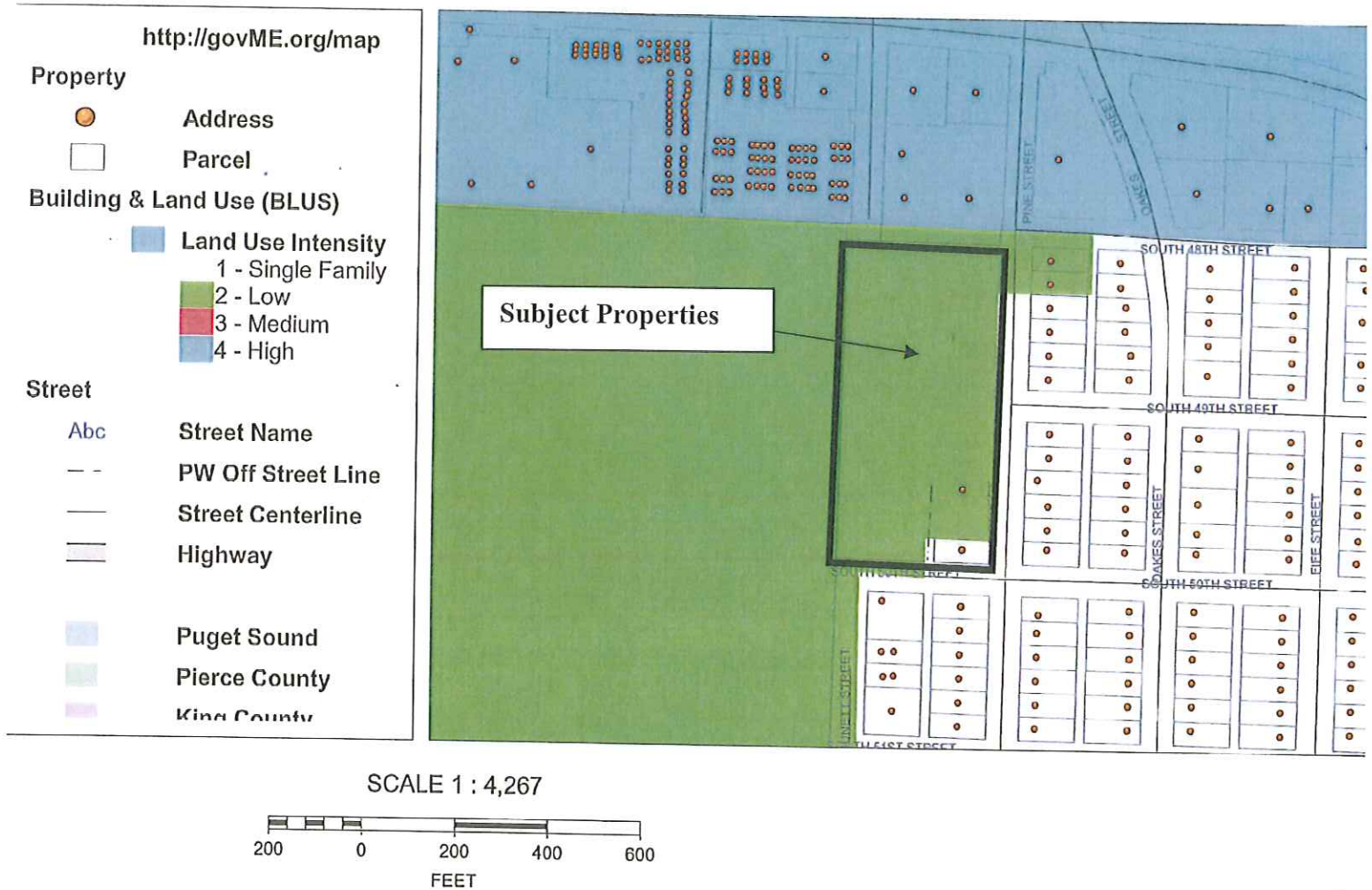
South Tacoma  
Neighborhood  
Generalized Land Use  
Map

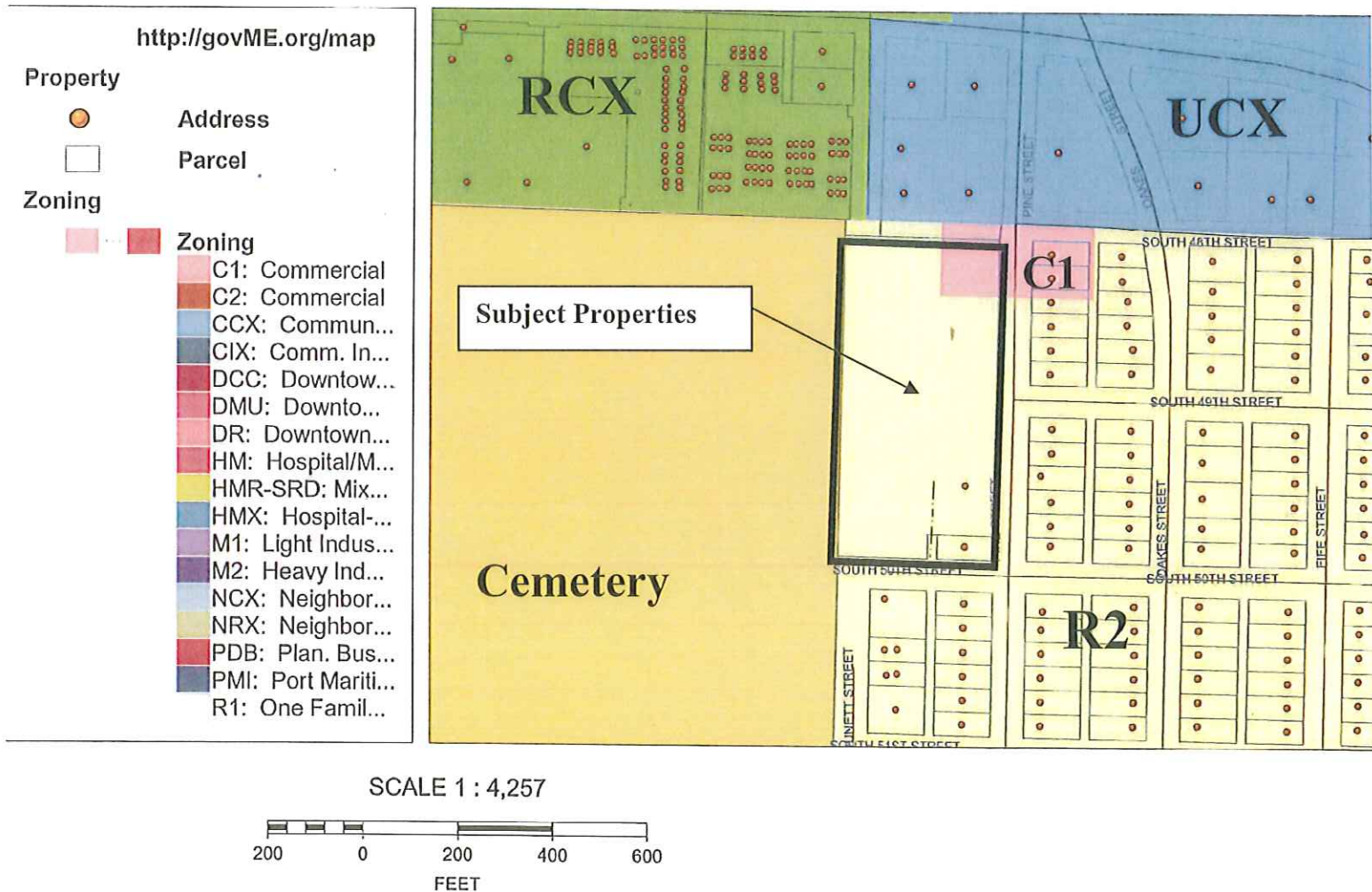


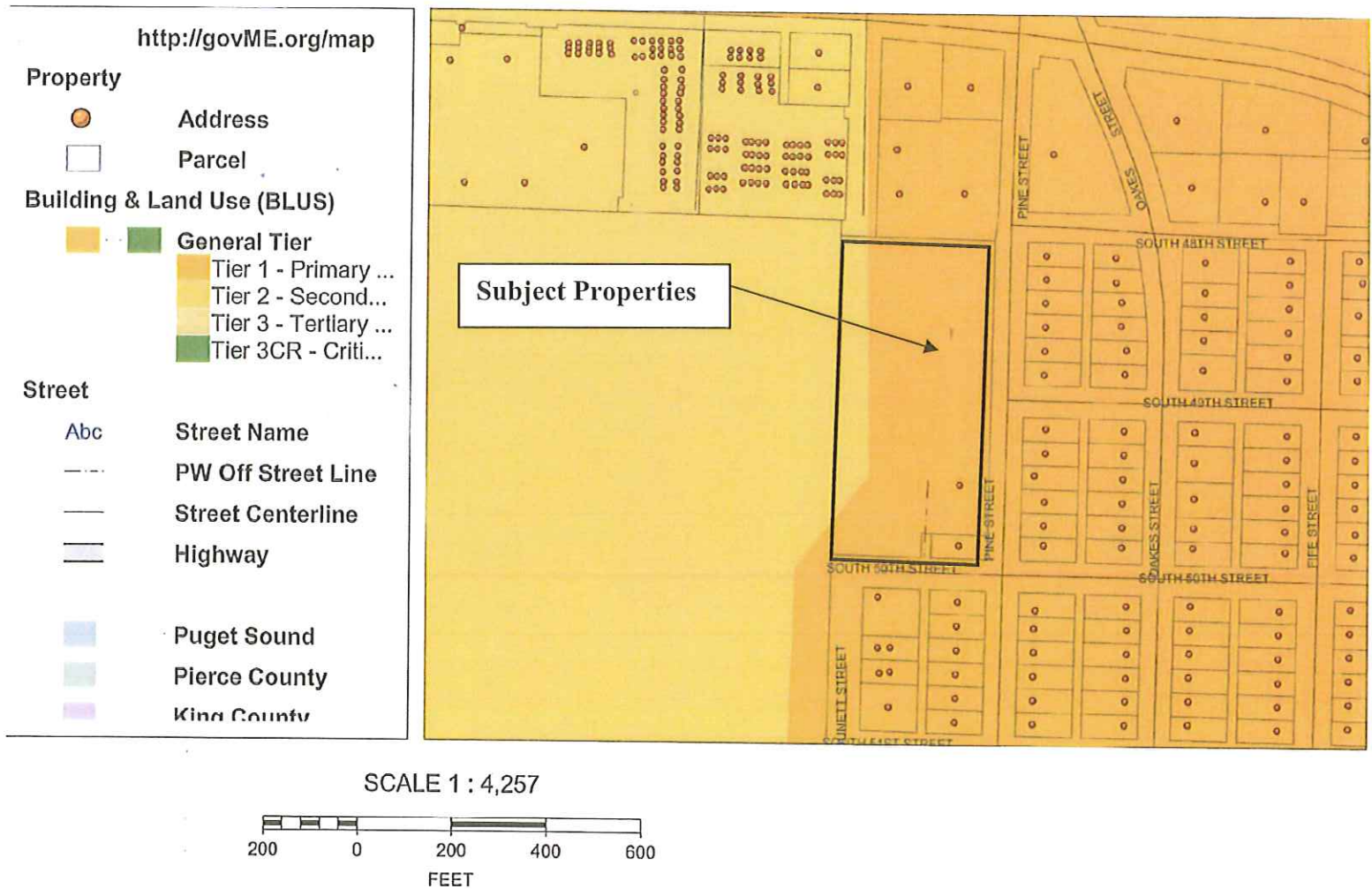


# City of Tacoma

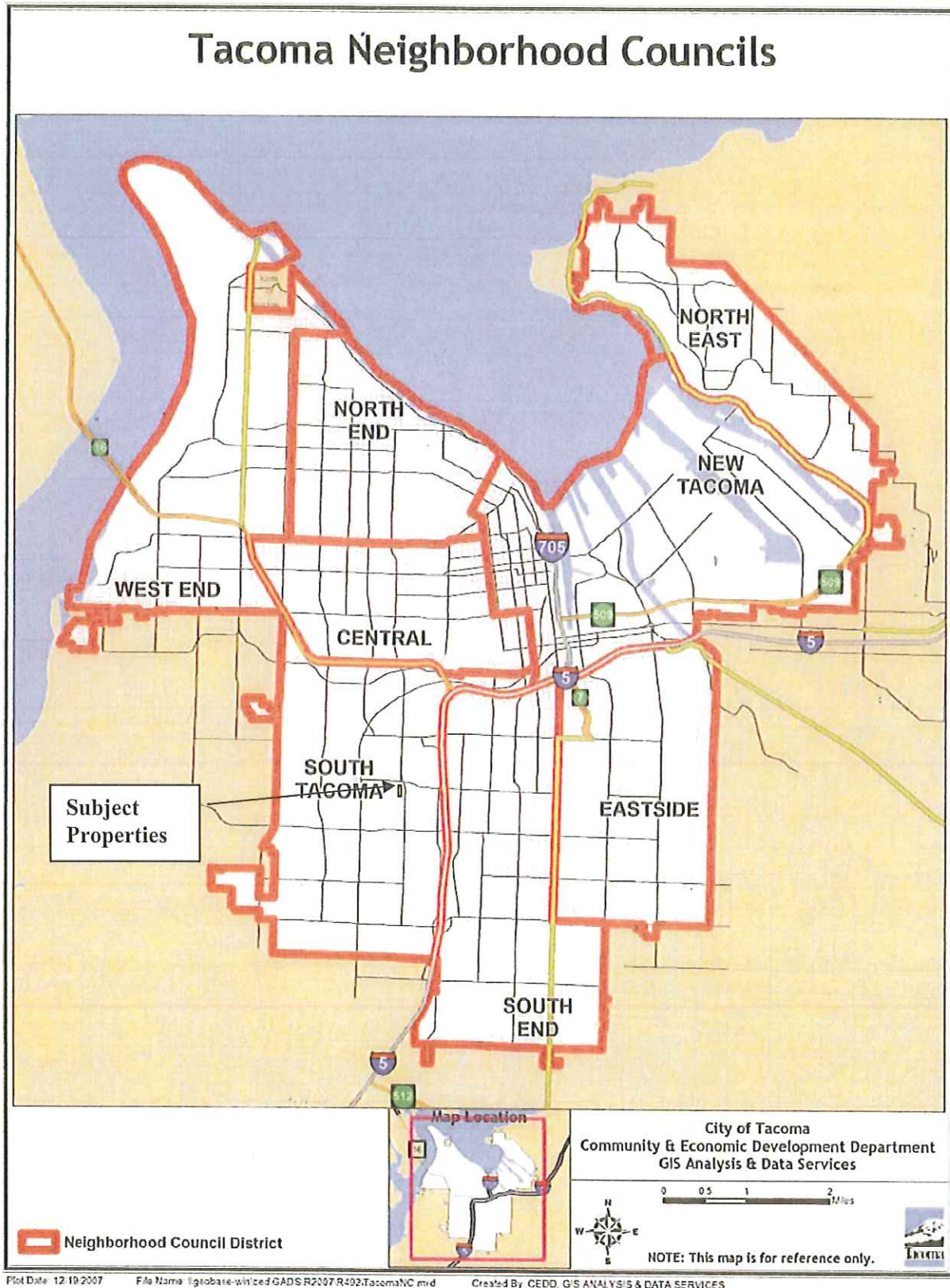
## Exhibit F Site Land Use Intensity Map

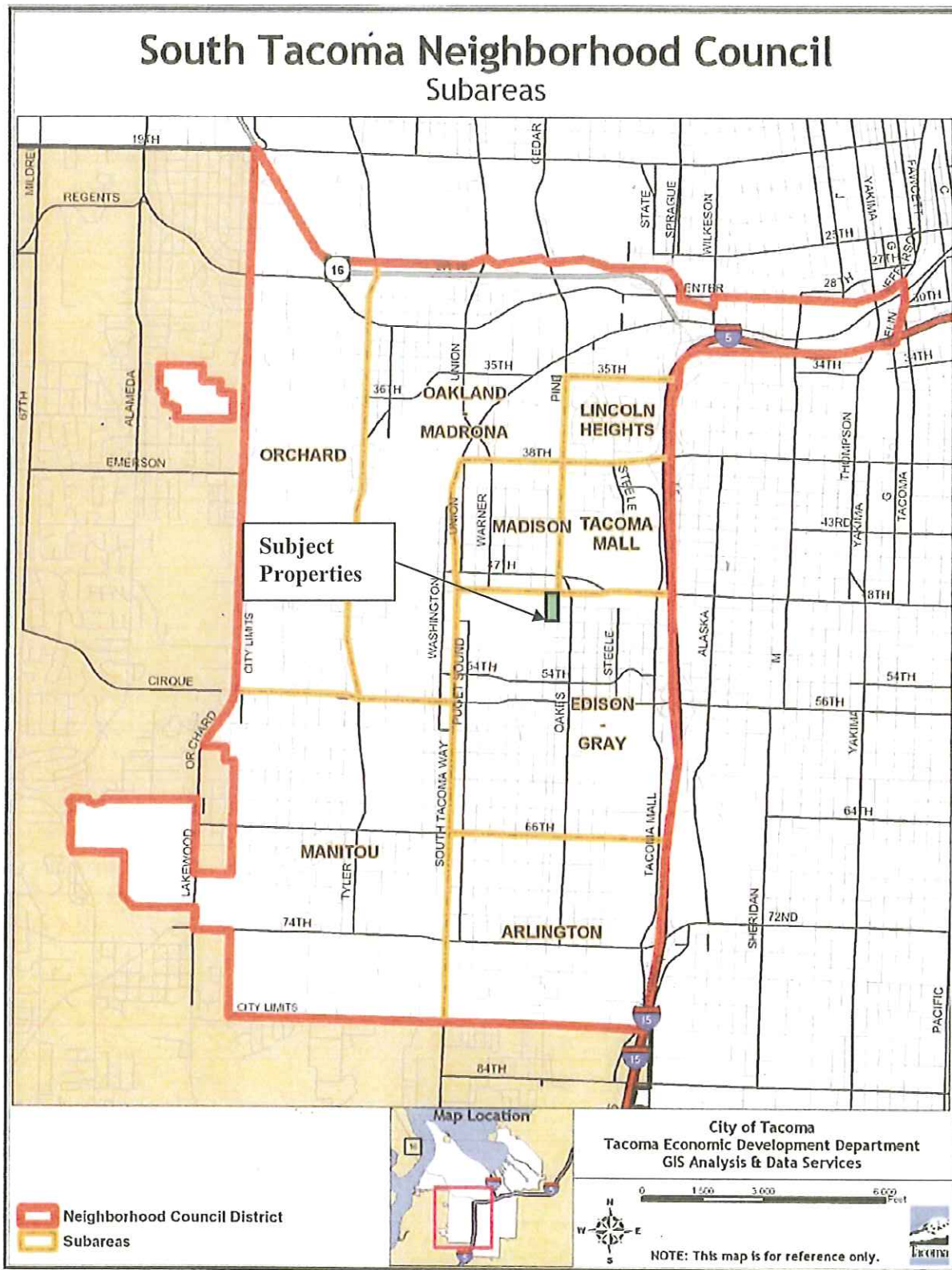
















Search



Home

Site Map

E-Store

Trip Planner

Transit Center

Bus Schedules

Rideshare

Paratransit

Transit Links

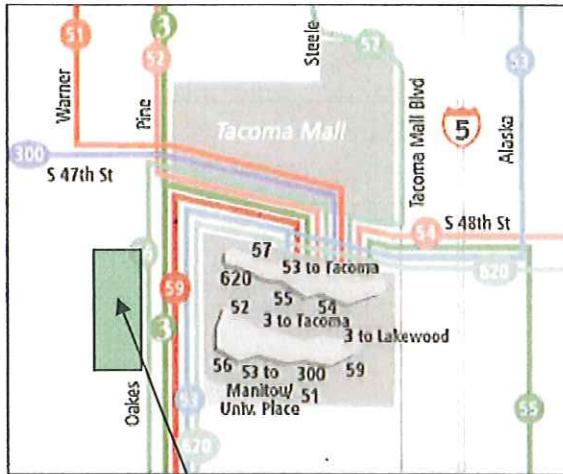
FAQ

Contact Us

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## Tacoma Mall Transit Center

2502 S. 48th Street, Tacoma



Click

on route number to see schedule.

Scale of Transit Center greatly exaggerated to show detail.

Approximate Property Location

**3 Lakewood-Tacoma. Northbound:** Connects Tacoma Mall to Downtown Tacoma. **Southbound:** Connects Tacoma Mall to South Tacoma and Lakewood.

**51 Union Ave.** Connects Tacoma Mall to University of Puget Sound and north Tacoma.

**52 TCC-Mall.** Connects Tacoma Mall to Oakland, Fircrest and Tacoma Community College.

**53 Manitou Eastbound:** Connects Tacoma Mall to Downtown Tacoma. **Westbound:** Connects Tacoma Mall to South Tacoma and Manitou.

**53A University Place Eastbound:** Connects Tacoma Mall to Downtown Tacoma. **Westbound:** Connects Tacoma Mall to South Tacoma, University Place and Tacoma Community College.

**54 38th St.** Connects Tacoma Mall to east Tacoma.

**55 Tacoma Mall-Parkland.** Connects Tacoma Mall to South Tacoma and Parkland.

**56 56th St.** Connects Tacoma Mall to east Tacoma.

**57 Tacoma Mall.** Connects Tacoma Mall to Upper Tacoma and Downtown Tacoma.

**59 Manitou** Connects Tacoma Mall to South Tacoma, Manitou and Oakland.

**300 S Tacoma Wy.** Connects Tacoma Mall to South Tacoma and McChord Air Force Base

**620 Olympia Express** Connects Tacoma Mall to 512 Park & Ride, Lacey and Olympia.

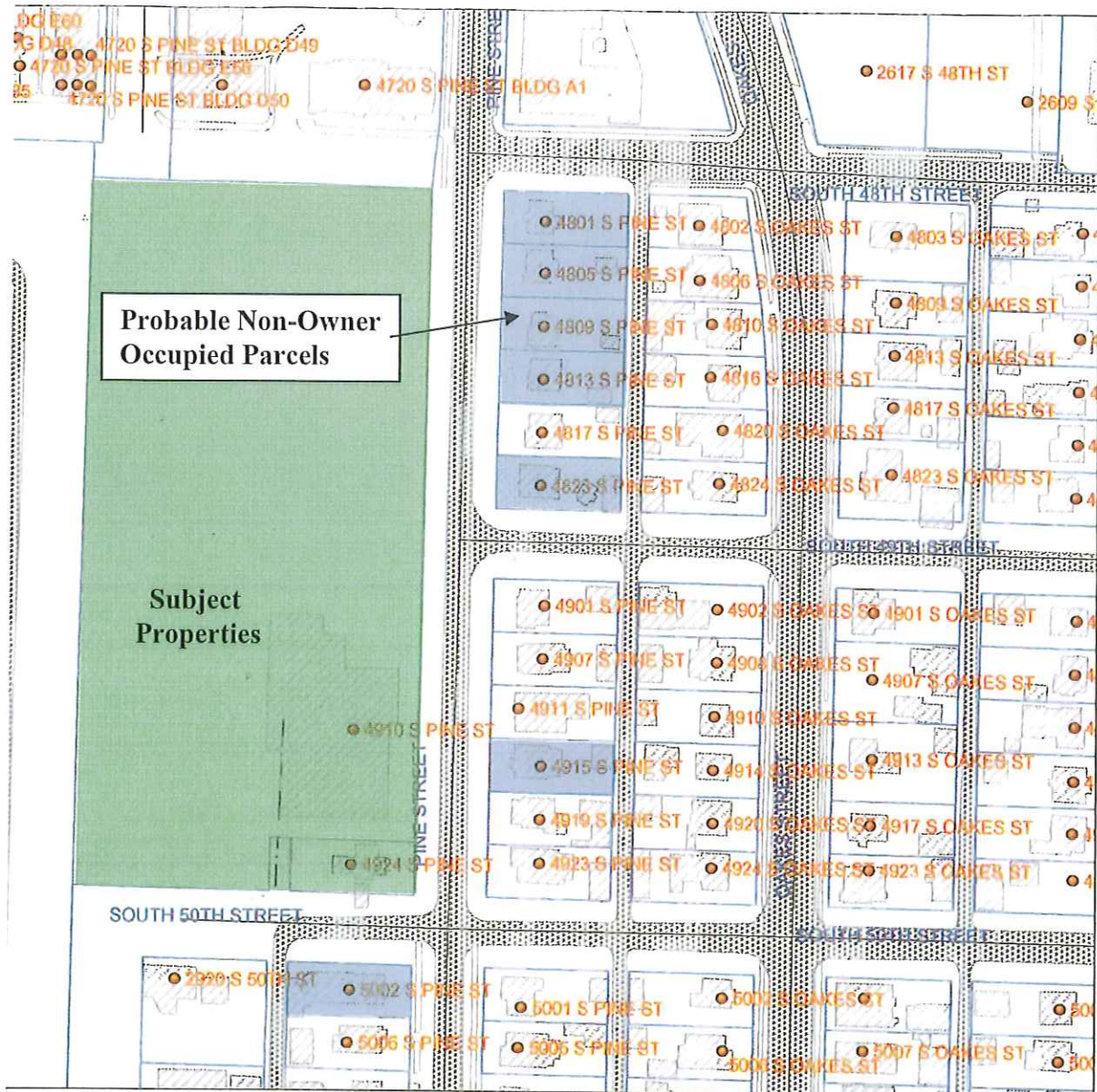




# Exhibit M 1

## Adjacent Property Information

Non-Owner occupancy is assumed since individual property tax-payer mailing address is at a different address than the taxed property.





# Photographs of Existing Homes along Pine & South 50th Streets

## Exhibit M 2



A 4801 S. Pine St.



B 4805 S. Pine St.



C 4809 S. 50<sup>th</sup> St.



D 4813 S. Pine St.



E 4817 S. Pine St.



F 4823 S. Pine St.



G 4901 S. Pine St.



H 4907 S. Pine St.



I 4911 S. Pine St.



J 4915 s. Pine St.



K 4919 S. Pine St.



L 4923 S. Pine St.



# Photographs of Existing Homes along Pine & South 50th Streets

## Exhibit M 3



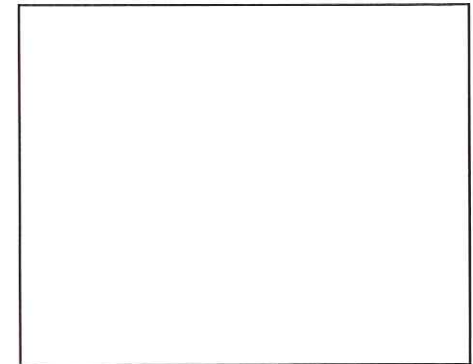
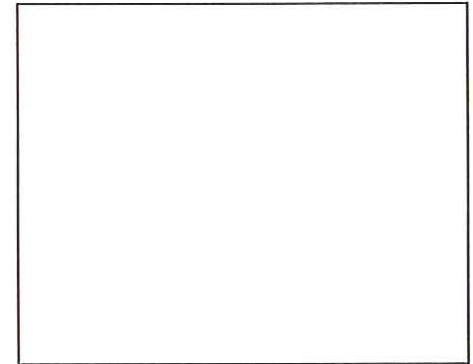
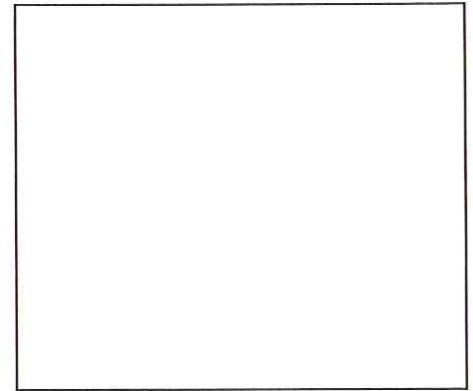
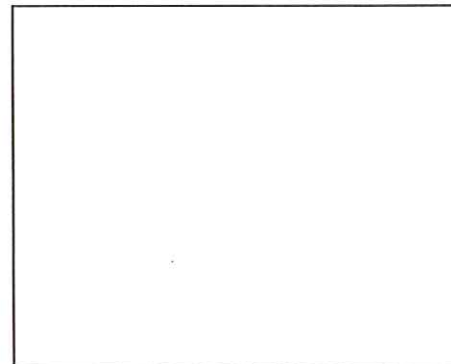
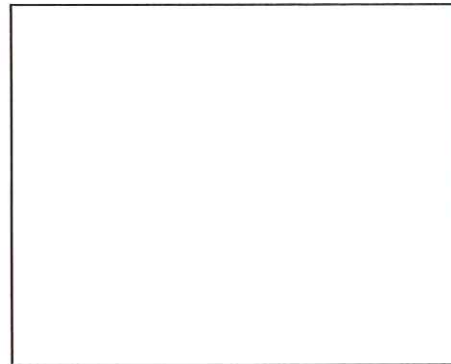
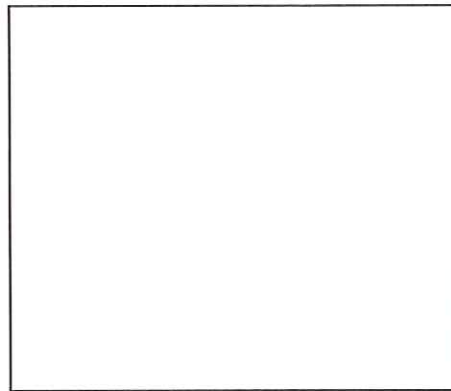
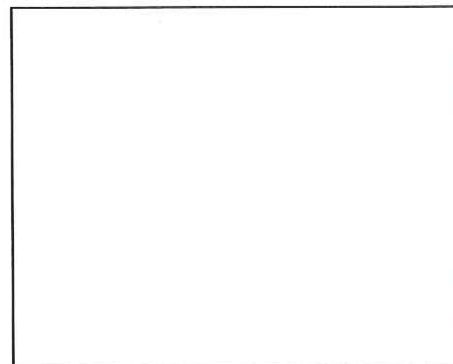
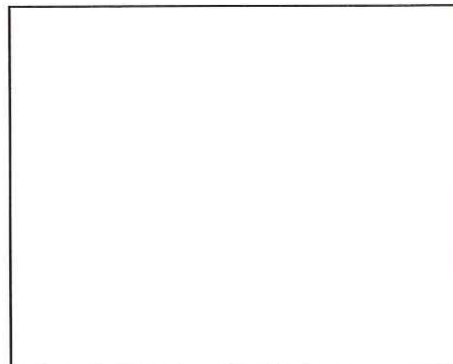
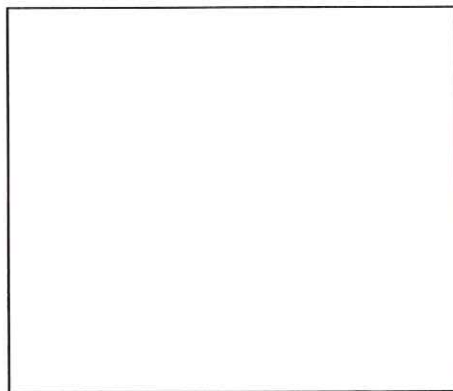
M 5001 S. Pine St.



N 5002 S. Pine St.

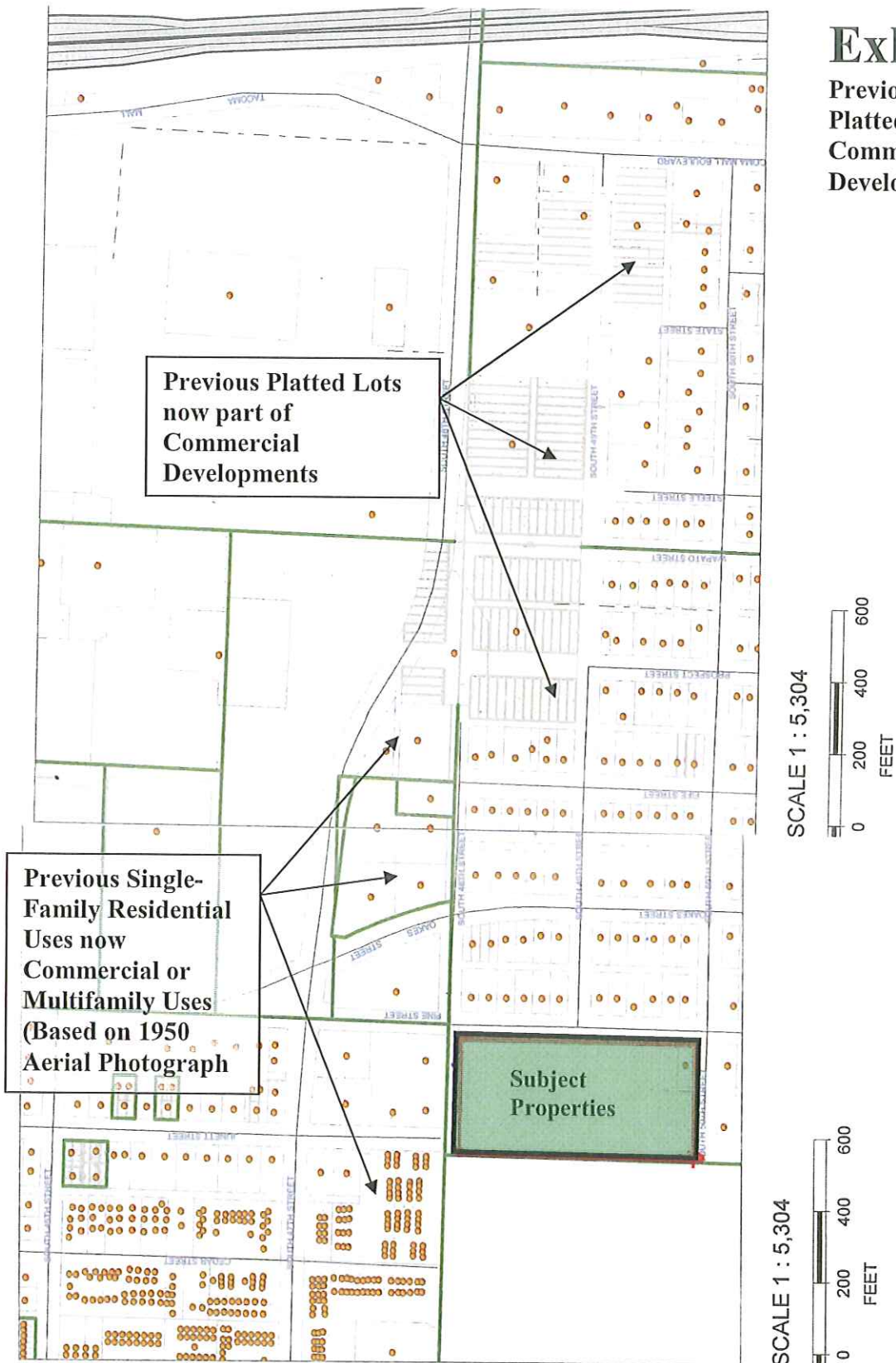


O 2920 S. 50<sup>th</sup> St.



# Exhibit N

Previous Residential  
Platted Lots now part of  
Commercial  
Developments



<http://govME.org/map>

<b>Property</b>	<b>Address</b>	<b>Parcel</b>	<b>Property/Plat</b>	<b>Plat Lines</b>	<b>Lot Lines</b>	<b>Plat (History)</b>	<b>Plat Lines</b>	<b>Lot Text &amp; Dim</b>	<b>Lot Lines</b>	<b>Street</b>	<b>Street Name</b>	<b>PW Off Street Line</b>	<b>Street Centerline</b>	<b>Highway</b>	<b>Puget Sound</b>	<b>Pierce County</b>
	●			—	—	—	—	—	—	—	—	—	—	—	—	—

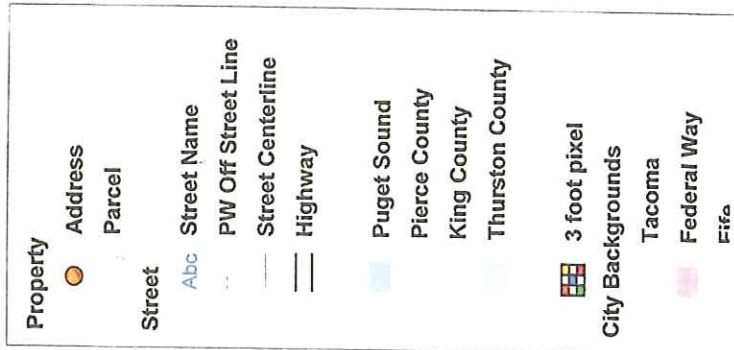


# Exhibit P1

Area 1973 Aerial Photo  
indicating development  
status

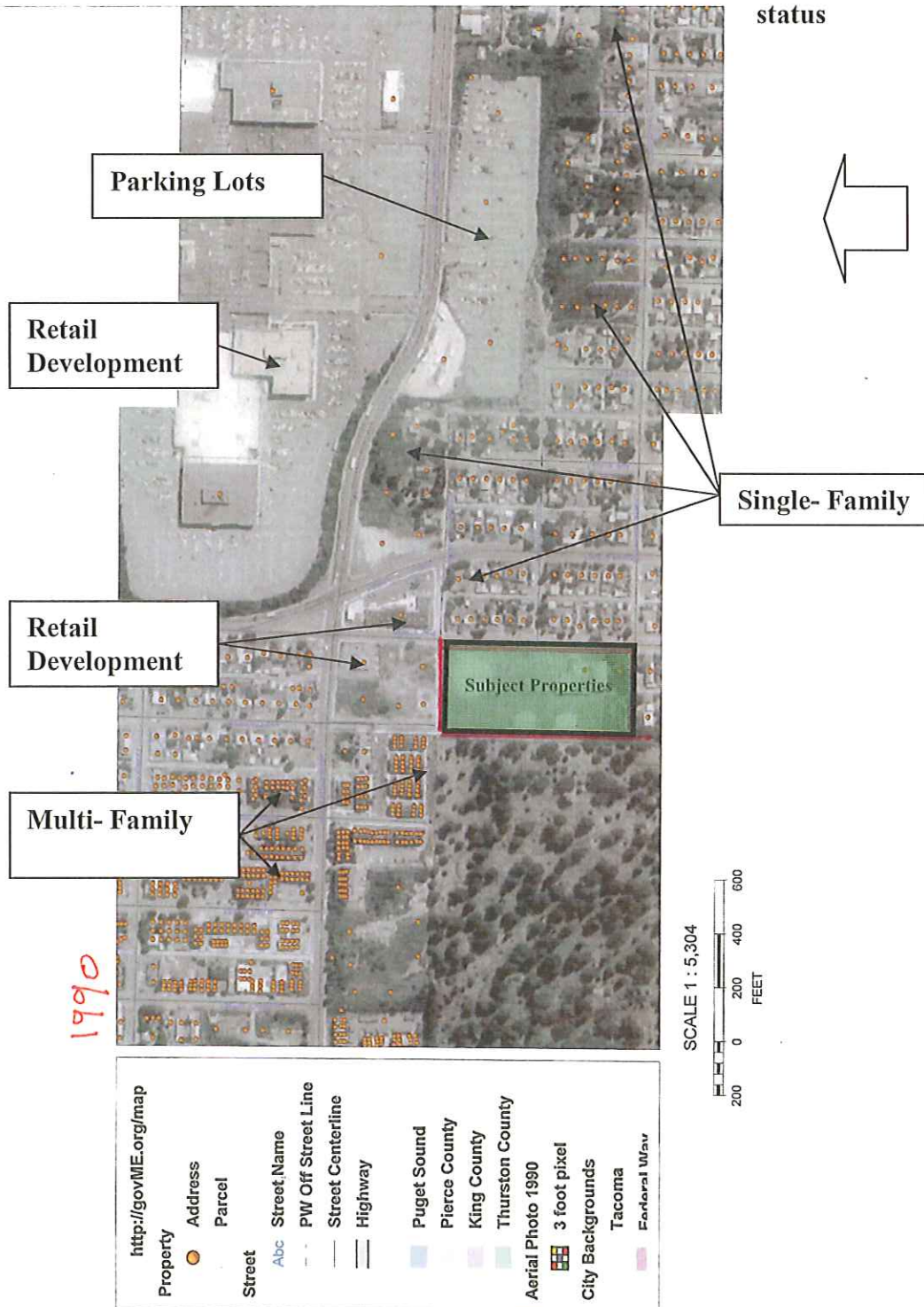


1973



# Exhibit P2

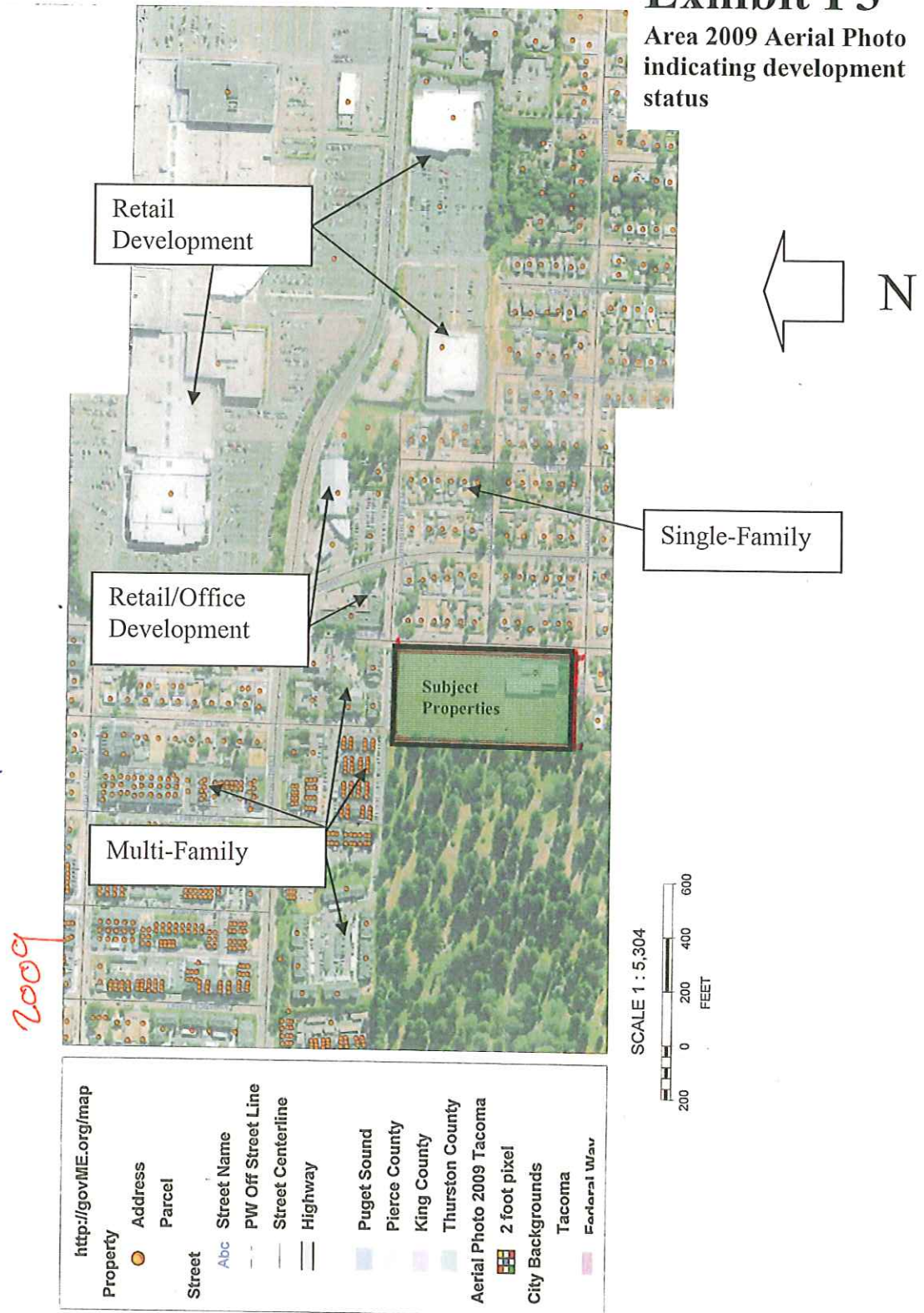
Area 1990 Aerial Photo  
indicating development  
status





# Exhibit P3

Area 2009 Aerial Photo  
indicating development  
status







# EXHIBIT R1

## PROPOSED SITE PLAN





# EXHIBIT R2





## EXHIBIT R3



**VIEW FROM INTERSECTION OF PINE & S. 49th STREETS**



**VIEW FROM INTERSECTION OF PINE & S. 48th STREETS**



Photographs of Tacoma area multifamily facilities developed and Managed by Dobler Management

Exhibit S 1



**Alder Court Apartments- Renovation**  
Location: Alder Street between S. 47<sup>th</sup> & 45<sup>th</sup> Streets



**Alder Court Apartments- Renovation**  
Location: Alder Street between S. 47<sup>th</sup> & 45<sup>th</sup> Streets



**Villas at Lawrence Street- Renovation**  
Location: 3215 S. 47<sup>th</sup> Street



**Villas at Lawrence Street- Renovation**  
Location: 3215 S. 47<sup>th</sup> Street



**Villas at Lawrence Street- Renovation**  
Location: 3215 S. 47<sup>th</sup> Street



**Villas at Lawrence Street- Renovation**  
Location: 3215 S. 47<sup>th</sup> Street



Photographs of Tacoma area multifamily facilities developed and Managed by Dobler Management

Exhibit S 2



**Westmall Court Apartments- New Construction** Location: 4720 South Pine Street



**Westmall Court Apartments- New Construction** Location: 4720 South Pine Street



**Boardwalk Apartments- Renovation**  
Location: 1825 South Stevens



**Boardwalk Apartments- Renovation**  
Location: 1825 South Stevens



**Westmall Court Apartments-Renovation**  
Location: 4720 South Pine Street



**Westmall Court Apartments-Renovation**  
Location: 4720 South Pine Street



Photographs of Tacoma area multifamily facilities developed and Managed by Dobler Management

Exhibit S 3



**Pacific Arbors Apartments- Renovation**  
Location: 101 S 138th St Street



**Pacific Arbors Apartments- Renovation**  
Location: 101 S 138th St Street



**Fircrest Gardens- Renovation**  
Location: 4215 S 30th Street



**Fircrest Gardens- Renovation**  
Location: 4215 S 30th Street



**Cedar Court Apartments- Renovation**  
Location: Cedar Street between S47th and S 45<sup>th</sup> Streets



**Cedar Court Apartments-Renovation**  
Location: Cedar Street between S47th and S 45<sup>th</sup> Streets



**2011 Annual Amendment Application No. 2011-02**  
***Historic Preservation Plan and Code Update***

ASSESSMENT REPORT

<b>Application #:</b>	2011-02
<b>Applicant:</b>	City of Tacoma, Community & Economic Development Dept.
<b>Contact:</b>	Reuben McKnight, Historic Preservation Officer, Building and Land Use
<b>Type of Amendment:</b>	Comprehensive Plan Text and Map Changes, and Regulatory Code Text Changes
<b>Current Land Use Intensity:</b>	Various
<b>Current Area Zoning:</b>	Various
<b>Size of Area:</b>	Not Applicable
<b>Location:</b>	City-wide
<b>Neighborhood Council area:</b>	City-wide
<b>Proposed Amendment:</b>	Creating a new Historic Preservation Element of the Comprehensive Plan and amending the Land Use Regulatory Code to provide updated and improved guidance regarding historic preservation and the City's preservation program.

**General Description of the Proposed Amendment:**

This proposed amendment will modify the Comprehensive Plan policies to provide improved and updated guidance regarding historic preservation and the City's preservation program and adopt associated amendments to the Land Use Regulatory Code. This project includes:

- Consolidation, revision and addition of historic preservation policies into a new Historic Preservation Element to provide updated guidance on the importance of historic preservation and direction for program administration, education and outreach
- Revise the Culture and History Element and other plan elements for consistency
- Revision of the Land Use Regulatory Code (primarily Chapter 13.07 – Landmarks and Historic Special Review Districts) for implementation of the new and revised policy guidance, compatibility with up-to-date historic preservation best practices and the addition of appropriate standards, guidelines and regulations

The project is broken into two major components:

1. Review and generate recommended amendments to the existing Comprehensive Plan *Culture and History Element*, where gaps in policy exist. This task is referred to currently as the *Historic Preservation Plan*, and is anticipated to result in a new, stand-alone element apart from the *Culture and History Element*.

This task includes review and refinement of the existing community vision, review of the existing goals and policies within the element for consistency with the vision statement, review of other existing Comprehensive Plan elements for consistency with the preservation goals and vision and the identification and development of missing policies.

Anticipated new policy components under this task include:

- *Statement of Goals and Vision*
- *Definition of Historic Character*
- *History and Context of Preservation in Tacoma*
- *Analysis of the Preservation Program and its primary components*
- *Review of Goals, Policies and Actions*
- *Historic Resources Inventories*
- *Analysis of economic conditions and the efficacy of preservation incentives*
- *Policy framework and implementation plan*

2. Update the Land Use Regulatory Code (primarily Chapter 13.07 – Landmarks and Historic Special Review Districts) for consistency with the revised policy framework, tentatively including:

- *Technical clean-up of existing sections*
- *Updates to the definitions used for historic and conservation districts, as well improvements to the clarity and function of the designation process for districts*
- *Integrating sustainability concepts into the preservation ordinance*
- *Creation of delisting procedures*
- *Definition and application of economic hardship considerations*
- *Improvements to the minimum buildings standards and cross references to the City's enforcement regulations*

**Additional Information:**

Historic Preservation is one of the 13 Planning Goals stipulated under the Growth Management Act, and is an optional element in local jurisdiction's Comprehensive Plans. Prior to 2005, there was not a cohesive adopted element specifically addressing preservation in Tacoma's Comprehensive Plan. That year, the City Council adopted a new Culture and History Element, which combined Arts, Culture and International Programs, and Historic Preservation under one element. This element provides basic policy-level guidance, goals and visions, and provides an introduction to these programs.

However, this element is not well integrated with other City regulations and policies, and it does not clearly communicate a vision, determine what "historic" means for Tacoma, and does not set priorities and objectives for the future of the City's historic preservation program.



### **Assessment Criteria:**

*In order to assist the Commission in determining which applications should be considered in which amendment cycle, staff provides an assessment of each application pursuant to the following criteria, which are contained in TMC 13.02.045.F.*

**1. Determining if the amendment request is legislative, and properly subject to Commission review, or quasi-judicial, and not properly subject to Commission review.**

These amendments involve changes to existing legislatively-adopted policy and code language and are appropriately subject to Commission review.

**2. Determining if the request is site-specific (i.e., a land use intensity or a zoning change for a specific parcel(s) likely to be under one ownership).**

The proposed amendments would generally apply City-wide.

**3. Receipt by the application deadline, if applicable (a large volume of requests before the deadline may necessitate that some requests be reviewed in a subsequent amendment cycle).**

The proposal was scheduled for consideration prior to the June 30 deadline.

**4. Order of receipt.**

Not applicable.

**5. Recent study of the same area or issue (this may be cause for the Commission to decline further review).**

As stated above, the first Culture and History Element was adopted in 2005. Since then, the City Council and the Landmarks Preservation Commission have identified several areas in which the current language is lacking. This review will be the first comprehensive, fundamental preservation study and planning process conducted in Tacoma. Of note, this review was initiated in 2009 and was originally scheduled to be part of the 2010 annual amendment package. However, due to the size of this effort and the need to include companion code amendments, the project was extended with the intention of moving forward for adoption as part of the 2011 amendments.

**6. Amount of analysis necessary (if a large-scale study is required, an application may have to be delayed until a future amendment cycle due to work loads, staffing levels, etc.).**

As outlined above, this project will require a significant amount of analysis and study. However, in its 2009-10 Biennial Budget, the Tacoma City Council provided funding for a comprehensive update to the City's Culture and History Comprehensive Plan Element. This project is fully funded and the Planning Division is utilizing consultant services to supplement staff efforts.

**7. Available incorporation into planned or active projects.**

The City is also conducting a related review of archaeological regulations and developing a predictive modeling-based permitting tool; however, this will fit into the preservation plan.

**Recommendation:**

*The Planning Commission will review the assessment and make its decision as to: (1) whether or not the application is complete or what information is needed to make the application complete; (2) which amendment application(s) will be considered and in which amendment cycle; and (3) whether or not to prepare alternative proposed amendment(s) that either expand or contract the scope of the original proposed amendment (TMC 13.02.045.F).*

Staff recommends the application be considered as part of the 2011 Annual Amendment package.



**2011 Annual Amendment Application No. 2011-03**  
**Container Port Element**

ASSESSMENT REPORT

<b>Application #:</b>	2011-03
<b>Applicant:</b>	Community & Economic Development Dept.
<b>Contact:</b>	Ian Munce
<b>Type of Amendment:</b>	Comprehensive Plan Text and Map Changes
<b>Current Land Use Intensity:</b>	High Intensity
<b>Current Area Zoning:</b>	PMI (Port Maritime Industrial); M-2 (Heavy Industrial); M-1 (Light Industrial); and shoreline zoning
<b>Size of Area:</b>	Approximately 5,000 acres
<b>Location:</b>	Tacoma industrial Tideflats and associated freight corridors
<b>Neighborhood Council area:</b>	New Tacoma
<b>Proposed Amendment:</b>	Adding a new Container Port Element to the City Comprehensive Plan

**General Description of the Proposed Amendment:**

The proposed amendment is to add a new Container Port Element to the City Comprehensive Plan (Port Element). This work is mandated by a 2009 addition to the State Growth Management Act, ESHB 1959 (Exhibit A). At this time, this mandate only applies to the cities of Seattle and Tacoma. When adopting the new law, the legislature recognized the importance of container ports to not only the local, but also state and national economies. The City is required to work cooperatively with the Port of Tacoma in developing the new policy element. According to State law, the Port Element is to:

- (1) Define and protect the core areas of port industrial uses,
- (2) Identify and resolve key land use conflicts at the edges of the core areas, and
- (3) Ensure access to freight corridors that serve port industrial uses and recommend transportation improvements, if needed.

Key policy discussions primarily will relate to land use and transportation planning to address the needs of industrial uses and associated activities while ensuring a vibrant city waterfront and adjacent neighborhoods. Other additions would address regional policy direction adopted in Vision 2040, in which the port industrial area is designated as a regional manufacturing/industrial center.

**Additional Information:**

Both the City and the Port have dedicated significant staff resources to preparation of the Container Port Element. Additionally, thanks to funding from the State Department of Commerce, Blumen Consulting has been retained to assist with the necessary technical studies and analyses. Finally, work on this Port



Element is being coordinated with other planning efforts, such as the Shoreline Master Program update, the Tideflats Area Transportation Study, and the Port of Tacoma's Comprehensive Scheme of Harbor Improvements.

**Assessment Criteria:**

*In order to assist the Commission in determining which applications should be considered in which amendment cycle, staff provides an assessment of each application pursuant to the following criteria, which are contained in TMC 13.02.045.F.*

**1. Determining if the amendment request is legislative, and properly subject to Commission review, or quasi-judicial, and not properly subject to Commission review.**

By statutory definition, adoption of this Port Element is a legislative action and is squarely within the scope of responsibility of the Planning Commission under TMC 13.02.040.

**2. Determining if the request is site-specific (i.e., a land use intensity or a zoning change for a specific parcel(s) likely to be under one ownership).**

Adoption of this Port Element is not a site-specific quasi-judicial action. However, adoption must include designation of 'core areas' of Port operations in the City Comprehensive Plan. 'Core areas' are not limited to Port-owned lands but rather are geographic areas that may be subject to future area-wide zoning changes.

**3. Receipt by the application deadline, if applicable (a large volume of requests before the deadline may necessitate that some requests be reviewed in a subsequent amendment cycle).**

The Planning Commission was advised of this mandatory work item at their February 17, 2010.

**4. Order of receipt.**

Not applicable

**5. Recent study of the same area or issue (this may be cause for the Commission to decline further review).**

The City Comprehensive Plan designates a Manufacturing /Industrial Center centered on the Tacoma Tideflats. The port industrial area also is designated a regional MIC in Vision 2040. In 2002, a new zoning classification was established – the Port Maritime Industrial (PMI) Zone and the majority of the Tideflats were reclassified to this new zoning district. The Planning Commission is currently evaluating policies and regulations for shoreline areas which will affect the areas lying within 200 feet of the ordinary high water mark along the port waterways. Both the Comprehensive Plan policies and the PMI zoning address many of the issues that must be covered under the amendment to the GMA. However, the GMA requires additional analysis and public process to meet State legislative mandates.

**6. Amount of analysis necessary (if a large-scale study is required, an application may have to be delayed until a future amendment cycle due to work loads, staffing levels, etc.).**

The amount of analysis necessary is set forth in the statute (Exhibit A) and then refined in the City's

contract with the State Department of Commerce and in the Consultant's Scope of Work. As part of the contract with the State, both the City and the Port have committed staff resources to meet our in-kind contribution requirements.

## **7. Available incorporation into planned or active projects.**

State law requires that the Port Element be addressed in 2011. It is a stand-alone project but one that needs to be integrated and coordinated with other elements of the Long-Range Planning Division's 2011 work program.

### **Recommendation:**

*The Planning Commission will review the assessment and make its decision as to: (1) whether or not the application is complete or what information is needed to make the application complete; (2) which amendment application(s) will be considered and in which amendment cycle; and (3) whether or not to prepare alternative proposed amendment(s) that either expand or contract the scope of the original proposed amendment (TMC 13.02.045.F).*

Staff recommends that the Container Port Element, as required by the Growth Management Act, be included in the 2011 amendment cycle to ensure that the statutory mandates and timeframes are met.

### **Exhibits:**

A. ESHB 1959

CERTIFICATION OF ENROLLMENT

**ENGROSSED SUBSTITUTE HOUSE BILL 1959**

Chapter 514, Laws of 2009

61st Legislature  
2009 Regular Session

MARINE CONTAINER PORTS--USES AND PLANNING

EFFECTIVE DATE: 07/26/09

Passed by the House April 24, 2009  
Yeas 94 Nays 0

FRANK CHOPP

**Speaker of the House of Representatives**

Passed by the Senate April 22, 2009  
Yeas 48 Nays 0

BRAD OWEN

**President of the Senate**

Approved May 15, 2009, 2:34 p.m.

CHRISTINE GREGOIRE

**Governor of the State of Washington**

CERTIFICATE

I, Barbara Baker, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **ENGROSSED SUBSTITUTE HOUSE BILL 1959** as passed by the House of Representatives and the Senate on the dates hereon set forth.

BARBARA BAKER

**Chief Clerk**

FILED

May 18, 2009

**Secretary of State  
State of Washington**

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ENGROSSED SUBSTITUTE HOUSE BILL 1959

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AS AMENDED BY THE SENATE

Passed Legislature - 2009 Regular Session

**State of Washington                      61st Legislature                      2009 Regular Session**

**By** House Local Government & Housing (originally sponsored by Representatives Simpson, Rodne, Williams, and Armstrong; by request of Governor Gregoire)

READ FIRST TIME 02/20/09.

1            AN ACT Relating to land use and transportation planning for marine  
2 container ports; reenacting and amending RCW 47.06.140; adding a new  
3 section to chapter 36.70A RCW; and creating new sections.

4            BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

5            NEW SECTION.    **Sec. 1.**    (1) The legislature finds that Washington's  
6 marine container ports operate within a complex system of marine  
7 terminal operations, truck and train transportation corridors, and  
8 industrial services that together support a critical amount of our  
9 state and national economy, including key parts of our state's  
10 manufacturing and agricultural sectors, and directly create thousands  
11 of high-wage jobs throughout our region.

12            (2) The legislature further finds that the container port services  
13 are increasingly challenged by the conversion of industrial properties  
14 to nonindustrial uses, leading to competing and incompatible uses that  
15 can hinder port operations, restrict efficient movement of freight, and  
16 limit the opportunity for improvements to existing port-related  
17 facilities.

18            (3) It is the intent of the legislature to ensure that local land  
19 use decisions are made in consideration of the long-term and widespread



1 economic contribution of our international container ports and related  
2 industrial lands and transportation systems, and to ensure that  
3 container ports continue to function effectively alongside vibrant city  
4 waterfronts.

5 NEW SECTION. **Sec. 2.** A new section is added to chapter 36.70A RCW  
6 to read as follows:

7 (1) Comprehensive plans of cities that have a marine container port  
8 with annual operating revenues in excess of sixty million dollars  
9 within their jurisdiction must include a container port element.

10 (2) Comprehensive plans of cities that include all or part of a  
11 port district with annual operating revenues in excess of twenty  
12 million dollars may include a marine industrial port element. Prior to  
13 adopting a marine industrial port element under this subsection (2),  
14 the commission of the applicable port district must adopt a resolution  
15 in support of the proposed element.

16 (3) Port elements adopted under subsections (1) and (2) of this  
17 section must be developed collaboratively between the city and the  
18 applicable port, and must establish policies and programs that:

19 (a) Define and protect the core areas of port and port-related  
20 industrial uses within the city;

21 (b) Provide reasonably efficient access to the core area through  
22 freight corridors within the city limits; and

23 (c) Identify and resolve key land use conflicts along the edge of  
24 the core area, and minimize and mitigate, to the extent practicable,  
25 incompatible uses along the edge of the core area.

26 (4) Port elements adopted under subsections (1) and (2) of this  
27 section must be:

28 (a) Completed and approved by the city according to the schedule  
29 specified in RCW 36.70A.130; and

30 (b) Consistent with the economic development, transportation, and  
31 land use elements of the city's comprehensive plan, and consistent with  
32 the city's capital facilities plan.

33 (5) In adopting port elements under subsections (1) and (2) of this  
34 section, cities and ports must: Ensure that there is consistency  
35 between the port elements and the port comprehensive scheme required  
36 under chapters 53.20 and 53.25 RCW; and retain sufficient planning  
37 flexibility to secure emerging economic opportunities.

(6) In developing port elements under subsections (1) and (2) of this section, a city may utilize one or more of the following approaches:

(a) Creation of a port overlay district that protects container port uses;

(b) Use of industrial land banks;

(c) Use of buffers and transition zones between incompatible uses;

(d) Use of joint transportation funding agreements;

(e) Use of policies to encourage the retention of valuable warehouse and storage facilities;

(f) Use of limitations on the location or size, or both, of nonindustrial uses in the core area and surrounding areas; and

(g) Use of other approaches by agreement between the city and the port.

(7) The department of community, trade, and economic development must provide matching grant funds to cities meeting the requirements of subsection (1) of this section to support development of the required container port element.

(8) Any planned improvements identified in port elements adopted under subsections (1) and (2) of this section must be transmitted by the city to the transportation commission for consideration of inclusion in the statewide transportation plan required under RCW 47.01.071.

**Sec. 3.** RCW 47.06.140 and 2007 c 516 s 11 and 2007 c 512 s 2 are each reenacted and amended to read as follows:

(1) The legislature declares the following transportation facilities and services to be of statewide significance: Highways of statewide significance as designated by the legislature under chapter 47.05 RCW, the interstate highway system, interregional state principal arterials including ferry connections that serve statewide travel, intercity passenger rail services, intercity high-speed ground transportation, major passenger intermodal terminals excluding all airport facilities and services, the freight railroad system, the Columbia/Snake navigable river system, marine port facilities and services that are related solely to marine activities affecting international and interstate trade, key freight transportation corridors serving these marine port facilities, and high capacity

1 transportation systems serving regions as defined in RCW 81.104.015.  
2 The department, in cooperation with regional transportation planning  
3 organizations, counties, cities, transit agencies, public ports,  
4 private railroad operators, and private transportation providers, as  
5 appropriate, shall plan for improvements to transportation facilities  
6 and services of statewide significance in the statewide multimodal  
7 transportation plan. Improvements to facilities and services of  
8 statewide significance identified in the statewide multimodal  
9 transportation plan, or to highways of statewide significance  
10 designated by the legislature under chapter 47.05 RCW, are essential  
11 state public facilities under RCW 36.70A.200.

12 (2) The department of transportation, in consultation with local  
13 governments, shall set level of service standards for state highways  
14 and state ferry routes of statewide significance. Although the  
15 department shall consult with local governments when setting level of  
16 service standards, the department retains authority to make final  
17 decisions regarding level of service standards for state highways and  
18 state ferry routes of statewide significance. In establishing level of  
19 service standards for state highways and state ferry routes of  
20 statewide significance, the department shall consider the necessary  
21 balance between providing for the free interjurisdictional movement of  
22 people and goods and the needs of local communities using these  
23 facilities. When setting the level of service standards under this  
24 section for state ferry routes, the department may allow for a standard  
25 that is adjustable for seasonality.

26 NEW SECTION. **Sec. 4.** If specific funding for the purposes of this  
27 act, referencing this act by bill or chapter number, is not provided by  
28 June 30, 2009, in the omnibus appropriations act, this act is null and  
29 void.

Passed by the House April 24, 2009.

Passed by the Senate April 22, 2009.

Approved by the Governor May 15, 2009.

Filed in Office of Secretary of State May 18, 2009.



**2011 Annual Amendment Application No. 2011-04**  
***Water Level of Service Standard***

ASSESSMENT REPORT

<b>Application #:</b>	2011-04
<b>Applicant:</b>	Tacoma Water
<b>Contact:</b>	Susan Clark, Water Resource Planning Coordinator
<b>Type of Amendment:</b>	Comprehensive Plan Text Change
<b>Current Land Use Intensity:</b>	N/A
<b>Current Area Zoning:</b>	N/A
<b>Size of Area:</b>	N/A
<b>Location:</b>	Tacoma Water's Designated Service Area (including Tacoma City Limits and portions of Pierce and King Counties)
<b>Neighborhood Council area:</b>	All
<b>Proposed Amendment:</b>	Revise the current level of service standard (LOS) for potable water contained in the Capital Facilities Element of the Comprehensive Plan from a fixed standard to an industry standard that is calculated on an annual basis consistent with state guidance.

**General Description of the Proposed Amendment:**

The proposed amendment would revise the existing level of service standard (LOS) for “Water (Potable)” as contained in the Capital Facilities Element of the Comprehensive Plan, as follows:

<b>Existing Water LOS</b>	562 gallons per day per Equivalent Residential Unit (ERU)
<b>Proposed Water LOS</b>	Tacoma Water will calculate its LOS on an annual basis consistent with WAC 246-290-222 and will report on its LOS in the City of Tacoma Capital Facilities Program and Tacoma Water Business Plan.

The purpose of the proposed amendment is to resolve the inconsistency between the current, fixed LOS and the industry standard that may change over time as water use patterns change for various reasons.

Tacoma Water is obligated to provide timely and reasonable water service to existing and projected new customers within its designated water service area. Tacoma Water is required to develop a water system plan every six years for approval by the Washington State Department of Health (DOH). The plan must, among other requirements, demonstrate that the water system's physical capacity and water rights are sufficient for current and future needs. The water system's physical capacity is calculated in Equivalent Residential Units (ERUs) based on a variety of factors as set forth in the Washington Administrative Code (WAC) 246-290-222.



The DOH's Water System Design Manual, December 2009, recognizes that the "ERU level of service for a specific water system may change over time as water use patterns change for various reasons". It is important that Tacoma Water retain flexibility to modify its calculation methodology as appropriate based on what the WAC allows, in order to provide "timely and reasonable water service."

Although the LOS for potable water is expressed in ERUs as required by the WAC, changing the LOS to reflect changes in water use patterns requires an amendment to the Comprehensive Plan which can only occur once each year. The proposed amendment would allow Tacoma Water to adjust the LOS to reflect consistency with other state required water service planning without having to annually amend the Comprehensive Plan.

### **Additional Information:**

**Level of Service Standard (LOS)** – As provided in the Capital Facilities Element, it is the intent of the City to provide adequate public facilities and services (including potable water), as efficiently and cost-effectively as possible, to serve both existing and new development. Such facilities and services will be designed to meet the capital facility needs of the community and to support Tacoma's land use growth and development concept. The level of service (LOS) standards are used to determine the need for such facilities, test the adequacy of such facilities to serve proposed development concurrent with the impacts of the development, and ensure that appropriate levels of capital resources are allocated.

**Equivalent Residential Unit (ERU)** – Washington Administrative Code (WAC) 246-290-222 requires that the physical capacity of a water system be determined through the evaluation of the source, treatment, storage, transmission or distribution components of the water system individually and in combination with each. The physical capacity of a water system is reported as the maximum number of service connections, calculated in equivalent residential units (ERUs), that the water system can serve when considering the limitation of each water system component. An ERU is a unit of measure to express the amount of water consumed by a typical full-time single-family residence. ERUs are used to equate nonresidential water use to the amount used by separate single-family residences. The water consumption ERU value has traditionally been calculated by Tacoma Water by dividing the total annual volume of water utilized in the single-family residential customer class by the total number of active single-family residential connections and multiplying the result by our peaking factor. The volume of water used by other customer classes can then be divided by the average single-family residential water use to determine the number of equivalent residential units consumed by other customer classes.

### **Assessment Criteria:**

*In order to assist the Commission in determining which applications should be considered in which amendment cycle, staff provides an assessment of each application pursuant to the following criteria, which are contained in TMC 13.02.045.F.*

#### **1. Determining if the amendment request is legislative, and properly subject to Commission review, or quasi-judicial, and not properly subject to Commission review.**

Amending the Capital Facilities Element of the Comprehensive Plan is a legislative action and is a primary responsibility of the Planning Commission.

2. **Determining if the request is site-specific (i.e., a land use intensity or a zoning change for a specific parcel(s) likely to be under one ownership).**

The proposal is not site-specific.

3. **Receipt by the application deadline, if applicable (a large volume of requests before the deadline may necessitate that some requests be reviewed in a subsequent amendment cycle).**

The application was received on June 30, 2010.

4. **Order of receipt.**

This was the second of two outside applications received for this year's annual amendment.

5. **Recent study of the same area or issue (this may be cause for the Commission to decline further review).**

Changing the level of service standard for potable water has not been reviewed recently by the Planning Commission.

6. **Amount of analysis necessary (if a large-scale study is required, an application may have to be delayed until a future amendment cycle due to work loads, staffing levels, etc.).**

The amount of analysis is expected to be low. Work will primarily focus on analyzing the appropriateness for the water LOS to be established based on a flexible approach in lieu of setting the LOS at a constant, fixed level. How the proposed amendment could potentially affect the existing LOS for other capital facilities may also need to be evaluated.

7. **Available incorporation into planned or active projects.**

There are currently no other planned or active projects that the proposed amendment could be incorporated into.

#### **Recommendation:**


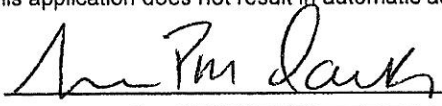
*The Planning Commission will review the assessment and make its decision as to: (1) whether or not the application is complete or what information is needed to make the application complete; (2) which amendment application(s) will be considered and in which amendment cycle; and (3) whether or not to prepare alternative proposed amendment(s) that either expand or contract the scope of the original proposed amendment (TMC 13.02.045.F).*

Staff recommends that the proposed revision of the current level of service standard for potable water contained in the Capital Facilities Element be included as part of the 2011 Annual Amendment package.

#### **Exhibits:**

- A. Application Submitted by Tacoma Water

JUN 30 2010

	<b>Application</b> To Amend <b>The Comprehensive Plan or Land Use Regulatory Code</b>		Application No.: <b>#2011 – _____</b>
			Date Received:
Year of Amendment	2011		
Application Deadline	Wednesday, June 30, 2010, 5:00 p.m.		
Application Fee	\$1,200		
Application Assistance	See attached <i>Guidelines for Submitting Applications</i>		
Type of Amendment (Check all that apply)	<input checked="" type="checkbox"/> Comprehensive Plan Text Change (answer Questions 1 – 6) <input type="checkbox"/> Regulatory Code Text Change (answer Questions 1 – 6) <input type="checkbox"/> Land Use Intensity Change (answer Questions 1 – 12) <input type="checkbox"/> Area-wide Rezone (answer Questions 1 – 12) <input type="checkbox"/> Interim Zoning or Moratorium (answer Questions 1 – 12)		
Summary of Proposed Amendment (Limit to 100 words)	Currently the level of service standard (LOS) for water (potable) contained in the City of Tacoma 2010-2015 Capital Facilities Program is 562 gallons per day (gpd) per equivalent residential unit (ERU). Each year, Tacoma Water is required to update its portion of the Capital Facilities Program. Through the submittal of 2011 Comprehensive Plan Amendment application, Tacoma Water is seeking to revise its adopted LOS to allow for consistency with regulatory requirements and City of Tacoma Comprehensive Plan policies, and to allow for annual revisions based upon actual water use by Tacoma Water customers.		
Applicant	Name	Susan Clark	
	Affiliation / Title	Tacoma Water, Water Resource Planning Coordinator	
	Address City/State/Zip Code	3628 South 35 <sup>th</sup> Street Tacoma WA 98409-3192	
	E-mail	<a href="mailto:sclarks@cityoftacoma.org">sclarks@cityoftacoma.org</a>	
	Phone / Fax	Phone 253 502 8204	Fax
Contact (if not Applicant)	Name		
	Affiliation / Title		
	Address City/State/Zip Code		
	E-mail		
	Phone / Fax	Phone	Fax
	Relationship to Applicant		
I hereby state that I am the applicant listed above and the foregoing statements and answers made, and all the information and evidence submitted are, in all respects and to the best of my knowledge and belief, true and complete. I understand that submitting this application does not result in automatic acceptance of this application or guarantee its final approval.			
Signature: 		Date: <u>June 30, 2010</u>	

## 2011 COMPREHENSIVE PLAN AMENDMENT – TACOMA WATER

### Question 1. Describe the proposed amendment.

**Answer 1:** Currently the level of service standard (LOS) for water (potable) contained in the City of Tacoma 2010-2015 Capital Facilities Program is 562 gallons per day (gpd) per equivalent residential unit (ERU). Each year, Tacoma Water is required to update its portion of the Capital Facilities Program. Through the submittal of 2011 Comprehensive Plan Amendment application, Tacoma Water is seeking to revise its adopted LOS to allow for consistency with regulatory requirements and City of Tacoma Comprehensive Plan policies, and to allow for annual revisions based upon actual water use by Tacoma Water customers. Tacoma Water's proposal to accomplish this goal is generally described below. Tacoma Water proposes to work with staff from Community and Economic Development in a collaborative manner to best address our mutual needs.

#### Tacoma Water's Proposal:

Water (Potable) – Level of Service Standard: Tacoma Water will calculate its LOS on an annual basis consistent with WAC 246-290-222 and will report on its LOS in the City of Tacoma Capital Facilities Program and Tacoma Water Business Plan.

A code or regulation reference in lieu of setting a specific level is not without precedent and an example can be found in Pierce County Code Chapter 19A.100, which follows:

*Water: The following flow rates represent only the minimum amount of water required for fire flow purposes. These flow rates are for planning purposes only. Actual fire flow requirements will be determined at the time of building permit application. Fire flow requirements are established by ordinance adopted by the County Council and are subject to change from time to time. The current fire flow requirements are found in PCC 15.12 and 15.40.*

### Question 2. Why is the amendment needed and being proposed?

**Answer 2:** Tacoma Water is obligated to provide timely and reasonable water service to existing and projected new customers within its designated water service area. Tacoma Water's designated water service area includes Tacoma City limits, other incorporated municipalities and both urban and rural zoned unincorporated areas in Pierce and King Counties. Tacoma Water is regulated by the Washington State Department of Health (DOH). Tacoma Water must prepare a water system plan every six years for approval by DOH. Tacoma Water's last water system plan was approved by DOH on January 23, 2008. It is through the development of a water system plan that Tacoma Water justifies its ability to provide timely and reasonable water service to existing and projected new customers. Specifically, the purpose of a water system plan is to:

- Identify present and future needs.
- Set forth means for addressing those needs.



- Prove the water system has the operational, technical, managerial, and financial capability to achieve and maintain compliance with all relevant local, state, and federal plans and rules.
- Demonstrate that the water system's physical capacity and water rights are sufficient for current and future needs. (Water System Design Manual, December 2009)

This purpose is not unlike the purpose of a capital facilities plan as required by the Washington State Growth Management Act.

Washington Administrative Code (WAC) 246-290-222 requires that the physical capacity of a water system be determined through the evaluation of the source, treatment, storage, transmission or distribution components of the water system individually and in combination with each. The physical capacity of a water system is reported as the maximum number of service connections, calculated in equivalent residential units (ERUs), that the water system can serve when considering the limitation of each water system component. An ERU is a unit of measure to express the amount of water consumed by a typical full-time single-family residence. ERUs are used to equate nonresidential water use to the amount used by separate single family residences. The water consumption ERU value has traditionally been calculated by Tacoma Water by dividing the total annual volume of water utilized in the single-family residential customer class by the total number of active single-family residential connections and multiplying the result by our peaking factor. The volume of water used by other customer classes can then be divided by the average single-family residential water use to determine the number of equivalent residential units consumed by other customer classes. It is important that Tacoma Water retain flexibility to modify our calculation methodology as appropriate based on what the WAC allows.

The Water System Design Manual, December 2009, recognizes that the "ERU level of service for a specific water system may change over time as water use patterns change for various reasons". As an example of this, the Tacoma Water, Water System Plan states: "The average day residential use for Tacoma Water for 2000 to 2005 ranges from 241 gpd per ERU to 220 gpd per ERU, respectively." Using the 2005 actual water use figure of 220 gpd per ERU results in a different LOS standard than what is currently adopted in the City of Tacoma Capital Facilities Plan: 442 gpd per ERU in the Water System Plan versus 562 gpd per ERU in the Capital Facilities Program. This inconsistency in LOS between the DOH approved Water System Plan and the adopted Capital Facilities Plan is the situation Tacoma Water is seeking resolution of through this 2011 Comprehensive Plan application process. Further, Tacoma Water has been pursuing the ability to update the LOS as contained in the Capital Facilities Program since 2006 as part of the annual Capital Facilities Process update process.

Please note: Relevant pages from the Water System Design Manual, December 2009 and Water System Plan have been included with this application.

**Question 3. Please identify applicable Comprehensive Plan intents and policies and describe how each is consistent with and/or supports the requested amendment? Include applicable sections from the Neighborhood Element of the Comprehensive Plan.**

**Answer 3:** The City of Tacoma Comprehensive Plan recognizes that Tacoma Water develops and maintains its own utility comprehensive plan/business plan and notes such plans include service capacity analysis directives, rate and financial policies. In this regard, the below excerpts from the City of Tacoma Comprehensive Plan support Tacoma Water's request to allow for an annual calculation of its LOS based upon a regulatory requirement.

Utilities Element

Section I – Goal and General Service Provision Policies: The policy discussion outlined in this plan addresses general service provision policies. Policies specific to City-owned utilities are located in each of the service providers' resource or business plan on file in the associated department director's office (see Section II-Implementation). The plans are incorporated into the City of Tacoma's budget and capital planning process. Each resource or business plan is reviewed by its governing body and attendant public processes. These plans include service capacity analysis directives, rate and financial policies.

Policy U-SLD-4: The City of Tacoma shall use the capacity data from each serving utility. This capacity data shall be based on the utility's established practice for rating distribution capacity.

Policy U-UGA-3: Recognize existing approved utility comprehensive plans.

**Question 4. Has the proposed amendment been reviewed by the Planning Commission as part of a previous proposal?**

**Answer 4.** No, the proposed amendment has not been intentionally reviewed by the Planning Commission as part of a previous proposal. The 2007-2012 Capital Facilities Program did contain two different LOS for Tacoma Water throughout the approved document: 442 gpd per ERU and 562 gpd per ERU.

**Question 5. Describe any community outreach you have conducted and the community response to the requested amendment.**

**Answer 4.** In August 2006, Tacoma Water released the Tacoma Water Comprehensive Water Plan Update, Agency Review Draft, for review and comment by interested stakeholders, adjacent water systems and local land use authorities. Tacoma Water allowed for a 60-day review period. Comments received during the review period and Tacoma Water's response to the comments are included in the Water System Plan. On October 9, 2006 Tacoma Water held a water system plan informational meeting to

present the Agency Review Draft and solicit comment. The information presented at the meeting is contained in the Water System Plan. Following the completion of the public review period, Tacoma Water prepared a final plan for submittal to DOH for review and approval. This final draft was approved by the Tacoma Public Utility Board, which included the opportunity for public comment.

**Question 6. If submitting text changes to the Comprehensive Plan or Regulatory Code, attaché the existing language and proposed amendatory language.**

**Answer 5.** Please see Tacoma Water's response to question 1.



**2011 Annual Amendment Application No. 2011-05**  
***Transportation Element***

ASSESSMENT REPORT

<b>Application #:</b>	2011-05
<b>Applicant:</b>	Community and Economic Development Department (CED) and Public Works Department
<b>Contact:</b>	Diane Wiatr and Lihuang Wung, CED
<b>Type of Amendment:</b>	Comprehensive Plan Text and Map Changes, and Regulatory Code Text Changes
<b>Current Land Use Intensity:</b>	NA
<b>Current Area Zoning:</b>	NA
<b>Size of Area:</b>	NA
<b>Location:</b>	Citywide
<b>Neighborhood Council area:</b>	All
<b>Proposed Amendment:</b>	Amend the Transportation Element of the Comprehensive Plan to: address the use of alternative transportation modes such as skateboards, longboards, and low speed vehicles; revise and add new projects to the Unfunded Project List; update the Classification of Arterials Map; and retain regional consistency regarding electric vehicle infrastructure, including revising the Land Use Regulatory Code, as appropriate.

**General Description of the Proposed Amendment:**

The proposed amendment includes the following four components:

1. Adding discussion and policy provisions to the Transportation Element to address the use of unconventional vehicles and devices such as low speed vehicles (LSVs), Segways, skateboards, longboards and others as alternative modes of transportation;
2. Updating the “Long-Term Transportation Improvement Projects List – Unfunded” (or “Unfunded Project List”) in the Transportation Element with 16 projects, of which one would revise an existing project in the Arterial Street Projects category, two would revise existing projects in the Neighborhood Action Strategies (NAS) category, and 13 would be added to the NAS category. (See Exhibits A and B);
3. Updating the “Transportation Figure 1 – Classification of Arterials” in the Transportation Element to reflect recent Council actions to classify and declassify certain street segments as arterials (See Exhibit C); and
4. Modifying, as appropriate, the policy provisions in the Transportation Element and the regulations in the Land Use Regulatory Code (TMC 13.06), pertaining to electric vehicle



infrastructure, for consistency with the regional approach, model ordinance and guidance for best practices being developed by the Puget Sound Regional Council.

#### **Additional Information:**

1. Unconventional Vehicles and Devices:

The City Council adopted a motion on June 15, 2010, directing the Planning Commission to study proposed revisions to the Transportation Element to allow for Low Speed Vehicles (LSVs), Segways, skateboards and longboards, as legitimate means of transportation on City streets and/or sidewalks.

2. Unfunded Projects:

The 16 unfunded projects were among the project ideas submitted by various Neighborhood Councils and individuals in the spring of 2010, in response to the Public Works Department's community outreach efforts for the annual update of the 2011-2016 Six-Year Comprehensive Transportation Program ("Six-Year Program"). An initial screening of the project ideas suggested that these 16 projects did not meet the selection criteria for inclusion in the Six-Year Program, but should be considered for inclusion in the Unfunded Project List to gain eligibility for future funding. When funding becomes available, unfunded projects may be selected and moved to the Six-Year Program for detailed budgeting and implementation. The Unfunded Project List reflects the desires of the community and exemplifies the City's intent to maintain the service level of the transportation system citywide and meet the concurrency requirements of the Growth Management Act.

3. Transportation Figure 1 – Classification of Arterials:

Certain streets are classified as principal, minor or collector arterials, based on such factors as traffic volume and speed, roadway geometry, location and adjacent land uses. Street classifications help determine the need and type of improvements, determine traffic control and operation standards, and secure appropriate funding. Classifications and declassifications of arterial streets occur on an as needed basis by City Council ordinances to reflect the true characteristics of the streets. The proposed amendment would update the information shown in Transportation Figure 1 to reflect recent modifications to the Tacoma Municipal Code.

4. Electric Vehicle Infrastructure:

The Growth Management Act (RCW 36.70A.695), as amended in 2009, requires certain jurisdictions, including Tacoma, to adopt zoning regulations by July 1, 2010 that would allow Electric Vehicle (EV) infrastructure, including battery recharge facilities and battery swap-out stations. The Land Use Regulatory Code and the Transportation Element were amended as a part of the 2010 Annual Amendment to meet this requirement.

The State legislation also directs the Puget Sound Regional Council (PSRC), the Department of Ecology, and the Department of Commerce to create a consistent regulatory framework to be used by affected jurisdictions throughout the region and ultimately throughout the entire west coast. The PSRC has been tasked to collaborate with affected jurisdictions to develop a model ordinance and the guidance for best practices. Once the model ordinance is developed, which is currently scheduled to occur by the end of the year, Tacoma may need to revise its EV regulations and policy for consistency.

### **Assessment Criteria:**

*In order to assist the Commission in determining which applications should be considered in which amendment cycle, staff provides an assessment of each application pursuant to the following criteria, which are contained in TMC 13.02.045.F.*

**1. Determining if the amendment request is legislative, and properly subject to Commission review, or quasi-judicial, and not properly subject to Commission review.**

Amending the Transportation Element of the Comprehensive Plan and the Land Use Regulatory Code are legislative actions and are the primary responsibility of the Planning Commission.

**2. Determining if the request is site-specific (i.e., a land use intensity or a zoning change for a specific parcel(s) likely to be under one ownership).**

None of the four components of the proposed amendment pertains to site-specific intensity or zoning changes, although two components (i.e., the Unfunded Projects and the Classification of Arterials Map) involve street or intersection locations.

**3. Receipt by the application deadline, if applicable (a large volume of requests before the deadline may necessitate that some requests be reviewed in a subsequent amendment cycle).**

All of the four components of the proposed amendment were received by June 30, 2010.

**4. Order of receipt.**

Not applicable.

**5. Recent study of the same area or issue (this may be cause for the Commission to decline further review).**

The Planning Commission studied the Electric Vehicles (EV) Infrastructure issue during the 2010 Annual Amendment process (Application #2010-08) as well as revisions to the Unfunded Project list (Application #2010-04). However, during that process it was disclosed that additional review may be necessary as part of the 2011 amendment process. The other two components have not been reviewed by the Planning Commission.

**6. Amount of analysis necessary (if a large-scale study is required, an application may have to be delayed until a future amendment cycle due to work loads, staffing levels, etc.).**

The amount of analysis for each component of the proposed amendment will vary. For the Unconventional Vehicles and Devices, staff will need to conduct research, analysis and community outreach. Some aspects may be controversial due to the integration of these alternative transportation modes with other vehicles and pedestrians. For the Unfunded Projects, the analysis is expected to be modest and will focus on evaluating the characteristics of the projects to determine if they are consistent with and implement the policy intents of the Comprehensive Plan. For the Classification of Arterials Map, the analysis is expected to be minimal because the nature of the proposal is simply to keep the information current and reflect recently-adopted changes. For the Electric Vehicle Infrastructure, incorporating aspects of the model ordinance into the City's zoning code will require staff resources for analysis to determine the appropriateness for Tacoma and to collaborate with all interested parties.

## **7. Available incorporation into planned or active projects.**

There are currently no other planned or active projects that any of the four components of the proposed amendment could be incorporated into, except that the Electric Vehicle Infrastructure issue is being addressed within the context of regional collaboration.

### **Recommendation:**

*The Planning Commission will review the assessment and make its decision as to: (1) whether or not the application is complete or what information is needed to make the application complete; (2) which amendment application(s) will be considered and in which amendment cycle; and (3) whether or not to prepare alternative proposed amendment(s) that either expand or contract the scope of the original proposed amendment (TMC 13.02.045.F).*

Staff recommends that the proposed amendments to the Transportation Element, as well as revisions to the zoning regulations pertaining to the Electric Vehicle Infrastructure, be included as part of the 2011 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code.

### **Exhibits:**

- A. Proposed Changes to the Unfunded Project List
- B. Illustration of Project Locations (Proposed Unfunded Projects)
- C. Transportation Figure 1 – Classifications of Arterials (Existing)

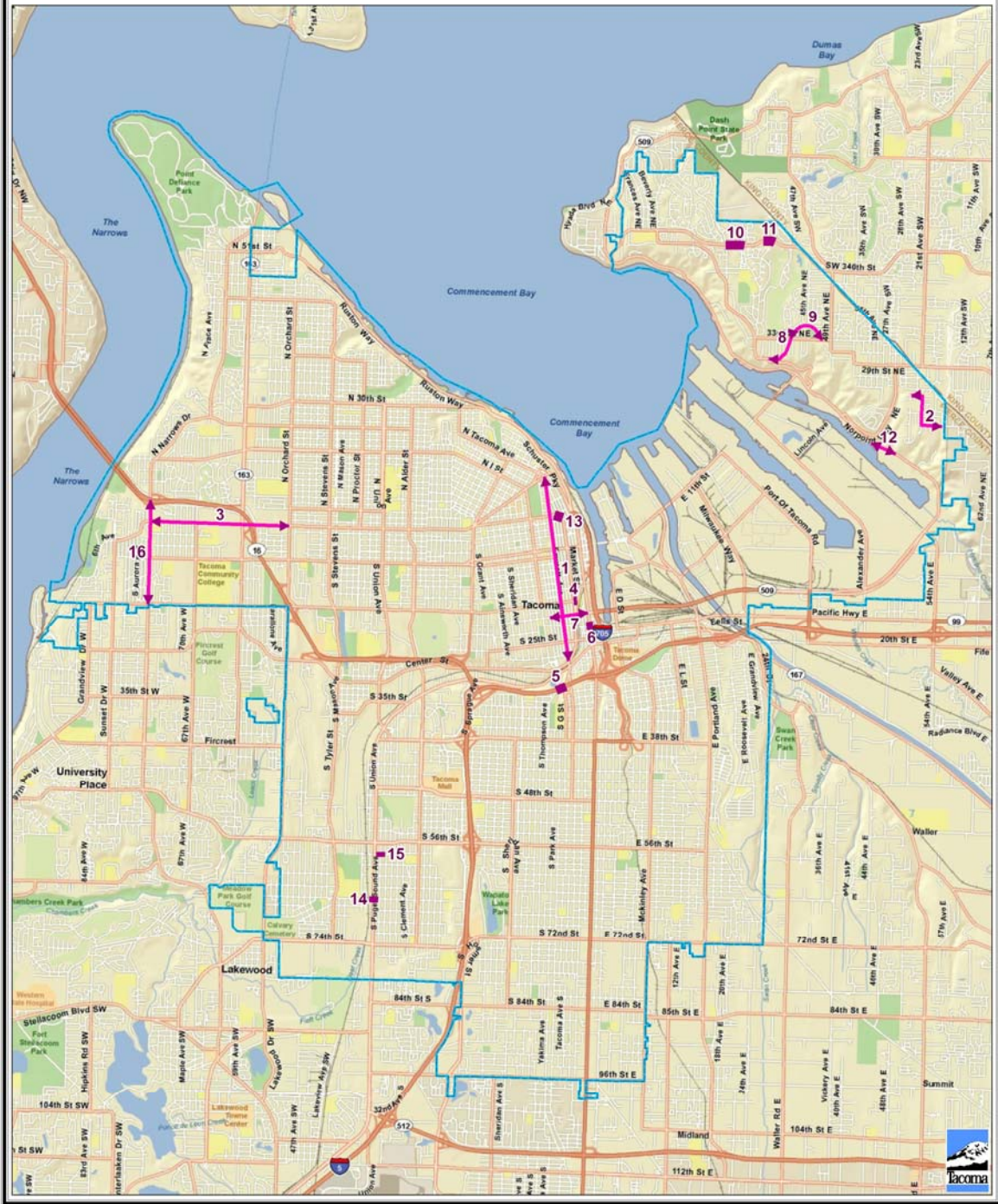
**Exhibit A**  
**Proposed Changes to the Unfunded Project List**

<b>No.</b>	<b>Proposed Programs/Projects</b>	<b>Improvement Type</b>	<b>Proposed Change to the Unfunded Project List</b>
1.	Tacoma Avenue Beautification (Division Ave. to Center St.)	Design & rebuild landscaping, streetscape, pedestrian crossings (S. 4 <sup>th</sup> , 8 <sup>th</sup> , 10 <sup>th</sup> ) and light rail accommodations.	Revise Arterial Streets Project, “Tacoma Ave. from 6 <sup>th</sup> to S. 25 <sup>th</sup> – Arterial Boulevard Treatment”
2.	Northwood Arterial Improvements	Provide sidewalks and curbing along main thoroughfares within City limits, 24 <sup>th</sup> St. NE, 65 <sup>th</sup> Ave. NE, and 19 <sup>th</sup> St. NE	Revise Neighborhood Action Strategies (NAS) Project, “19 <sup>th</sup> St NE/65 <sup>th</sup> Ave NE/24 <sup>th</sup> St NE/64 <sup>th</sup> Ave NE from East City Limits at 68 <sup>th</sup> Ave NE to N. City Limits – Curb and Gutter, Sidewalks, Streetlights, Storm Drainage, Asphalt Paving”
3.	6 <sup>th</sup> Avenue Traffic Calming (Jackson St. to Orchard St.)	Install landscape medians	Revise NAS Project, “6 <sup>th</sup> Ave (Mildred to Pearl) Construct median, left turn lanes, streetscape improvements”
4.	University of Washington Tacoma Hillclimb (S. 19 <sup>th</sup> St. from Jefferson to Market)	Design & build extension of UWT hillclimb to include stairs, ADA ramps, decorative paving, landscaping, streetscape, art, and lighting	New NAS Project
5.	Lincoln Park Freeway Lid (between Yakima/Thompson and Tacoma/G Streets)	Design & construct a landscaped lid over I-5 to reconnect downtown with neighborhood	New NAS Project
6.	S. 23 <sup>rd</sup> & Pacific Crossing	Design & build signalized crossing, including decorative pavement	New NAS Project
7.	S. 21 <sup>st</sup> Street Improvements (Pacific Ave. to Yakima Ave.)	Design, build and re-grade said segment to include a bridge across the Prairie Line Trail, transit access, public art, UWT pedestrian crossings, and signals at Tacoma Ave., Fawcett, and Yakima.	New NAS Project
8.	Browns Pt. Blvd. Improvement Project Phase II	Roadway improvements between 38 <sup>th</sup> Ave. NE to Norpoint Way NE to include sidewalks	New NAS Project
9.	Browns Pt. Blvd. Improvement Project Phase III	Roadway improvements between 33 <sup>rd</sup> St NE at the west near 43 <sup>rd</sup> Ave NE and 33 <sup>rd</sup> St NE at the east near Meeker Ave to include sidewalks and access to Alderwood Park & Kobetich Library	New NAS Project



10.	Northshore Parkway Improvements (Nassau to Norpoint Way)	Provide uphill (eastbound) passing lane, bike lanes, sidewalks on north side, and landscaping	New NAS Project
11.	Dash Point State Park Access	Provide parking along Northshore Parkway and a path between parking & trail system in Dash Point	New NAS Project
12.	Marine View Drive Improvements	Extend two-way left-turn lane to driveway of 1902 Marine View Drive, which includes widening roadway	New NAS Project
13.	St. Helens Gateway Renovation Project	Improve the intersection of St. Helens, 6 <sup>th</sup> Ave., and Baker St. to include a rain garden, art, landscaping, converting Baker to one-way, and pedestrian crosswalk treatments consistent with the Broadway LID.	New NAS Project
14.	S. 66 <sup>th</sup> & South Tacoma Way Roundabout	Install a new roundabout for better cross traffic	New NAS Project
15.	S. 58 <sup>th</sup> & Puget Sound Intersection Traffic Calming	Install traffic calming devices and/or realign Puget Sound to provide better sight distance	New NAS Project
16.	Jackson Ave. Traffic Calming (S. 19 <sup>th</sup> to SR 16)	Install traffic calming devices	New NAS Project

## Exhibit B - Illustration of Project Locations (Proposed Projects for Inclusion in the Unfunded Project List)

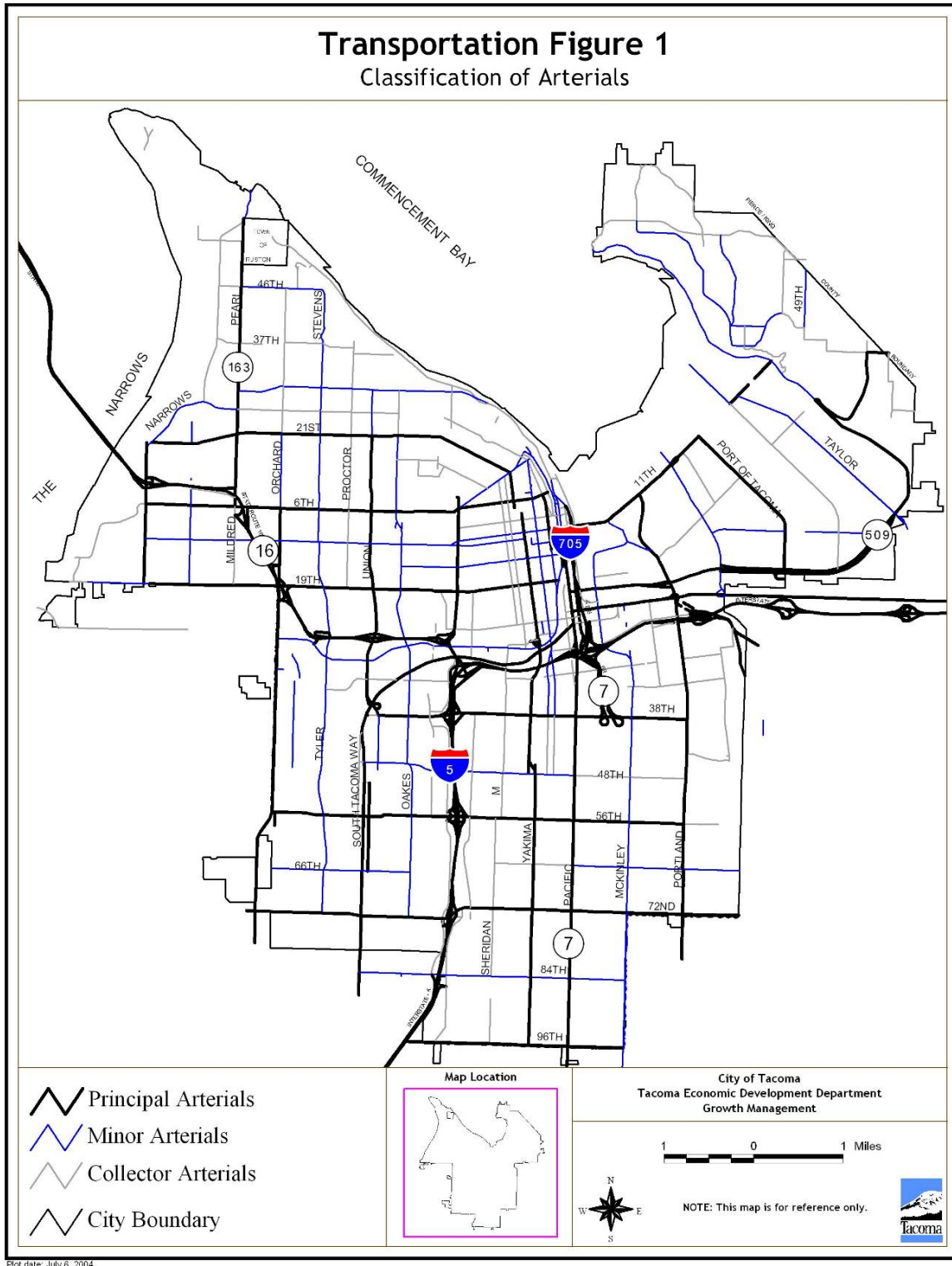


Plot Date: 7/14/2010

File Name: \\geobase-wincel\GADS\R2010\R207\ProjectLocations.mxd

City of Tacoma | Community & Economic Development Department | GIS Analysis & Data Services

**Exhibit C**  
**Transportation Figure 1 – Classification of Arterials**  
 (Existing map; to be updated)





**2011 Annual Amendment Application No. 2011-06**  
***Regional Center Update and Safety-Oriented Design***

ASSESSMENT REPORT

<b>Application #:</b>	2011-06
<b>Applicant:</b>	City of Tacoma, Community & Economic Development Dept.
<b>Contact:</b>	Donna Stenger
<b>Type of Amendment:</b>	Comprehensive Plan Text and Map Changes
<b>Current Land Use Intensity:</b>	Various
<b>Current Area Zoning:</b>	Various
<b>Size of Area:</b>	City-wide
<b>Location:</b>	City-wide
<b>Neighborhood Council area:</b>	City-wide
<b>Proposed Amendment:</b>	Update the Introduction, Growth Strategy, and Generalized Land Use Elements of the Comprehensive Plan to reflect changed circumstances including the countywide and regional planning context; align regional growth center boundaries; and consolidate and clarify the policy direction for future development proposals to incorporate the principles of Crime Prevention through Environmental Design (CPTED)

**General Description of the Proposed Amendment:**

This amendment proposes three primary actions: update text to reflect changed circumstances, revise map boundaries for consistency with regional plan documents and adding new and revised guidance on incorporating public safety into site and building design. The proposed modifications will focus on improving consistency with the Growth Management Act and Vision 2040, correcting errors and omissions, and refining policy guidance for safety-oriented site and building design. The proposed changes include:

- Updating the Comprehensive Plan's discussion of the state, regional and countywide planning context and bringing up-to-date the maps depicting the City's three regionally-designated centers: the Downtown and Tacoma Mall growth centers and the Port of Tacoma manufacturing/industrial center
- Enhancing existing and providing additional policy guidance for safety-oriented design using current best practices and incorporating the principles of CPTED – Crime Prevention Through Environmental Design
- Making minor changes including reflecting the recent administrative reorganization of current and long-range planning, clarifying the relationship between the land use map and policies, correcting the 34th & Pacific Mixed-Use Center boundary, and adjusting the South Tacoma Manufacturing/Industrial Center & Habitat Corridor boundaries.



The proposed amendment will revise several sections of the Comprehensive Plan to bring them up to date with current circumstances. The proposed revisions will range from minor technical amendments to reflect the reorganization of the planning function within City Hall to modifying the State, regional and countywide planning context as it relates to Tacoma's future planning. The proposed changes include modifying and aligning Tacoma's regionally-designated center boundaries, as adopted in the Comprehensive Plan, with the boundaries in Vision 2040, the growth strategy for the Central Puget Sound region.

In addition, this amendment will consolidate, revise, and add new guidance on how to incorporate the principles of Crime Prevention Through Environmental Design (CPTED) into site design and development proposals. CPTED is a multidisciplinary approach based upon the theory that the proper design of the built environment can reduce crime, reduce the fear of crime, and improve the quality of life. Implementation of CPTED strategies seek to dissuade offenders from committing crimes by providing for natural surveillance and access controls that limit the opportunity for crime to occur and/or increase the perception of the risk of apprehension by providing more opportunities for the offender to be seen. The City has incorporated many CPTED principles into its development regulations; however, better integration of the principles with other development requirements is needed. CPTED has been implemented across the country since the 1970s, much has been learned, and several new strategies and/or refinements to past strategies are now being promoted. The proposed amendment will address this new thinking and best practices into the Comprehensive Plan.

#### **Additional Information:**

In 2008, the Puget Sound Regional Council adopted Vision 2040, the growth strategy for the Central Puget Sound region. Local jurisdiction within King, Pierce, Kitsap, and Snohomish counties are required to amend their respective Comprehensive Plans for consistency with the regional strategy. Vision 2040 provides new guidance on environmental sustainability; growth and employment targets, affordable housing, transportation, and economic development. Adjusting Tacoma's Comprehensive Plan for consistency will likely be accomplished over multiple years. As a first step, this year's proposed amendments will include adding a new Vision 2040 statement that explains the regional strategy and the relationship of Tacoma's planning within this regional context. The proposed amendment also will align the boundaries of Tacoma's regionally designated centers: Downtown, Tacoma Mall, and the Port Industrial Area to achieve consistency.

Over the past two years, various staff members throughout the organization have been working closely with citizens to make Tacoma "a clean, safe, and attractive community." Various teams have tackled different projects to reduce crime and blight. The proposed policy guidance on how to best integrate safety concerns in building and site design to deter crime will supplement these past efforts and further one of the City Council's priorities.

#### **Assessment Criteria:**

*In order to assist the Commission in determining which applications should be considered in which amendment cycle, staff provides an assessment of each application pursuant to the following criteria, which are contained in TMC 13.02.045.F.*

**1. Determining if the amendment request is legislative, and properly subject to Commission review, or quasi-judicial, and not properly subject to Commission review.**

Amending the Comprehensive Plan is a legislative action and is a primary responsibility of the Planning Commission.

**2. Determining if the request is site-specific (i.e., a land use intensity or a zoning change for a specific parcel(s) likely to be under one ownership).**

This application is not site-specific. Many of the proposed amendments would apply City-wide, while others would apply to large areas within the City, such as the regionally-designated centers.

**3. Receipt by the application deadline, if applicable (a large volume of requests before the deadline may necessitate that some requests be reviewed in a subsequent amendment cycle).**

The proposal was scheduled for consideration prior to the June 30 deadline.

**4. Order of receipt.**

Not applicable

**5. Recent study of the same area or issue (this may be cause for the Commission to decline further review).**

The proposed changes will address inconsistencies and update various sections of three elements of the Comprehensive Plan and have not been recently addressed by the Commission. The proposed revisions and additions concerning the principles of Crime Prevention Through Environmental Design (CPTED) is an exception. The Commission discussed CPTED strategies as a part of the 2009 amendments to the Comprehensive Plan in the context of urban design policies and in conjunction with the update to development regulations for the Mixed-Use Centers. Although the Commission indicated general support for CPTED concepts, they indicated that a more comprehensive discussion should occur before proceeding with inclusion of all of the principles into the City's development review process. The proposed amendments are intended to consolidate existing policies and to provide new guidance on how best to develop revised regulations and review of proposed projects.

**6. Amount of analysis necessary (if a large-scale study is required, an application may have to be delayed until a future amendment cycle due to work loads, staffing levels, etc.).**

The proposed amendments, when considered cumulatively, will require a moderate level of effort. Some parts of the proposed revisions, such as those involving corrections and text updates, can be accomplished with minimal effort while others will require more extensive research, benchmarking, and public outreach.

**7. Available incorporation into planned or active projects.**

There are no active projects in which to incorporate the proposed amendments. It is possible to delay the proposed amendments to the planned update to the entire Comprehensive Plan which is required to be completed in the 2014 amendment cycle, but this would result in the continuance of incorrect information and inconsistencies in the various Plan elements as well as a delay in the integration of CPTED principles into City programs and procedures.

**Recommendation:**

*The Planning Commission will review the assessment and make its decision as to: (1) whether or not the application is complete or what information is needed to make the application complete; (2) which amendment application(s) will be considered and in which amendment cycle; and (3) whether or not to prepare alternative proposed amendment(s) that either expand or contract the scope of the original proposed amendment (TMC 13.02.045.F).*

The proposed amendments have been identified by City staff as necessary and desired improvements to the Comprehensive Plan. Grouping the various components of the proposed revisions together will allow efficiencies in review. Although not critical, further delay of these amendments will only increase the scope of review for future amendment cycles, which then may impact the ability of staff to adjust work priorities to meet the resource requirements for a more intensive and extensive scope of review. Other amendments proposed for the 2011 amendment cycle are supplemented by consultant services, which have made staff resources available to address these amendments. Staff recommends that the proposed amendments be included in the 2011 amendment cycle.



**2011 Annual Amendment Application No. 2011-07**  
***Parks Zoning and Permitting***

ASSESSMENT REPORT

<b>Application #:</b>	2011-07
<b>Applicant:</b>	City of Tacoma, Community & Economic Development Dept.
<b>Contact:</b>	Elliott Barnett
<b>Type of Amendment:</b>	Regulatory Code Text Change, Area-wide Rezone (potential)
<b>Current Land Use Intensity:</b>	Various
<b>Current Area Zoning:</b>	Various
<b>Size of Area:</b>	City-wide
<b>Location:</b>	City-wide
<b>Neighborhood Council area:</b>	City-wide
<b>Proposed Amendment:</b>	The proposed amendment will revise development regulations, permitting requirements and potentially zoning for parks, recreation and related activities.

**General Description of the Proposed Amendment:**

This proposed amendment will evaluate the current zoning approach for parks, recreation, and related uses to improve the City's review process for development activities that fit into those categories. The current process generally treats parks and recreation activities as conditional uses in residential districts. As such, parks and recreation activities that take place in residential areas are subject to permit application requirements that involve significant time, effort and in some cases cost to prepare and submit. As the primary provider of parks and recreation activities and services, Metro Parks Tacoma is particularly affected by the existing process. The Tacoma School District also is a stakeholder in this process. Staff will consult closely with both agencies throughout the development and refinement of the proposed amendments.

The proposed amendment will seek to determine whether the permitting process can be streamlined in order to reduce costs and the amount of time needed for review while at the same time retaining protections for adjacent residences from potential impacts. Approaches that will be considered include the potential creation of a parks or public use zoning classification, changes to permitted and conditional uses within current zoning classifications, and developing or revising standards. While the focus is on parks and recreation activities, some consideration will need to be given to the full range of public and quasi-public uses, such as schools, churches, utilities, government offices, daycares, fire stations, and others that are currently permitted as Conditional Uses in residential neighborhoods.

**Additional Information:**

In recent years, in particular through the 2008 adoption of the Open Space Habitat and Recreation Element in the Comprehensive Plan, there has been significant enhancement of the policy framework for open space and parks. The City of Tacoma's Comprehensive Plan provides clear direction that parks,



recreation, and open space areas are valuable and appropriate in every land use designation and area of the City—this includes residential, commercial, mixed-use and industrial areas. Parks, recreation and open space are considered essential to achieving the City’s long-term vision for growth, livability and the environment.

The *Tacoma Municipal Code (TMC)* divides land uses, generally, into three categories: Permitted, Conditional, and Prohibited Uses for each zoning district. In residential districts, parks and recreational uses are permitted as Conditional Uses. Conditional Uses are uses that are considered valuable and appropriate to the zoning district, but which possess characteristics, such as size, character, potential traffic or noise generation, and hours of operation, that may require special consideration to ensure they are compatible with adjacent uses and the surrounding neighborhood. Other examples of uses that are permitted as Conditional Uses in residential districts include schools, churches, fire stations, and day care centers. These uses, by their very nature, can vary greatly in their scope, size and operational characteristics and therefore their impacts and potential compatibility with surrounding areas. For example, a small private school with less than 25 students will have very different characteristics than a public high school campus of 2,000 students.

The Conditional Use Permit process allows for review of these differences to ensure that the specific proposed use at a specific location is compatible with other uses in the neighborhood. Conditional uses require an application for a Conditional Use Permit, public review and comment, and an official decision with appeal opportunities. This public land use and environmental review process for the granting of a Conditional Use Permit typically takes about 120 days. Special conditions may be imposed to prevent or mitigate impacts based on comments received. The underlying intent of the Conditional Use process is to solicit community input regarding project proposals, potential impacts and important considerations, and seek to prevent unreasonable negative impacts to neighborhoods from impacts such as noise, traffic, operations, design, and parking.

Historically, since the City adopted its first zoning code in 1953, park and recreation proposals required special approval in all districts. However, recognizing that parks and recreational uses are generally desirable and appropriate in many locations, the trend since the 1990s has been to allow these uses as a permitted use in more areas, getting away from the requirement for special review in most areas, except in residential neighborhoods where there is a greater need to ensure that impacts to the character are avoided and/or mitigated.

One of the primary intents of the zoning code is to provide predictability regarding future development – predictability for homeowners, residents, developers, and others. With respect to permitted vs. conditional uses, the concept has always focused on reasonable expectations and public involvement and/or notice. In the case of parks, which could range from pocket parks and community gardens to skateboard parks, dog parks, swimming pools, community centers, and playfields, the question would be whether a homeowner should reasonably expect that the property next door would be developed with one of these uses without any public involvement or notice. While the City’s policy has changed over the years to provide more flexibility for parks in most areas, the City has generally held that residential neighborhoods merit special consideration.

#### **Assessment Criteria:**

*In order to assist the Commission in determining which applications should be considered in which amendment cycle, staff provides an assessment of each application pursuant to the following criteria, which are contained in TMC 13.02.045.F.*

**1. Determining if the amendment request is legislative, and properly subject to Commission review, or quasi-judicial, and not properly subject to Commission review.**

The proposed amendment has been properly submitted to the Commission for review. A proposed amendment to the City's development regulations is a legislative action.

**2. Determining if the request is site-specific (i.e., a land use intensity or a zoning change for a specific parcel(s) likely to be under one ownership).**

The proposal to amend the City's development regulations pertaining to parks and recreation activities is not site-specific; however, one option that may be proposed is the establishment of a new zoning classification for parks and recreation activities. If recommended, the new zoning classification could be applied to existing parks and recreation sites through an area-wide rezoning action.

**3. Receipt by the application deadline, if applicable (a large volume of requests before the deadline may necessitate that some requests be reviewed in a subsequent amendment cycle).**

The City Manager received a letter from Metro Parks Tacoma requesting consideration of changes to park zoning and permitting requirements prior to the end of June 2010. In this case, the City did not receive a formal application, but the City Manager has requested that this issue be included as part of the annual amendment review.

**4. Order of receipt.**

Not applicable.

**5. Recent study of the same area or issue (this may be cause for the Commission to decline further review).**

While code changes over the past 10-years have allowed for parks in more areas without the need for Conditional Use Permits, this issue, particularly as it relates to parks and similar facilities in residential areas, has not been considered by the Planning Commission in the recent past. In 2008, the City Council adopted the Open Space Habitat and Recreation Element of the Comprehensive Plan, which provides policy guidance on parks, recreation and open space. The current amendment relates to how the City implements those goals and policies.

**6. Amount of analysis necessary (if a large-scale study is required, an application may have to be delayed until a future amendment cycle due to work loads, staffing levels, etc.).**

The amount of work required for analysis of parks and recreation permitting is likely to be low relative to the broader policy discussions that the Commission considers. Given that the policy discussions have largely taken place, this effort can concentrate on code and process improvements. Should the discussion include consideration of creating one or more new zoning districts, the work will increase considerably.

**7. Available incorporation into planned or active projects.**

This issue is independent from any other existing or upcoming work item.

**Recommendation:**

*The Planning Commission will review the assessment and make its decision as to: (1) whether or not the application is complete or what information is needed to make the application complete; (2) which amendment application(s) will be considered and in which amendment cycle; and (3) whether or not to prepare alternative proposed amendment(s) that either expand or contract the scope of the original proposed amendment (TMC 13.02.045.F).*

Staff recommends that the proposed amendment be included as part of the 2011 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code, with the understanding that the discussion will include some additional analysis and policy discussion relative to other public and quasi-public uses.

**Exhibits:**

A. Metro Parks Tacoma letter, dated June 25, 2010



June 25, 2010

Eric Anderson, City Manager  
City of Tacoma  
747 Market Street  
Tacoma WA 98402

Re: Park Zoning Issues

Dear Eric:

I would like to request that our staff work together to explore issues associated with land use regulations/zoning related to parks. The goal of this work would be to ensure that our parks and recreation facilities can be developed and improved in a streamlined and efficient manner.

Although the creation of a new park zoning designation has been mentioned in the past, we remain open to other approaches to address our goal. I would appreciate a confirmation that this letter is sufficient for exploring potential changes, or do we still need to formally complete a request for zoning change application?

Thank you for your consideration.

Sincerely,

Jack Wilson (sent by Wayne Williams on JW's behalf)

Jack Wilson  
Executive Director

Board of Park Commissioners:  
Larry Dahl  
Erik Hanberg  
Krystal Kyer  
Aaron Pointer  
Tim Reid







**2011 Annual Amendment Application No. 2011-08**  
***Regulatory Code Refinements***

ASSESSMENT REPORT

<b>Application #:</b>	2011-08
<b>Applicant:</b>	City of Tacoma, Community & Economic Development Dept.
<b>Contact:</b>	Brian Boudet
<b>Type of Amendment:</b>	Regulatory Code Text Changes
<b>Current Land Use Intensity:</b>	Various
<b>Current Area Zoning:</b>	Various
<b>Size of Area:</b>	Not Applicable
<b>Location:</b>	City-wide
<b>Neighborhood Council area:</b>	City-wide
<b>Proposed Amendment:</b>	Various amendments to the Land Use Regulatory Code to address inconsistencies, correct minor errors, and provide additional clarity

**General Description of the Proposed Amendment:**

The proposed amendments involve general text corrections to the Regulatory Code. These minor amendments are intended to address inconsistencies, correct minor errors, and improve provisions that, through administration and application of the Zoning Code, are found to be unclear or not fully meeting their intent.

A preliminary summary of the proposed amendments is as follows:

**Modifications to the Use Tables, including:**

- Clarify and improve consistency of allowances for craft-type uses (e.g., coffee roaster, bakery, small winery/brewery/distillery, etc.)
- Improve the consistency of allowed industrial uses in the Downtown Districts
- Clarify allowances for multiple homes on one lot
- Clarify allowances and standards for car washes in the districts where it is allowed

**Modifications to Definitions, including:**

- Clarify definition and applicability of lot frontage requirement
- Improve setback and yard definitions to better address irregular lots
- Provide additional detail on what constitutes bicycle parking

**Modifications to Procedures, including:**

- Align plat permit standards with recent changes in State Law (e.g., extending the time limit from five to seven years for recording of Final Plat)
- Clarify notice of complete application, project timelines, and application close-out process

- Improve and clarify the ADU permitting process
- Improve the Reasonable Accommodation request and approval process
- Clarify the Planning Commission review process, including assessment process and criteria
- Clarify Land Use Administrator authority over shoreline permit extensions

#### **Modifications to Development Standards, including:**

- Consolidate and clarify setback requirements and exceptions (e.g., decks, platforms, terraces, fences, how they relate to buffers, addressing irregular lots, conflicts with public easements, consistency between PRD standards and revised residential setback requirements)
- Improve consistency between use tables and parking tables
- Clarify and provide more examples for certain design requirements (e.g., roof modulation, window requirements, different building materials)
- Better address how design and development standards apply to conditional uses
- Improve the Nonconforming section to address missing scenarios and address the concept of “reducing nonconformity”
- Clarify townhouse standards and improve consistency with duplex and triplex standards (e.g., covered entries, minimum yard space, driveway width limitations)
- Update provisions regarding concealment for wireless facilities in residential neighborhoods
- Clarify and make more consistent the landscaping exemptions
- Improve consistency between land use code remodel exemptions and building code remodel exemptions
- Improve consistency between building size limitations in C-1 and T zoning districts
- Clarify development standards for outdoor storage areas
- Incorporate additional references and citations and improve internal consistency in tables

#### **Additional Information:**

These amendments are being brought forward as part of staff’s efforts to, on a more regular basis, improve the clarity and effectiveness of the Zoning Code by addressing inconsistencies, incorporating legislative revisions, correcting minor errors, and improving confusing or ineffective standards. The proposed amendments include issues that have been identified by staff as well as issues identified by the public and BLUS customers.

#### **Assessment Criteria:**

*In order to assist the Commission in determining which applications should be considered in which amendment cycle, staff provides an assessment of each application pursuant to the following criteria, which are contained in TMC 13.02.045.F.*

#### **1. Determining if the amendment request is legislative, and properly subject to Commission review, or quasi-judicial, and not properly subject to Commission review.**

These amendments involve changes to existing legislatively-adopted code language and are appropriately subject to Commission review.

2. **Determining if the request is site-specific (i.e., a land use intensity or a zoning change for a specific parcel(s) likely to be under one ownership).**

The proposed amendments would generally apply City-wide.

3. **Receipt by the application deadline, if applicable (a large volume of requests before the deadline may necessitate that some requests be reviewed in a subsequent amendment cycle).**

The proposal was scheduled for consideration prior to the June 30 deadline.

4. **Order of receipt.**

Not applicable.

5. **Recent study of the same area or issue (this may be cause for the Commission to decline further review).**

The proposed amendments are needed to correct technical errors, issues identified through the administration of the code, and inconsistencies associated with the existing code to ensure their continued and improved effectiveness of the City's development regulations.

6. **Amount of analysis necessary (if a large-scale study is required, an application may have to be delayed until a future amendment cycle due to work loads, staffing levels, etc.).**

While these amendments will likely involve modifications to many sections of the code, the amount of analysis is expected to be minimal. Working groups consisting of staff from several departments affected by the proposed changes to the Code will help to develop the proposed revisions and this project and the proposed amendments will be coordinated with development stakeholders.

7. **Available incorporation into planned or active projects.**

In general, technical amendments associated with sections of the code that are undergoing review as part of a larger project are addressed as part of that larger update project. This amendment will include changes to sections of the Code that are not currently undergoing and are not scheduled for a more comprehensive review and update.

#### **Recommendation:**

*The Planning Commission will review the assessment and make its decision as to: (1) whether or not the application is complete or what information is needed to make the application complete; (2) which amendment application(s) will be considered and in which amendment cycle; and (3) whether or not to prepare alternative proposed amendment(s) that either expand or contract the scope of the original proposed amendment (TMC 13.02.045.F).*

Staff recommends that the application be considered as part of the 2011 Annual Amendment.







**2011 Annual Amendment Application No. 2011-09**  
**SEPA Regulations Amendment**

ASSESSMENT REPORT

<b>Application #:</b>	2011-09
<b>Applicant:</b>	City of Tacoma, Community & Economic Development Dept.
<b>Contact:</b>	Shirley Schultz and Ian Munce
<b>Type of Amendment:</b>	Comprehensive Plan Text Amendments Regulatory Code Text Changes
<b>Current Land Use Intensity:</b>	City-Wide
<b>Current Area Zoning:</b>	N/A
<b>Size of Area:</b>	N/A
<b>Location:</b>	N/A
<b>Neighborhood Council area:</b>	All
<b>Proposed Amendment:</b>	The proposed amendment to the City's Environmental Code ( <i>TMC</i> Chapter 13.12) would update and simplify existing procedures, increase thresholds for projects subject to review under the State Environmental Policy Act (SEPA), ensure consistency with other codes, including the Critical Areas Protection Ordinance, and with current statutes and the State administrative code. The amendment also will include changes to the Comprehensive Plan to clarify the City's "substantive authority" under SEPA to condition, modify, or deny a permit based on environmental impacts. This could include language related to contaminated soils, groundwater protection, and landslide hazards.

**General Description of the Proposed Amendment:**

The proposed amendments to the Environmental Code are threefold. First, the intent is to update and simplify the Code, second is to reduce or eliminate review requirements for projects falling below a certain threshold where the environmental impacts have been or will be mitigated through application of existing code requirements, and third to add new procedures or revise existing procedures, including those for planned actions, non-project environmental review, and infill development. The proposed amendments also will clarify the applicability of review requirements for projects under the provisions of the Growth Management Act's integration provisions, and, establish the code procedures for the optional use of project environmental review for designated mixed-use centers and or planned high-density areas near major transit stops.

The environmental code contains the City's procedures for implementing the State Environmental Policy Act (SEPA). SEPA requires local jurisdictions to adopt procedures to integrate environmental review with other procedures for project and non-project review and approval. Many of the City's procedures simply follow the procedures set out in State law or the Washington Administrative Code and are adopted by

reference. The proposed amendments may include reorganization and reformatting of the current regulations to simplify and assist in the use and administration of the code requirements by staff and the public.

The proposed changes include increasing the review thresholds, as permitted by SEPA, for certain development activities which otherwise would be subject to environmental review. These include parking lots, residential development, and infill projects. The proposed amendment will clarify the application of SEPA requirements when a project is otherwise exempt from review for a Critical Areas permit.

The proposed amendments to the Comprehensive Plan are intended to clarify the City's authority to require studies and review of environmental impacts related to contaminated soils (specifically, to projects taking place within ASARCO plume areas that are identified as having a high probability of contamination), the South Tacoma Groundwater Protection District (for projects which could introduce potential sources of pollutants) and landslide hazards.

Comprehensive Plan language may also be proposed: (1) to explicitly address the infill provisions of the Growth Management Act; and, (2) in conjunction with the other proposed plan amendments for historic preservation and shoreline management.

#### **Additional Information:**

The *Washington Administrative Code* (WAC) section for SEPA establishes thresholds at which certain projects are exempt from environmental review. In addition, they allow jurisdictions to adopt "flexible thresholds" at the local level to raise those thresholds. The City of Tacoma has adopted higher thresholds for commercial and institutional buildings and for grading/filling activity (*TMC* 13.12.801). However, the City has not adopted the maximum threshold levels for residential development or for parking lots. The flexible SEPA thresholds at the state level and as adopted by the City are:

	Construction of a Residential Dwelling	Construction of an Agricultural Structure	Construction of a Commercial Building	Parking Lots	Landfills and Excavations
DOE Maximum SEPA Threshold Allowance	20 units	30,000 sq. ft.	12,000 sq. ft.	40 spaces	500 cu. yds.
<b>Current Tacoma Threshold</b>	<b>4 units</b>	<b>10,000 sq. ft.</b>	<b>12,000 sq. ft.</b>	<b>20 spaces</b>	<b>500 cu. yds.</b>

Benefits to raising the SEPA threshold could include:

- Streamlining the Building/SEPA review process
- Support economic development by reducing requirements
- Addressing environmental impacts comprehensively

In addition to the SEPA exemptions, the code also provides thresholds for exemptions from the permitting requirements under the Critical Areas section of the code (*TMC* 13.11). These exemptions are not aligned with the SEPA code so that in some instances SEPA review is required when no other permit

review is required. That was not the intent in adopting exemptions and the Environmental Code needs to be revised to remove this extra step for applicants.

In 2010, the legislature adopted ESHB 2538, which allows the City of Tacoma to adopt subarea development elements to its comprehensive plan and development regulations. The subarea must be located in either: (1) a mixed-use or urban center designated in a land use or transportation plan adopted by a regional transportation planning organization; or (2) within one-half mile of a major transit stop that is zoned to have an average minimum density of 15 dwelling units or more per acre. A city that elects to include subarea development elements must prepare a non-project EIS specifically for the subarea. Until July 1, 2018, project specific development proposals may not be appealed as long as they are within the scope of the EIS and the development application is vested within a timeframe established by the city, but not to exceed 10 years from the adoption of the final EIS.

Because Tacoma has several areas that are eligible to take advantage of this legislation, which promotes higher density development in areas well-served by transit by conducting environmental review on an area-wide basis, the proposed amendments will establish procedures for implementing the new legislative requirements.

#### **Assessment Criteria:**

*In order to assist the Commission in determining which applications should be considered in which amendment cycle, staff provides an assessment of each application pursuant to the following criteria, which are contained in TMC 13.02.045.F.*

**1. Determining if the amendment request is legislative, and properly subject to Commission review, or quasi-judicial, and not properly subject to Commission review.**

The Duties and Responsibilities of the Planning Commission include development, review, and revision of the *Comprehensive Plan*, including goals and policies therein, along with the development and review of development regulations. Chapter 13.12 Environmental Code of the *Tacoma Municipal Code* applies to all development within the City of Tacoma and is thus very broad in its scope.

**2. Determining if the request is site-specific (i.e., a land use intensity or a zoning change for a specific parcel(s) likely to be under one ownership).**

The request is not site-specific, as changes to Chapter 13.12 will apply to development activities that are not exempt from environmental review per statute, as well as to all non-project actions.

**3. Receipt by the application deadline, if applicable (a large volume of requests before the deadline may necessitate that some requests be reviewed in a subsequent amendment cycle).**

The proposal was scheduled for consideration prior to the June 30 deadline.

**4. Order of receipt.**

Not applicable.



**5. Recent study of the same area or issue (this may be cause for the Commission to decline further review).**

While minor changes to the Environmental Code have been made in recent years (to ensure compliance with other sections of the *TMC*), the last major revisions to the chapter were made in February of 1996. At that time, several sections were moved, added, or deleted, and outdated references to the *Washington Administrative Code* were corrected.

**6. Amount of analysis necessary (if a large-scale study is required, an application may have to be delayed until a future amendment cycle due to work loads, staffing levels, etc.).**

Review and analysis will involve a moderate level of effort. Working groups consisting of staff from several departments affected by the proposed changes to the Code will help to develop the proposed revisions. In order to adopt the revised thresholds, the City will need to demonstrate that existing plans, development regulations or other policies or codes will adequately provide mitigation of potential environmental impacts to support an increase in the review thresholds.

**7. Available incorporation into planned or active projects.**

This proposed amendment is independent of, but has some connection to, proposed code amendments that are in process for 2010 or 2011, including Critical Areas and the Shoreline Master Program.

**Recommendation:**

*The Planning Commission will review the assessment and make its decision as to: (1) whether or not the application is complete or what information is needed to make the application complete; (2) which amendment application(s) will be considered and in which amendment cycle; and (3) whether or not to prepare alternative proposed amendment(s) that either expand or contract the scope of the original proposed amendment (TMC 13.02.045.F).*

Staff recommends that the application be considered as part of the 2011 Annual Amendment.