



HANDOUTS and PRESENTATIONS

Meeting of November 19, 2014

- 1. Tacoma Mixed-Use Centers Study**
(PowerPoint Slides; for Discussion Item D-1)
- 2. Designing Our Destiny –**
The Comprehensive Plan update and a design vision for the City of Tacoma
(PowerPoint Slides; for Discussion Item D-1)
- 3. Recreational Marijuana Permanent Regulations –**
Planning Commission Public Review Draft
(Summary Sheet; for Discussion Item D-2)
- 4. Recreational Marijuana Permanent Regulations**
(PowerPoint Slides; for Discussion Item D-2)



TACOMA MIXED USE CENTERS STUDY

Introductory Briefing to the Planning Commission

November 19, 2014

What are we doing?

Determining how to make designated mixed use centers more viable and livable according to the Comprehensive Plan vision.

Why enhance mixed use centers?

- Policy support for compact development: climate, health, preserving environment, transportation efficiencies, economic development (“sustainability”)
- 20 Minute neighborhoods, benefits extend beyond center boundaries/a more walkable city also requires amenities and investments outside the centers

What is our approach?

- Differentiate the centers – better define current strengths, character and opportunities
- Focus on strategies to upgrade individual MUC's rather than reduce number of centers.
- Define active versus passive management of centers

What is a “Mixed Use Center (MUC)”?

The **Comprehensive Plan** says:

- Mixed-use centers are compact, self-sufficient areas, identifiable as the focus of the surrounding area. The mixed-use center is a dense, well-integrated variety of development types, combined in such a way that it is pedestrian-oriented and transit supportive.



What a MUC is **NOT** – Necessarily.

- Mixed Use Centers do not need to have vertical mixed use buildings.
- MUC's do not always have the full spectrum of uses
- MUC's are not always historic or “cute”.

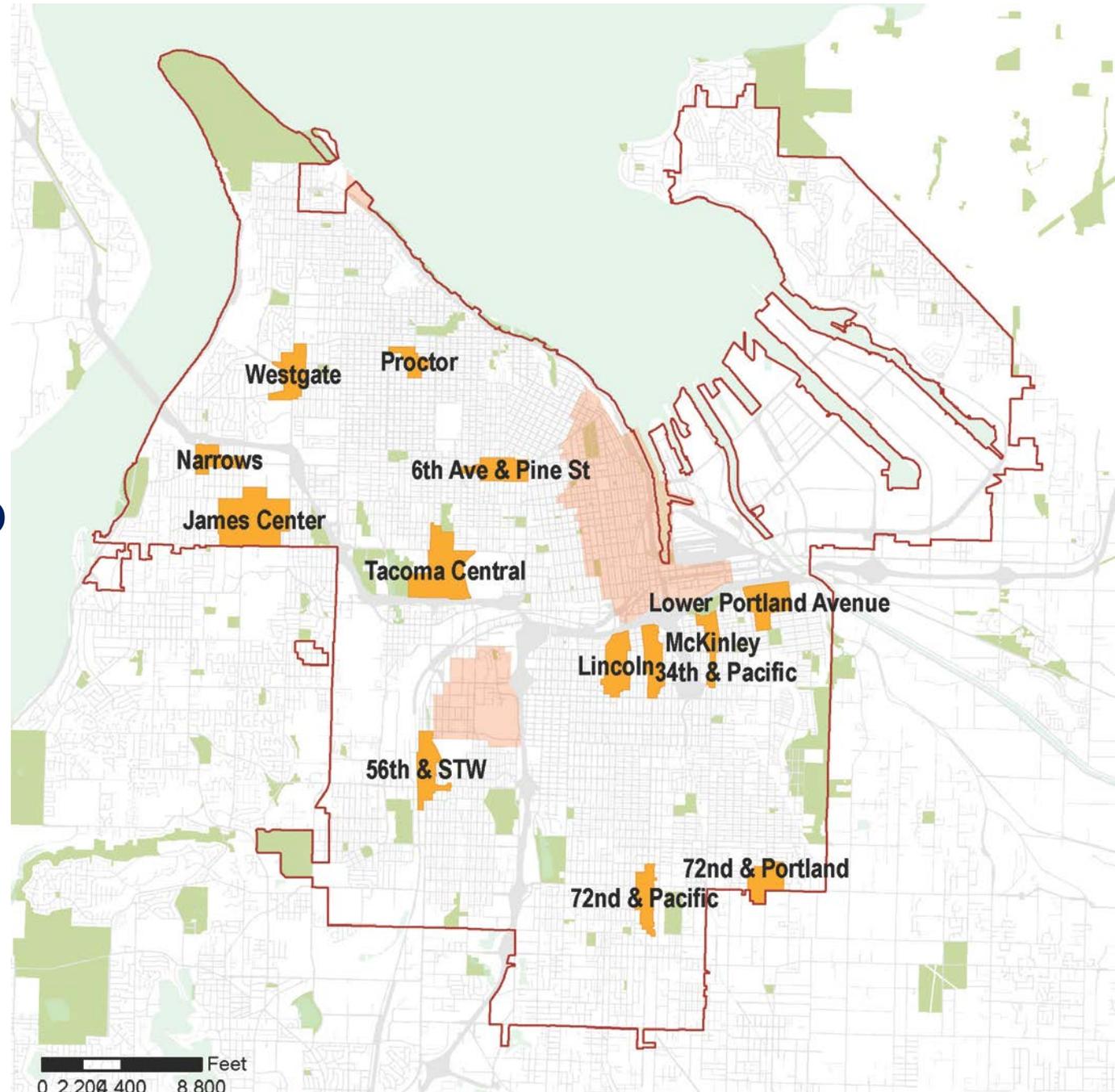


MUC's do **NOT need to feature this kind of development**

What are the “bundle of interests” of being a designated MUC?

- Multifamily Tax Exemption
- Use and Height Allowances
- Non-motorized and Transit Amenities
- Design Standards
- Complete Streets
- Reduced Parking Requirements
- Minimum Densities
- Bonus Palette
- Investment Priority

What mixed use centers are we evaluating?



Early Observations



1. All designated MUC's have opportunities and assets.
2. The individual MUC's are different and deserve individual redevelopment strategies.
3. Some MUC's will redevelop faster than others.
4. The Comprehensive Plan's vision for mixed use centers is still valid because a growth management strategy based on MUC's:
 - Is achievable over time
 - Builds on and leverages current assets
 - Minimizes transportation and infrastructure costs
 - Supports the business district economic development strategy
 - Will result in a more livable city
 - Will produce a more sustainable urban growth pattern

What kinds of mixed use centers are there?

- Neighborhood



- Crossroads



- Employment Center



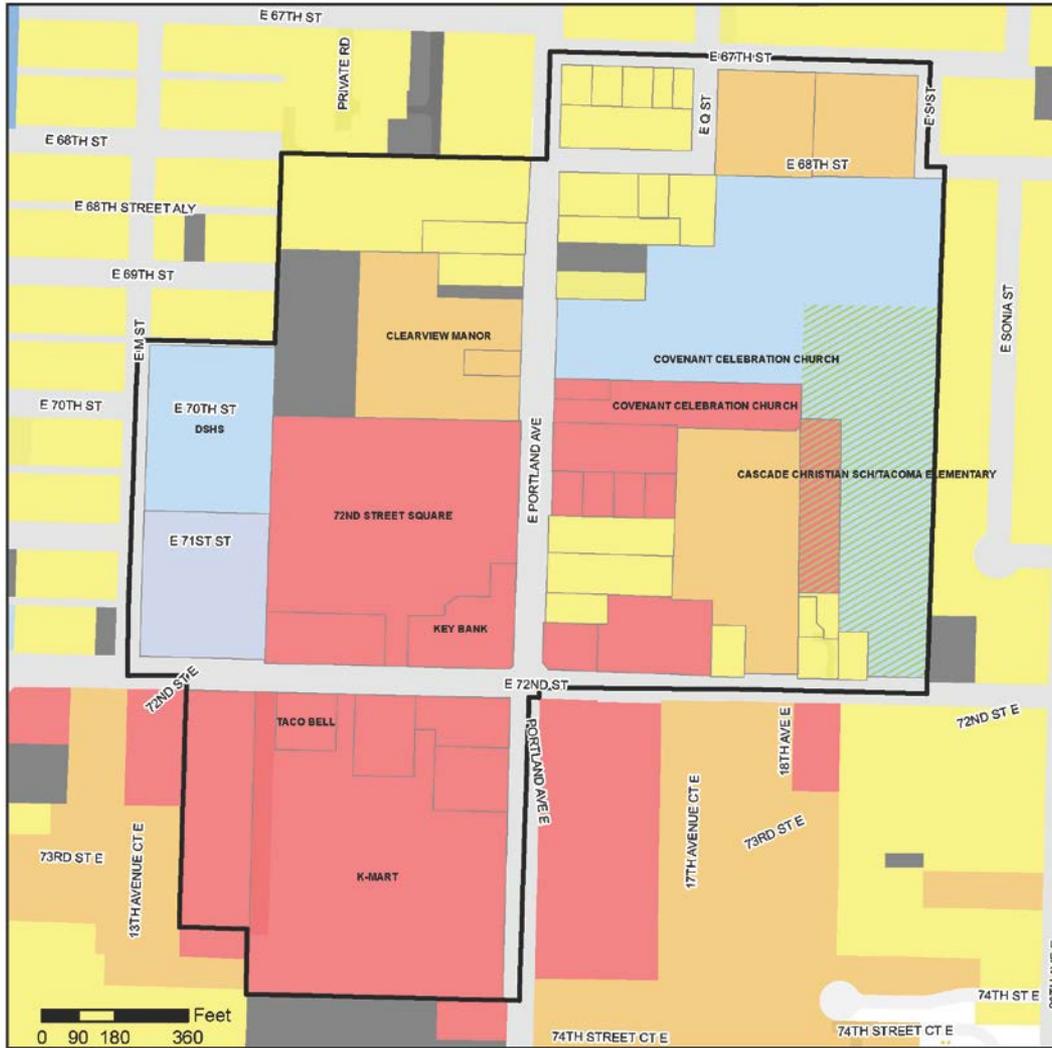
What are some examples?

Proctor - A quintessential Neighborhood Center



What are some examples?

72 & Portland: A Crossroads with potential



What are some examples?

72 & Portland: A Crossroads with potential



250 feet 50 m

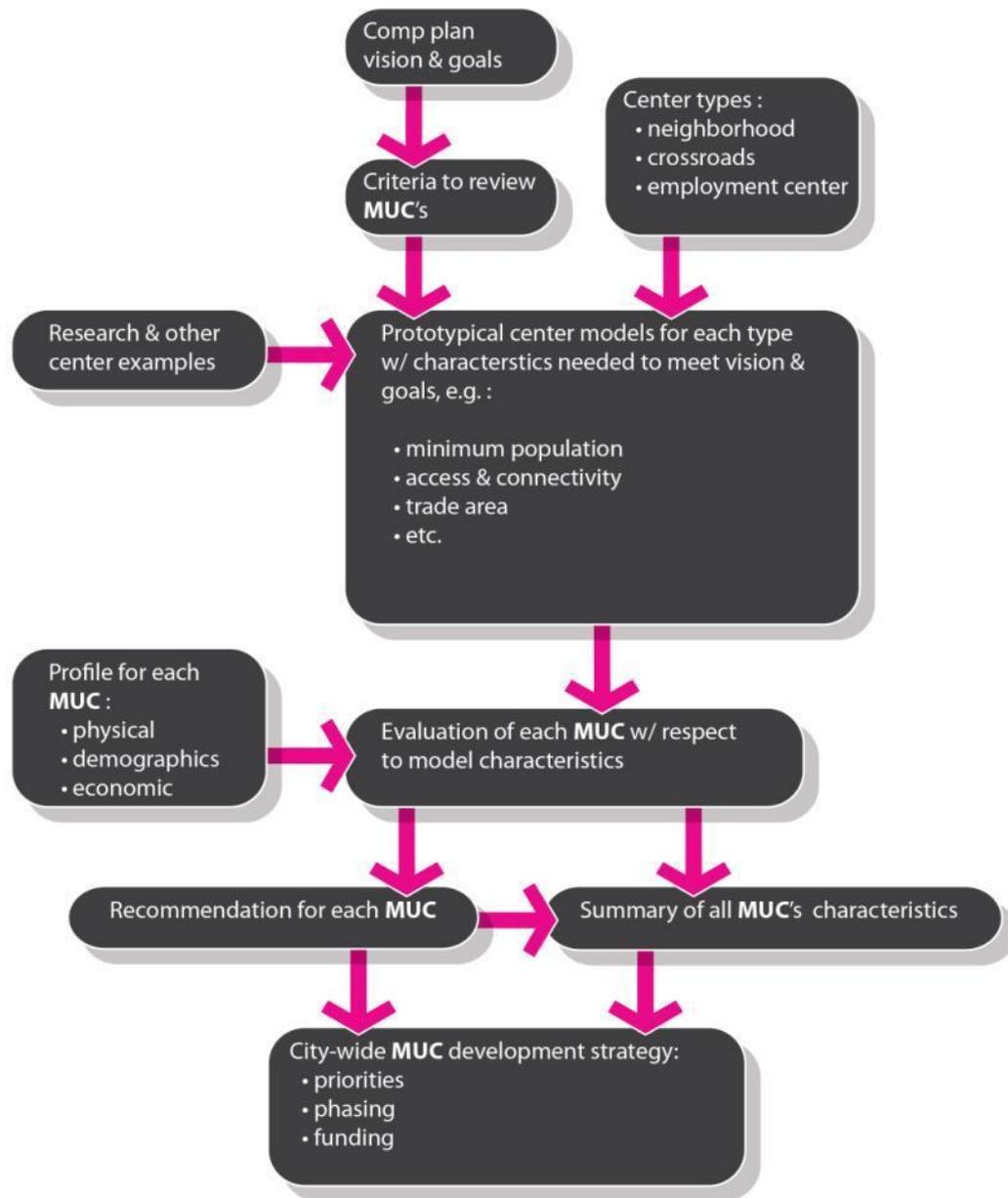
What are some examples?

72 & Portland: A Crossroads with potential



Redevelopment is already starting to happen.

How will we evaluate the mixed use centers?



How will we evaluate the mixed use centers?

Principles from Tacoma Comprehensive Plan Section II – Mixed-Use Centers	Parameter or metric by which to characterize prototypes and evaluate MUCs
1. Mix of Uses	Land use, population and employment data
2. Housing Choices	Household and housing type data
3. Transportation Choices	Walkability, traffic, bike routes & transit data
4. Quality of Life and Active Living	Parks, amenities, and urban design quality
5. Thriving Economy	Income, employment, capture and economic metrics

How will we evaluate the mixed use centers?



Key map

 CITY BORDER

Connections

 1/2MI BUFFER SELECTION

 1/4MI BUFFER SELECTION

 BICYCLE BOULEVARD

 BIKE LANE

Zoning

 C1

 C2

 CCX

Development potential

 VACANT LAND

 POTENTIAL DEVELOPMENT SITE

What do we hope to produce?

- Individual redevelopment strategies for each MUC
- Prioritization of centers for specific management approaches
- A comprehensive city-wide strategy for achieving more viable and livable MUC's that includes:
 - Priorities for near-term actions to take advantage of opportunities
 - Time phased mid- and long term actions to upgrade MUC's in an efficient and cost-effective manner
 - Performance measures/targets

Are you comfortable with – (at least so far)?

- Not making vertically mixed use buildings a priority
- Differentiate centers more clearly along form and function of center, rather than service area
- Not focusing on eliminating centers but developing individual redevelopment strategies and realistic time frames

DESIGNING OUR DESTINY

*The Comprehensive Plan update and a design vision for
the City of Tacoma*

Design Principles

1. *Density, Diversity and Mix*
2. *Pedestrians First*
3. *Transit Supportive*
4. *Place-Making*
5. *Complete Communities*
6. *Integrated Natural Systems*
7. *Integrated Technical and Industrial Systems*
8. *Local Sources*
9. *Engaged Communities*
10. *Durable Infrastructure Systems*



1. Principle one: a balance with nature
2. Principle two: a balance with tradition
3. Principle three: appropriate technology
4. Principle four: social interaction
 - A place for the individual*
 - A place for friendship*
 - A place for householders*
 - A place for the neighborhood*
 - A place for communities*
 - A place for the city domain*
5. Principle five: efficiency
6. Principle six: human scale
7. Principle seven: opportunity matrix
8. Principle eight: regional integration
9. Principle nine: balanced movement

The urban environment has a profound affect on how we live our lives both in our neighborhoods and the larger city. At its heart, urban design incorporates a “people first” design philosophy. This design approach promotes healthy and socially interactive neighborhoods that contribute to the economic success of the City.

Design Principles

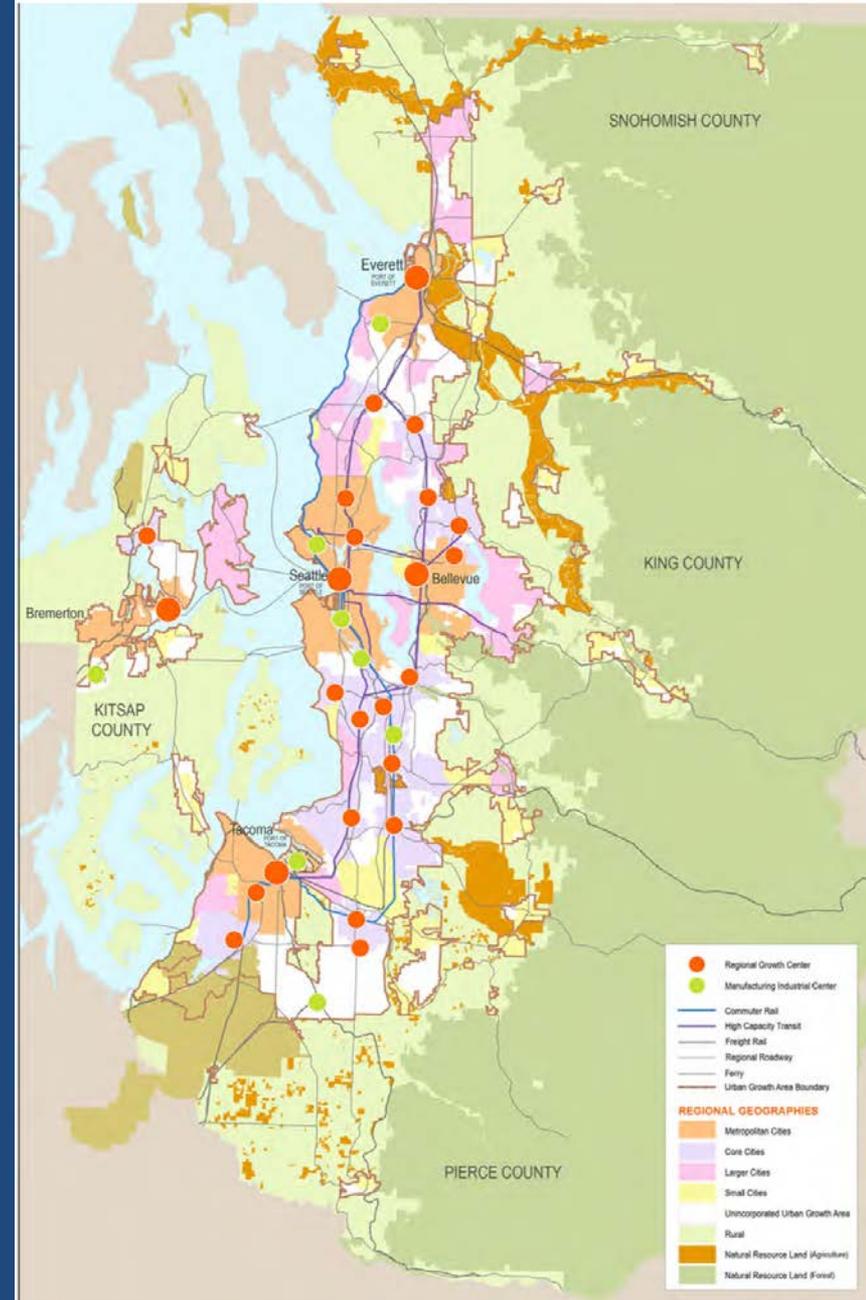
- A. Strengthen and direct growth with a concentrated mix of diverse uses (work, housing, and amenities) and development toward centers;
- B. Create a range of safe, convenient, and affordable housing opportunities and choices;
- C. Create walkable and transit-supportive neighborhoods;
- D. Build on and enhance existing assets and neighborhood character and identity;
- E. Foster efficient provision of services and utility;
- F. Reduce dependence on cars and enhance transportation connectivity;
- G. Support neighborhood business development; and
- H. Encourage sustainable development, including green building techniques, green/plant coverage, and low impact development.

Design Principles

- Protect critical/sensitive areas;
- Protect port, industrial and manufacturing uses;
- Protect neighborhoods; and
- Increase densities in the downtown and neighborhood business districts.

A Matter of Scale: Region

- Corridors
- Centers
 - Regional Growth Center
 - Manufacturing/Industrial
- Land Use Designations
 - Metropolitan Cities
 - Core Cities
 - Larger Cities
 - Small Cities
 - Unincorporated UGA
 - Rural
 - Agriculture
 - Forest Lands

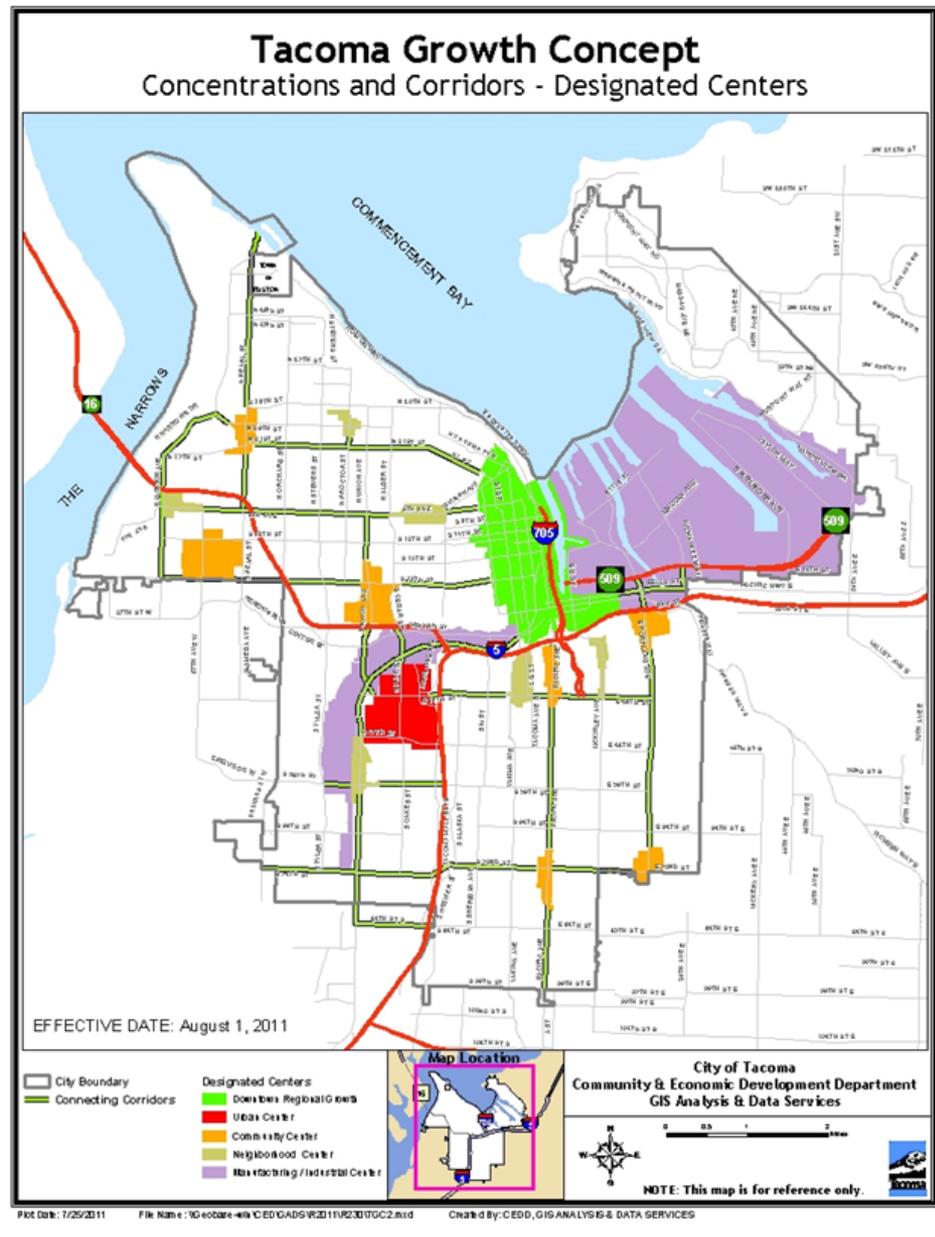


A Matter of Scale: Watershed

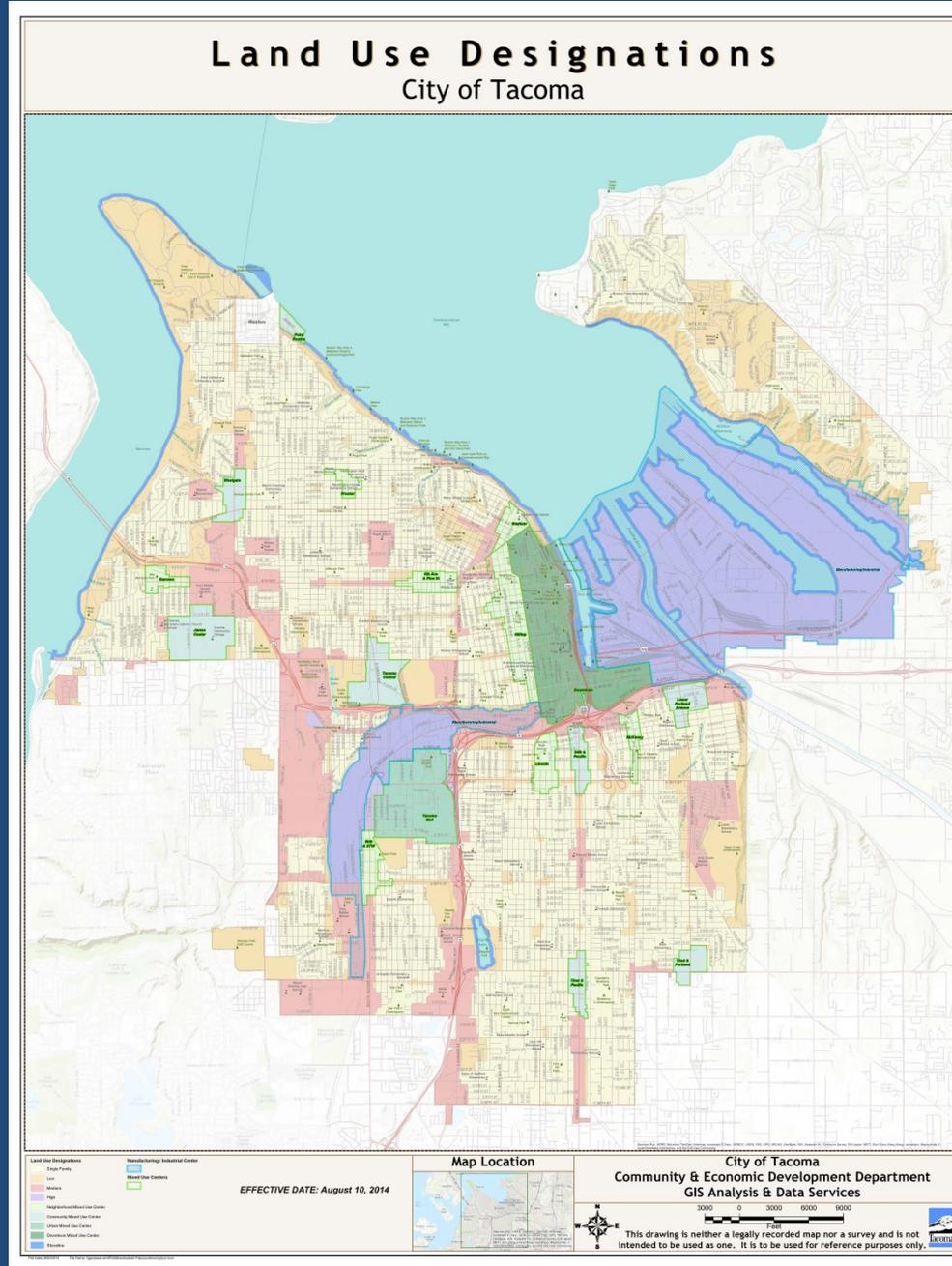


A Matter of Scale: City

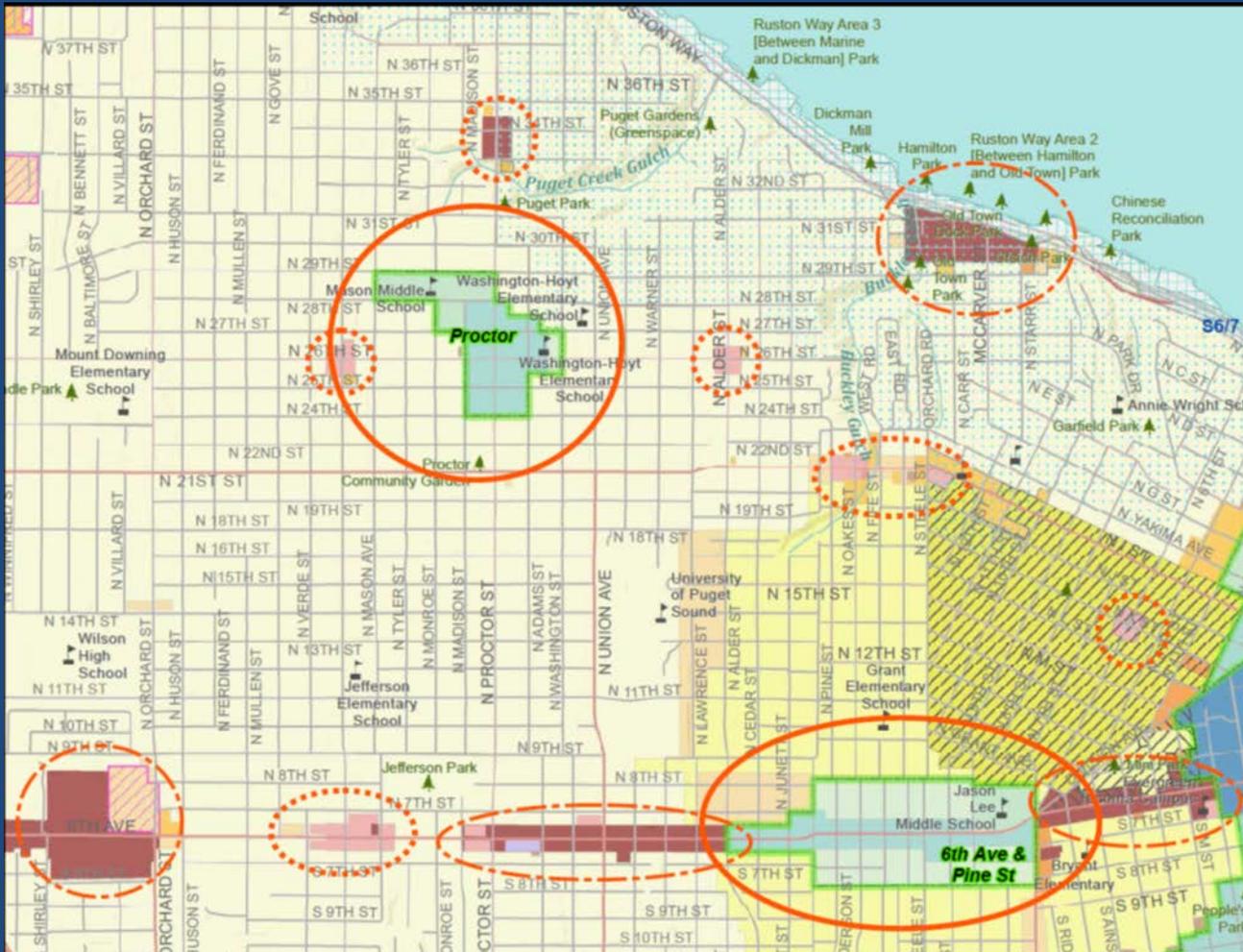
- Centers
 - Regional
 - Urban
 - Community
 - Neighborhood
 - Manufacturing/Industrial
- Corridors



A Matter of Scale: City



A Matter of Scale: Neighborhood



Urban Form: Components

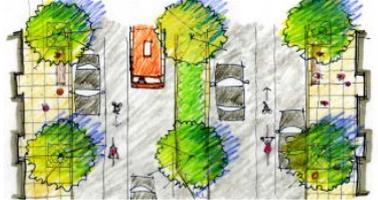


CENTERS

Compact, mixed use urban areas targeted for growth will provide access to jobs, commercial services, transit connections and housing options.

Types:

- Regional Growth Center
- Mixed Use Centers
- Concentration
- Neighborhood Hubs



CORRIDORS

Major city streets with new growth offer critical connections to centers, and links to transit, commercial services, jobs and housing options.

Types:

- Avenue
- Main Street
- Transit Priority
- Signature Street
- Bicycle Boulevard
- Green Street



EMPLOYMENT AREAS

Diverse and growing areas of employment that host a variety of business sectors in different parts of the city.

Types:

- Manufacturing/
Industrial Center
- Regional Growth Center



OPEN SPACE CORRIDORS

A system of enhanced open space corridors that connect fish, wildlife and people to key natural features throughout the city.

Types:

- Parks
- Passive Recreational Open Space
- Habitat Areas
- Scenic Resources
- Critical Areas

Urban Form: Components



SIGNATURE TRAILS

A citywide network of trails that connect people to nature, parks and major destinations or centers.

Examples:

- **Dome to Defiance Promenade**
- **Prairie Line Trail**
- **Water Ditch Trail**
- **Pipeline Trail**
- **Scott Pierson Trail**



NEIGHBORHOODS

Broad areas of the City with distinctive character and land use patterns that include centers and smaller concentrations of commercial activities and amenities that support the daily needs of the residents.

Examples:

- **Central**
- **Eastside**
- **New Tacoma**
- **Northeast Tacoma**
- **North End**
- **South End**
- **West End**
- **South Tacoma**

Why do we care?

- A. Integrating higher density land uses with safe active transportation and transit systems are critical in reducing the city's overall **carbon emissions**.
- B. Creating complete communities that offer a range of well-designed housing options and costs will support a diverse, resilient **age-friendly city**.
- C. Compact neighborhoods and districts that offer walkable access to everyday services, like grocery stores will contribute to **healthier lifestyles** as more people choose to walk, bike and take transit instead of driving.
- D. Developing well-designed buildings, open spaces, and streetscapes creates **successful, vibrant places**. Diversity is essential – there needs to be openness to innovation as well as respect for existing local character and responsiveness to how that character is different in different parts of the city.
- E. Establishing compact, complete and connected neighborhoods with a dense urban center will drive new demand for products, services and amenities that result in new **job creation**.
- F. Ensure the **wise use of urban land** to protect and preserve the City's distinct single family neighborhoods, industrial employment base and sensitive open space and habitat areas as well as to promote cost efficient service and utility provision.

For Planning Commission Concurrence

- Design vision builds off of existing land use patterns
- Maintain differentiation of land use patterns along corridors while still promoting greater intensification of use along primary transit routes
- The vision is there but must be more succinctly described, visualized and integrated
 - Fill in the blanks – corridors, neighborhoods, open space, neighborhood hubs
- Vision should operate and apply at multiple scales
- Use this opportunity to create a vision for the City's development and principles to guide it



RECREATIONAL MARIJUANA PERMANENT REGULATIONS

Planning Commission Public Review Draft – November 20, 2014

PLANNING COMMISSION PUBLIC HEARING

Wednesday, December 3, 2014 5:00 p.m. City Council Chambers
Tacoma Municipal Building, 747 Market Street, 1st Floor

WHAT IS BEING CONSIDERED?

The Planning Commission is seeking public comment on proposed amendments to Tacoma's land use regulations concerning the production, processing, and retail uses of recreational marijuana. The proposed amendments to Tacoma Municipal Code, Chapter 13.06 – Zoning, **Section 13.06.565 Marijuana Businesses** (and potentially other sections for consistency) would replace the existing interim code, effective through May 2015, with permanent regulations. The proposal would retain the current requirements of the interim code, and make four key additions and modifications.

WHAT IS THE PROPOSAL INTENDED TO ACHIEVE?

The proposal is intended to provide regulatory guidance to facilitate the City's review of marijuana license applications forwarded from the Washington State Liquor Control Board (WSLCB). In response to the voter approved Initiative 502, the City Council enacted the Recreational Marijuana Interim Regulations in November 2013, effective for one year, from November 17, 2013 to November 16, 2014, then extended the interim regulations, effective through May 16, 2015, to further evaluate the operations and impacts of licensed recreational marijuana businesses. The proposed code amendments would make the regulations permanent as well as address issues raised through community discussions.

CURRENT (INTERIM) MARIJUANA BUSINESSES REGULATIONS SUMMARY:

The provisions of the interim code are proposed to be retained in the permanent code, with the modifications and additions summarized in the following section.

Key Provisions:

- Adopts state standards per RCW 69.50 and WAC 314-55
 - State licenses required
 - Limits on statewide production
 - Limits on individual production operation size
 - Limits the number of retail outlets (maximum 8 in Tacoma)
 - Retail may not be open between midnight and 8:00 am
 - Detailed security and tracking systems
 - Quality control/testing provisions
 - Labeling controls
 - State-level excise taxes (25% at each of the three levels)
- Location Requirements
 - Marijuana Retailers: Allowed in most Commercial and Mixed-Use Districts, some Industrial Districts (M-1 and M-2), and in all Downtown Districts
 - Marijuana Processors and Producers: Allowed in Heavy Industrial Districts (M-2 and PMI)

- Prohibited within 1,000 feet of public parks, playgrounds, recreation/community centers, libraries, child care centers, schools, game arcades, and public transit centers, pursuant to WAC 314-55
- Retail marijuana uses prohibited within 1,000 feet of correctional facilities, court houses, drug rehabilitation facilities, substance abuse facilities, or detoxification centers
- Marijuana businesses prohibited in nonconforming use sites
- Development standards
 - Must prevent odors from travelling off-site
 - No drive-through, exterior, off-site sales, or display of marijuana paraphernalia

PROPOSED MODIFICATIONS AND ADDITIONS:

The following proposals are intended to address community input to date in regards to the location and operation of marijuana businesses. The changes would seek to provide more certainty in regards to the applicability of City standards to marijuana businesses; prevent impacts from the concentration and from late night sale of marijuana on neighborhoods and business districts; enhance the City’s ability to appropriately regulate and monitor proposed marijuana businesses; and, provide for public notification of proposed retail marijuana businesses.

1. Clarify that all new marijuana businesses must comply with City requirements.
2. Further limit marijuana retail open hours:
Closed between 9 p.m. and 10 a.m., Sunday-Thursday, and Closed between 10 p.m. and 10 a.m., Friday-Saturday.
3. Prohibit new marijuana retail uses within 1,000 feet of any existing marijuana retail use(s).
4. Establish an administrative review process to coordinate city review; provide public notification of proposed retail marijuana uses; and, grant the City authority to deny an application based on noncompliance with City code.

TENTATIVE PUBLIC REVIEW SCHEDULE:

September 30, 2014	City Council extends the Interim Regulations until May 16, 2015
October-November, 2014	Planning Commission review of draft permanent regulations
December 3, 2014	Planning Commission Public Hearing – <i>Comments due by Dec. 5th at 5:00 p.m.</i>
December 17, 2014	Planning Commission recommendation to City Council
January 6, 2015	City Council Public Hearing
January 13, 2015	City Council – First Reading
January 20, 2015	City Council – Final Reading
February 1, 2015	Effective date of the permanent regulations

ADDITIONAL INFORMATION:

Web: www.cityoftacoma.org/Planning, click on “Recreational Marijuana Permanent Regulations”
 Contact: Elliott Barnett, Associate Planner, (253) 591-5389, elliott.barnett@cityoftacoma.org

Recreational Marijuana

Permanent Regulations

City of Tacoma

Planning & Development Services Department

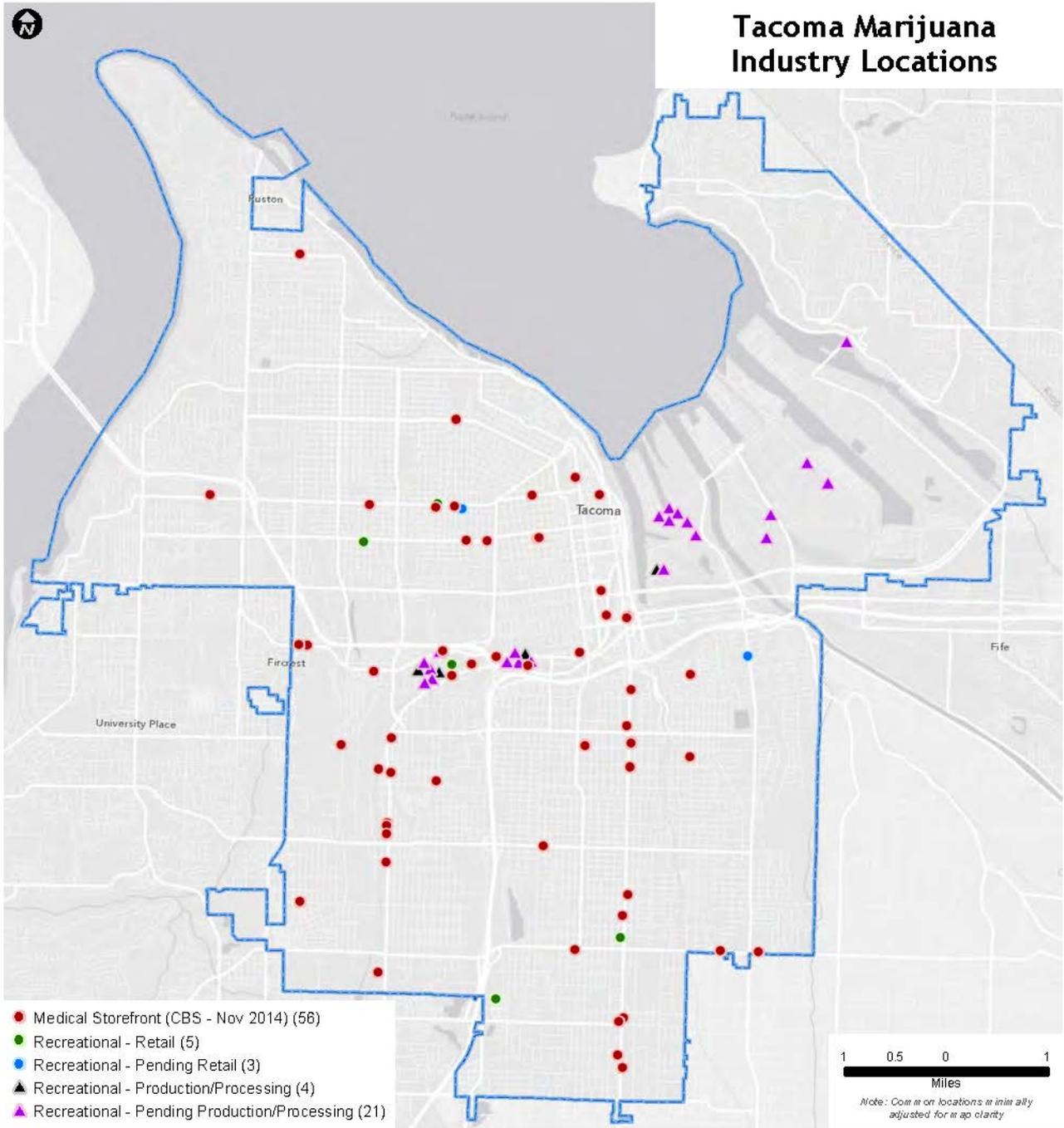
Planning Commission
November 19, 2014



Meeting Objectives

- Review public review draft
- Authorize for public review
- Set hearing date: December 3rd

Tacoma Marijuana Industry Locations



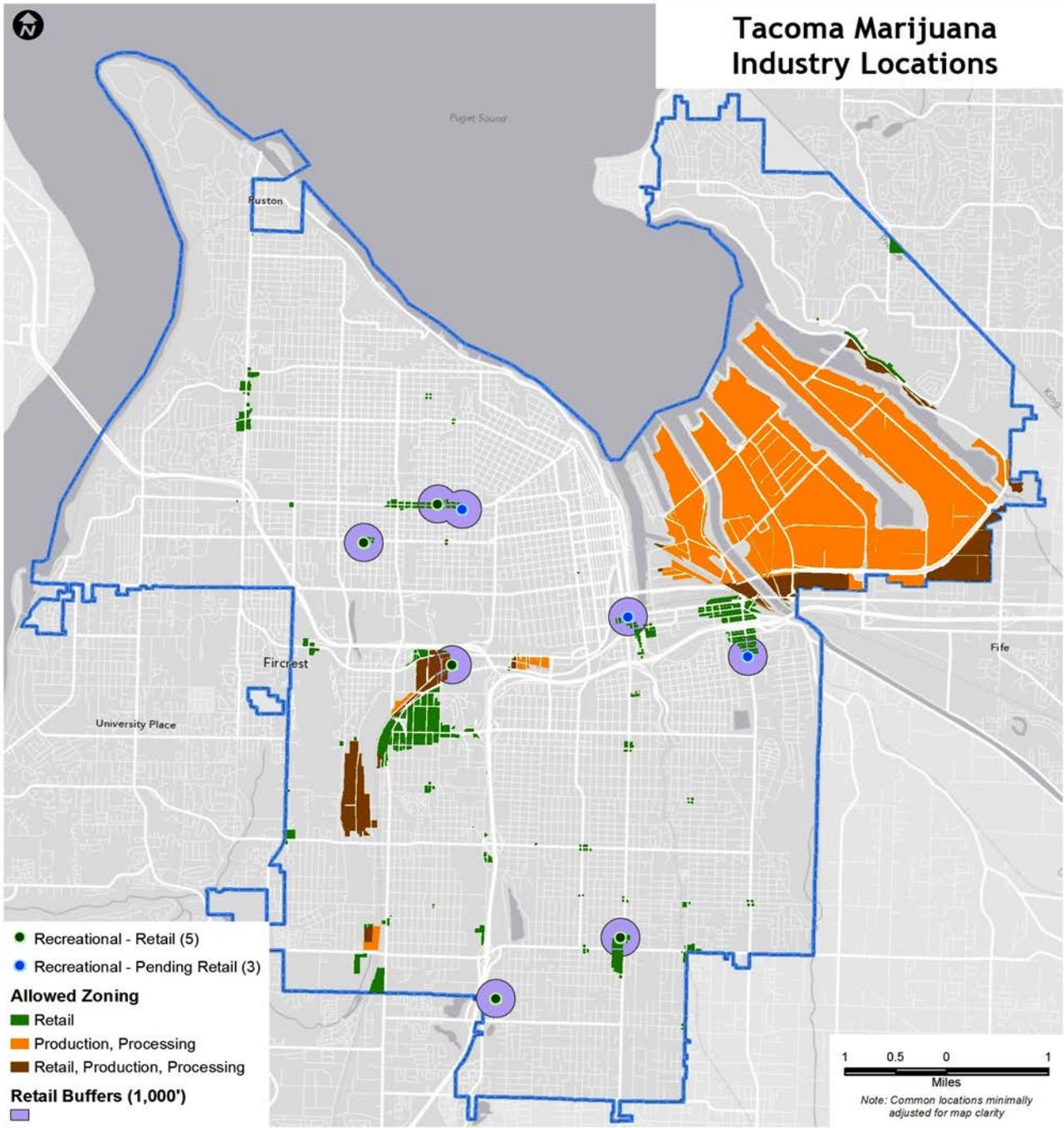
Key Issues

- Medical store-fronts most pressing issue
- Recreational Marijuana
 - Will of voters is to normalize
 - Interim code generally works well
 - Permanent regulations needed
 - Address community concerns (applicability, distribution, hours, notification)

Proposed code changes

1. Clarify applicability
2. Further limit retail hours of operation
3. Create retail 1,000 ft distribution requirement
4. Establish City review process
 - Coordinate review
 - Retail notification
 - Consider code noncompliance

Tacoma Marijuana Industry Locations



Clarifications

- Applicability
 - Standards apply to all; locational restrictions only to new
- Certificate of Approval
 - Should existing licensees be required to obtain retroactively?
 - Code approach details to come...

Proposed code changes - REVIEW

1. Clarify applicability
2. Further limit retail hours of operation
3. Create retail 1,000 ft distribution requirement
4. Establish City review process
 - Coordinate review
 - Retail notification
 - Consider code noncompliance

Next steps

Ongoing – stakeholder outreach

Dec 2nd – Council COW on medical enforcement strategy

Dec 3rd – Public Hearing

Dec 17th – Recommendation to Council

Also:

Dec 4th 11:30 am (tentative) – Spinning Heads tour (RSVP)