



AGENDA

MEETING: Regular Meeting

TIME: Wednesday, November 2, 2016, 4:00 p.m.

LOCATION: Room 16, Tacoma Municipal Building North, 1st Floor
733 Market Street, Tacoma, WA 98402

A. Call to Order and Quorum Call

B. Approval of Agenda and Minutes of October 5, 2016

C. Public Comments (up to three minutes per speaker; must be pertaining to items on the agenda)

D. Discussion Items

1. Pierce Transit Update

Pierce Transit staff will provide a briefing on (a) the recently adopted long-range transit plan, *Destination 2040* (<http://www.piercetransit.org/destination-2040/>), and (b) *2016 Route Analysis: Moving Forward* (<http://www.piercetransit.org/route-analysis-moving-forward/>) a comprehensive analysis of Pierce Transit's existing bus service that is currently underway.
(Staff Contact: Lihuang Wung, 591-5682, lwung@cityoftacoma.org)

2. Institutional Campus Zoning Review

Review the scope of work for the proposed changes to the zoning designation and the associated development standards and administrative procedures concerning new or expansion of existing major campus institutions.
(See "Agenda Item D-2"; Stephen Atkinson, 591-5531, satkinson@cityoftacoma.org)

E. Communication Items & Other Business

- (1) Infrastructure, Planning and Sustainability Committee meeting, November 9, 2016, Room 16; agenda includes: Sustainable Tacoma Commission Interviews; Pharmaceutical Take Back Program; and Bike Share Update.
- (2) Planning Commission meeting, November 16, 2016, 4:00 p.m., Room 16; agenda includes: Dialogue with the Neighborhood Councils – North End; Unified Development Code Update.

F. Adjournment





MINUTES (Draft)

TIME: Wednesday, October 5, 2016, 4:00 p.m.

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

PRESENT: Chris Beale (Chair), Stephen Wamback (Vice-Chair), Jeff McInnis, Meredith Neal, Anna Petersen, Brett Santhuff, Dorian Waller, Jeremy Woolley

ABSENT: Scott Winship

A. CALL TO ORDER AND QUORUM CALL

Chair Beale called the meeting to order at 4:05 p.m. A quorum was declared.

B. APPROVAL OF AGENDA AND MINUTES OF SEPTEMBER 21, 2016

The agenda was approved. The minutes of the regular meeting on September 21, 2016 were reviewed and approved as submitted.

C. PUBLIC COMMENTS

No members of the public came forward to provide comments.

D. DISCUSSION ITEMS

1. Lincoln District Revitalization Project

Debbie Bingham, Community and Economic Development, provided an overview of the scope of work, goals, expected outcomes, and timeline of the project. Ms. Bingham reviewed the background of the project which began with the formation of a Steering Committee of community stakeholders in 2013, who met for a year to prioritize goals for the area. The Lead Team then chose the Lincoln area for a Capstone project in 2014. The revitalization model that the Lead Team created considered the following: that there needed to be a commitment in leadership and some form of budget for it from the City; that it should be run by a cross departmental team; that stakeholder consultation be perpetual; that they should meet the stakeholders where they are; and that equitable is not equal.

Ms. Bingham reported that they had chosen a target area bounded by S. 36th St., S. 40th St., D St., and K St. Some of the challenges in the selected area included that many properties are blighted, lack of business owner engagement, language barriers, and lack of a City presence. Ms. Bingham noted that the area had a lot of assets including a park and high school; a deep history; good diversity of people, cultures, and languages; a desirable location; and many services. The goals of the project included increasing the economic stability, enhancing the identity, improving infrastructure conditions, improving property and neighborhood conditions, promoting preservation of the existing housing and new infill development, and ensuring that the area is safe for its residents. Ms. Bingham reviewed that the revitalization focus included infrastructure, solid waste issues, housing and property conditions, code compliance, human and social services, public safety, economic design, and urban design.

Ms. Bingham reviewed that the total project investment was \$7.7 million dollars, including \$4.5 million dollars allocated in the 2015-2016 budget for the S. 38th Streetscape project. Ms. Bingham reported they would be completing sidewalks, adding new street amenities, adding ADA ramps, improving neighborhood connectivity, replacing underground infrastructure, and replacing existing power poles with taller poles. They had also applied for a grant to make a section of S. Yakima Ave. a festival street.

Ms. Bingham discussed outreach and engagement efforts. At an office they had opened in the area they had held 24 public meetings and over 100 people had stopped in for information. Additionally, since they had opened the office in November 2015, 4 new businesses had opened, 2 had reopened, and new private investments had begun. With the help of the City's business outreach coordinator, local businesses had put on two festivals that had brought the businesses and surrounding neighborhood closer. They had also worked to improve the relationship between police and business owners with an increased police presence, improved sharing of best practices, and disaster preparedness and emergency response training. In the surrounding neighborhood they had focused on housing stability programs. The Healthy Homes Healthy Neighborhoods program had approached 1,127 homes and engaged 530 households. One of the other ways that they had engaged the community was through public art. Ms. Bingham commented that they would also add historical plaques, benches, and designated trash enclosures.

Upcoming projects were discussed. Streetscape construction would begin in March and would be completed by the end of 2017. They were also working with Planning and Development Services on a façade study, which would include designs for several businesses, and on the 2nd story renovation study which would examine the cost of reusing a space above an empty building. They were also considering whether zoning changes would make revitalization easier.

Commissioner Woolley asked how the 2nd floor reactivation would impact the parking in the area. Ms. Bingham responded that they had done a parking study earlier, determining that parking was not a large problem. They had also revised the parking times in the area to a uniform two hours.

Commissioner Santhuff asked if the study would identify buildings that are assets or landmarks in the community. Lauren Flemister, Planning Services Division, responded that the City Historic Preservation Officer had been on the panel that had interviewed architects for the façade study.

2. Public Engagement Plan for 2018 Annual Amendment

Stephen Atkinson, Planning Services Division, provided a review of the public engagement plan for the 2018 Comprehensive Plan Amendment. Mr. Atkinson reported that they would be taking more time to engage with people earlier in the process so that the engagement is more meaningful. He noted that for the Shoreline Master Program update, they had been required by the State to provide an engagement plan at the outset of the process and a follow up summary. Following a similar strategy for the 2018 Comprehensive Plan Amendment would provide reasonable expectations for staff and the public, as well as holding staff accountable for whether the outreach was effective.

Mr. Atkinson discussed past efforts to reach out to different groups in their communities. He noted that it had been difficult to get attendance at some of their meetings so they would be marketing and framing the conversations in an effort to get people more interested in attending. He reviewed that they had received good feedback from walking tours that had been conducted by students from Portland State University, suggesting that they could plan walking tours in places like Wapato to discuss the issues and zoning options. There had also been a good community response from outreach done at farmer's markets.

The project schedule was reviewed. Mr. Atkinson commented that the schedule would seek to line up the community engagement process with the code development process. In the near term, they would be publishing the manager's letter, which would talk about the work program, and the initial taxpayer notice. He noted that the rezone piece alone, if done citywide with a 1,000 foot buffer, would involve 30,000 taxpayer notices so they wanted to get it out early. They also wanted to get the website updated so that people could immediately get more information on the work program items. Planning and Development Forums would involve several meetings to bring together staff from Planning and Development Services, Public Works, Environmental Services, and others. The map app design and zoning survey would be focused on the zoning and commercial code updates to help people comment on what kind of design outcomes they would like to see. The zoning and design forums would be focused on the area-wide rezones and would reach out to neighborhood councils and community groups. Over the summer they would have farmer's market style approaches. The walking tours would focus on areas where the answers aren't as clear to discuss the options and what the changes might look like.

Mr. Atkinson reported that they were proposing a Planning and Development forum to educate participants on how the planning and development process works. He commented that they would seek to address questions including what the plan means for the neighborhood, who makes the decisions, how the City monitors performance, and how citizens can change the Comprehensive Plan or City codes. Mr. Atkinson commented that they were early enough in the process that they can consider strategies from other jurisdictions if Commissioners had any recommendations. He also asked the Commission for any thoughts on how to broaden outreach and what questions staff should be prepared to answer.

Commissioners provided the following questions and comments:

- Commissioners recommended holding walking tours earlier in the year so that the information gathered would be more useful during the concept development process. Mr. Atkinson responded that they could shift it up a couple of months.
- Chair Beale asked if there were any traditionally underrepresented neighborhoods where they should consider having open house or forum style outreach. Mr. Atkinson commented that he was thinking doing outreach for Puget Sound Ave in South Tacoma, the area south of the upper Pacific mixed-use center, and Portland Avenue around Salishan.
- Chair Beale commented that they should consider how to engage with underrepresented communities where people would not be able to attend meetings on the broader items in the amendment package items unless they were in the area. Mr. Atkinson commented that they were working to get a feature on the website that would allow people to invite city staff.
- Vice-Chair Wamback noted that there are neighborhoods in the city where there is no sense of connectedness and people only go home to sleep, while working and shopping elsewhere.
- Vice-Chair Wamback commented that in his day job they had done outreach by working with a local business chain to set up shop in a location to talk with customers.
- Vice-Chair Wamback suggested purchasing advertising space in the environmental services newsletter and Tacoma Public Utilities newsletter. He also suggested reaching out to people who had contacted the 311 service.
- Commissioner Petersen suggested utilizing the electronic flyers sent out by local schools.
- Commissioner Woolley suggested that for the Planning and Development Forum, they collaborate with the school district or other public agencies that might already have a connection that the City does not. He asked if there was a way to meet periodically with the stakeholder groups through all four stages and have a recap at the end.
- Commissioner Petersen suggested explaining why amendments are being proposed and how much people can affect the outcomes.
- Commissioner McInnis suggested using stronger language to make people aware when there might be changes with significant impacts.
- Commissioner McInnis suggested reaching out to groups like the Tacoma Rotary.
- Commissioner Neal asked if there would be an iPad provided so that people can interact with the map app when they are out in the community.
- Chair Beale commented that part of the strategy would need to be outreach like open houses where people have to intentionally go to where outreach is occurring. He suggested that a key component in a diverse strategy would be unintentional interaction, where outreach occurs at local businesses and places where people are present for other reasons.
- Chair Beale asked where the technical advisory group for the Open Space component would fit into the plan. Mr. Atkinson responded that it would be a resource, but it wasn't clear what the shape of it would be.

3. Planned Development Business Districts

Mr. Atkinson presented an assessment of the City's Planned Development Business Districts (PDB) proposed for inclusion in the 2018 amendment cycle as part of the overall Commercial Zoning Update. He reviewed that in PDB districts there had been some permitting issues and some of the existing property owners had expressed concerns about the limitations in the code. He noted that currently there were only three locations where the PDB zoning was present in the City and that some of the changes for the PDBs were dependent on the outcome of the overall commercial zoning update. The initial phase

would identify patterns by examining floor area ratio, building coverage, lot size, types of uses that generate pedestrian activity, intersection density, and block size. They would also look at the proximity of commercial uses to surrounding residential areas. Mr. Atkinson discussed examples of zoning incongruities in neighborhood commercial and the need to be clearer about how the intent is carried through to the uses. He also noted examples of businesses that were inconsistent with the zonings where they might need to change the zoning or add a zoning to better differentiate circumstances.

Mr. Atkinson reviewed that PDB Districts were a general commercial zoning option that was originally intended to provide a business park type zone that allows some industrial and some commercial with a buffer between the district and the surrounding neighborhood. Mr. Atkinson discussed the three existing PDB sites that were being examined: an area on S. 19th Street that included the DSHS site; an area along Highway 16 that contained a self-storage site; and an area on S. 80th Street that contained the Pacific Sport Center, Rainier Woodworking, and Burkhart Dental Supply. He noted that the businesses present were allowed in M-1 or C-2, but not always in both. Part of the investigation would be to determine if the PDB zoning was the right way to identify zoning standards to accommodate larger box commercial development or if they should consider a different approach.

Mr. Atkinson reported that the pattern area study would help inform them of what physical objectives they were trying to accomplish for each tier. With the pedestrian generating use focus they could also think about where to put limitations on uses to get pedestrian oriented use. Another possible component was conditional use permit criteria that would provide a process to expand the kinds of uses allowed. They would also use the policies associated with street typologies in the Comprehensive Plan to help inform the kind of design that they were seeking. Mr. Atkinson asked Commissioners if they had any specific issues or problematic uses that they would like to discuss.

Chair Beale expressed concern that he was seeing a lot of used tire stores showing up in C-2 zones with outdoor storage. Mr. Atkinson commented that he was expecting that there would be some enforcement actions on the outdoor storage of used tires.

Vice-Chair Wamback commented that he hoped that they would be flexible enough to preserve small business street front commercial zoning, since most new jobs were being created by small businesses. He recommended that they look at the evolution of neighborhoods in Seattle and Portland to see how it can be done in a sensitive way.

E. COMMUNICATION ITEMS & OTHER BUSINESS

Brian Boudet, Planning Services Division Manager, updated the Commission on the following items:

- At the Infrastructure, Planning, and Sustainability Committee meeting on September 28, 2016, staff had discussed the Planning Commission's accomplishments for 2015-2016 and work program for 2016-2018. The Committee had concurred with the work program and suggested that community outreach and engagement focus on areas where there had been development that had resulted in concern.
- There would be a meeting to discuss the proposed Proctor South development on October 10.
- The *RE: Tacoma* urban design lecture series would have a presentation on place attachment on October 13.
- The City Manager had released the proposed budget to the City Council during a recent study session. Some resources had become available due to increased revenues and savings. One of the things included the proposed budget was resources for the proposed Urban Design Studio.
- Lunch meeting invites for individual Commissioners would be sent out in the coming weeks.

F. ADJOURNMENT

At 6:10 p.m., the meeting of the Planning Commission was concluded.



City of Tacoma
Planning and Development Services

Agenda Item
D-2

To: Planning Commission
From: Stephen Atkinson, Planning Services Division
Subject: **Institutional Campus Zoning Review**
Date of Meeting: November 2, 2016
Date of Memo: October 26, 2016

The Institutional Campus Zoning review will assess methods to ensure that new and/or expansion of existing major campus institutions successfully implement the goals and policies of the *One Tacoma Comprehensive Plan*. Major campus institutions are defined in the *One Tacoma Plan* as High Schools, Higher Education facilities, and Hospitals, typically on sites greater than ten acres in size. An initial step in this review will include an assessment of how these designated institutional uses are currently regulated and permitted in the Land Use Regulatory Code.

At the November 2 Planning Commission meeting staff will provide a background report on the intent and policies associated with the Major Institutional Campus designation, the uses located, and the current permit procedures and standards associated with these uses. In framing a scope of work for this project staff is considering the following questions and is seeking guidance from the Planning Commission on the issues or concerns the Commission considers the most critical for this review:

1. Do current development standards adequately address compatibility with site context and mitigation of off-site impacts?
2. What is the appropriate public notification and permit review process for new development or expansion?
3. What mechanisms does the City have to ensure that there is long-term predictability for the expansion of existing facilities and/or location of new facilities, both for the public and for the institution, and to ensure that permit decisions are not made in a piece-meal manner?
4. What options or mechanisms are available currently or could be provided to create a more flexible code that recognizes the unique circumstances of these facilities?
5. If the City considers a base institutional zoning district, what are the implications for other zoning districts that currently permit these institutions?

If you have any questions, please contact me at 591-5531 or satkinson@cityoftacoma.org.

Attachments:

- Institutional Campus Zoning Review – Project Description and Process
- Institutional Campus Zoning Review – Current Regulatory Approaches

c: Peter Huffman, Director



Tacoma Community College

Institutional Campus Review

Project Description and Process

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



Cheney Stadium and Foss High School

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



St. Joseph Medical Center



University of Puget Sound

Project Process

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

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

Planning and Development Services

City of Tacoma, Washington

Marilyn Strickland, Mayor • Peter Huffman, Director



Project Manager

Stephen Atkinson, Senior Planner

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Comprehensive Plan Policies

Urban Form Element – Major Institutional Campus Designation

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

Uses Designated:

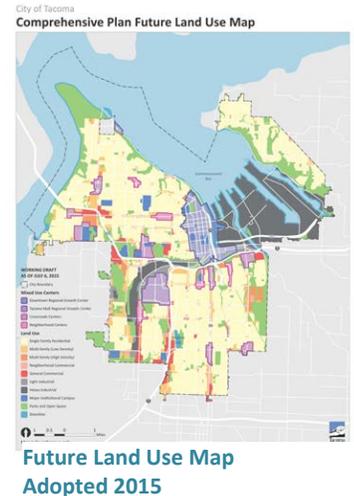
| High Schools | Higher Education | Hospitals |
|---------------------|---------------------------|---------------------------|
| Wilson | Bates – Downtown | St. Joseph Medical Center |
| Stadium | Bates – South | MultiCare Health System |
| Lincoln | Bates – Mohler | |
| Foss/Cheney Stadium | UW – Tacoma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

Urban Form Element - Policies

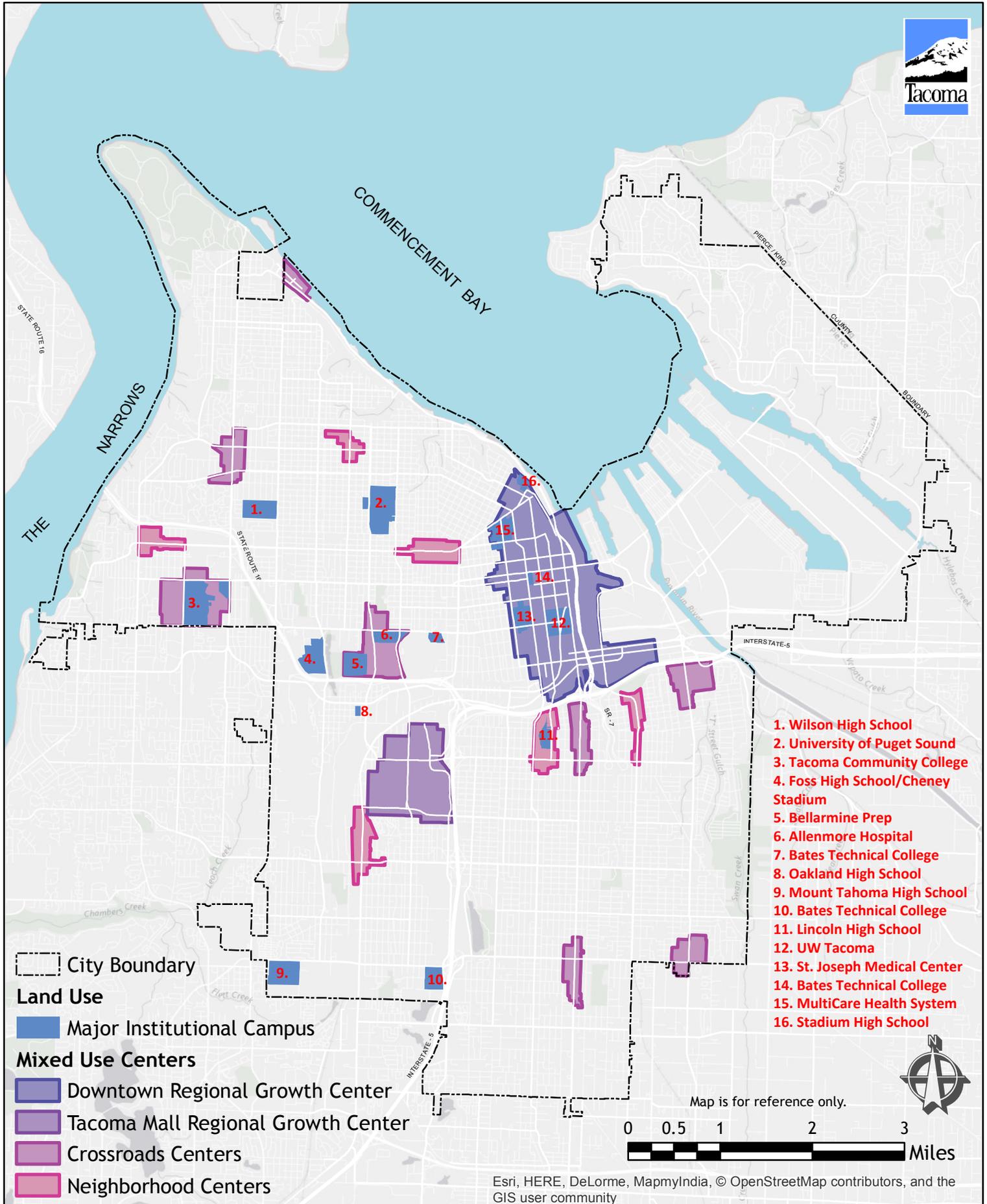
- Strive to capture 46% of Urban Pierce County’s employment growth by 2040.
- Ensure that there is sufficient zoning and development capacity to accommodate the 2040 employment growth allocations.
- Ensure an equitable distribution of employment throughout the City, with the highest concentration of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

Economic Development Element

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



City of Tacoma Future Land Use Designation, Major Institutional Campus Map



Institutional Campus Review Current Regulatory Approaches

| | Allowed outright | Conditional Use | Hospital-Medical Base Zone (HMX) | Conditional Use MP | Development Regulation Agreement |
|---------------|--|--|--|--|--|
| Intent | <p>Per district in which it is located.</p> <p>The districts in which these uses are allowed outright are typically the higher intensity districts with a greater mix of uses allowed.</p> | <p>Per district in which it is located.</p> <p>The districts in which these uses are conditional are typically districts that are lower intensity in character with a higher potential for detrimental impacts to the neighborhood, or where the district uses are restricted to ensure a land supply for priority uses, such as the M-1 ST/MIC.</p> | <p>This district is intended for limited areas that contain hospitals and/or similar large-scale medical facilities along with a dense mix of related and supportive uses, such as outpatient medical offices, care facilities, counseling and support services, medical equipment and support facilities, food and lodging. Residential uses are also appropriate. The district includes limitations on non-medical and non-related uses.</p> | <p>Master plans provide conditional uses the flexibility to receive overall approval of long-term development plans which may occur in phases and extend beyond the standard timeframe for conditional use permits.</p> | <p>The purpose of this section is to create an optional application procedure that could authorize certain major projects in key locations to be reviewed, rated, approved, and conditioned according to the extent to which they advance the Comprehensive Plan’s goals and policies. In addition to demonstrating precisely how it significantly advances the goals and policies of the Comprehensive Plan by achieving the threshold set forth in subsection 13.05.095(D) TMC, a threshold established based on the Comprehensive Plan goals and policies, a project located within the areas described in B(1) or B(2) must document specific compliance with the policies and standards set forth in the Downtown Element of the Comprehensive Plan.</p> |
| Applicability | <p>Hospitals:</p> <ul style="list-style-type: none"> • CIX, HMX • M-1, M-2 (except in ST/MIC) • DCC, DMU, DR, WR <p>High Schools/Higher Ed:</p> <ul style="list-style-type: none"> • All C Districts, • X Districts • All M Districts (except K-12 prohibited in PMI and ST/MIC) • DCC, DMU, DR, WR <p>Recreation:</p> <ul style="list-style-type: none"> • All R Districts, • All C Districts (including destination and high intensity facilities), • All X-districts • All M Districts • DCC, DMU, DR, WR | <p>Hospitals:</p> <ul style="list-style-type: none"> • R-4-L, R-4, R-5, • C-1, C-2 • CCX, UCX, • M-1 in South Tacoma MIC <p>High Schools/Higher Ed:</p> <ul style="list-style-type: none"> • All R Districts, • NRX <p>Recreation:</p> <ul style="list-style-type: none"> • All R Districts (destination facilities, high intensity facilities) | <p>There are four areas currently zoned HMX, including Allenmore Hospital in the Tacoma Central MUC, the Puget Sound Hospital and TPCHD site in the Lower Pacific MUC, and St. Joseph Medical Center and MultiCare Health System in the Hilltop Neighborhood of Downtown Tacoma.</p> | <p>Available to any listed conditional uses.</p> <p>This process is especially appropriate for large, campus-like facilities with multiple uses and/or buildings that may undergo continuous expansion/improvement. The master plan serves as an overall review in which general development intentions are outlined, implementation phasing is determined and conditions, improvements, and mitigations are outlined consistent with the project phases. The decision shall identify the duration of the master plan approval, any required periodic reviews, and any additional future notification and review requirements, which may be appropriate for future phases that may not have complete detail in the initial master plan approval.</p> | <ol style="list-style-type: none"> 1. Proposed projects located within the International Financial Services Area (IFSA), with a building footprint of at least 15,000 square feet and a proposed height of at least 75 feet; 2. Proposed projects located within the Downtown Regional Growth Center, provided that the real property involved is subject to a significant measure of public ownership or control, and provided that the project includes a building footprint of at least 15,000 square feet and a proposed height of at least 75 feet; 3. Proposed projects located within the Downtown Regional Growth Center where the City Landmarks Commission formally certifies that the proposed project is either a historic structure or is directly associated with and supports the preservation of an adjacent historic structure; 4. Proposed projects located on a public facility site, as defined in subsection 13.06.700.P TMC, that are at least five acres in size and are not a public utility site. |
| Authority | Planning Director | Planning Director | Planning Director | Planning Director | City Council |
| Notification | <p>If permitted outright: SEPA Notice with Building Permit For Conditional Use Permit: 1000’ taxpayer notice If in Downtown Subareas: No SEPA notice Development Regulation Agreement: 1000’ taxpayer notice for rezone</p> | | | | |

| | Allowed outright | Conditional Use | Hospital-Medical Base Zone (HMX) | Conditional Use MP | Development Regulation Agreement |
|------------------|--|--|--|--|--|
| Use Flexibility | Limited by the zoning district in which the use is located. Residential districts have the most restrictions for use and development standards. | Limited by the zoning district in which the use is located. Residential districts have the most restrictions for use and development standards. | <ul style="list-style-type: none"> Hospitals allowed outright, whereas listed as conditional use or prohibited in most other X-Districts. Does not allow any greater residential flexibility, and more restrictive on some types of commercial use. Not significantly different than other centers except for the hospital allowance. | Limited by the zoning district in which the use is located. Residential districts have the most restrictions for use and development standards. | It is anticipated that there will be a degree of flexibility in the application of the City’s development regulations so that any conditions are tailored to the specifics of the proposed project and community vision in such a manner as to ensure that significant public benefits are secured. |
| Design Standards | <p>None except for the minimum standards per zoning district.</p> <p>Projects located within C-districts and X-districts required to meet building design standards.</p> | <p>None except for the minimum standards per zoning district.</p> <p>Projects located within C-districts and X-districts required to meet building design standards.</p> | Subject to mixed-use center development standards in 13.06 and building design standards in 13.06.501. | Subject to applicable zoning district development regulations and building design standards. | <p>d. Quality Urban Design. Up to 60 points shall be awarded for each of the following categories: (i) walkability, (ii) public environment, (iii) neighborliness, and (iv) support for public art.</p> <p>Also: conforms to general character of the neighborhood and compatible with adjacent land uses.</p> <p>Projects located outside of the Downtown zoning districts still subject to the requirements of the zone and the building design standards.</p> |
| Special Criteria | None. | <p>Subject to Conditional Use criteria:</p> <ul style="list-style-type: none"> Demonstrate need; Not contrary to public interest; Consistent with Comprehensive Plan; Not inconsistent with with health, safety, convenience, or general welfare of the community: <ul style="list-style-type: none"> Impacts from traffic, light, noise, or other nuisances; Availability of services; Adequacy of development standards to mitigate impacts. | None. | <p>Subject to Conditional Use criteria</p> <p>The master plan serves as an overall review in which general development intentions are outlined, implementation phasing is determined and conditions, improvements, and mitigations are outlined consistent with the project phases. The decision shall identify the duration of the master plan approval, any required periodic reviews, and any additional future notification and review requirements, which may be appropriate for future phases that may not have complete detail in the initial master plan approval.</p> | <p>Must conform to the existing Comprehensive Plan.</p> <p>Except for projects on a public facility site of at least five acres in size, conformance must be demonstrated by the project, as described in the Development Regulation Agreement, scoring 800 points out of a possible 1,050 points, according to the following scoring system (based on the Downtown Element of the City Comprehensive Plan):</p> <ol style="list-style-type: none"> balanced healthy economy Achieving vitality downtown Sustainability Quality urban design |
| Duration | Building permit expires in 180 days if work does not begin. | Conditional use permit expires in 5 years. | <p>Depends on permit type.</p> <p>Building permit expires in 180 days if work does not begin.</p> <p>Conditional use permit expires in 5 years.</p> | 10 years | No expiration. |
| Examples | <ul style="list-style-type: none"> Tacoma Community College (CCX) Lincoln High School (RCX) Bellarmino Prep (RCX) Bates Mohler Campus (M-1) UW Tacoma (DMU) Bates Downtown Campus (DMU) Stadium High School (RCX) | <ul style="list-style-type: none"> Wilson High School (R-2) Mount Tahoma (R-2) Bates South Campus (R-2) Oakland High School (R-2) Foss High School/Cheney Stadium (R-2) Bates Mohler Campus (R-2) | <ul style="list-style-type: none"> MultiCare Health System St. Joseph Medical Center | <ul style="list-style-type: none"> University of Puget Sound | <ul style="list-style-type: none"> Pt. Defiance Park |