



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

### SUMMARY OF APPLICATIONS *July 21, 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 Amendments**

**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**

**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 a fixed standard of 562 gallons per day per equivalent residential unit to an industry standard that is calculated on an annual basis 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: Park 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).