



# 2011 Annual Amendments to the Comprehensive Plan and Land Use Code

The Planning Commission is holding a public hearing to solicit community feedback on the proposed 2011 Annual Amendments to the Comprehensive Plan and Land Use Code. You are invited to provide comments to the Commission at the hearing or in writing as outlined at the bottom of this page.

## PLANNING COMMISSION PUBLIC HEARING

Wednesday, March 2, 2011 5:00 pm  
City Council Chambers  
Tacoma Municipal Building  
747 Market Street, 1<sup>st</sup> Floor

*TO LEARN MORE, ATTEND THE:*

## QUESTION & ANSWER SESSION WITH STAFF

Thursday, February 24, 2011 5:00 – 7:00 pm  
City Council Chambers  
Tacoma Municipal Building  
747 Market Street, 1<sup>st</sup> Floor

To learn more about the proposed amendments before the hearing, please attend the question and answer session. This is an opportunity to ask questions of staff about the proposed amendments and what they might mean for you.

## WHAT CHANGES TO THE COMPREHENSIVE PLAN AND LAND USE CODE ARE BEING CONSIDERED?

### APPLICATION 2011-01: SOUTH 49<sup>TH</sup> & PINE INTENSITY CHANGE AND REZONE

Westmall Court Pine Street, LLC has applied to change the Comprehensive Plan Intensity designation to Medium and change the zoning classification to R-4L (Low-Density Multiple-Family Dwelling District) for a 5-acre site located at South 49th & Pine Streets, as shown on Map 1. The proposed change would allow for the construction of up to 145 multi-family dwelling units on the property.

### APPLICATION 2011-02: HISTORIC PRESERVATION PLAN AND CODE REVISIONS

This proposed amendment would add a new Historic Preservation Chapter to the Comprehensive Plan. This new chapter provides updated guidance on the importance of historic preservation and direction for program administration, education and outreach. This amendment would also revise the Land Use Code concerning the designation of landmarks and historic districts, including conservation districts, remove parking requirements for historic buildings, and provide relief from conflicts between residential zoning standards and historic remodels. The proposed changes also clarify administrative and regulatory requirements, and provide additional tools for the protection and preservation of historic properties in Tacoma, including encouraging the City to adopt demolition protections for historically-significant buildings.



All persons will have an opportunity to present their oral comments at the public hearing. Those wishing to submit written comments may do so at the hearing or by submitting them to the Planning Commission at the return address provided on this notice, or by facsimile at (253) 591-2002, or by e-mail at [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org). All written comments must be submitted by 5:00 p.m. on **Friday, March 11, 2011**.

**APPLICATION 2011-04: WATER LEVEL OF SERVICE**

Tacoma Water is proposing to revise the existing level of service standard for Potable Water contained in the Capital Facilities Element of the Comprehensive Plan. The current standard of 562 gallons per day per Equivalent Residential Unit would be changed to 442 gallons per day and/or as contained in Tacoma Water’s current Washington State Department of Health approved water system plan. The purpose of the change is to resolve the current inconsistency between the Capital Facilities Element and Tacoma Water’s approved Water System Plan.

**APPLICATION 2011-05: TRANSPORTATION ELEMENT**

This application would amend the Transportation Element of the Comprehensive Plan to encourage the use of alternative transportation modes, such as low speed electric vehicles, Segways, skateboards, and others. This proposal would also update the Unfunded Project List to include a number of new transportation projects, suggested largely by Neighborhood Councils, and update the Classification of Arterials Map.

**APPLICATION 2011-06: REGIONAL CENTER UPDATE AND SAFETY-ORIENTED DESIGN**

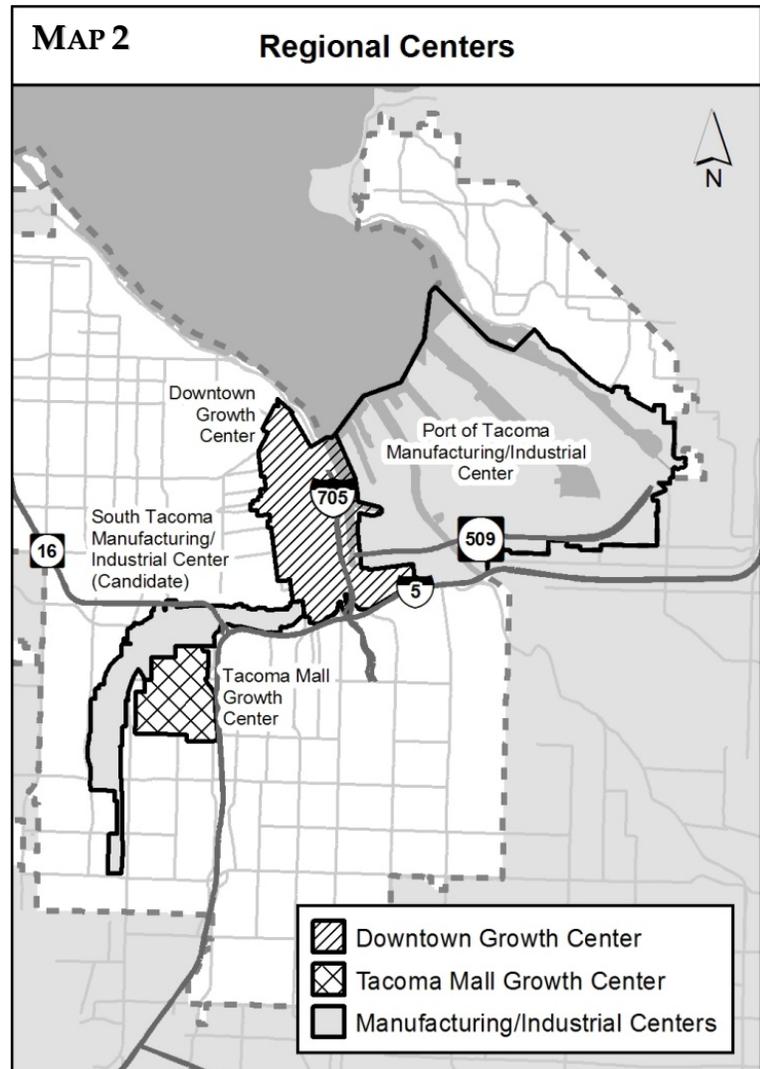
The proposed amendment has several components. Changes include updating the Comprehensive Plan to add and revise explanatory text on countywide and regional planning and on State planning laws. In addition, the proposed changes align the Comprehensive Plan with designated regional centers for the downtown area, port industrial area and the area surrounding the Tacoma Mall, as well as for a candidate regional center for the South Tacoma industrial area, all as shown on Map 2. These changes would affirm the “working definition” of downtown as adopted by the City Council. Some minor map changes are included to correct inconsistencies among intensity, zoning and center designations, which are shown on Maps 3 and 4 (on the next page). Finally, this amendment includes new and revised policies concerning the importance of including personal safety and security considerations in the design of buildings, sites and public spaces.

*Please Note: The complete text of the proposed amendments, associated maps, staff reports, and other information can be found at all branches of the Tacoma Public Library, at the Community & Economic Development Department offices, and on the following website:*

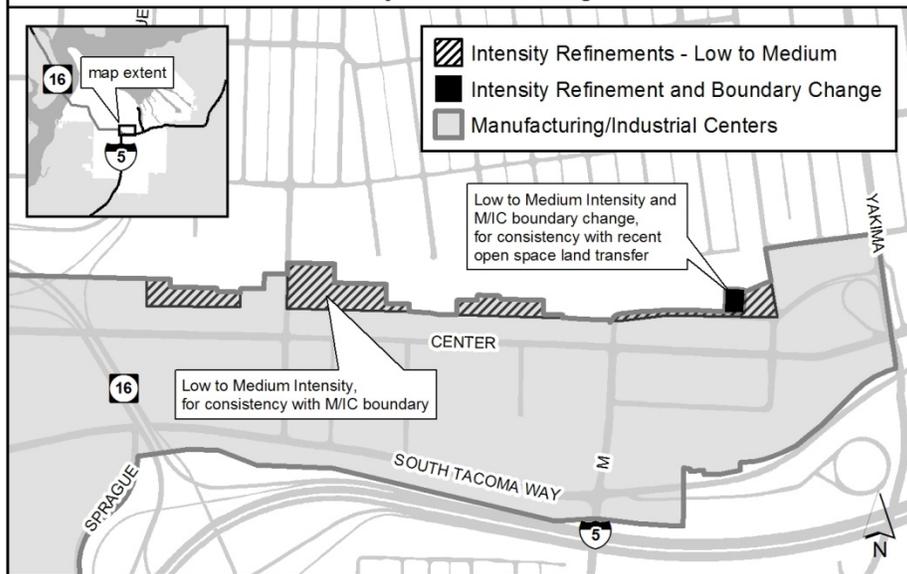
**WWW.CITYOFTACOMA.ORG/PLANNING**  
*click on “2011 Annual Amendment”*

*If you have further questions please call the Planning Division’s inquiry line:*

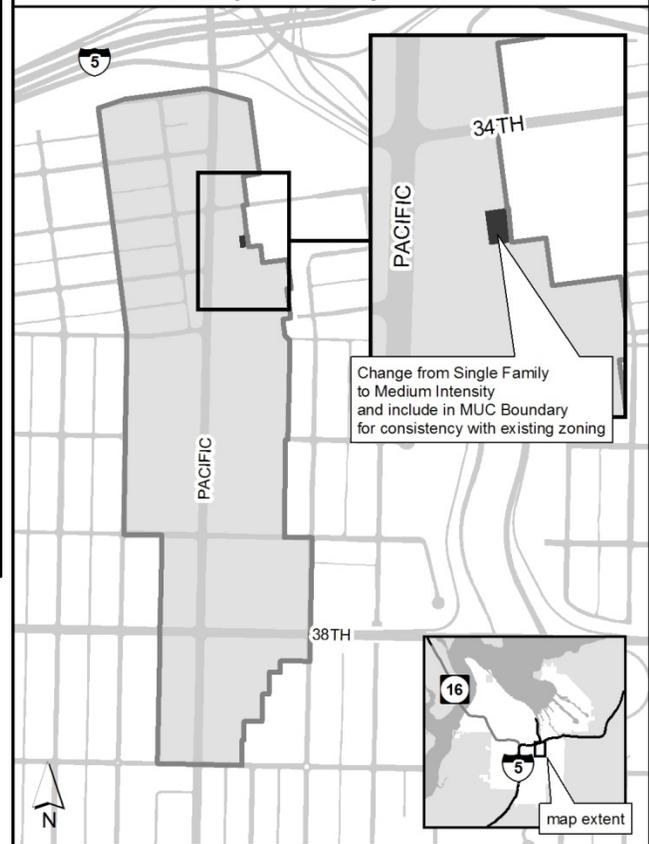
**(253) 573-2529**



**MAP 3 South Tacoma Manufacturing/Industrial Center (M/IC)**  
Associated Intensity Refinements along Center Street



**MAP 4 34th and Pacific Mixed Use Center**  
Boundary and Intensity Refinements



**APPLICATION 2011-07: PARK ZONING AND PERMITTING**

This proposed amendment would revise Tacoma’s zoning regulations for parks, recreation uses and open space lands. The proposal would make most parks “permitted-outright” in residential zones (meaning no special approvals would be required) but would maintain a Conditional Use Permit requirement for certain parks features that are likely to have substantial impacts, such as stadiums, high intensity lighting, large sports fields, community centers, and swimming pools. The proposal would also modify the development standards for parks, such as setbacks, landscaping, pedestrian and bicycle facilities, and signs to ensure compatibility with residential areas.

**APPLICATION 2011-08: REGULATORY CODE REFINEMENTS**

These proposed amendments to the Code are designed to address inconsistencies, correct minor errors, and provide additional clarity. The Planning Division conducts an annual review to address minor, non-substantive issues and improve the function of the code. This year’s proposed amendments involve corrections to Chapters 13.02 – Planning Commission, 13.04 – Platting and Subdivisions, 13.05 – Land Use Permit Procedures, 13.06 – Zoning, and 13.06A – Downtown Tacoma.

**APPLICATION 2011-09: SEPA REGULATIONS**

This proposed amendment would update and simplify Tacoma’s environmental regulations and procedures for administration of the State Environmental Policy Act (SEPA), and amend the Plan to clarify the City’s authority under SEPA to condition, modify, or deny permits based on environmental impacts. Specific additions relate to the City’s review of impacts related to contaminated soils and air quality.

**Environmental Review**

The City has made a preliminary determination that this proposal does not have a probable significant adverse impact on the environment and has issued a preliminary Determination of Environmental Non-Significance after review of a completed environmental checklist, a copy of which is available upon request. Comments on the preliminary determination must be submitted by 5:00 pm on Friday, March 11, 2011. The City may reconsider or modify the preliminary determination in light of timely comments. The preliminary determination will become final on March 18, 2011, unless modified.



City of Tacoma  
Planning Commission  
747 Market St., Room 1036  
Tacoma, WA 98402

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# Public Notice

## **PLANNING COMMISSION PUBLIC HEARING**

**2011 ANNUAL AMENDMENTS TO THE  
COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE**