Comprehensive Plan
And Land Use Regulatory Code
Proposed Amendments for 2011

The City of Tacoma’s Comprehensive Plan and Land Use Regulatory Code are developed in compliance with the Washington State Growth Management Act. The Comprehensive Plan is the City’s official statement concerning future growth and development and includes goals, policies and strategies for the health, welfare, safety and quality of life of Tacoma. The Land Use Regulatory Code consists of development regulations which control land use activities and includes zoning, platting, and shoreline regulations.

Planning Commission Recommendations
April 20, 2011

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Letter of Recommendation

Planning Commission

April 20, 2011
April 20, 2011

HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL,

On behalf of the Planning Commission, I am forwarding our recommendations to amend Tacoma’s Comprehensive Plan and Land Use Regulatory Code for 2011. Enclosed you will find our “Findings and Recommendations” that summarizes the proposed amendments, the public review process, and the Commission’s actions, as well as the recommended policy, code and map revisions.

This year’s amendments, as usual, touch on a variety of subjects and each is important on its own merits. Notwithstanding, I would like to call your attention to two of the proposed amendments. The first is an exceptional addition to the Comprehensive Plan to address our historic resources and their noteworthy contribution to the City’s character and quality. The Historic Preservation Plan and associated regulatory provisions fulfill one of the City Council’s strategic priorities. The Plan was well received by the public and was enthusiastically supported by many organizations and individuals. This Plan not only provides guidance on how best to attend to historic and cultural resources but lays out a broad implementation scheme that includes components for education, outreach, programs and administrative actions which taken together would significantly enhance the City’s efforts to safeguard our historic buildings, sites, and artifacts.

One of the other amendments worth mentioning is the result of a very successful partnership between the City and the Metropolitan Parks district to enhance the way that park and recreation improvements are permitted within residential neighborhoods. Although park facilities generally are considered positive attributes of a community, some facilities and activities, such as sports fields and other large amenities, can affect neighboring residences. Permitting requirements intended to provide a means to deal with potential harmful effects have, in some cases, caused unnecessary delays and added expense to park improvement projects. The proposed amendment sets forth a permitting approach that simplifies the permit requirements for the majority of park facilities but maintains a review process for those activities and facilities that may cause neighborhood concern. The new permitting requirements should substantially reduce the requirements for Metro Parks and provide the necessary protections for adjacent residences.

Briefly, the other remaining amendments add new policy and intent language supporting the use of alternative transportation modes such as skateboards (including longboards) and neighborhood electric vehicles. This amendment is in response to a motion adopted by the City Council last year. The amendments also include a proposal to change the Comprehensive Plan’s Land Use Intensity designation and a companion area-wide rezone for a site located at South 49th and Pine Street. This amendment was initiated by the owner of the site. The Commission notes that, in this case, consideration of the zoning change at the same time as the Comprehensive Plan change not only reduces administrative processing but will better ensure that the future project proposed for the property is of a scale that appropriately transitions from the more intense development to the north and the adjacent single-family neighborhood to the south.
In addition, the recommended amendments include new strong policy support for incorporating personal safety considerations into the design and improvement of public developments and spaces. The purpose of the new language is to establish the City as a leader in making public spaces attractive and safe for all users and to encourage private development to do the same. Other amendments will achieve consistency between the Comprehensive Plan and the City’s development regulations, affirm the Downtown Regional Growth Center and consistency with Vision 2040, increase the accuracy of our zoning maps, and clarify and improve the City’s land use code. Included in the recommended amendments is a change to a level of service standard for potable water to match what is approved by the State Department of Health in the City’s Water Systems Plan. Finally, the recommended amendments include adjustments to the procedures for administering the State Environmental Policy Act including adding procedures for implementing planned action environmental reviews.

Detailed descriptions of all of the recommended amendments can be found in the enclosed document (the “yellow book”). These include the proposed revisions to text, maps and policies of the Comprehensive Plan and text revisions to the Land Use Regulatory Code. The document also includes maps depicting the proposed area-wide zoning reclassifications.

The Commission believes the proposed amendments support the City’s strategic goals for a safe, clean, attractive, and environmentally sustainable city and foster economic diversity and growth. We respectfully request the City Council adopt the enclosed amendments, as recommended by the Planning Commission, and commit to their full implementation.

Sincerely,

[Signature]

JEREMY DOTY
Chair

JD: ds

Enclosures
B.

Findings and Recommendations

Planning Commission

April 20, 2011
A. SUBJECT:

Proposed amendments to the City of Tacoma’s Comprehensive Plan and modifications to the Land Use Regulatory Code, including an area-wide zoning reclassification, for 2011.

B. SUMMARY OF PROPOSED AMENDMENTS:

Nine (9) applications were submitted for consideration as part of the 2011 Annual Amendment. Application #2011-03 concerning the development of a new Container Port Element in the Comprehensive Plan was subsequently considered an independent proposal and is being reviewed separately and on a different timeline from the annual amendment.

Following is a brief summary of the proposed revisions for 2011. Of the eight (8) applications, #2011-01 was submitted by the Westmall Court Pine Street LLC, #2011-04 was submitted by Tacoma Water, and all others were submitted by the Community and Economic Development Department. Of note, #2011-02 is in response to one of the City Council’s adopted priority planning projects; a portion of #2011-05 was included based on an adopted motion of City Council; and #2011-07 was requested by Metro Parks Tacoma.

<table>
<thead>
<tr>
<th>APPLICATION</th>
<th>DESCRIPTION OF AMENDMENT</th>
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<tbody>
<tr>
<td>#2011-01: 49th &amp; Pine Intensity and Zoning Change</td>
<td>Change the Comprehensive Plan Intensity designation at South 49th &amp; Pine Streets (4910 &amp; 4924 South Pine Street) 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 up to 145 multi-family dwelling units on the 5-acre site.</td>
</tr>
<tr>
<td>#2011-02: Historic Preservation Plan and Code Update</td>
<td>Creation of a new Historic Preservation Element of the Comprehensive Plan and amendments to the Land Use Regulatory Code to provide updated and improved guidance regarding historic preservation and the City’s preservation program.</td>
</tr>
<tr>
<td>#2011-04: Water Level of Service Standard</td>
<td>Revisions to the existing level of service standard (LOS) for “Water (Potable)” as contained in the Capital Facilities Element of the Comprehensive Plan from “562 gallons per day per Equivalent Residential Unit (ERU)” to “442 gallons per day per Equivalent Residential Unit (ERU)” and/or as contained in Tacoma Water’s current Washington State Department of Health approved water system plan”.</td>
</tr>
<tr>
<td>#2011-05: Transportation Element</td>
<td>Amendments to the Transportation Element of the Comprehensive Plan to: Address alternative transportation modes such as skateboards, electric personal assistive mobility devices and low speed vehicles; revisions and addition of new projects to the Unfunded Project List; and updates to the Classification of Arterials Map.</td>
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<td>APPLICATION</td>
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<td>#2011-06: Regional Center Update and Safety-Oriented Design</td>
<td>Updates to the Comprehensive Plan to reflect changed circumstances including the countywide and regional planning context, to align regional growth center boundaries, and to refine policy direction for safety-oriented design considerations.</td>
</tr>
<tr>
<td>#2011-07: Park Zoning and Permitting</td>
<td>Revisions to the development regulations for parks, recreation and open space land uses in order to streamline the permit process in residential zoning districts, while ensuring appropriate compatibility with residential neighborhoods.</td>
</tr>
<tr>
<td>#2011-08: Regulatory Code Refinements</td>
<td>Various amendments to the Land Use Regulatory Code to address inconsistencies, correct minor errors, and provide additional clarity.</td>
</tr>
<tr>
<td>#2011-09: SEPA Regulations</td>
<td>Updates to, and simplification of, the existing regulatory procedures used to administer the State Environmental Policy Act (SEPA) to ensure consistency with other codes, including the Critical Areas Protection Ordinance, and with current statutes and the State administrative code. The amendment also includes 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.</td>
</tr>
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C. FINDINGS OF FACT:

1. The Comprehensive Plan, adopted in 1993 by Ordinance No. 25360 and amended by ordinance once every year thereafter, is Tacoma's comprehensive plan as required by the Growth Management Act (GMA) and consists of several plan and program elements.
2. The GMA requires that any amendments to the Comprehensive Plan and/or development regulations conform to the requirements of the Act.
3. The GMA allows counties and cities to amend their comprehensive land use plans generally only once each year except that amendments may be considered more frequently for a limited set of circumstances. All proposals to amend the Comprehensive Plan shall be considered concurrently so that the cumulative effect of the various changes can be ascertained.
4. The Countywide Planning Policies for Pierce County are required by the GMA and were developed in cooperation with the cities and towns located within the County. The Policies establish a countywide framework that guides the development of town, city, and County comprehensive plans being prepared and amended under GMA.
5. Multicounty planning policies for the Central Puget Sound Region are required by the GMA and are to be used by local jurisdictions to guide growth management and transportation planning. The multicounty planning policies are included within VISION 2040, the Growth Management, Environmental, Economic, and Transportation Strategy for the Central Puget Sound Region, as adopted in April 24, 2008 and amended on May 28, 2009.
6. Multicounty policies contained in VISION 2040 provide direction for transportation planning and investment decisions and form the policy framework for development of Transportation 2040, which was adopted on May 20, 2010 and is an action plan for transportation in the Central Puget Sound Region for the next 30 years.
7. The GMA requires that any change to development regulations shall be consistent with and implement the Comprehensive Plan. Development regulations, as defined by GMA, include, but are not limited to, zoning controls, critical area ordinances, shoreline master programs, official controls, planned unit development ordinances, subdivision ordinances, and binding site plan ordinances.

8. Proposed amendments to the Land Use Regulatory Code, Title 13 Tacoma Municipal Code, and area-wide zoning reclassifications fall within the GMA definition of development regulations.

9. Chapter 13.02 of the Tacoma Municipal Code sets forth the procedures and criteria for amending the Comprehensive Plan and development regulations and for area-wide zoning reclassifications.

10. The City Council adopted Resolution No. 37070 on December 19, 2006, approving the four guiding principles for planning the future growth of the City of Tacoma: (1) to protect neighborhoods, (2) to protect critical areas, (3) to protect port, industrial and manufacturing uses, and (4) to increase densities in the downtown and neighborhood business districts.

11. The deadline for submitting an application to the Planning Commission for an amendment to the Comprehensive Plan, development regulations or an area-wide zoning reclassification for consideration in 2011 was June 30, 2010 (Tacoma Municipal Code, Section 13.02.045.D).

12. Nine applications were submitted by the deadline to the Planning Commission for consideration as part of the 2011 annual amendments, of which a summary is provided above.

13. Staff of the Long-Range Planning Division, in accordance with the adoption and amendment procedures and criteria in TMC 13.02.045, conducted an assessment of the proposed amendments. The purpose of the assessment is to determine whether the proposed amendments should be considered in the current amendment cycle, if the proposed amendments should be modified, and whether the amendments can be incorporated into other planned work activities.


15. Regarding Application #2011-01 (49th & Pine Intensity and Zoning Change), the Commission’s initial review included consideration of expanding the scope of review to include the two blocks east of and adjacent to this site. However, after reviewing additional analysis relative to the condition of the properties on these two adjacent blocks the Commission elected not to expand the review area for this application.

16. Regarding Application #2011-07 (Park Zoning and Permitting), the Commission initial review included consideration of expanding the scope of the project to include other common institutional/public/quasi-public uses in residential areas, such as schools, churches, and recreational and community services and clubs. These discussions included the concern that opening this application up to all of these other uses would significantly complicate this review and could impact it potential to accurately address the issues raised by MetroParks, who is the applicant in this case. The Commission decided to accept the application and proceed generally with the scope submitted, with the understanding that the project could include some limited analysis and potential changes that may affect and/or be appropriate to apply other agencies, particularly the school district.

17. On July 21, the Commission accepted three applications, as submitted, for inclusion in the 2011 amendment cycle, and approved the respective assessment reports. The three applications were #2011-02 (Historic Preservation Plan and Code Update), #2011-03 (Container Port Element), and #2011-05 (Transportation Element).

18. On August 4, the Commission accepted six applications, as submitted, for inclusion in the 2011 amendment cycle, and approved the respective assessment reports. The five applications were
#2011-01 (49th & Pine Intensity and Zoning Change), #2011-04 (Water Level of Service Standard), #2011-06 (Regional Center Update and Safety-Oriented Design), #2011-07 (Parks Permitting and Zoning), #2011-08 (Regulatory Code Refinements), and #2011-09 (SEPA Regulations).

19. The Planning Commission reviewed technical analyses of all applications at 11 subsequent meetings (September 1 & 15, October 6 & 20, November 3 & 17, and December 1 & 15 of 2010, and January 5 & 19, and February 2 of 2011).

20. On September 1, 2010, the Planning Commission toured the general areas associated with two of the applications, i.e., the Port of Tacoma and Tideflats area associated with Application #2011-03 (Container Port Element), and the area associated with Application #2011-01 (49th & Pine Intensity and Zoning Change).

21. In January 2011 Application #2011-03 (Container Port Element) was removed from the package of applications being considered as part of this annual amendment due to the need for additional coordination and discussions among all the affected parties, which could not be completed before the annual amendments were scheduled for public review.

22. A staff analysis report was prepared by the Long-Range Planning Division for each of the remaining applications. The reports provided a general description of the proposed amendments and identified applicable provisions of the Growth Management Act, Comprehensive Plan and the Land Use Regulatory Code. Each amendment was analyzed using the ten criteria found in Chapter 13.02 of the Tacoma Municipal Code pertaining to proposed amendments to the Comprehensive Plan or development regulations. Area-wide zoning reclassifications were also reviewed using the six additional criteria found in Chapter 13.02. An economic impact assessment of each amendment was also provided. Other information used during the review of the proposed amendments included, but was not limited to, state laws, City ordinances, similar provisions used by other municipalities, and City Council direction.

23. Chapter 13.02 of the Tacoma Municipal Code defines an area-wide zoning reclassification as a legislative action to change zoning classifications on an area-wide basis in order to implement and maintain consistency with the Comprehensive Plan. The Planning Commission may consider area-wide zoning reclassifications in association with, or independent of, proposed amendments to the Comprehensive Plan.

24. Area-wide zoning reclassifications are proposed as part of Application #2011-01 (49th & Pine Intensity and Zoning Change) and Application #2011-06 (Regional Centers and Safety-Oriented Design).

25. All of the proposed amendments were presented to and discussed by the Planning Commission during their regular and/or special meetings, all of which are open to the public.

26. Staff conducted additional public outreach efforts for #2011-01 (49th & Pine Intensity and Zoning Change) including:
   a. Community meeting: September 28, 2010
   b. The Planning Commission’s site visit to view the area: September 1, 2010
      (approximately 10 community members also joined the tour)
   c. The South Tacoma Neighborhood Council meeting: November 17, 2010.

27. Staff conducted additional public outreach efforts for #2011-02 (Historic Preservation Plan and Code Revisions). In addition to ongoing feedback as well as periodic updates to the Landmarks Preservation Commission, presentations were also made to:
   a. City Council Study Session: February 3, 2009
   b. Stakeholders informational meeting: July 29, 2009
c. Community Workshop: September 23, 2009  
d. Master Builders Association: October 8, 2009  
e. City Council – Neighborhoods and Housing Committee: November 16, 2009  
f. Hillside Development Council: November 18, 2009  
g. Public lecture on historic preservation and economic development: December 7, 2009  
h. Sustainable Tacoma Commission: December 14, 2010

In addition, staff met with representatives of the Port of Tacoma, Tacoma School District, Metro Parks and made presentations to the Council’s Environment and Public Works Committee and Joint Municipal Action Committee.

28. Staff conducted additional public outreach efforts for #2011-05 (Transportation Element), including presentation to the following groups to explain the proposed policy revisions and discuss issues pertaining to skateboards:
   a. Business Improvement Area Board: November 15, 2010  
   b. Downtown Merchants Group: December 2, 2010

29. Staff conducted additional public outreach efforts for #2011-06 (Regional Centers and Safety-Oriented Design), including presentations to:
   b. Central Neighborhood Council: January 6 and February 3, 2011  
   c. Tacoma Dome Business District Association: January 13, 2011  
   d. Stadium Business District Association: January 19, 2011  
   e. Upper Tacoma Business District Association: January 20, 2011  
   g. Hilltop Public Advisory Committee: February 17, 2011  
   h. Hillside Development Council: March 23, 2011

30. Staff conducted additional public outreach efforts for #2011-07 (Parks Permitting and Zoning), including a presentation to the Metro Parks Tacoma’s Board of Commissioners at its Study Session on January 10, 2011.

31. After completing a review of the amendment proposals and staff reports and modifying the proposals as warranted, the Planning Commission, on February 2, 2011, authorized the eight proposed amendments for distribution for public review and comment and set a public hearing date for March 2, 2011.

32. Written and/or electronic notice of the Planning Commission’s public hearing was distributed to Neighborhood Council board members, other neighborhood groups, business district associations, civic organizations, environmental groups, development interests, adjacent jurisdictions, Puyallup Tribe, major employers and institutions, City and State departments, and other known interested individuals or groups. In addition, the notice could also be viewed and downloaded at the Long-Range Planning Division’s website (www.cityoftacoma.org/planning). The notice also was posted on the public information bulletin boards on the first and second floors of the Tacoma Municipal Building.

33. The notice stated the time and place of the public hearing, the purpose of the public hearing, information pertaining to the environmental determination, where and how additional information could be obtained, and how to provide comments. Advertisement of the public hearing and community informational session was published in The News Tribune on February 18, 2011.
34. The public hearing notice indicated that written comments were welcome and must be submitted by 5:00 p.m., Friday, March 11 to the Tacoma Planning Commission, 747 Market St., Rm. 1036, Tacoma, WA 98402, or faxed to (253) 591-2002, or e-mailed to planning@cityoftacoma.org.

35. A 24-hour planning inquiry phone line was established (573-2529) where citizens could call in to receive more information about the proposed amendments and leave messages. Staff responded to the messages providing individualized information depending on the request or question.

36. Notice was also provided to taxpayers, as listed in the records of the Pierce County Assessor, for properties involved in and within 400 feet of the site of the South 49th & Pine Intensity Change and Rezone (Application #2011-01), and for properties within and within 400 feet of the boundaries of the proposed zoning, center and land use intensity changes near Center Street (Application #2011-06). In addition, one public notice sign was posted adjacent to the South 49th & Pine Street site, and three were posted at sites proposed for zoning, land use intensity and/or center boundary changes near Center Street.

37. Pursuant to WAC 197-11 and Tacoma's SEPA procedures, a Preliminary Determination of Environmental Nonsignificance (DNS) was issued on February 9, 2011. This preliminary DNS, SEPA File Number: SEP2011-40000157940, was made based upon a review of a completed environmental checklist. The preliminary determination became final on March 11, 2011.

38. The environmental checklist and Preliminary Determination of Nonsignificance were provided to the Planning Commission, Department of Ecology, Tacoma’s Neighborhood Councils, City departments, adjacent jurisdictions, State and federal agencies, the Puyallup Tribe, and other appropriate entities. Legal notice announcing the availability of the checklist for review was placed in the City of Tacoma’s official newspaper, the *Tacoma Daily Index*, on February 9, 2011.

39. The proposed amendments, including the complete text of proposed changes (in strikeout and underscored format), maps depicting boundary and zoning changes and the staff reports which analyze the proposed amendments for consistency with the amendment criteria, were compiled into a single document (the “Green Book”). The document also included a copy of the preliminary environmental determination and completed checklist. This document was made available for public review at all branches of the Tacoma Public Library and at the office of the Community and Economic Development Department. The document was also posted on the City’s website ([www.cityoftacoma.org/planning](http://www.cityoftacoma.org/planning)) and made available on CD-ROM upon request.

40. Pursuant to RCW 36.70A.530(4), the Community and Economic Development Department notified the Commander of Joint Base Lewis-McChord on February 9, 2011 of the City's intent to amend its Comprehensive Plan and Land Use Regulatory Code. No response from the Commander was received within the 60 days required by law, which indicates the Commander has no objections to the proposed amendments.

41. In accordance with RCW 36.70A.106, the Community and Economic Development Department, on February 14, 2011, notified the State Department of Commerce and other required State agencies of its intent to adopt amendments to its Comprehensive Plan and development regulations. No comments were received from the Department of Commerce or other state agencies.

42. Pursuant to RCW 36.70A.370 and following the guidelines prepared by the Washington State Attorney General pursuant to RCW 36.70A.370, the draft amendments were reviewed by the City Attorney to assure that adoption of the changes will not result in an unconstitutional taking of property.

43. A public question and answer session was held on February 24, 2011. The purpose of the meeting was for staff to provide a more detailed explanation of the proposed amendments and to answer
questions about the proposed changes. Notice of this meeting was included in the public hearing notice and advertised in *The News Tribune*.

44. The Planning Commission held a public hearing on the draft amendments to the Comprehensive Plan and Land Use Regulatory Code on Wednesday, March 2, 2011, at 5:00 p.m.

45. Twenty people testified at the March 2, 2011 public hearing and twenty-five written comments were submitted by the close of the comment deadline of March 11, 2011.

46. The majority of the comments were related to Applications #2011-01 (49th & Pine Intensity and Zoning Change), #2011-02 (Historic Preservation Plan and Code Revisions), and #2011-06 (Regional Centers and Safety-Oriented Design). Comments received on #2011-01 included some concerns about the potential for increased traffic in the area and the lack of recreational facilities serving the new growth in the general West Mall area. Testimony regarding #2011-02 was mostly supportive of adopting the new Historic Preservation Plan and continuing to expand the City’s historic preservation program. Regarding #2011-06, comments were generally supportive of the proposed safety-oriented design policies but mixed regarding the proposal to adopt the Downtown Regional Growth Center as part of the Comprehensive Plan.

47. The Planning Commission reviewed all testimony from the public hearing and written testimony received during the comment period at their meetings on March 16, April 6, and April 20, 2011. In support of that review, staff provided a Summary of Public Comments and Staff Responses Report detailing all of the public testimony and providing comments, additional analysis, and suggestions for the Commission’s consideration. After review and discussion of the public testimony and additional staff analysis, the Commission incorporated a number of changes into the proposed amendments and moved to recommend to the City Council for adoption all of the 2011 annual amendment package, as modified.

D. CONCLUSIONS:

The Planning Commission concludes that:

**Amendment Application #2011-01 (49th & Pine Intensity and Zoning Change):**
The proposed amendment will support redevelopment of this property while ensuring that its redevelopment is compatible with and serves as a reasonable transition between the abutting high intensity growth area around the Tacoma Mall and the adjacent single-family neighborhood to the south. This proposed amendment will allow for construction of a low-density multi-family project on a vacant property that has long been classified for non-single-family development. In addition, the proposed change in zoning will not only ensure consistency between the proposed Comprehensive Plan designation for the area and the applicable zoning and eliminate the existing split intensity and zoning on the site, but will also proactively guide future development and better ensure that it does not include commercial or industrial uses which would likely be inappropriate for this location. [Recommended]

**Amendment Application #2011-02 (Historic Preservation Plan and Code Revisions):**
This proposed amendment comes in response to increasing public interest in historic preservation and related issues, including the development of new historic and conservation districts, enhanced demolition protections for historic buildings, improved planning and economic development tools to encourage the reuse of existing buildings, and sustainable development. The Preservation Plan, if adopted, will consolidate, revise and add 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; and revise the Land Use Regulatory Code for initial implementation of the new and revised policy guidance. The Preservation Plan will
provide the City with a policy foundation that is consistent with overall City policy while utilizing up-to-date historic preservation best practices and the addition of appropriate standards, guidelines and regulations. The plan element provides a vision and direction for the preservation program, a policy platform for the development of additional land use tools and incentives, defines the roles of various stakeholders in historic preservation in Tacoma, and identifies priorities for the City and community for future preservation initiatives. [Recommended]

Amendment Application #2011-04 (Water Level of Service):
Modifying the level of service standard (LOS) for potable water in the Capital Facilities Element of the Comprehensive Plan, as proposed, will better ensure consistency between the Comprehensive Plan and Tacoma Water’s required water system plan, allow for flexibility to provide timely and reasonable water service reflecting the current water use patterns, and help achieve the community’s water conservation goals. [Recommended]

Amendment Application #2011-05 (Transportation Element):
This proposed amendment is comprised of two components – policy additions for unconventional vehicles and devices, and technical updates to the arterials map and unfunded project lists. The proposed policy additions regarding unconventional transportation modes, such as skateboards, electric personal assistive mobility devices (Segways) and low-speed electric vehicles, will make the Transportation Element more consistent with the City’s goals to reduce carbon emissions from transportation, strengthen active transportation options in Tacoma, support regional consistency regarding electric vehicle infrastructure, and satisfy the City’s obligations to address electric vehicles as mandated by Washington State law. The revisions to the Unfunded Project List represent the addition of project ideas submitted by various Neighborhood Councils and individuals in response to the Public Works Department’s community outreach efforts. The proposed modifications to the Classification of Arterials Map in the Transportation Element will update the Comprehensive Plan to reflect recent Council actions to classify and declassify certain street segments as arterials. [Recommended]

Amendment Application #2011-06 (Regional Centers and Safety-Oriented Design):
This proposed amendment addressed multiple topics that were combined together because they relate to the same elements of the Comprehensive Plan. The amendment includes changes to ensure consistency between the Comprehensive Plan and state, regional and countywide planning policies, minor text and map amendments to reflect the recent administrative reorganization of the City’s planning functions and correct certain district boundaries, and new discussion and maps that acknowledge the regional growth and manufacturing/industrial centers designated by the Puget Sound Regional Council. The proposal will also affirm that the Downtown Regional Growth Center replaces the “working definition” of downtown previously adopted by the City Council. This amendment also includes significant enhancements to the Comprehensive Plan’s discussion of safety-oriented design and explicitly establishes a long-range goal of improving design, particularly public improvements, to create active, attractive, functional and pleasing “people-oriented” spaces while better ensuring the safety and security of their users. While the City currently uses many of these principles, this additional guidance will supplement these past and ongoing efforts and further one of the City Council’s priorities. [Recommended]

Amendment Application #2011-07 (Parks Permitting and Zoning):
The proposed amendments, developed collaboratively with Metro Parks Tacoma staff, will revise development regulations for parks, recreation and open space land uses in order to streamline the permit process in residential zoning districts while ensuring appropriate compatibility with residential neighborhoods. In summary, the changes will make many parks, recreation and open space uses “permitted outright” in residential zoning districts, designate more intensive parks and recreation
features and facilities as Conditional uses, and modify development standards for parks, recreation and open space uses. These types of uses are strongly supported by the Comprehensive Plan, Growth Management Act and other policy guidance and contribute to Tacoma residents’ quality of life in many ways. The Comprehensive Plan places equal emphasis on protecting and enhancing residential neighborhoods. The proposed code changes are intended to modify current permit processes to better achieve both of these policy intents and appropriately balance the desires for efficient permitting and the ability and desire for City review and public input for larger facilities in residential areas. In addition, one proposed change clarifies the permit process for both parks and schools, benefitting both types of institutions. By streamlining the development and enhancement of parks, recreation and open space, and by protecting and enhancing residential neighborhoods, the proposal supports Tacoma’s quality of life and environment. [Recommended]

Amendment Application #2011-08 (Regulatory Code Refinements):
The proposed clarifications and refinements to the Land Use Regulatory Code and the Comprehensive Plan will address inconsistencies, correct minor errors, and improve provisions that, through administration and application of the Code and the Plan, have been found to be unclear or not fully meeting their intent. The proposed amendments will improve consistency and compatibility within the development regulations and between the Comprehensive Plan, zoning classifications and development regulations. [Recommended]

Amendment Application #2011-09 (SEPA Code Changes):
The proposed amendments to the City’s Environmental Code would update and simplify the existing procedures and ensure consistency with other codes, including the Critical Areas Protection Ordinance. The proposed amendments include reorganization and reformatting to simplify and assist in the use and administration of the code requirements by staff and the public. In addition, the proposed amendment clarifies the application of State Environmental Policy Act (SEPA) requirements when a project is otherwise exempt from review for a Critical Areas permit, incorporates recent State legislation regarding the support for infill development and environmental review in conjunction with planning activities, and clarifies the City’s authority to condition, modify, or deny permits based on environmental impacts. These changes will ensure consistency between the City’s environmental regulations and review processes while supporting the City’s efforts to encourage growth and redevelopment in designated areas by facilitating area-wide environmental review during the planning stage instead of at the individual project level. [Recommended]

The Planning Commission further concludes that the proposed amendments to the Comprehensive Plan and Land Use Regulatory Code, as described above, are consistent with the Growth Management Act, will benefit the City as a whole, will not adversely affect the City’s public facilities and services, and are in the best interests of the public health, safety and welfare of the citizens of Tacoma.

E. RECOMMENDATIONS:
The Planning Commission recommends that the City Council adopt the proposed amendments as described above and as set forth in the document entitled Comprehensive Plan and Land Use Regulatory Code, Proposed Amendments for 2011, Planning Commission Recommendation, April 20, 2011.

The Planning Commission further recommends that the City Council amend the official zoning map to reflect the proposed area-wide zoning reclassifications recommended by the Planning Commission on April 20, 2011.
C.

Recommended
Text, Policy, Map and Code
Amendments

Planning Commission

April 20, 2011
a.

Application #2011-01:

South 49th & Pine
Intensity and Zoning Change
2011 Annual Amendment Application No. 2011-01
49th & Pine Intensity and Zoning Change

PLANNING COMMISSION RECOMMENDATION SUMMARY

<table>
<thead>
<tr>
<th>Application #:</th>
<th>2011-01</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant:</td>
<td>Westmall Court Pine Street, LLC</td>
</tr>
<tr>
<td>Contact:</td>
<td>Paul Casey, The Casey Group Architects</td>
</tr>
<tr>
<td>Type of Amendment:</td>
<td>Land Use Intensity Change, Area-wide Rezone</td>
</tr>
<tr>
<td>Current Land Use Intensity:</td>
<td>Low and Single-Family</td>
</tr>
<tr>
<td>Current Area Zoning:</td>
<td>C-1 (General Neighborhood Commercial District) and R-2 (Single-Family Dwelling District)</td>
</tr>
<tr>
<td>Size of Area:</td>
<td>Approximately 5 acres</td>
</tr>
<tr>
<td>Location:</td>
<td>South 49th &amp; Pine Streets (4910 &amp; 4924 South Pine Street)</td>
</tr>
<tr>
<td>Neighborhood Council area:</td>
<td>South Tacoma</td>
</tr>
<tr>
<td>Proposed Amendment:</td>
<td>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 up to 145 multi-family dwelling units on the site.</td>
</tr>
</tbody>
</table>

Planning Commission Recommendations:
The Planning Commission recommends approval of the proposed land use intensity change and area-wide rezone, which will support redevelopment of this property while ensuring that its redevelopment is compatible with and serves as a reasonable transition between the abutting high intensity growth area around the Tacoma Mall and the adjacent single-family neighborhood to the south. This proposed amendment will allow for construction of a low-density multi-family project on a vacant property that has long been classified for non-single-family development. In addition, the proposed change in zoning will not only ensure consistency between the proposed Comprehensive Plan designation for the area and the applicable zoning and eliminate the existing split intensity and zoning on the site, but will also proactively guide future development and better ensure that it does not include commercial or industrial uses which would likely be inappropriate for this location.

Exhibits:
A. Aerial Photo of the site and surrounding area
B. Map showing recommended Land Use Intensity change
C. Map showing recommended Zoning change
49th & Pine - 2009 Aerial Photo

Subject Properties

Map is for reference only.
Subject Properties
Mixed Use Centers

Land Use Intensity
- Single Family
- Low
- Medium
- High

Recommended change to medium intensity

Map is for reference only.
49th & Pine Zoning

Subject Properties

Mixed Use Centers

Recommended change to R-4L

Map is for reference only.
b.

Application #2011-02:

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

Planning Commission Recommendations:
The Planning Commission recommends approval of the proposed amendment, which comes in response to increasing public interest in historic preservation and related issues, including the development of new historic and conservation districts, enhanced demolition protections for historic buildings, improved planning and economic development tools to encourage the reuse of existing buildings, and sustainable development.

The Historic Preservation Plan, if adopted, will consolidate, revise and add 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; and revise the Land Use Regulatory Code for initial implementation of the new and revised policy guidance. The Preservation Plan will provide the City with a policy foundation that is consistent with overall City policy while utilizing up-to-date historic preservation best practices and the addition of appropriate standards, guidelines and regulations. The plan element provides a vision and direction for the preservation program, a policy platform for the development of additional land use tools and incentives, defines the roles of various stakeholders in historic preservation in Tacoma, and identifies priorities for the City and community for future preservation initiatives.

Exhibits:
A. Draft Historic Preservation Plan
B. Draft Code Changes TMC 13.05
C. Draft Code Changes TMC 13.06 and 13.06A
D. Draft Code Changes TMC 13.07
April 12, 2011

Conducted by the Tacoma Planning Commission
and Landmarks Preservation Commission
Consistent with Washington State
Growth Management Requirements
Tacoma Planning Commission

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Thomas O’Connor, Vice-Chair
Chris Beale
Peter Elswick
Donald Erickson
Sean Gaffney
Scott Morris
Ian Morrison
Matthew Nutsch

Landmarks Preservation Commission

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Kathryn Longwell
Megan Luce
Bret Maddox, S.E.
Ha Pham
Pamela Sundell

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Reuben McKnight, Historic Preservation Officer
Tonie Cook, Landmarks Coordinator

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  Historic Preservation and Sustainability IN-5
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This Preservation Plan is a portion of the Tacoma Comprehensive Plan. It defines the City of Tacoma’s preservation goals, policies and actions for preservation and neighborhood conservation. It also provides a framework for other groups and organizations engaged in community-based initiatives with interests in protecting and experiencing cultural resources. The plan’s primary goal is the preservation and active use of cultural resources to enhance the city’s quality of life, economic vibrancy and environmental sustainability.

Plan Background
Tacoma has a well-established preservation program, which enjoys broad support by its citizens. It is recognized as a key ingredient in community well-being and livability. Noteworthy landmarks, such as the Old City Hall and Union Station, stand as signature reference points in the city and other places, including numerous churches and schools, symbolize the community’s heritage. Some parks, sites and other structures also are valued for their historic significance. Archaeological remains extend this sense of connection with the past.
In many parts of the city, entire neighborhoods maintain their historic character and provide places to live today while retaining a sense of the past. Other older neighborhoods with traditional building patterns also contribute to the sense of place that is Tacoma, even though they may not have historic significance. These areas, both residential and commercial, enhance the city’s quality of life.

Many historic resources are formally recognized as individual landmarks and as contributors to historic districts. Others remain to be identified as having historic significance and still others, while known to be of historic value, have not been formally designated.

While historic resources are valued, many factors challenge their preservation. Some properties may be altered in ways that diminishes their integrity. Others may be under pressure for demolition, sometimes for redevelopment and sometimes because of extensive deterioration.

These challenges exist in part because some people may not value their properties as historic resources. Others are not aware of the significance of their buildings, or lack the means to maintain them. In some cases, other objectives may appear to be in conflict with preservation. Responding to these factors in strategic ways is key to an effective preservation program.

While challenges will continue, this is a particularly exciting time of opportunity for preservation in Tacoma, as well as nationally. There is an increasing understanding of the roles that preservation and neighborhood conservation can play in sustainability and how it complements many other community development objectives. New partnerships are forming in which a variety of groups promote historic resources in their work programs. For example, health care providers are promoting “Healthy Heritage” walks as part of their preventive medicine strategies.

New technologies also are emerging that will make it easier to identify historic resources, distribute information about their proper stewardship and facilitate appropriate management. Linking historic resource information to Geographic Information Systems is an example. This tool will make historic survey information available to a wide range of users, enhance an understanding of historic properties, and make the formal preservation system more understandable and predictable to the community at large.

Many of Tacoma’s important historic resources, such as the South J Street Historic District, are locally designated.

**Historic Resources**

Recognition of historic resources from early settlement to the more recent past continues to change and grow. The City uses a variety of tools to organize and define resources.

**Historic Property Types**

Groups of properties with common physical attributes or that share relationships with historic figures and events may be considered distinct historic resource types. In many cases, historic resource types are associated with particular historic contexts or periods in the city’s history.

**Existing Landmarks and Districts**

Many of Tacoma’s historic resources are officially recognized in the national, state or local historic registers. Additional historic resources exist but have not yet been identified or formally listed. Historic listing provides opportunities for specific preservation incentives and may provide specific protections for listed properties. Substantial parts of the city exist that have the potential for listing, but are not.
WHAT IS HISTORIC PRESERVATION?

Preservation means having properties and places of historic and cultural value in active use and accommodating appropriate improvements to sustain their viability while maintaining the key, character-defining features which contribute to their significance as cultural resources. In addition, preservation means keeping cultural resources intact for the benefit of future generations. Tacoma’s preservation program also extends to the conservation of older established neighborhoods where maintaining traditional character and quality of life are objectives.

HISTORIC PRESERVATION AND SUSTAINABILITY

Historic preservation plays a key role in sustainability as described in these three basic categories:

1. Cultural/Social Component of Sustainability
   Preserving historic places, including landmarks and neighborhoods, helps maintain a connection to the community’s heritage. This is fundamental part of the preservation movement in Tacoma.

2. Environmental Component of Sustainability
   Sensitive stewardship of the existing building stock significantly reduces environmental impacts. Re-using a building also preserves the energy and resources invested in its construction, avoids landfill impacts, and reduces the need to produce new construction materials, which require more energy.

3. Economic Component of Sustainability
   The economic benefits of protecting local historic districts are well documented across the nation, and in Washington. These include higher property values, job creation in rehabilitation industries, and increased heritage tourism.

A VISION FOR HISTORIC PRESERVATION IN 2020

Tacoma’s vision for historic resources and its preservation program as it will be in 2020 is described in these qualitative statements:

1. Historic resources are integral to the City’s overall goals and objectives.
2. Historic resources convey the humanity of Tacoma.
3. Historic resources are key to the City’s sustainability initiatives.
4. A network of individuals and organizations supports historic preservation throughout the community.
5. Historic Preservation is “horizontally integrated” into planning efforts.
6. The City’s historic preservation program is readily accessible.
7. Historic preservation looks forward while valuing the past.
8. Historic preservation is solution oriented.
9. The preservation program guides treatment of historic resources.
OVERALL GOALS, POLICIES AND ACTIONS

These goals and policies for historic preservation apply to the overall program and throughout the city.

Goal: A Livable Community With a Strong Sense of History
Innovative policies and procedures should build upon the history of Tacoma and its residents.

Policies:
HP-1 Preserve archaeological resources as part of Tacoma’s rich history.
HP-2 Integrate Tacoma’s historic resources into community planning efforts.

Goal: A Sustainable Community Supported by Preservation Efforts
Tacoma’s preservation program should be at the forefront of the sustainability movement. Land conservation, retaining embodied energy and reduced demolition waste make preservation inherently sustainable.

Policies:
HP-3 Promote preservation’s role in community sustainability efforts.
HP-4 Include sustainability objectives in an update to the City’s historic design guidelines.
HP-5 Use the City’s programs to promote the link between preservation and sustainability.

Goal: An Economically Vibrant Community Supported by Preservation Activities
In Tacoma, preservation contributes significantly to a vibrant local economy. It supports economic development opportunities, retains local businesses and facilitates tourism development.

Policies:
HP-6 Encourage active use of historic resources.
HP-7 Leverage the economic development opportunities provided by Tacoma’s historic resources.

The City of Tacoma will be a national leader in adaptive reuse and historic preservation programs.

Policies:
HP-8 Incorporate new trends and issues in preservation and neighborhood conservation.
HP-9 Promote ease of use, transparency of administration, and predictability in the preservation program.

Goal: Preservation is Integral to Other Community Goals and Policies.
Historic preservation should be integral to City planning programs and balanced with community objectives.

Policies:
HP-10 Integrate historic preservation policies into citywide planning efforts.
HP-11 Capitalize on and promote historic resources in community planning efforts.

Goal: Historic Resources are Integral Features of the Public Realm.
The City should be a leader in preservation through best practices in the management of its own historic facilities.

Policy:
HP-12 Promote best practices in the City of Tacoma’s stewardship of historic resources.
GOALS AND POLICIES FOR PROGRAM COMPONENTS

Tacoma’s preservation program has these components:

- Administration: The framework for operating the preservation program
- Identification: The survey and recognition of properties with cultural or historic significance
- Management Tools: The specific mechanisms for protecting historic resources
- Incentives and Benefits: Programs that assist property owners and support preservation
- Education: The tools to build awareness and strengthen skills to support preservation
- Advocacy: The promotion of policies and partnerships that support preservation

The following are goals and policies related to each program component:

ADMINISTRATION COMPONENT

Effective administration is a critical part of a successful preservation program. It includes overall organization, the roles of various City departments, staffing and the procedures that work to assure effective operation of the preservation program.

A successful preservation program requires ongoing administrative support and commitment by the City. The overall administration of this plan will be through the Community and Economic Development Department, but interdepartmental cooperation is essential to achieve its goals and objectives.

Goal: The City Maintains a Functional, Integrated Preservation Program.

Best practices for administering a preservation program include providing sufficient staff, maintaining a well-managed Landmarks Preservation Commission and providing convenient access to information needed by property owners and other users. Review processes should be efficient as well, making best use of time for all participants.

Policies:

HP-13 Monitor the performance of the preservation program on an on-going basis to assure that it maintains a high level of performance.
HP-14 Ensure that administrative resources are adequate for efficient operation of the program.
HP-15 Maintain a certified historic preservation program.
HP-16 Promote collaboration among City departments, boards and commissions.
Executive Summary

Resource Identification Component

A first step in preservation is to determine which properties have significance as cultural resources. The City employs a variety of research tools to assist in making those determinations. Research tools include summaries of historical patterns, defined as "contexts" and "themes," along with descriptions of the typical property types and building styles associated with them. The City’s Geographic Information System has also emerged as an important tool for identifying potentially significant resources.

Historic resources should be presented in a manner that helps people understand their significance and interpret their association with the community. Surveys should cover all key areas of the city and the information should be up to date. Historic contexts should help serve as a basis for planning, in terms of predicting where historic resources are likely to be found, and in setting priorities for historic surveys.

Goal: A Detailed Understanding of Tacoma’s History Provides a Base for Preservation Efforts.

Policies:

HP-17 Provide a set of historic contexts which establish a background for understanding Tacoma’s historic resources.

HP-18 Maintain a comprehensive survey of Tacoma’s cultural resources.

Goal: Historic Survey Information Supports All Program Components.

A survey acts as the first step in the management of historic resources. It should identify the significance of the resources and also operate as a planning tool that is coordinated with other local land use regulations and incentive systems.

Policies:

HP-19 Use cultural resource survey information in the City’s resource designation and management tools.

HP-20 Enhance the level of survey information that is available to the public digitally.

In 2007, Historic Tacoma sponsored a lecture series that helped people understand the historic significance of their properties.
**Management Tools Component**

Management tools are the mechanisms for protecting historic resources and providing technical assistance. Tacoma’s primary tools are the ordinances that guide historic preservation efforts as well as underlying zoning regulations, the design review process and design guidelines that manage treatment of the city’s historic resources. These provide an effective framework for preservation. In some cases, however, individual tools lack sufficient clarity or they conflict with others.

A diverse assortment of preservation tools should serve Tacoma’s needs. These should be based on national standards of best practices, and at the same time should be tailored to Tacoma.

Goal: Historic Resources are Protected from Demolition. Historically significant properties should be protected from demolition whenever possible. This includes those eligible for, or listed in, local, state or national historic registers.

**Policies:**
- HP-21 Provide effective demolition review procedures.
- HP-22 Provide tools and funding to address preservation emergencies.
- HP-23 Provide incentives to protect historic resources from demolition.
- HP-24 Ensure continuing maintenance of historic buildings.

Goal: Clear and Complete Ordinances Guide the Preservation Program.

The preservation ordinance and other related codes, should be clear and easy to interpret. They should also reflect best practices in organization and content.

**Policies:**
- HP-25 Update the Landmarks and Historic Special Review Districts Code to reflect current preservation policies and goals.
- HP-26 Use zoning tools to promote historic preservation goals and support an overall heritage conservation system.

**Ordinances and Regulations**

A “bundle” of ordinances establishes the basic rules for construction related to historic resources and sets forth the process for establishing certain protections for them.

In addition to the International Existing Buildings Code (IEBC), key Tacoma regulations that address historic preservation are included in the following sections of the Tacoma Municipal Code:
- Landmarks and Historic Special Review Districts Code (Chapter 13.07)
- Landmarks Preservation Commission Code (Chapter 1.42)
- Zoning (Chapter 13.06)
- Waterfront Structures and Marina Code (Chapter 2.13)
- Environmental Code (Chapter 13.12)
Goal: The City’s Project Review and Enforcement Programs Promote Preservation Objectives.
The City’s process for project review and approval should be streamlined to provide a positive experience for applicants and to promote both overall, and preservation specific, goals. Enforcement programs should be closely coordinated with the review process to ensure that projects are developed per approved specifications.

Policy:
HP-27 Streamline project review and enforcement to promote preservation objectives.

Goal: Resource Designation Categories Indicate Priorities for Conservation of Resources.
Different types of designation categories should be used to reflect degrees of significance, alternative approaches for protection and different management objectives. Having a range of program tools allows each one to better fit the intent of their use. It also provides options for program flexibility.

Policies:
HP-28 Establish clear categories for resource designation.
HP-29 Schedule designation of historic resources according to clearly defined priorities.

Goal: The Desired Character of Traditional Areas of the City is Maintained.
Preservation and conservation efforts should be guided by standards and criteria that are tailored to Tacoma. These should focus on retaining key features of traditional building while accommodating compatible changes and new investment that respect the established context.

Policy:
HP-30 Provide design guidelines that promote compatible development.

The desired character of traditional areas of the city, such as the North Slope Historic District, should be maintained.
INCENTIVES AND BENEFITS COMPONENT

Effective preservation programs offer special benefits to stimulate investment in historic properties, encourage owners to follow appropriate rehabilitation procedures, and assist those with limited budgets. This includes:

- Financial or technical assistance
- Tax or regulatory relief, such as streamlined review
- Special flexibility in building codes

Incentives and benefits for preserving historic properties should attract investment in historic properties.

Goal: A Coordinated System of Incentives and Benefits Stimulates Preservation and Conservation in Tacoma. Incentives should support appropriate rehabilitation and continued use of historic resources. In addition, some incentives should encourage owners to seek local designation of eligible historic resources and conservation areas.

Policies:
HP-31 Offer incentives and benefits to cover a wide range of conditions.
HP-32 Promote financial incentives that stimulate investment in historic properties.
HP-33 Enhance regulatory incentives to encourage preservation and conservation.
HP-34 Expand technical assistance programs to promote preservation and conservation.
Helping property owners learn how to maintain their historic properties as active, viable assets is a key part of a successful preservation program. Many property owners willingly comply with appropriate rehabilitation procedures and develop compatible designs for new construction when they are well informed about preservation objectives.

Workshops that provide helpful information about rehabilitation techniques and publications that build an understanding of historic significance are examples of education and outreach strategies. Well-written design guidelines that provide useful information can also serve an educational role.

Education should take a more prominent role in preservation and work to build the constituency for historic preservation. Helping property owners learn how to maintain their historic properties as active, viable assets is key to a successful preservation program. Education and outreach are key functions of partner organizations, and non-profit groups that promote preservation and history.

Goal: The Public Appreciates Tacoma’s Diverse History and Its Historic Resources.
Promote the understanding of a diverse set of historical perspectives, and embrace Tacoma’s rich cultural history.

Policy:
HP-35 Provide tools to educate the public regarding Tacoma’s history and resources.

Goal: Practical Education Programs Support Historic Preservation
While building a general appreciation of cultural resources is important, a special initiative to build practical skills among property owners, construction trades and City departments is essential.

Policies:
HP-36 Establish preservation training programs.
HP-37 Expand the use of web-based preservation tools.
HP-38 Incorporate preservation education into local school programs.
Advocacy Component

Advocacy programs promote policies and plans that support historic preservation. This includes lobbying for zoning codes that are compatible with traditional development patterns in older neighborhoods and supporting creation of new incentives to maintain historic structures. They also work to expand the base of preservation players and engage partners in collaborative preservation programs. Private citizens and non-profit organizations lead preservation advocacy in Tacoma.

While the City’s historic preservation office will act as coordinator, advocacy efforts should be shared across a broad base of independent community organizations and City departments. Community organizations should be the primary advocates for historic preservation in Tacoma with the City’s preservation office providing support.

Goal: Community Organizations are Strong Advocates for Historic Preservation.
Community organizations should be the primary advocates for historic preservation in Tacoma. Historic Tacoma, the Tacoma Preservation Society and other interest groups are well equipped to play advocacy roles, with the City providing support.

Policies:
HP-39 Support existing partnerships for historic preservation.
HP-40 Foster new partnerships in historic preservation.

Goal: City Departments Collaborate to Promote Historic Preservation.
City departments and agencies should work with the historic preservation office to promote preservation efforts and assist with implementation of the Preservation Plan. Collaboration among City departments ensures that historic preservation is an integral part of the culture of the city.

Policy:
HP-41 Collaborate with other City departments to promote the benefits of historic preservation.
Historically, Tacoma was a busy, diverse city as illustrated by the 1893 Oddfellows Parade on C Street. (Source: University of Washington, Digital Collection)
**INTRODUCTION**

This Preservation Plan is a part of the Tacoma Comprehensive Plan. It defines the City of Tacoma’s preservation goals, policies and actions for preservation and neighborhood conservation. It also provides a framework for other groups and organizations engaged in community-based initiatives with interests in protecting and experiencing cultural resources. The plan’s primary goal is the preservation and active use of cultural resources to enhance the City’s quality of life, economic vibrancy and environmental sustainability.

The Preservation Plan works in harmony with other elements of the Comprehensive Plan as well as related federal, state and local regulatory programs. It consolidates previously adopted policies, sets forth new ones, and defines specific actions that will achieve them.

**PLAN OVERVIEW**

The Historic Preservation Plan covers a wide spectrum of strategies and objectives. These include very broad themes that touch on many aspects of community development. The plan approaches historic preservation as an integral element of community development. In this respect, it touches on many subjects that also appear in other City of Tacoma Comprehensive Plan elements. At the same time, it presents program-specific actions related to components of a conventional preservation program. These will require strategic use of resources and collaboration among others who see the benefits of heritage conservation.

**Plan Development**

The Historic Preservation Plan builds on the previous Culture and History element of the City of Tacoma Comprehensive Plan. It has been expanded to address a much broader range of issues, goals, policies and actions based on community input through workshops, focus groups and interviews. Work sessions with the Tacoma Landmarks Preservation Commission also provided material for the plan.

**IN THIS CHAPTER**

- Preservation in Tacoma.............IN-3
- Historic Preservation and Sustainability..................................IN-5
- A Vision for Historic Preservation in 2020..................IN-10
Plan Chapters
The plan is organized into these chapters:

Chapter 1: Historic Character of Tacoma
This chapter includes background on the history of preservation in Tacoma and a general overview of its historic resources.

Chapter 2: Preservation Program Components
This chapter describes the key components of Tacoma’s existing preservation program, which include:

- Administration
- Identification
- Management Tools
- Incentives and Benefits
- Education
- Advocacy

The chapter also identifies issues related to each of the preservation program components.

Chapter 3: Goals, Policies and Actions
This chapter sets forth goals for historic preservation in Tacoma. The goals are organized into categories by preservation program component. The categories are:

- Overall Goals, Policies and Actions
- Administration Goals, Policies and Actions
- Identification Goals, Policies and Actions
- Management Tools Goals, Policies and Actions
- Incentives and Benefits Goals, Policies and Actions
- Education Goals, Policies and Actions
- Advocacy Goals, Policies and Actions

Each goal then has one or more Policies listed under it, and these in turn have specific Actions that would be taken to accomplish them. This structure reflects the most direct connection of an individual policy and its actions to a goal. However, there often are interrelationships among the policies and actions with other goals.

Chapter 4: Implementation
This chapter establishes a strategy for executing individual actions in a sequence that will be most effective in reaching the stated goals for preservation.
Preservation in Tacoma

Tacoma is a special place with an identity expressed in its cultural resources. The city covers hills and lowlands that provide places for industry, commerce and culture and reaches out into bays that connect it with the wider world. In this place, generations of Native Americans and more recent immigrants made their livelihood, and in doing so left an imprint on the land that speaks of their passing. This is preserved in the archeological record of the early native settlements and in the built environment that exists today.

Street patterns, buildings, open lands, landscapes and site features combine to tell the story of Tacoma’s humanity. These properties also serve the city in vital, sustainable ways, by supporting economic development, affordable housing, healthy living and cultural enrichment.

This unique collection of archaeological sites and built resources is one of the city’s greatest assets. Promoting an understanding and appreciation of these resources, and also keeping them in active service is important to the community.

What is Historic Preservation?

Preservation means having properties and places of historic and cultural value in active use and accommodating appropriate improvements to sustain their viability while maintaining the key, character-defining features which contribute to their significance as cultural resources. Preservation also means keeping cultural resources intact for the benefit of future generations. That is, while maintaining properties in active use is the immediate objective, this is in part a means of assuring that they will be available for others in the future.

Historic preservation also is an integral component of other community initiatives in neighborhood livability, sustainability, economic development and culture. With this understanding, the term “historic preservation” includes the specific methodologies associated with maintaining integrity of significant resources, but also covers a range of “character management tools” that serve to maintain traditional features of established neighborhoods. Many of these tools are described later in this plan.
Introduction

Balancing Interests

Because preservation is a part of many community interests, including housing, sustainability, livability and economic development, the program inherently seeks to balance broader community objectives while achieving its core mission of retaining cultural resources. For this reason, the process of identifying and managing cultural resources occurs in the context of other city planning work. This is best illustrated in the way in which sustainability initiatives interact with components of the preservation program.
HISTORIC PRESERVATION AND SUSTAINABILITY

Community sustainability has several overlapping components, including cultural/social, environmental and economic sustainability. Historic preservation is closely linked to each of these components, making it an important part of a community’s overall sustainability program.

CULTURAL/SOCIAL COMPONENT OF SUSTAINABILITY

This component of sustainability relates to the maintenance of the community’s cultural traditions and social fabric. Preserving historic places and patterns promotes cultural and social sustainability by supporting everyday connections between residents and the cultural heritage of the community. These connections are reinforced by the physical characteristics of historic places, which often directly support environmental sustainability.

Historic properties, neighborhoods and archeological sites provide direct links to the past. These links convey information about earlier ways of life that help build an ongoing sense of identity within the community. Residents anchored in this sense of identity may be more involved in civic activities and overall community sustainability efforts.

The design of most historic development promotes social interaction that supports a high quality of life and helps build a sense of community. Historic development is often compact and walkable, providing an environment for impromptu mixing of different cultural and economic groups. Porches, plazas and other direct connections to the public realm provide additional opportunities for community interaction in historic areas.

The compact, pedestrian-friendly nature of most historic areas directly supports environmental sustainability by promoting smaller, more energy efficient structures, reducing vehicle use and supporting healthy-living initiatives. Historic neighborhoods also tend to be centrally located with convenient access to public transportation systems. This physical pattern, combined with the inherent cultural connections, provides significant support for the community’s overall sustainability effort.

Preserving historic places promotes the three basic components of sustainability.

The National Trust for Historic Preservation highlighted the linkage between preservation and sustainability on their official poster for Preservation Week in 1980.


**Environmental Component of Sustainability**

This is the most often cited component of sustainability. It relates to maintenance of the natural environment and the systems that support human development. Historic preservation is an important part of environmental sustainability and green building initiatives. It directly supports environmental sustainability through conservation of embodied energy, adaptability, and other factors that keep historic buildings in use over long periods of time.

**Embodied Energy**

Embodied energy is defined as the amount of energy used to create the original building and its components, and then maintain them. Preserving a historic structure retains this energy. Re-using a building also preserves the energy and resources invested in its construction, and reduces the need for producing new construction materials, which require more energy to produce. Studies confirm that the loss of embodied energy by demolition takes three decades or more to recoup, even with the reduced operating energy costs in a replacement building.

**Building Materials**

Many historic building materials contribute to environmental sustainability though local sourcing and long life cycles. Buildings constructed with wood, stone, and brick were built for longevity and ongoing repair. Today, new structures utilize a significant percentage of manufactured materials. These materials are often less sustainable and require extraction of raw, non-renewable materials. High levels of energy are involved in production, and the new materials may also have an inherently short lifespan.

**Sustainability and Historic Windows**

The sustainable nature of historic building materials is best illustrated by a window. Older windows were built with well seasoned wood from durable, weather resistant old growth forests. A historic window can be repaired by re-glazing as well as patching and splicing the wood elements. Many contemporary windows cannot be repaired and must be replaced entirely. Repairing, weather-stripping and insulating an original window is generally as energy efficient and much less expensive than replacement.

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*The 1912 Tacoma Building at 1021 A Street housed the headquarters of the Weyerhaeuser Company until the late 1960s. More recently, it was rehabilitated into a modern office building. (Source: University of Washington, Digital Collection)*

*Union Depot’s copper dome was replaced in 1994 after 83 years of service.*

*Buildings constructed with durable materials such as stone and brick were built for longevity. (Source: Artifacts, Inc.)*
While older windows are often cited as being major sources of heat loss, other parts of a building typically account for a greater proportion of overall losses. For example, as much as 50% of the energy lost from a house is from air infiltration through the attic, uninsulated walls, and around windows and door cavities, and not through the glass in a window itself (Gotthelf, Jill H. & Walter Sedovic. What Replacement Windows Can’t Replace: The Real Cost of Removing Historic Windows. APT Bulletin: Journal of Preservation Technology. Volume 36. Number 4). Repairing an existing window and adding insulation to the attic saves more energy than the replacement of single pane wood windows with double or triple-paned alternatives. Adding 3.5 inches of insulation in the attic has three times the R value impact compared with moving from the least energy efficient single pane window with no storm window to the most efficient new window (Rypkema, Donovan D. Speech, December 7, 2009).

Construction Quality
As a rule, the quality of early construction and materials was higher than those used in many late 20th Century buildings. Lumber used in early Tacoma came from mature trees, was properly seasoned and typically milled to “full dimensions,” providing stronger framing and construction. The high quality of construction in earlier buildings is an asset that is difficult to replace.

Adaptability
The floor plans of many historic properties easily accommodate changing needs. They permit a variety of uses while retaining the overall historic character. Large warehouse floor plates, for example, are easily adapted to loft residential units and offices.

Landfill Impacts
According to the Environmental Protection Agency, building debris constitutes around a third of all waste generated in the country. The amount of waste can be reduced significantly if historic structures are retained rather than demolished.
**Economic Component of Sustainability**

This component of sustainability relates to the economic balance and health of the community. Historic buildings represent a substantial economic investment by previous generations. The economic benefits of protecting historic resources are well documented across the nation, and in Washington. These include higher property values, job creation in rehabilitation industries, and increased heritage tourism. Quality of life improvements associated with living in historic neighborhoods may also help communities recruit desirable businesses.

**Historic Rehabilitation Projects**

Historic rehabilitation projects generate both direct and indirect benefits. Direct benefits result from the actual purchases of labor and materials, while material manufacture and transport results in indirect benefits. Preservation projects are generally more labor intensive, with up to 70% of the total project budget being spent on labor, as opposed to 50% when compared to new construction. Expenditure on local labor and materials benefits the community’s economy.

**Heritage Tourism**

The National Trust for Historic Preservation defines cultural heritage tourism as, “traveling to experience the places, artifacts, and activities that authentically represent the stories and people of the past and present.” Investing in historic preservation helps provide visitors with a glimpse into Tacoma’s heritage and its contribution to state and national history. Heritage tourists spend more on travel than other tourists, which generates jobs in hotels, bed and breakfasts, motels, retail stores, restaurants, and other service businesses (*Mandala Research, Study for the USCHT Marketing Council, 2009*).
Support for Local Business and Trades
Because historic rehabilitation projects are more labor intensive than new construction and often use specialized materials, more of the project investment stays in the local economy rather than being spent on non-local materials. A rehabilitation project can also provide affordable space for local small businesses. The Go Local! Tacoma organization helps consumers connect with local independent businesses, providing a resource for property owners seeking to use local materials and labor as part of a historic rehabilitation project.

The Stanford White designed Tacoma Hotel was built in 1884 and became one of the preeminent hotels on the west coast. It was destroyed by fire in 1935.
A Vision for Historic Preservation in 2020

This vision for preservation in Tacoma is in part inspired by a recognition of the benefits it yields, as described in the preceding section. Tacoma’s vision for historic resources and its preservation program as it will be in 2020 is described in these qualitative statements:

Historic resources are integral to the city’s overall goals and objectives. Historic preservation in Tacoma is a vital part of broader community development policies and objectives. It serves as an important tool in sustainability, economic development, public health, housing and cultural enrichment. In this respect, it embraces a holistic approach to planning and development.

Historic resources convey the humanity of Tacoma. They provide links to heritage and enable people to feel a sense of connection with their past and with the community as a whole. Historic resources provide opportunities to interpret the history of the community, to comment on events that have shaped it, and to build an understanding of our culture.

Historic resources are key to the city’s sustainability initiatives. Preserving historic resources is a fundamental part of a comprehensive approach to sustainability. Keeping historic properties in use conserves the energy embodied in their creation. Historic structures also operate in energy conserving ways, and compatible retrofits for energy conservation are encouraged. Preserving close-in historic neighborhoods also supports alternative modes of transportation, including walking, bicycling and using mass transit.

A network of individuals and organizations supports Historic Preservation throughout the community. The preservation program is community-based. It links official city preservation components with conservation-related activities of other groups and individuals.
A Vision for Historic Preservation in 2020

Historic Preservation is “horizontally integrated” into planning efforts. Many departments and agencies employ strategies which support Historic Preservation as they seek to achieve their individual missions.

The City’s Historic Preservation program is readily accessible. Program components are easy to understand. Lay people as well as professionals participate in the system at a variety of levels. They engage in researching and nominating resources for designation. They also can easily comment on city preservation activities and they can anticipate the potential outcomes of properties that are managed by preservation tools.

Professionals in various departments of government and other agencies also engage in the preservation system and see it as a useful tool. Property owners, builders and developers understand how the system operates and can make informed decisions about properties that may be of historic significance and of others that may be important to the identity of the community.

Historic Preservation looks forward while valuing the past. The program seeks ways in which historic resources maintain the vitality of the city. It is forward looking, helping the community meet its aspirations for the future in ways that make the best use of its older buildings, sites and neighborhoods.

Historic preservation is solution oriented. The program helps owners maintain historic resources in active and appropriate uses. Design guidelines, “how to” information and other media illustrate the range of appropriate options.

The preservation program guides treatment of historic resources. Historic resources are identified and described in a manner that conveys their significance and interprets their association with the community. They are then designated in a manner that facilitates informed management. A set of well-reasoned tools is applied, including regulations, incentives and benefits.
The 17-story Washington Building at 1019 Pacific Avenue was completed in the mid 1920s and is now on the National Register of Historic Places. (Source: Tacoma Public Library)
Chapter 1

Historic Resources

Thousands of years of historic and pre-historic settlement in Tacoma have yielded a rich array of archeological, historic and cultural resources.

This chapter provides a brief summary of historic resources in Tacoma including a synopsis of the local preservation movement, a description of historic property types and a summary of the city’s existing historic landmarks and districts.

The Preservation Movement in Tacoma

The historic preservation movement in Tacoma began in the late-1950s when post war neglect and Federal Housing and Urban Development programs threatened one of the Pacific Northwest’s oldest and most intact downtowns. Then, the construction of Interstate 5 in the early 1960s put older parts of the city in increased competition with outlying areas. In response, many older buildings were replaced in an attempt to modernize and redevelop the center of the city.

In This Chapter

Historic Themes and Topics ........1-3
Historic Property Types ..............1-9
Existing Landmarks and Districts ..................1-13
Soon after the completion of the new County-City Building in 1959 and the demolition of the iconic Romanesque Pierce County Courthouse on the same block, a preservation group emerged to challenge reports that the abandoned Old City Hall Building was structurally unsound and should be torn down. The potential loss of the 1892 landmark triggered a civic debate that grew in intensity through the 1960s. “A movement to save and renovate Old City Hall appears to be rubbing off on some of the Tacoma area’s other old buildings,” stated a major newspaper article in 1966.

In 1968, Old City Hall was sold to a San Francisco real estate developer whose project to preserve and reuse the building became a civic success that began a wave of new downtown preservation projects. Along Pacific Avenue, however, some new parking garages replaced older brick commercial buildings. This process seemed destined to be repeated in the neighborhood around Old City Hall.

In the 1970s, the local arts community, led by architects Robert Evans and Alan Liddle, began a push for policy changes that would preserve the Old City Hall district and encourage preservation of older buildings elsewhere in the city. The City Council adopted Tacoma’s first Landmark Preservation Ordinance in July 1976. Soon after, in 1978, the Old City Hall Historic District was designated as the City’s first design review district. In 1983, the City Council designated a second downtown district, the Union Depot/Warehouse Historic District, followed in 1985 by the Pacific Avenue Historic District.

The preservation and re-use of the 1892 Old City Hall Building became a civic success that began a wave of new downtown projects. The Old City Hall was the first locally designated Tacoma Historic Landmark.
HISTORIC THEMES AND TOPICS

Historic themes are used to group information that relates to existing historic resources based on a subject, specific time period or geographic area. The relative importance of specific historic resources can be better understood by determining how they relate to these themes. An individual historic resource may relate to more than one theme.

Three general themes that relate to the development of Tacoma are briefly summarized in the following pages. These illustrate how themes may be described, but do not attempt to cover the full range of Tacoma’s history. Chapter 3 includes recommendations for additional research to support an understanding of the full range of historic themes within the community.

Native American Settlement
Prior to European settlement, the Nisqually and Puyallup peoples had many settlements near the shores of what came to be known as Commencement Bay. Salmon provided the primary economic basis for these societies who were semi-sedentary, moving between different settlements depending upon the season. Resources associated with Native American settlement are generally found in archeological sites. Archeological resources associated with Native American settlement may include shell middens, camp sites, burial sites, tools, implements or other artifacts or features.

Archeological work, such as that done during the excavation for the Pacific Plaza project, assists with an understanding of earlier settlement in the Tacoma area.
Early European Settlement
The earliest European settler in the Tacoma area was Nicolas Delin, who constructed a sawmill in 1852 where the Puyallup River enters the bay. However, Delin and several other early settlers abandoned the area during a conflict with local tribes in the mid-1850s. European settlers did not return until the mid-1860s when Job Carr claimed 168-acres in the area now referred to as Old Town. Once the settlement had been platted, it was given the name Tacoma City, after the original Salish name for Mount Rainier. Today, historic resources associated with early European settlement in the Tacoma area may be identified through archeological activities.

11th Street was a major corridor for streetcars running between Pacific and K (now Martin Luther King Street). In 1893, streetcars still shared the street with horse-drawn carriages. (Source: University of Washington, Digital Collection)

Tacoma took its name from the original Salish name for Mount Rainier.
Transportation Development
Following early settlement, the pattern of urban development in Tacoma was largely shaped by the development of transportation resources. Early neighborhoods were densely clustered around the port and railroad terminus while later development spread outward along streetcar lines and eventually around new automobile routes.

Railroads
A 1873 decision to terminate the Northern Pacific Railroad’s transcontinental line at Tacoma caused a development boom that turned the village into a city almost overnight. The terminus was located away from the original Old Town, causing the center of the city to move south towards what is now downtown Tacoma. In 1874, railroad service began, the community incorporated as Tacoma and the Northern Pacific’s Tacoma Land Company began selling lots on newly platted streets.

Although the headquarters of the Northern Pacific moved to Seattle after the economic depression of the early 1890s, railroads continued to be a significant force in Tacoma’s development well into the 20th Century. A wide range of historic resources are associated with railroad activities in Tacoma, from landmark buildings like the 1888 Northern Pacific Headquarters and 1911 Union Station, to the warehouse buildings now occupied by the University of Washington, as well as the rail corridors themselves.

The warehouse buildings now occupied by the University of Washington are associated with historic railroad activities. The canopied walkways emulate historic loading bays.
Maritime Activities

Large scale maritime activities began in the early 1870s with lumber shipments from Tacoma to California, South America, Australia and other points. Once the Northern Pacific Railroad arrived, the company’s activities dominated the port area as they augmented outgoing lumber and coal shipments with incoming cargoes from Asia destined for the east coast. The public Port of Tacoma was created in 1918 and the port remains a leading West Coast gateway, primarily handling cargo bound to or from Asia. Historic resources associated with maritime activities in Tacoma include wharves, warehouses and canals. In many cases, such resources are closely associated with both railroad and maritime contexts.

The side wheel steamer Alaskan arrived at the Northern Pacific Dock in 1880. The wharf was a semi-independent neighborhood due to its distance from downtown. (Source: University of Washington, Digital Collection)
Streetcars
Tacoma’s first horse-drawn streetcar line began service in 1888. From 1890, electrified streetcar lines radiated out from the center of the city and significantly impacted the general pattern of development. At one time, Tacoma claimed to have the longest electric trolley line in the world, running from downtown southwest to Steilacoom. By the mid-1930s, however, the electrified rail system was dead, to be replaced by automotive transport.

A number of historic resources are associated with the development of Tacoma’s streetcar system, from early commercial corridors and centers to the historic residential areas that extend south and west beyond downtown. The concentrations of historic buildings that still line these corridors reflect the locations of these early streetcar lines as illustrated on Map 2.2: Year Built of Oldest Improvements on Parcels With Historic Streetcar Routes on page 2-11.

From 1890, electrified streetcar lines radiated out from the center of the city and had a significant impact on the general pattern of development. (Source: University of Washington, Digital Collection)

A number of historic resources are associated with the development of Tacoma’s streetcar system. (Source: University of Washington, Digital Collection)
Automotive Circulation
Much of the city was shaped, and some older parts were re-shaped in the automotive era. The dense early development pattern was sometimes replaced with a lower density of commercial and residential development. Early automotive routes, such as Old Highway 99 primarily carried local traffic, while later routes, such as Interstate 5, which reached the city in 1967, created a more regional transportation network. The Interstate did not slice through the downtown as it did in Seattle and Portland, but it did encourage growth of suburban areas that diminished the relative importance of the city center. Historic resources associated with automotive development include automobile-oriented commercial centers, outlying residential areas and bridges. In many cases, these date from after World War II and may be considered the “Recent Past.”

Historic Themes in Tacoma
The historic themes briefly summarized in this chapter relate to more general themes that provide an understanding of Tacoma’s historic development. General historic themes may be organized as follows:

Community Development
- Human settlement
- Immigration
- Neighborhood development

Social Institutions and Movements
- Clubs and organizations
- Religious institutions
- Recreational activities

Politics
- Parties, protests, and movements
- Governmental institutions
- Military institutions and activities

Culture
- Education
- Visual and performing arts
- Literature
- Mass media
- Architecture, landscape architecture and urban design
- Popular and traditional culture

Economy
- Extraction and production
- Distribution and consumption
- Transportation and communication
- Workers and work culture
- Labor organizations and protests
HISTORIC PROPERTY TYPES

Groups of properties with common physical attributes or that share relationships with historic figures and events may be considered distinct historic resource types. In many cases, historic resource types are associated with particular historic contexts or periods in the city's history.

Some of Tacoma's best known historic resource types are summarized below. They include industrial, commercial, residential and civic/religious resources, as well historic properties associated with the "recent past," constructed in the 1950s through the 1970s.

Industrial Resources
Tacoma's industrial development initially was shaped by natural resource exploitation, followed by economic depression and then fueled by the coming of the railroad in 1873. During these cycles, the city benefited from the ample natural resources that surrounded it, including the deep-water port.

Early lumber mills gave way to the unbroken "mile of grain" warehouses, wharves and shipyards along the waterfront in the 1890s and the early 1900s. Albers Mill, a remnant of that industrial era, is now luxury waterfront condominiums. Italianate and Romanesque heavy-timbered masonry buildings took hold along Pacific Avenue during this same period. These were three to four stories, with commercial spaces fronting the street on the east and warehouse docks on the west. They are now the core of the University of Washington-Tacoma campus, and are included in the Union Depot/Warehouse Historic District.

Adjacent to this area, the Brewery District (not a designated historic district) houses important early 20th-century industrial buildings, including the Nisqually Power Substation, the Royal Ice Cream Building, and the Pacific Brewing and Malting Company. Other potential historic industrial properties associated with wood products manufacturing, aerospace, automobiles, shipbuilding and other industries remain to be identified.
Chapter 1: Historic Resources

Commercial Resources

Tacoma has varied historic commercial resources from modest wood frame buildings to high-style commercial buildings. Early wood frame buildings within the central business district (generally contained within the current Old City Hall Historic District) were destroyed by fire in 1894, and replaced by masonry buildings. The post-fire commercial building boom lasted well into the 1920s, turning the area around Pacific Avenue into an important hub.

As a major port and railroad terminus, trade and finance was the lifeblood of Tacoma commerce, and this translated into high-style commercial buildings, such as the Northern Pacific Headquarters and the Tacoma Building. Historic theaters along Broadway contributed to the cultural and commercial life of the city.

In contrast to downtown, Old Town Tacoma, which is now a neighborhood commercial center, includes more modest historic commercial resources such as early wood frame buildings. Other neighborhood commercial centers generally include low-rise wood frame and masonry buildings typical of areas along the city’s original street car lines (See Map 2.2: Year Built of Oldest Improvements on Parcels With Historic Streetcar Routes on page 2-11).

The historic central business district is typified by sturdy masonry buildings, such as the 1892 Old City Hall.

A number of historic commercial buildings are located along Pacific Avenue in the Union Depot/Warehouse Historic District.

Many older commercial buildings survive in Tacoma’s neighborhood centers.
Residential Resources

Tacoma’s historic residential resources range from high-style single-family homes to working class apartment buildings and simple fishing shacks. Each type can be generally characterized through their association with the city’s historic districts.

Within the Seminary/Stadium Historic District, large high-style single-family homes include Queen Anne, Craftsman, Bungalow, Colonial Revival and Georgian Revival examples in a largely intact neighborhood. The North Slope Historic District represents prosperous middle-class values from the turn of the century. Among the styles found here are Bungalow, Colonial Revival, Tudor Revival, Mission Revival and American Foursquare. Both historic districts also include modernist homes from the 1950s and 1960s as well as fine apartment buildings, mostly dating from the 1920s through the 1950s.

The South J Street Historic District includes a row of Victorian Era homes and more modest working class homes can be found throughout the Hilltop neighborhood. The Salmon Beach Historic District is typified by former fishing shacks built over water. They are now used as residential homes.
Chapter 1: Historic Resources

Civic and Religious Resources
The political and cultural development of Tacoma is reflected in its many historic civic and religious buildings. Identified resources include landmark buildings such as the Old City Hall and Stadium High School. Additional civic and religious resources include neighborhood churches, fire stations and other public or semi-public places or spaces. Ongoing efforts to identify historic civic and religious buildings include the school district’s survey of its historic resources and the City’s and Historic Tacoma’s survey of sacred places.

Mid-Century Resources
Interest in Mid-Twentieth Century design (The Recent Past) is well established in Tacoma. Many properties at or near the 50-year age threshold could qualify for listing as historic resources. Buildings and districts from the 1950s and 1960s that exemplify potential recent-past historic resources may include suburban ranch-style residential areas, curtain-wall commercial buildings, drive-in restaurants, motels and gas stations. Further community discussion and heightened community awareness will be needed to determine a direction for treatment of Tacoma’s recent past historic resources. Ongoing work by the state Department of Archeology and Historic Preservation supports this effort.

Historic Tacoma sponsored a publication highlighting a selection of significant historic school buildings in Tacoma.

Tacoma is home to hundreds of historic churches.

Many properties near the 50-year age threshold (such as the Skidmore Owings and Merrill-designed Wells Fargo Center), could qualify as historic resources.
EXISTING LANDMARKS AND DISTRICTS

Many of Tacoma’s historic resources are officially recognized in the national, state or local historic registers. Additional historic resources exist but have not yet been identified or formally listed. Depending on the type of designation, historic listing may provide opportunities for specific preservation incentives and may provide specific protections for listed properties.

Tacoma recognizes historic resources as individual landmarks, or as contributors to its historic districts. Other properties of value to the city’s heritage may also be identified in its conservation districts. The current status of these types of designations is summarized below and in Chart 1.1: Existing Historic and Conservation Districts in Tacoma on page 1-17. Additional information on Landmarks and Districts is provided in the Identification section of Chapter 2.

LOCALLY DESIGNATED TACOMA INDIVIDUAL HISTORIC LANDMARKS

Tacoma’s Register of Historic Places lists over 130 individual historic landmarks throughout the city. Individual landmark buildings represent a range of historic themes, resource types and architectural styles. Structures on over 30,000 properties in the city are over 50 years old and could potentially be eligible as historic landmarks. An expanded understanding of existing historic themes and resource types will be necessary to inform an ongoing historic survey process. This process will help determine which of the many potentially eligible properties should be prioritized for designation as local historic landmarks.

LOCALLY DESIGNATED TACOMA HISTORIC DISTRICTS

Tacoma has three districts listed in the local Tacoma Register, known officially as Historic Special Review Districts. These are the North Slope, Old City Hall, and Union Depot/Warehouse Districts. In addition, the Wedge Neighborhood, the West Slope Neighborhood and the Whitman Area Neighborhood are being studied as potential new locally designated historic districts. Map 1.1: Locally Designated Tacoma Historic and Conservation Districts on page 1-18 illustrates locally designated historic districts and Map 1.2: Areas Under Study as Future Locally Designated Tacoma Historic and Conservation Districts on page 1-19 illustrates areas under study as potential historic districts.
North Slope Historic District
The North Slope Historic District is designated at the local, state and national levels. Encompassing more than 950 properties, it is one of the largest residential historic districts in the country. Most homes in the district were built from the 1880s through the 1940s. Victorian, Craftsman, Colonial Revival and Foursquare styles dominate the area. Residents of the neighborhood initiated the original historic designation and continue to promote the protection and enhancement of the district’s historic character.

Old City Hall Historic District
The Old City Hall Historic District is a local, state and nationally designated historic district encompassing the city’s commercial, governmental and entertainment center. Its period of significance ranges from 1886 through the 1920s.

Old City Hall, built in 1892, is a striking Italianate building symbolizing the grand aspirations of early Tacoma. Other important landmark buildings in the district include the 1888 Northern Pacific Headquarters, the 1916 Elks Temple and the 1925 Winthrop Hotel.

Union Depot/Warehouse Historic District
The Union Depot/Warehouse Historic District is a local, state and nationally designated historic district. It includes many rugged brick commercial high-style and industrial vernacular style structures built primarily in the early 1900s. Union Station, erected in 1911, is one of the city’s most important historic landmarks and symbolizes the district’s role as a primary railroad transportation and distribution center.

Many historic buildings in the district have been successfully adapted to new uses. The rehabilitation and conversion of Union Station into a Federal Courthouse has received several preservation awards. Just to the southwest of Union Station, a number of adjacent historic warehouse buildings have been converted into the Tacoma campus of the University of Washington, which received a National Trust for Historic Preservation Honor Award. The re-use and rehabilitation of the district is ongoing as additional buildings are converted into offices, restaurants, shops and residential lofts.
Chapter 1: Historic Resources

Locally Designated Tacoma Conservation Districts
In addition to local historic special review districts, the City of Tacoma has also designated one local conservation district.

Union Station Conservation District
The Union Station Conservation District is a locally designated conservation district surrounding the Union Depot/Warehouse Historic District. The district is intended to act as a buffer and ensure that adjacent development is compatible with the character of the Union Depot/Warehouse Historic District.

State and Nationally Designated Historic Districts
In addition to the North Slope, Old City Hall and Union Depot/Warehouse Historic Districts, Tacoma has four historic districts that are not locally designated but have either state or national designation.

Salmon Beach Historic District
The Salmon Beach Historic District is a state designated historic district. It includes a collection of waterfront cabins along the Tacoma Narrows built in the early 1900s. Several cabins are in close to original condition and are individually listed as historic landmarks.

Stadium/Seminary Historic District
The Stadium/Seminary Historic District is listed as a National Register Historic District. As the neighborhood of choice for the city’s early lumber barons and railroad executives, the district includes many examples of high-style residential architecture from the late 1800s to early 1900s.

South J Street Historic District
The South J Street Historic District is a National Register Historic District. It is not a locally designated Tacoma historic district, but the individual properties are listed as local historic landmarks. The district consists of eight Late Victorian Era detached row-houses which were constructed in 1889 and 1890. The homes are similar in appearance, with only two distinct styles creating a rhythmic pattern of bays and gables over the block.

Some buildings that are now part of the University of Washington Tacoma campus are located within the Union Depot/Warehouse Historic District.

The state designated Salmon Beach Historic District includes a collection of waterfront cabins along the Tacoma Narrows.

Stadium High School, originally built in 1891, is a locally designated Tacoma historic landmark and sits within the Stadium/Seminary National Register Historic District. (Source: Artifacts Inc.)
Chapter 1: Historic Resources

Protecting Locally Designated Landmarks and Districts

All of the districts described in this chapter enjoy recognition of their historic significance. A variety of incentives and benefits are available to properties at all levels of historic designation. Tacoma’s locally designated historic landmarks and districts are also subject to special protection, such as design review and permitting, as described in Chapter 2.

Note that the summary of historic resources in this chapter reflects the status of the various official historic designations as of August, 2010. Additional historic designations may occur in the near future, while several remaining parts of the city may be eligible for historic designation. The tools used to identify additional historic resources and potential districts, and the processes for designating them, are described in Chapter 2.

The 1906 Pythian Temple, at 926 Broadway, has been preserved and maintained in active use with the help of small historic preservation grants.
## Chart 1.1: Existing Historic and Conservation Districts in Tacoma

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<th>District</th>
<th>Locally Designated Tacoma Historic Districts</th>
<th>Locally Designated Tacoma Conservation Districts</th>
<th>State Designated Historic Districts</th>
<th>Nationally Designated Historic Districts</th>
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<td>Old City Hall Historic District</td>
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<td>Union Depot/Warehouse Historic District</td>
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<td>Union Station Conservation District</td>
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\(^1\)Note that the structures in the South J Street Historic District are locally designated Tacoma individual historic landmarks.
MAP 1.1: Locally Designated Tacoma Historic and Conservation Districts

Legend:
- City of Tacoma
- Locally Designated Tacoma Historic Districts
- Locally Designated Tacoma Conservation Districts

Miles

0 1 2

North Slope Historic District
Old City Hall Historic District
Union Depot-Warehouse Historic District
Union Station Conservation District
MAP 1.2: AREAS UNDER STUDY AS FUTURE LOCALLY DESIGNATED TACOMA HISTORIC AND CONSERVATION DISTRICTS

Legend:
- City of Tacoma
- Future Locally Designated Tacoma Historic Districts
- Future Locally Designated Tacoma Conservation Districts

- Old Town
- West Slope
- Wedge
- Whitman
Many groups contribute to Tacoma’s preservation program using a range of strategies and tools that work together to form its essential components.

This chapter describes the existing state of each preservation program component and provides a discussion of key questions and issues related to each one. Policies and actions for each program component are described in Chapter 3.

The preservation program components are:

- **Administration**: The framework for operating the preservation program
- **Identification**: The survey and recognition of properties with cultural or historic significance
- **Management Tools**: The specific mechanisms for protecting historic resources
- **Incentives and Benefits**: Programs that assist property owners and support preservation
- **Education**: The tools to build awareness and strengthen skills to support preservation
- **Advocacy**: The promotion of policies and partnerships that support preservation

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While the City directs a number of the preservation program components, some are led by other players. Historic Tacoma for example, and other local non-profit groups specifically established to promote historic preservation, as well as others who see the benefits of using historic resources in accomplishing their individual missions, are among those who contribute to the program.

The chart below illustrates the key components of the preservation program. The City is directly active in the four components shown on the middle line of the chart. Preservation partners often lead the two activities shown on the lower line, with the City providing additional support.

**Chart 2.1: Preservation Program Components**

![Diagram showing the key components of the preservation program](image)
Administration

Effective administration is a critical part of a successful preservation program. It includes overall organization, the roles of various City departments, staffing and the procedures that work to assure effective operation of the preservation program.

A description of the components of Tacoma’s preservation system begins with Administration, because it is essential for the success of all the other components that are described in this chapter. Professional staff and members of the Landmarks Preservation Commission are the core team who administer the program. Other City planning staff, and those with allied advocacy organizations, are also key players.

Historic Preservation Office

Tacoma’s Historic Preservation Office operates within the Long-Range Planning Division of the City’s Community and Economic Development Department. Historic Preservation staff review nominations to Tacoma’s Landmarks Register, process applications for changes to historic landmarks, support the Landmarks Preservation Commission, and assist the public and other government agencies with historic preservation issues. The City’s preservation staff consists of one full-time preservation planner and one half-time program coordinator.

These are among the administrative tasks of the preservation program:

- Grants writing and management
- Survey management
- Nomination processing
- Design review and compliance monitoring
- Demolition review
- Coordination of programs with other agencies
- Neighborhood meetings and other outreach events
- Assist with City-owned buildings of historic significance
- Maintain survey and register data systems
- Manage preservation components of a web site
- Information and publications
- Research
**Administration Issues Summary:**

1. Preservation goals and other City development and sustainability policies are insufficiently integrated.
2. The functions of the preservation office are not as well integrated with other City activities as they should be.
3. The historic preservation office lacks sufficient resources to oversee a comprehensive preservation program such as that set forth in this plan element.
4. The program’s “customers” expect quick responses to their requests, and this is difficult to provide with the current staff size.

---

*The rehabilitation of historic buildings helps the community meet goals for sustainability.*
**Identification**

How is it determined that a property has historic significance? Professionals in the fields of history, historic preservation and historical architecture work with staff, commission members and advocates to evaluate properties, using adopted standards that are recognized nationally. They employ a variety of research tools to assist them in making those determinations.

Research tools include summaries of historical patterns, defined as “contexts” and “themes,” along with descriptions of the typical property types and building styles associated with them. The City’s Geographic Information System has also emerged as an important tool for identifying potentially significant resources.

Historic surveys have identified significant resources throughout Tacoma including a range of individual historic landmarks and districts. As of 2011, Tacoma had over 1,300 properties listed in the local, state and national historic registers.

*Surveys have identified historic resources throughout Tacoma.*
Chapter 2: Preservation Program Components

Historic Themes and Contexts

“Historic themes” group information related to existing historic resources based on a subject, specific time period or geographic area. The relative importance of individual historic resources is better understood by determining how they fit into a theme. Individual historic resources may relate to more than one theme. (A few of Tacoma’s historic themes are summarized in Chapter 1.)

Historic contexts discuss the historical patterns and trends that produced individual properties in the city. Other terms are frequently used, such as trend, pattern, or cultural affiliation, but the concept is the same. The core premise is that properties represent interweaving factors in history and did not occur in isolation. These relationships are understood in the context descriptions.

A historic context includes three elements: a historical theme, geographical area, and a chronological period.

A historic context provides an essential basis for determining the association that a specific property may have in the history of the community and, therefore, is a key tool used to identify resources with historic significance.

Developing Historic Context Statements on page 3-22 includes a table summarizing the status of some historic contexts in Tacoma. It indicates that several important context statements remain undeveloped, or are in need of an update.

Themes are often used to organize a historic context. For example, the theme of transportation may address a variety of methods of moving people and goods during different periods in the history of the city. In other cases, a geographic approach may be used. A historic context addressing the waterfront, for example, could include a wide range of peoples and time periods. In other cases, a chronological approach is used. The impact of the Great Depression in Tacoma is an example of a context that could be a snapshot of a span of time in the city’s history. (Some specific themes appear in Chapter 1, as examples.)

Tacoma has few historic contexts that have been formally developed. Some recent ones are associated with specific survey projects. A recent survey report for the Tacoma West Slope area, for example, includes a historic context of the years immediately following World War II, which relates to post-war development in the West Slope. Materials such as these could serve as a base for more formal historic contexts.
Another potential source for preliminary historic contexts is through the National Park Service Information System database. The Park Service has digitized thousands of Multiple Property Submissions that are a part of the records of the National Register of Historic Places. While many portions must be more finely tailored to Tacoma, these often include historic contexts of similar settings, and can at least provide parts of a context statement that would be useful.

**PROPERTY TYPES**

A property type analysis occupies the middle ground between the general historic context and surveys of individual properties.

At the most basic level, the city’s survey form illustrates how an individual property or historic district relates to the historic contexts, and how it represents a property type, and meets requirements for potential designation as a historic resource. See *Historic Property Types* on page 1-9 for more information.

**RESOURCE IDENTIFICATION AND THE GIS**

In recent years, the City’s Geographic Information System (GIS) has emerged as an important tool in developing an understanding of where historic resources may be located and how they relate to other planning factors, including land use, transportation patterns and socioeconomics. The GIS system contains many “layers” of information linked to individual properties in the city. It is widely used in many departments and thus offers the capability of combining information from individual disciplines, including preservation, with other community programs.

*Map 2.1: Year Built of Oldest Improvement on Parcels* on page 2-10 and *Map 2.2: Year Built of Oldest Improvements on Parcels With Historic Streetcar Routes* on page 2-11 demonstrate how GIS data can be plotted to yield pictures of different development patterns relevant to the city’s history. The chart on the following page illustrates how data from the City’s GIS can be used to understand potential categories of historic resources for identification.
General Observations About Building Age Distribution
The chart groups properties in 20-year segments by the earliest date of construction. Note that the first period from 1870 to 1889 has been expanded to make it visible. A number of general observations can be made as summarized below.

Early Properties May Have a High Level of Significance
Only 52 structures survive from the earliest two decades of 1870 to 1889. The small number of properties in the category indicates their rarity and potential importance as historic resources. (Also see the discussion on tiered rating systems under New Survey Techniques on page 2-17).

Almost Half of Existing Properties Have Structures Over 60 Years Old
47% of existing properties include structures that are more than 60 years old. Some properties within this category form the core of what has been traditionally considered to be historically significant resources of Tacoma. This suggests that a substantial portion of the city’s structures could have historic significance and that future surveys may identify more of them as such.
In other cases, it may indicate that groups of buildings from these time periods would be in areas that could be appropriate for designation as conservation districts. A character-based analysis in those places may yield more information.

Of the large number of structures in Tacoma that are over 60 years old, many were built with durable materials and in ways that are likely to be adaptable to energy conservation initiatives. Retaining these structures will be important to support sustainability goals and programs.

**Many Structures May Be Considered as “Recent Past” Resources**

20% of existing properties include structures that date from 1950 to 1969. Even the most recent structures in this category will reach 50 years of age in 2020. This is a period of the “recent past” that may now be considered for potential historic significance. Despite meeting the age threshold, many of these structures may not be considered to have historic significance. They may, however, be included in conservation districts. See Conservation Districts on page 3-40 for more information.

Design issues related to these newer properties sometimes will be different from those of buildings from earlier periods. When preservation design guidelines are updated, this must be taken into consideration.

**Many Structures Will Not Be Considered for Potential Historic Significance Until the Mid 21st Century.**

The remaining third of the existing buildings (33%) dates from 1970 to the present day. Few of these properties are likely to be eligible for consideration as historic resources until the mid 21st Century.
MAP 2.1: YEAR BUILT OF OLDEST IMPROVEMENT ON PARCELS

The City’s map data indicates potential locations of structures that may be eligible for consideration as historic resources. The greatest concentrations of early structures appear near downtown and along hilltops facing north and west. Other concentrations reflect development along streetcar lines.
Early streetcar routes shaped the city’s development patterns, enabling settlement to stretch further from downtown and the waterfront and giving rise to neighborhood service centers. Former streetcar routes indicate where areas of historic significance are likely to occur.
SURVEYS

Historic resource surveys collect information about the history and disposition of properties citywide or in selected areas. They use adopted criteria for determining which properties or districts have historic or archeological significance.

The survey process includes a field inspection, collecting historic information about the physical and cultural history of the property and documenting it in photographs, drawings and maps. A survey should include a listing of all of the properties researched, indicating the significance of each of the resources and, where applicable, should also include a description of the general character of the district. Additionally, the survey should include a definition of the key characteristics of individual properties as well as the defining characteristics of groups of neighborhoods or groups of buildings.

For archaeological surveys, fieldwork is commonly required to assess significance. In many cases this involves the placement of hand-excavated probes to analyze site stratigraphy and identify any artifacts and subsurface deposits. The final product of any cultural resource study is a full and detailed report documenting the methods and results of the survey.

Tacoma’s process for identifying and then designating properties of historical significance and neighborhoods of conservation value consists of four steps as summarized in Chart 2.3 on page 2-13. This orderly sequence provides for reasoned consideration of the significance of properties, and for the best approach to designation that will meet objectives for the resource.
Chart 2.3: City of Tacoma Survey and Historic Resource Listing Processes

Identification

Step 1: Conduct Survey
Conduct the survey, using prescribed format and procedures.

Step 2: Evaluate for Eligible Properties
Evaluate for significance and character value.

Historic Resource Listing¹

Step 3: Planning/Strategy
Determine best designation strategy, considering survey findings and other planning policies, goals and objectives for the area.

Step 4: Designation
Initiate the appropriate designation action.

4a: Individual Designation
4b: Historic District Designation
4c: Conservation District Designation

¹Note that the survey process may include only the identification steps (survey and evaluation) and does not automatically proceed into the historic resource listing steps (potential designation of eligible historic resources).
Existing Surveys (2010)

Tacoma’s existing surveys cover individual areas of the city and date back as far as 1977. Some identify only those properties that are of historic significance and do not address more modest resources that may contribute to the overall historic character of an area. In addition, most early surveys omit properties that do not contribute to the historic character of an area. While this approach was sufficient at the time to identify a potential historic district, it is less useful as a planning tool. This results in less predictability for property owners because the status of their properties may be unclear, requiring a case-by-case determination of historic significance.

Variations in the amount of information provided by older surveys also means that the most important features of historic properties are not always documented. This information is important to have available when a property owner is planning improvements, because it helps them identify those features that should be preserved.

Tacoma has undertaken some survey updates in recent years, but like many communities, it is substantially behind. From time to time, the City is able to fund surveys of small areas, usually with grants. Priority should be given to surveying, with emphasis placed upon areas that are targeted for redevelopment, or where pressure for demolition is anticipated.

Survey Status Update

A 2008 Status Update on Historic Surveys cites a need to complete a city-wide comprehensive survey. Other specific contexts or resource types identified in the report in need of surveying include:

- Religious structures and properties (Completed 2009)
- Educational facilities (Expected completion - winter 2010)
- Mid-century buildings (those constructed after 1941)
- Surveys in West End, East Tacoma, and Central Area
Historic surveys have been completed throughout Tacoma. The surveys for some areas, however, are out of date. Survey quality also varies considerably from area to area.
### Chart 2.4: City of Tacoma Cultural Resource Survey Status

<table>
<thead>
<tr>
<th>Area</th>
<th>Survey Dates</th>
<th>Current Needs Update</th>
<th>Priority</th>
<th>Last Surveyed</th>
<th>Scheduled for Survey</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Slope Historic District</td>
<td>2003</td>
<td></td>
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<td>Databased</td>
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<tr>
<td>Old City Hall Historic District</td>
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<td>Salmon Beach Historic District</td>
<td></td>
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<td></td>
<td>Not in database</td>
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<tr>
<td>Stadium/Seminary Warehouse Historic District</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Not in database</td>
</tr>
<tr>
<td>Union Station Conservation District</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Not in database</td>
</tr>
<tr>
<td>Whitman Area</td>
<td>2007</td>
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<tr>
<td>West Slope Neighborhood</td>
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<tr>
<td>Wedge Neighborhood</td>
<td>1981 (updated 2003)</td>
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<td></td>
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<td></td>
<td>Databased</td>
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<tr>
<td>Central Business District</td>
<td>1981</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Databased</td>
</tr>
<tr>
<td>North End</td>
<td>1980</td>
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<td></td>
<td></td>
<td></td>
<td>Databased</td>
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<tr>
<td>North East Tacoma</td>
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<td></td>
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<td></td>
<td>Databased</td>
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<tr>
<td>Port Industrial Area</td>
<td>1981 (updated 2005/06)</td>
<td></td>
<td></td>
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<tr>
<td>Central Area</td>
<td>1981</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Databased</td>
</tr>
<tr>
<td>South Tacoma</td>
<td>1981</td>
<td></td>
<td></td>
<td></td>
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<td>South End</td>
<td>1981</td>
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<td></td>
<td></td>
<td>Databased</td>
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<tr>
<td>West End, Ruston &amp; Pt. Defiance</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>Databased</td>
</tr>
<tr>
<td>East Side</td>
<td>1981</td>
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<td></td>
<td></td>
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<td>Databased</td>
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</table>
New Survey Techniques
New technologies now allow data gathering and evaluation to occur more efficiently. An important innovation is linking survey data through the City’s Geographic Information System. Combining historic records and building permit information in Geographic Information Systems improves recording and access to a wide range of property information.

Additional data may also be gathered by allowing property owners to upload information about their properties to a City web site. When combined, these new technologies can support ongoing survey efforts that ensure up-to-date documentation of a community’s historic resources.

Some communities are also using a tiered survey system that indicates varying levels of integrity and significance for historic structures. Such a survey may also identify new buildings that are compatible with their context. A tiered survey can be linked to a variety of planning objectives, or be calibrated to fit differing benefits and incentives, or review and permitting processes. For example, properties with a high level of historic significance may be subject to review by the Landmarks Preservation Commission, whereas those of a lesser level may be handled by staff. (Recommendations related to GIS and tiered surveys appear in Chapter 3.)
Historic Resource Designation

Properties and districts officially designated as having historic significance are listed in national, state and/or local historic registers. Eligibility for historic designation is generally determined during a historic resource survey. However, it is important to note that not all eligible properties are officially designated and listed in a historic register. Designated historic resources are protected using the management tools described in this chapter.

Historic resources in Tacoma may be officially listed in the National Register of Historic Places, the Washington Heritage Register or the Tacoma Register of Historic Places. Properties may be listed in multiple registers with each listing relating to specific benefits and requirements.
National and State Historic Registers
Nominations to the National Register of Historic Places are reviewed by the State Historic Preservation Officer and the Washington State Advisory Council on Historic Preservation. If the nomination is successful at the state level, a recommendation is forwarded for final determination and listing on the national register. Nominations to the Washington State Heritage Register are approved by the Washington State Advisory Council on Historic Preservation.

National or state listing provides benefits such as tax incentives. With the exception of projects subject to shoreline, environmental or other special review, national or state listed properties are not subject to additional regulations.

Tacoma Register of Historic Places
Those resources listed in the Tacoma Register of Historic Places are a key focus of local preservation efforts. Locally designated properties may be listed in one of three categories:

- Individually Listed Historic Landmarks
- Historic Special Review Districts
- Conservation Districts

Properties listed in the Tacoma Register of Historic Places may be eligible for benefits such as the Special Tax Valuation program. Alterations to the properties are also subject to design review by the Landmarks Preservation Commission. See page 1-17 for a summary of locally designated Tacoma historic landmarks and districts.

Resource Inventory vs. Historic Register

Historic Resource Inventory is a term that refers to the City’s complete collection of historic survey information. It may include older or incomplete information as well as properties that have not been fully evaluated for historic significance. Many properties on the historic resource inventory are not officially designated as historic, and are therefore not listed in a historic register.

Historic Register is a term that refers to a listing of properties that are officially designated as historic and appear on the National Register of Historic Places, the Washington State Heritage Register and/or Tacoma Register of Historic Places. Properties on a historic register may be eligible for special benefits and subject to specific requirements.
Locally Designated Tacoma Individual Historic Landmarks

To be eligible for listing as a locally designated Tacoma individual historic landmark, properties must first meet a set of threshold criteria related to age and integrity, and then must meet at least one of six criteria related to significance.

Threshold criteria are:

1. A property must be 50 years old or older at the time of nomination.
2. A property must retain integrity of location, design, setting, materials, workmanship, feeling, and association such that it is able to convey its historical, cultural, or architectural significance.

Once threshold criteria have been met, properties are reviewed for historic significance using six additional criteria as provided in the City’s Title 13 Land Use Regulatory Code.

Official consideration of listing a property begins with a formal request. Any city resident, City staff, and members of City Council, the Landmarks Preservation Commission and the Planning Commission may nominate a landmark. Nominations first go through a preliminary review before the Landmarks Preservation Commission. If the Commission finds that the property meets the threshold criteria, it will be scheduled for a special public meeting. If approved, the nomination is then forwarded to City Council. The City Council votes on the designation at its next available agenda.
Locally Designated Tacoma Historic Districts

To be eligible for designation as a Historic Special Review District, a district must meet both the criteria for individual designation and must be found to contain a concentration of structures having a special character or special historic, cultural, architectural, engineering, or geographic interest or value. In addition, the area must be found to constitute a distinct section of the city.

Designation as a Historic Special Review District is initiated through a nomination process. As with an individual landmark, this is then reviewed by the Landmarks Preservation Commission and, if approved, referred to the Planning Commission, which may recommend to City Council that they establish the proposed district.

Locally Designated Tacoma Conservation Districts

A conservation district may be established in conjunction with a Historic District. To be designated, a conservation district must be found to possess special historic, architectural, or cultural significance that is a part of the heritage of the city as well as historic character which shares, or is sympathetic to, the development patterns and period of significance of the adjacent historic district. Conservation districts are not required to meet the criteria for locally designated Tacoma historic districts.

The conservation district was established to be used as a protective edge to a historic district, but there is no clear policy difference for the treatment of properties within a historic district as compared to a conservation district. In addition, the same design review process and guidelines are used to evaluate projects in both Historic Special Review Districts and conservation districts. Chapter 3 includes additional discussion of the current and potential future role of conservation districts in Tacoma.

Potential Districts

Several neighborhoods and areas in Tacoma merit evaluation as potential locally designated Tacoma historic or conservation districts. Policy recommendations for designation of historic and conservation districts are provided in Chapter 3.
Identification and Historic Resource Listing Issues Summary

- Incomplete or inconsistent survey information results in a lack of predictability in their treatment.
- Surveys should provide sufficient information for use at the local level as administrative/property management tools.
- Old surveys do not always provide sufficient information about the key defining features of properties.
- Some have asked if the survey can indicate differing levels of significance to aid in management and treatment decisions.
- The differences between national, state and local historic designations are not well understood among the general public.
- Recent-past historic resources may be insufficiently identified.
- Survey findings of historic significance (which are informational) are often assumed to lead directly to designation as an official historic resource.
- There is a lack of distinction between historic districts and conservation districts.
- Many potentially eligible districts are not designated.
Management Tools

Management tools are the mechanisms for protecting historic resources and providing technical assistance. The City seeks to streamline preservation management tools to accomplish its goals in the most efficient way. This includes simplifying design review and some related forms of permitting.

Tacoma’s primary management tools are the ordinances that guide historic preservation efforts as well as underlying zoning regulations, the design review process and design guidelines that manage treatment of the city’s historic resources. These provide an effective framework for preservation. In some cases, however, individual tools lack sufficient clarity or they conflict with others.

Ordinances

Ordinances bundled into the Tacoma Municipal Code establish the basic rules for construction related to historic resources and set forth the process for establishing protections for them. In addition to the International Existing Buildings Code (IEBC), several chapters of the Municipal Code relate to historic preservation. They are:

- Landmarks and Historic Special Review Districts Code (Chapter 13.07)
- Landmarks Preservation Commission Code (Chapter 1.42)
- Zoning (Chapter 13.06)
- Waterfront Structures and Marina Code (Chapter 2.13)
- Environmental Code (Chapter 13.12)

Each of the key ordinances that address historic preservation in Tacoma are summarized in the following pages.

The City’s ordinances establish the basic rules for construction related to historic resources.
Landmarks and Historic Special Review Districts Code

As a part of the municipal code, the Landmarks and Historic Special Review Districts section is the primary mechanism for protecting historic resources.

This ordinance states the purpose of the City’s goals and responsibilities to promote preservation, enhance awareness and protect the finite resources that define the community. It establishes criteria for the designation of buildings and districts, as well as policies and review procedures for their treatment.

The code loosely follows the format of Washington State’s model historic preservation code, with the addition of sections adopting historic special review districts and their associated guidelines.

The landmarks code lacks clarity in several areas. Some of these are minor or procedural issues, whereas others are program-wide. One of the main areas of concern is a lack of distinction between a conservation district and a Historic District, including what levels of review and protection they provide for properties within them.

Other topics are not addressed at all in the existing code but should be. Among these are tools for maintaining the character of traditional neighborhoods, providing an emergency response mechanism for historic properties and preventing demolition by neglect. Demolition is discussed in more detail in the section below.

Landmarks Preservation Commission Code

The Landmarks Preservation Commission (LPC) is established in Tacoma Municipal Code Section 1.42. The Commission reviews and approves applications for changes to registered landmarks and buildings within local historic districts, reviews nominations and advises City Council regarding additions to the Landmarks Register, and participates in the planning process. The Commission consists of eleven members, eight of whom must be Tacoma residents with professional experience in the fields of architecture, history, planning, construction, engineering, real estate, the arts and art history, in addition to three at large members.
Zoning Code
The basic regulations that shape development throughout Tacoma are part of the city’s zoning code, which is provided in chapter 13.06 of the Tacoma Municipal Code. The zoning code defines permitted uses and densities as well as dimensional limits such as setbacks and building heights. These regulations apply to both historic and non-historic properties.

The zoning code includes base zone districts and overlay districts. Base zone districts provide the regulations that apply to all properties throughout the city while overlays provide additional context-specific regulations in certain areas. The code includes base zone districts for residential, commercial, industrial and other uses at varying densities and scales. Special districts such as downtown districts and Mixed-Use Center Districts (see Mixed-Use Center Districts at right for more information) apply to specific areas. The code also includes overlay districts such as the View-Sensitive Overlay, which enables special height regulations in view-sensitive areas. Additional design overlay districts may be developed to implement neighborhood-specific zoning standards as part of an overall heritage conservation system. See The Heritage Conservation System on page 3-36 for more information.

In some cases, the requirements of existing zoning districts may conflict with goals and objectives for historic preservation because they allow for development that is out of character with the historic pattern. For example, if maintaining low scale is a goal, zoning regulations that allow significant height increases could be incompatible. In other cases, zoning regulations may be incompatible with preservation goals because they are too restrictive. For example, if a goal is to preserve the character of a neighborhood where houses were typically built very close together, zoning regulations that require a significant setback between properties could be incompatible.

Building Code
Requirements for fire safety, emergency exiting, seismic mitigation and other construction-related issues are part of the building code. The City uses the International Existing Building Code for projects involving historic structures. City staff can assist applicants with flexible design solutions that promote preservation objectives and meet code requirements. However, applicants must balance requirements made by other City departments without the benefit of a staff team leader to coordinate preservation-friendly solutions.
Demolition-related Tools

Tools that prevent or discourage the demolition of historic resources are essential elements of a city’s preservation system. Each loss of a historic structure raises questions about the effectiveness of the preservation system.

Sometimes a property is neglected until it must be demolished. These cases of “demolition by neglect” may reflect many causes including:

- An owner cannot afford the necessary maintenance because of personal financial circumstances, or
- An owner is unwilling to invest in the structure, or
- An owner anticipates reuse opportunities for the site that seem to be greater without the historic structure being there, or
- There is no apparent viable economic use for the property, or
- An owner is disinterested or unaware of the condition of the property

At a certain point, the decay becomes so substantial that the City’s building official must cite the property as a hazard to public safety. Most local preservation ordinances acknowledge that, when this state is reached, the property may be demolished. The objective, however, is to avoid having a property reach this state.

Typically, by the time a building reaches this stage, it has already passed a point at which many of the architectural details and building components that contribute to its significance have deteriorated to a point beyond repair. That is, when it reaches a public safety hazard stage, the building may have already lost its integrity as a historic resource. The challenge, therefore, is to interrupt the cycle before decay reaches this stage.

The Burnham and Root designed Luzon Building was demolished as a safety hazard in 2009 after several decades of neglect.
Tools to Prevent the Loss of Historic Resources

Tacoma’s primary demolition prevention tool is a requirement for a demolition permit. Other strategies to protect historic resources from demolition include direct intervention, and incentives as well as working to create a climate that encourages good stewardship. Because the appropriate tools will vary with the circumstances of the case, the most effective preservation programs use these tools:

- Property owner notices of need to repair
- Publication of endangered property lists (often managed by preservation partners)
- Emergency protection clauses in the ordinance
- Minimum maintenance requirements
- Forced sale or condemnation
- Emergency preservation funds
- Removal of inverse incentives
- Creating a supportive economic environment

When demolition is proposed, the question of economic viability typically arises. At present, there is not a clear set of criteria to evaluate the feasibility of preserving a structure.
Design Review

Design review is a collaborative process used to examine public and private projects for their aesthetic, architectural, or urban design quality, historic appropriateness and compatibility with surrounding context. A well organized design review process helps protect a community’s historic character. It is a management tool that applies in addition to zoning regulations that may provide some context-sensitive standards.

Tacoma’s Building and Land Use Division staff review improvements to all properties in Tacoma to ensure compliance with zoning, building code and other base regulations. Designated city landmarks and properties within a conservation or historic district also undergo additional design review by the Landmarks Preservation Commission. In general, only exterior work that is visible from the public way must go through design review.

In some instances, such as for larger or more complex projects, a pre-application meeting or Landmarks Preservation Commission briefing is available. If the Commission finds the proposed work meets the City’s standards for historic preservation, they will issue a certificate of approval.

In order to determine the appropriateness of a proposed improvement, the City uses these criteria:

- The Secretary of the Interior’s Standards for Treatment of Historic Properties
- The National Park Service’s Preservation Briefs
- Locally-adopted Historic District Design Guidelines (for individual historic districts where applicable)

While the Secretary of the Interior’s Standards and the Preservation Briefs provide valuable guidance, they are not specific to Tacoma’s historic resources and may be difficult for the public to understand. The basic principles set forth in these documents are therefore adapted to local resources in the City’s own design guidelines. As a result, Tacoma’s local design guidelines provide some of the most critical review criteria.
Local Design Guidelines
Design guidelines provide objective criteria for determining the appropriateness of proposed work affecting historic resources. They inform a property owner in advance of how a proposal will be evaluated.

Effective guidelines provide clear examples of appropriate and inappropriate design treatments using local examples. They also define the range of flexibility that may be available for alterations and additions to properties. They also can help to identify which features are significant and should be preserved, and conversely, which features are less critical to the integrity of a historic resource, thereby indicating where greater flexibility may be afforded. Such guidelines are especially important for administrative reviews related to recent past properties.

Design guidelines should address sustainability, including energy conservation and generation. They should also provide help in resolving apparent conflicts between preservation and sustainability.

Tacoma has published custom-tailored design guidelines for two of its historic districts. They guide the design review process for work involving officially designated historic resources and provide an advisory tool for non-designated resources that may have historic significance.

These existing guidelines generally provide a good base by which to consider treatment of historic properties. However, few guidelines include adequate illustrations and many lack a sufficient level of detail on specific design topics to provide clear guidance for decision-making.

Some districts lack their own design guidelines and in these cases the City must use the Secretary of the Interior's Standards. As a result, different levels of details are used in different districts in the city. Even though the underlying principles are the same for all these districts, there is a potential that the review process can be considered confusing, or even inconsistent. Some cities address this issue by crafting a general set of guidelines that apply to all resources and then supplement these with additional guidelines tailored to each district.
Chapter 2: Preservation Program Components

Landmarks Preservation Commission Design Review in the Broader Context

The design review process in the preservation program occurs in the context of other City regulations that affect the character of building and neighborhoods. Base zoning, for example, establishes maximum potential building envelopes, using simple tools for minimum setbacks, lot coverage (or minimum yard space) and building height. In addition, the City uses special overlay designations where other forms of design review may occur.

As the preservation review process is refined, it will be important to consider how it interacts with other regulations. In some cases, modifying the underlying zoning in an established historic district to more closely reflect historic development patterns would reduce potential conflicts in design review. In other neighborhoods that are not designated as historic districts, or perhaps are designated as conservation districts, adjusting the underlying zoning may be the only tool needed. For example, the permitted maximum building area would be calibrated to be more in keeping with traditional development patterns, and may be sufficient in some places to protect character.

The City may also consider introducing more form-based standards in the zoning code over time. These can also help protect neighborhood character, including places that are in historic and conservation districts. The extent to which the underlying zoning can be better synchronized with design objectives for an area, the more effective the system can be.

Design guidelines provide objective criteria for determining the appropriateness of proposed work affecting historic resources.
COMPLIANCE PROCESS

Enforcement and compliance of historic preservation ordinances is an ongoing issue in many communities, including Tacoma. Some construction work may be executed without required approvals, or deviate from approved plans. Addressing this issue requires clear documentation of what has been permitted as well as active field monitoring and enforcement.

To promote compliance with preservation ordinances, Tacoma’s historic preservation staff has worked with building inspectors and the Landmarks Preservation Commission to adopt a priority system.

Monitoring construction in the field is important to an effective compliance program.
MANAGEMENT TOOLS ISSUES SUMMARY

Overall Issues
• Existing tools are not sufficient to ensure maintenance of historic resources.
• Existing tools are not sufficient to prevent the demolition of historic structures.
• Existing tools do not address new trends in preservation, such as sustainability, recent past resources, and integration with other planning objectives and policies.

Ordinance Issues
• Technical clean-up of existing codes is needed.
• The existing zoning code includes provisions that may conflict with preservation objectives. Existing issues as of August, 2010 include:
  » The HMR-SRD residential zone district allows the Landmarks Preservation Commission to except historic properties from zoning standards when there is a conflict with historic goals, but this is not available in other districts.
  » The View-Sensitive Overlay does not include exceptions for historic structures, such as for reconstruction of a documented historical feature.
  » The design standards that apply in the special downtown zone districts do not include exceptions for older buildings that are not specifically designated as historic.

Design Review Issues
• Design review criteria are not specific to Tacoma’s resources.
• Design guidelines do not describe or illustrate desired design responses.
• Design guidelines for different districts address varying levels of detail.
• Guidelines do not exist to address the general treatment of historic resources citywide.
Incentives and Benefits

Effective preservation programs offer special benefits to stimulate investment in historic properties, encourage owners to follow appropriate rehabilitation procedures, and assist those with limited budgets. This may include:

- Financial or technical assistance
- Tax or regulatory relief, such as streamlined review
- Special flexibility in building codes

Many historic properties in Tacoma may be eligible for the Federal Historic Rehabilitation Tax Credit and the Washington State Special Tax Valuation.

Federal Rehabilitation Tax Credit Program (HRTC)

The Historic Rehabilitation Tax Credit Program is a one-time federal income tax credit for costs associated with the certified rehabilitation of historic buildings.

Features:

- Applies only to income-producing properties.
- The National Park Service and the IRS jointly administer the program.
- The Washington State Department of Archaeology and Historic Preservation (DAHP) coordinates the certification of projects.

Washington State Special Tax Valuation

Washington State allows local governments to offer tax relief for historic property owners in the form of reduced property taxes. This is a very effective tool, and is the key preservation incentive for many property owners.

Features:

- Provides for a “special valuation” of the property with reduced property taxes.
- Extends for a period of ten years.
- The Tacoma Landmarks Preservation Commission acts as the Local Review Board.
Chapter 2: Preservation Program Components

Pierce County and City of Tacoma Current Use Assessment

This program allows Pierce County to assess land at a lower value based on current use rather than potential uses or market value. The program is primarily used to promote preservation of unimproved natural, agricultural and open space land, but may be expanded to include properties with designated historic resources.

Features:
• Jointly administered by Pierce County and the City of Tacoma.

City of Tacoma Tax Incentive for Multifamily Housing

Tacoma offers a local tax exemption for creation of multifamily housing in specially designated areas. Although this incentive is not specific to historic preservation, it may be used to assist with the rehabilitation and re-use of historic buildings as multifamily housing in a designated Mixed-Use Center.

Features:
• Offers an 8 to 12 year exemption from local property taxes.
• Available to historic and non-historic properties in designated Mixed-Use Center districts.
• Some housing units must be designated as affordable (for 12-year exemption).
• May be combined with the Special Tax Valuation.

City of Tacoma Zoning Incentives

Properties located in Downtown Tacoma or within a designated Mixed-Use Center may be eligible for zoning incentives that promote preservation of historic resources. These include height bonuses for preservation of designated historic resources and waiver of parking requirements for existing buildings. See Mixed-Use Center Districts on page 2-25 for more information.

Incentives and Benefits Issues Summary

• A perception exists that preservation efforts are too focused on regulation rather than benefits or incentives.
• The City does not have a specific system to coordinate the Federal Historic Rehabilitation Tax Credit Program.
• Existing incentives are insufficient to promote historic designation of some commercial properties.
EDUCATION

Helping property owners learn how to maintain their historic properties as active, viable assets is a key part of a successful preservation program. Many property owners willingly comply with appropriate rehabilitation procedures and develop compatible designs for new construction when they are well informed about preservation objectives.

Workshops that provide helpful information about rehabilitation techniques and publications that build an understanding of historic significance are examples of education and outreach strategies. Well-written design guidelines that provide useful information can also serve an educational role.

Education and outreach efforts also help ensure that the importance of historic preservation is well understood within the community. They may also help property owners better understand the range of flexibility that is available to adaptive reuse of historic properties.

The City of Tacoma’s culture web site at www.tacomaculture.org is a key tool for providing educational information. A number of other groups and organizations, such as Historic Tacoma, also provide education and outreach programs that help broaden awareness of history and preservation in the city.

Brochures and pamphlets help raise awareness of Tacoma’s historic resources.
The City of Tacoma sponsored a self-guided walking tour of community churches and other places of worship in the historic Hilltop area.

**Sustainability Outreach**

A particularly critical area of need is in providing property owners tips on effective planning for energy conservation and related aspects of sustainability.

**City of Tacoma Education Programs**

The City administers education programs including historic markers, street naming, property research database and the City’s web site.

**Tacoma Culture Web Site**

The Tacoma Culture web site at [www.tacomaculture.org](http://www.tacomaculture.org) provides information on the arts, historic preservation and international programs in Tacoma. The historic preservation portion of the site is well organized and includes a significant amount of useful information on preservation programs, processes and regulations. It outlines many components of the City’s preservation program including the Landmarks Preservation Commission, Individual Landmark and District nomination and designation, financial incentives, design review and standards for historic properties. The web site also provides links to outside preservation resources.

This serves, in effect, as the web site for the City’s program while also presenting material related to other preservation partners. This affords an integrated view of preservation in the community. However, the web site is somewhat difficult to find for a first time user, whose initial instinct is to search on the City’s web site.

While the web site offers extensive resources for understanding the City’s preservation program, it lacks sufficient information regarding the historic background of Tacoma, specifically as “historic contexts,” and does not provide information that would help a property owner determine the potential significance of a building that has not been surveyed. It also lacks sufficient information for property owners seeking information about preservation techniques or rehabilitation strategies.
Historic Properties Inventory Database
The City has developed an online database that enables users to find historic properties and review bibliographic resources. The BETA version of the database includes data from cultural resources surveys from 1977-2005, as well as maps, aerial photos, historical descriptions, and street-level images. Most properties in this database are not listed landmarks, and information is not available for all listed properties. The Historic Properties Inventory Database will be merged into a more comprehensive historic survey database under development as of 2011.

Historic Markers Program
The City of Tacoma seeks to formalize a program of interpretive markers to be installed on City-owned buildings and in city right-of-way areas. Its purpose is to increase public awareness of the City’s cultural heritage and to enhance the enjoyment of its historic sites by citizens and visitors. Traditional interpretive markers and plaques continue to be a key part of Tacoma’s education and outreach efforts. Bronze plaques and photo-metal markers are popular types that may be used.

New techniques for conveying interpretive information continue to develop. Systems that enable users to access audio/visual material at an interpretive site are examples. In addition, historical information can be linked to web-based data searches and mapping services. In many cases, the new technologies will be identified on site by some form of “hard copy” marker to indicate the availability of the electronic information.

Street Naming
Many communities re-name streets to recognize persons of historical or cultural significance. This serves to honor these people and also builds awareness of their contributions. In this sense, street naming serves an educational role in the City’s preservation program.

Tacoma’s current street naming policy includes criteria that encourage consideration of context and geographical location, natural features, historic significance or contributions made by individuals and organizations.
OTHER EDUCATION PROGRAMS

Though the City itself has a limited role in education and outreach, many of its preservation partners play key roles. The educational roles of several of the City’s most important preservation partners are summarized below.

Historylink.org
The History Link web site provides an extensive online searchable database of articles relating to Puget Sound history.

Historic Tacoma, Inc.
Historic Tacoma, Inc. is a non-profit organization dedicated to preserving Tacoma’s architectural legacy through education and advocacy. Historic Tacoma advocates for the thoughtful preservation and rehabilitation of historic structures, sites and neighborhoods, while urging policy makers, developers and citizens to consider the value of the city’s unique built environment.

National Alliance of Preservation Commissions
The Alliance represents the nation’s preservation design review commissions, provides technical support and manages an information network to help local commissions accomplish their preservation objectives. It also serves advocates for national, state and local policies and programs that support preservation commission efforts.

Historic Tacoma, the North End Neighborhood Council, the Tacoma Historical Society and Pacific Lutheran University funded a walking tour of the Wedge District.

The National Alliance of Preservation Commissions staged one of its popular CAMP training sessions in Tacoma in 2008. This educational activity brings together Landmarks Preservation Commission members and others interested in effective preservation programs to refine their skills.
Puget Sound Regional Archives
The archives provide a repository for government records from Washington State, including tax rolls, property assessment, and maps.

Tacoma Historical Society
This non-profit organization is dedicated to the research and preservation of Tacoma’s history.

Tacoma and Pierce County Business Organizations
Organizations such as the Tacoma-Pierce County Chamber of Commerce and the Downtown Tacoma Business Improvement Area help sponsor education programs including walking tours that feature historic resources and signage programs that may promote historic character.

The Tacoma Downtown Business Improvement Area partnered with the Tacoma-Pierce County Chamber of Commerce, City of Tacoma and Pierce Transit to sponsor a series of walking tours around historic downtown Tacoma.
Tacoma Public Library
The Tacoma Public Library provides information and archives relating to Tacoma history, including census data, city directories, maps and media collections. The Library also maintains the Pierce County Buildings Index, a searchable online database.

University of Washington
The University’s manuscripts and special collections includes photographs, maps, rare books, and documents relating to Washington State history.

Washington Trust for Historic Preservation
The Trust provides advocacy and assistance organization for historic preservation in Washington State. It also maintains a list of the state’s most endangered properties.

**Education Issues Summary**

- There is insufficient outreach and education efforts to promote preservation goals or correct misinformation.
- Current preservation education and outreach programs are not sufficient to raise awareness and provide support for the city’s preservation goals and objectives.
- Existing educational resources are not sufficient to raise awareness and promote collaboration between City departments, boards and commissions.
- Many contractors and property owners lack understanding of appropriate rehabilitation procedures.
- Existing educational resources do not provide a strong basis of awareness through publications and outreach and training programs to promote preservation benefits and best practices.
- Some commercial property owners do not see value in historic buildings on site.
- Many property owners do not understand the role of historic buildings in sustainability.

*Former Tacoma Mayor Bill Baarsma spoke at the announcement of the Washington Trust for Historic Preservation’s 2008 Most Endangered Properties List, which included the Murray Morgan Bridge.*
ADVOCACY

Advocacy programs promote policies and plans that support historic preservation. This includes lobbying for zoning codes that are compatible with traditional development patterns in older neighborhoods and supporting adoption of new incentives to maintain historic structures. They also work to expand the base of preservation players and engage partners in collaborative preservation programs. Private citizens and non-profit organizations lead preservation advocacy in Tacoma.

Historic preservation in Tacoma is supported by a number of groups and organizations. In some cases, historic preservation is an organization’s primary mandate. Other organizations focus on activities that are not directly related to preservation, but that do have a secondary relationship. Sometimes these are new partners.

PRESERVATION PARTNERS

Building a stronger, and more extensive, network of organizations who include information in their own programs to building awareness of historic properties is an essential priority. Because historic properties and older neighborhoods can support other community programs, many affiliates make strong partners.

A recent example of a very effective partnership is the development of a series of walking tours in the downtown area as illustrated on page 2-39. The tours were produced by a coalition of groups, including Downtown On the Go!, MultiCare and the Tacoma Regional Convention and Visitor Bureau, and the Office of Sustainability. This partnership reflects the recognition that touring historic sites contributes to health and that it is an asset for heritage tourism as an economic development tool. Preservation’s role in sustainability is also implied. More of these types of partnerships are needed.
Key Local Preservation Partners
A variety of local groups and organizations have direct stakes in preservation and neighborhood conservation in Tacoma. Some key groups and organizations are listed below along with their general roles related to preservation.

• Arts Commission - Education and outreach
• Business Districts - Stewardship
• City Preservation Office - Overall program coordination
• Developers and Businesses - Impetus and clientele
• Foss Waterway PDA - Stewardship
• Go Local Tacoma - Outreach and education
• Historic District Associations - Education and stewardship
• Historic Tacoma - Advocacy and education
• Landmarks Preservation Commission - Program implementation and maintenance, education
• Metro Parks Tacoma - Stewardship
• Neighborhood Councils – Outreach
• Puyallup Tribe of Indians – Education, stewardship
• Pierce County Landmarks Preservation Commission
• Planning Commission - Program Implementation
• School System – Education and stewardship
• Tacoma Historical Society - Advocacy and education
• Tacoma Public Library, Pacific Northwest Room and Pierce County Building Index web portal – Education, outreach
• Tax assessor - Special valuation
• University of Washington - Historic rehabilitation, education
Key State, Regional and National Preservation Partners

Beyond the local level, a variety of state, regional and national organizations provide support for historic preservation in Tacoma. Some have on-going relationships with one another, while others may be engaged only for a specific project. Key organizations are:

- Advisory Council on Historic Preservation
- 4culture
- Heritage League of Pierce County
- Historic Seattle
- Historylink.org
- King County HPO
- Municipal Services Research Corporation (MRSC.org)
- National Alliance of Preservation Commissions
- National Park Service
- National Register of Historic Places National Trust for Historic Preservation
- National Trust for Historic Preservation / Green Lab – Education, Outreach
- National Trust Main Street Program
- Preservation Action!
- Puget Sound Regional Archives
- University of Washington Manuscripts and Special Collections
- Washington State Department of Archaeology and Historic Preservation
- Washington State Historical Society
- Washington State History Museum
- Washington Trust for Historic Preservation

A key preservation partner, the Washington State History Museum is located adjacent to the Museum of Glass and historic Union Station.
Potential Preservation Partners

Many, primarily local, groups and organizations may not be directly involved in preservation efforts but have goals that relate to historic preservation efforts. For example, the Tacoma/Pierce County Health Department espouses a goal to promote walkable places for personal health and to reduce pollution. This clearly overlaps with a preservation goal to preserve historic pedestrian-oriented neighborhoods. The goals of business, economic development and environmental organizations also coincide with goals for historic preservation. Potential partners for historic preservation efforts include:

- Affordable housing organizations
- Business organizations
- Cascade Land Conservancy - Education, stewardship, potential TDR partner
- Chamber of Commerce
- Churches / religious organizations
- Civic organizations
- Department of Health
- Developers interested in preservation
- Economic development organizations
- Environmental protection and sustainability organizations
- Fire inspectors
- Interested residents
- Libraries / librarians
- Local media
- Main Street business program
- Tacoma’s Sustainability Commission
- Master Builders Association
- Museums – Education, outreach
- Port of Tacoma
- Tax assessors
Advocacy Issues Summary

- The roles of various groups and organizations engaged in preservation activity are not sufficiently clarified.
- Existing policies do not identify or provide a framework to involve groups and organizations that could assist with historic preservation efforts.
- No formal mechanism exists for advocacy groups to communicate roles and collaborate on programs.
CHAPTER 3

PROGRAM GOALS

Realizing the community’s vision for historic preservation in Tacoma requires the coordinated participation of many individuals and organizations.

This chapter describes a series of goals, policies and actions that will help to achieve the vision for historic preservation in Tacoma. They are organized around the six preservation program components described in Chapter 2 and are presented in a hierarchical structure. At the highest level, goals statements indicate desired future conditions. For each goal, a series of policies indicate the general course of action and provide guidelines for decision making. Finally, actions are presented under each policy statement, which describe specific steps to take to meet the policy.

PRIORITY OF THE GOALS, POLICIES AND ACTIONS

The sequence of goals, policies and actions presented in this chapter does not convey their relative importance or priority. However, the highest priority actions for each program component are highlighted in a sidebar at the beginning of each section. Priorities and timing for all actions appear later in Chapter 4. It is important to recognize that many actions are long range in nature and that some must be completed in a chronological sequence.

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The history of the Tacoma area and its residents serves as the foundation of the City’s identity.
OVERALL GOALS, POLICIES AND ACTIONS

Historic preservation should be an integral part of planning for Tacoma’s future. The overall goals, policies and actions described below foster a citywide commitment to historic preservation.

GOAL: A LIVABLE COMMUNITY WITH A STRONG SENSE OF HISTORY

The history of the Tacoma area and its residents serves as the foundation of the City’s identity into the 21st century. Innovative Historic Preservation and Cultural Resource Management policies and procedures should build upon this identity by protecting cultural resources, contributing to the long range planning process, providing economic development opportunities, promoting heritage tourism, encouraging citizen involvement in the city’s history, and, overall, fostering civic pride.

Policy HP-1
Preserve archaeological resources as part of Tacoma’s rich history.

Tacoma has numerous archaeological resources of cultural, ethno-historical and scientific importance. This record is conveyed in traces of the earliest native settlements. Material from early European settlement and the development of the port and railroad system are also important parts of the community’s archaeological heritage.

Action HP-1A
Preserve and protect identified archaeological resources.
Archaeological artifacts, features, and sites should be documented and preserved whenever feasible. Where new development does not allow for preservation of archaeological resources, they should be carefully documented according to federal, state and local standards and regulations.

Action HP-1B
Identify and then maintain up-to-date information on potentially sensitive archaeological areas.
Information on potentially sensitive archaeological areas should be maintained to support preservation efforts. Access to such information should, however, be controlled to reduce the risk of vandalism. Efforts to predict the most likely locations for archaeological resources should also continue as summarized in Predictive Model on page 3-4.
Action HP-1C
Develop systematic citywide procedures for identifying and addressing potential impacts to archaeological resources.

The City should work closely with the Puyallup Tribe on procedures for addressing potential impacts to archaeological resources associated with Native American settlement. The Tribe is a primary source for information on the significance, meaning and purpose of Native resources and should be consulted whenever such resources are discovered or may be impacted.

Action HP-1D
Develop special procedures for groundwork in areas where there is a high likelihood of archaeological resources being present.

In areas where there is a high likelihood of archaeological resources being present, special care is needed to ensure that such resources are properly preserved and documented so that they are not unnecessarily damaged.
Action HP-1E
*Establish a repository for archaeological artifacts retrieved from local sites.*
Archaeological artifacts that are important to Tacoma’s history should be interpreted, curated and displayed as appropriate.

Action HP-1F
*Develop archaeological displays as part of a public arts program.*
Opportunities to partner with arts groups to develop art installations should be explored where appropriate.

Action HP-1G
*Provide educational programs on archaeological resources.*
Educational programs will help build an understanding of archaeological resources in the community. Partnerships with groups that work with archaeological resources will support such programs.

Also see:
• Action HP-38A
  Preservation partners should encourage the integration of cultural heritage and historic preservation in formal curricula.
**GOAL: A LIVABLE COMMUNITY WITH A STRONG SENSE OF HISTORY (CONTINUED)**

**Policy HP-2**

*Integrate Tacoma’s historic resources into community planning efforts.*

Community planning efforts should look forward while valuing the past. They should help preserve the city’s history, as embodied by its historic structures, as well as seek ways to use those resources to maintain the vitality of the city. Capitalizing on historic resources promotes the unique identity of the city’s traditional neighborhoods and will help support the community’s high quality of life.

**Action HP-2A**

*Encourage neighborhood-level preservation and conservation programs.*

A focus on neighborhood-level planning will lead to enhanced strategies for preservation and promotion of the architectural, historical, cultural, and landscape features important to neighborhood identity and spirit.

Also see:

- Action HP-7C
  Use historic and conservation districts as ways to enhance property values.
- Action HP-8A
  Explore alternative tools for heritage conservation that maintain neighborhood character.
- Action HP-28A
  Revise the City’s existing conservation district tool.
- Action HP-33C
  Extend the range of zoning incentives for historic resources and conservation areas.
**Goal: A Sustainable Community Supported by Preservation Efforts**

Tacoma’s preservation program should be at the forefront of the sustainability movement. Preserving and re-using historic buildings is the equivalent of large-scale recycling. It conserves land, maintains the energy invested in original construction and reduces demolition waste.

**Policy HP-3**  
*Promote preservation’s role in community sustainability efforts.*

Preservation is a vital component of sustainability and should be part of the community’s overall sustainability efforts.

**Action HP-3A**  
*Provide tools to encourage cooperation between advocates for historic preservation and sustainability.*

Tools that clarify the roles of, and encourage cooperation between, existing organizations will help promote preservation’s role in community sustainability efforts.

Also see:
- Action HP-40F  
  Expand partnerships with sustainability organizations and programs.

**Action HP-3B**  
*Provide information about the environmental benefits of preservation of existing buildings as part of the citywide sustainability program.*

The role of preservation in sustainability should appear in all City publications related to sustainability including print and electronic media.

**Action HP-3C**  
*Include a sustainability section on Tacoma’s preservation web site.*

The web site should provide sustainability information and resources applicable to historic structures as well as links to other departments engaged in this field.

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**Environmental Benefits of Historic Preservation**

Preserving historic structures has these environmental benefits:

**Embodied Energy and Building Materials**

A historic structure carries the energy that went into the manufacture and transport of its materials, original construction and ongoing maintenance. This embodied energy typically represents between 15 and 30 times the annual energy consumption of a property. While some building materials may be recycled, the demolition of a historic building represents a loss of embodied energy and produces a significant amount of landfill waste.

**Building Materials**

Historic buildings were often designed for energy efficiency through use of local materials with long life cycles and operable systems for passive heating, cooling, ventilation and lighting.

**Efficient Transportation**

Historic buildings are often part of traditional development patterns where human-scaled development encourages walking, biking and mass transit use. Efficient transportation, especially the use of mass transit, also support cultural and social sustainability.
Action HP-3D

*Encourage the Tacoma Public Library to provide resource materials on sustainability and preservation.*

Reference materials addressing rehabilitation, weatherization and other historic home repair and energy efficiency measures will help educate property owners and the general public about preservation options that also promote goals for sustainability.

Action HP-3E

*Use historic structures to highlight green building practices.*

Hold public workshops and tours in historic buildings to highlight projects that successfully conserve historic resources and energy. Demonstrate how retaining traditional buildings conserves resources. This should include discussions about the use of local and renewable resources, sighting structures to make best use of passive solar and natural ventilation and the use of roof pitch and landscaping.

Action HP-3F

*Encourage the implementation of sustainability plans in historic districts.*

As citywide sustainability programs are initiated, historic districts should serve as natural partners for their implementation.
Policy HP-4

Include sustainability objectives in an update to the City’s historic design guidelines.

Inclusion of sustainability objectives within the City’s historic design guidelines will help promote a strong integration of community sustainability and preservation efforts.

Action HP-4A

Update preservation design guidelines with solutions for the compatible application of sustainable technologies to historic buildings.

Guidelines should address compatible energy conserving retrofits and appropriate ways to install solar panels, wind turbines and other energy generating tools on historic properties.

Action HP-4B

Update design guidelines to provide information on sustainable landscaping strategies.

Provide information on landscape designs that conserve resources and enhance the energy efficiency of a building. This should include ideas for planting wind breaks and providing for solar access to occupied spaces, and to produce gardens.
Policy HP-5
Use the City’s programs and processes to promote the link between historic preservation and sustainability.

City programs, processes and regulations should encourage the link between preservation and sustainability objectives. See the Environmental Component of Sustainability on page IN-6 for more information.

Action HP-5A
Tailor energy efficiency standards to fit historic resources.

Building and zoning code standards for energy efficiency should provide flexibility for historic resources, emphasizing overall energy efficiency rather than the efficiency of individual building elements.

Also see:
• Action HP-26A
  Review the existing zoning code to determine where conflicts may exist with preservation policies and goals.

Action HP-5B
Streamline the permitting process for compatible energy efficiency retrofits to historic resources.

The permitting process should encourage compatible energy efficiency retrofits to historic buildings.

Strategies include:
• Streamlining the review process for simple energy-efficiency retrofits.
• Updating design guidelines to address the compatibility of energy efficiency retrofits for typical building types in Tacoma.

Also see:
• Action HP-30A
  Provide user-friendly preservation design guidelines that apply citywide.

Action HP-5C
Consider providing credit for preservation of embodied energy and diversion of potential landfill waste.

Explore potential programs to calculate embodied energy and landfill costs to support credits for projects that preserve existing buildings and reduce landfill waste associated with demolition. Potential City-sponsored sustainability initiatives (such as an incentive or requirement for LEED certification) should provide such credit to preservation projects.

Action HP-5D
Establish a deconstruction salvage program for the reuse of historic building materials.

When options to demolition have been exhausted, a deconstruction program should guide the careful salvage of historic details and features.

Deconstruction is a term that refers to the careful disassembly of a building, or key components of it, such that the materials can be reassembled or reused in other construction.
GOAL: AN ECONOMICALLY VIBRANT COMMUNITY SUPPORTED BY PRESERVATION

In Tacoma, preservation contributes significantly to a vibrant local economy. It supports economic development opportunities, retains local businesses and facilitates tourism development.

Historic buildings represent millions of dollars of infrastructure investment made by previous generations. Funds spent renovating these structures have a greater multiplier effect in the local economy than new construction. A higher percentage of each dollar spent goes to labor in preservation projects which results in more jobs for the community and more dollars recirculated in the local economy.

Policy HP-6
Encourage active use of historic resources.

The preservation program should focus on keeping a building in active service and in accommodating compatible alterations. Change that retains the significance of a property is to be accepted and expected. Note that there are, of course, exceptions for special landmarks and historic building museums.

Action HP-6A
Promote adaptive reuse of historic properties.

Regulations and incentives should encourage the re-use of historic structures so they remain part of economically vibrant neighborhoods and areas.

Strategies include:
• Promoting tax incentives, loans and grant programs to encourage the adaptive reuse of historic structures to meet community and market needs.
• Revising zoning regulations and the building code when needed to ensure that they support the re-use of historic structures.

Also see:
• Action HP-23A
  Consider establishing a transfer of development rights (TDR) program for historic properties.
• Action HP-26B
  Explore context-sensitive zoning.
• Action HP-33C
  Extend the range of zoning incentives for historic resources and conservation areas.
**GOAL: AN ECONOMICALLY VIBRANT COMMUNITY SUPPORTED BY PRESERVATION (CONTINUED)**

**HERITAGE TOURISM**

By encouraging locals and visitors to discover historic sites, neighborhoods and business districts, heritage tourism programs support objectives for preservation and economic development. They may also help forge lasting preservation partnerships between diverse groups and organizations.

The National Trust for Historic Preservation provides an online Cultural Heritage Tourism Survival Toolkit. See: [www.preservationnation.org/issues/heritage-tourism/](http://www.preservationnation.org/issues/heritage-tourism/)

Heritage tourism related programs in the Pacific Northwest include:

**Corvallis Historic Homes Trolley Tour**
A free weekend trolley tour of historic homes and neighborhoods operated by the Corvallis Tourism, Convention and Visitors Bureau. See: [www.visitcorvallis.com](http://www.visitcorvallis.com)

**The Cascade Loop Heritage Tour**
A partnership between the Cascade Loop Association and Northwest Heritage Resources, the program provides print and audio tour materials for the Cascade Loop Scenic Byway from the Puget Sound to the Columbia Valley. See: [www.cascadeloop.com](http://www.cascadeloop.com)

**Washington State Main Street Program**
While this program is not specifically focused on heritage tourism, it does provide financial incentives and assistance that may help communities and neighborhood business centers market themselves to locals and visitors. See: [www.dahp.wa.gov](http://www.dahp.wa.gov)

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**Policy HP-7**

*Leverage the economic development opportunities provided by Tacoma’s historic resources.*

Pursue programs that foster economic development through historic preservation, including heritage tourism, cultural events and adaptive reuse. Extensive research at the state and national levels documents the benefits of historic preservation to local economies. Local historic districts, in particular, increase property values. This information should help guide economic development in the city.

**Action HP-7A**

*Market Tacoma for heritage tourism.*

Promote Tacoma as a heritage tourism destination to support economic development and historic preservation. See *Heritage Tourism* at right for additional information.

Heritage tourism efforts should:

- Engage Tacoma’s preservation partners.
- Use electronic outreach strategies.
- Ensure that City staff, volunteers and others engage in heritage tourism efforts are educated about Tacoma’s history.
- Ensure public access to designated historic landmarks.

**Action HP-7B**

*Coordinate preservation efforts with support for local businesses.*

Coordinate preservation efforts with programs that support local businesses and partner with business groups, such as Go Local Tacoma.

**Action HP-7C**

*Use historic and conservation districts as ways to enhance property values.*

Establish new historic and conservation districts as economic development strategies. The historic preservation office should seek partnerships with economic development groups to assist with creating and managing such districts.

Also see:

- **Action HP-2A**
  Encourage neighborhood-level preservation and conservation programs.
- **Action HP-8A**
  Explore alternative tools for heritage conservation that maintain neighborhood character.
- **Action HP-28A**
  Revise the City’s existing conservation district tool.
GOAL: TACOMA’ S PRESERVATION PROGRAM EMPLOYS NATIONALLY RECOGNIZED BEST PRACTICES.

The City of Tacoma will be a national leader in adaptive reuse and historic preservation programs through the identification, enhancement, preservation and sharing of its rich cultural heritage. It will serve as an example of a dynamic historic urban center in the 21st century.

Policy HP-8
Incorporate new trends and issues in preservation and neighborhood conservation in creative ways that establish Tacoma as a leader.

Reflecting broader trends in society, preservation programs continue to evolve across the country. Some of these trends are introducing new issues that should be addressed by the City’s preservation program.

Action HP-8A
Explore alternative tools for heritage conservation that maintain neighborhood character.

Many neighborhoods seek historic district status because it is the only available tool to address neighborhood character. New tools should be developed and existing tools should be refined to broaden the options. Such tools may include the use of form-based codes, design overlay districts, and conservation districts. See The Heritage Conservation System on page 3-36 for more information.

Also see:
- Action HP-2A
  Encourage neighborhood-level preservation and conservation programs.
- Action HP-26B
  Explore context-sensitive zoning.
- Action HP-29A
  Establish criteria to prioritize requests for historic landmark, historic district and conservation district designation.

Action HP-8B
Horizontally integrate historic preservation into other City planning efforts.

Many departments and agencies employ historic preservation strategies within their individual missions. Expanding this practice will promote a heightened awareness of the preservation program.
Policy HP-9

Promote ease of use, transparency of administration, and predictability in the preservation program.

The preservation program should be readily accessible, with program components that are easily understood by the public.

Action HP-9A

Focus on employing solution-oriented preservation tools.

Tools should be available to help owners find solutions for maintaining historic resources in active and appropriate uses. These may include user-friendly design guidelines, technical assistance information and surveys with information for property owners.

Action HP-9B

Provide clear guidance for the treatment of designated historic resources.

Clear guidance for the treatment of designated historic resources should provide owners, builders and developers with the ability to make informed decisions about properties that are managed by the City’s preservation tools.

Also see:

- Action HP-25A
  Clarify and clean up the existing preservation ordinance.
- Action HP-25B
  Consider a tiered ranking system for historic significance.
- Action HP-30A
  Provide user-friendly preservation design guidelines that apply citywide.
**Goal: Preservation is Integrated with Community Goals and Policies.**

Historic preservation should be integral to City planning programs and balanced with other community development objectives. Preservation goals should be included throughout the City’s comprehensive plan elements to ensure that historic preservation efforts are not isolated from other City initiatives.

**Policy HP-10**

*Integrate historic preservation policies into citywide planning efforts.*

Citywide planning efforts should promote historic preservation policies. The integration of goals and sharing of information between preservation and citywide planning efforts will be beneficial to both programs.

- **Action HP-10A**
  *Coordinate short-range and long-range planning with preservation policies.*
  Historic survey data and identified resources should be addressed in ongoing neighborhood and subarea planning efforts.

- **Action HP-10B**
  *Coordinate capital facilities management with historic preservation policy.*
  Include best practices for maintenance of historic resources in Capital Facilities Management programs.

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*The 1925 First Baptist Church building at 902 Market Street was locally designated as an individual Tacoma historic landmark in 2009. It is now home to Urban Grace Church.*
Policy HP-11

Capitalize on and promote historic resources in community planning efforts.

Where historic resources are present, they should help guide redevelopment of established areas, including the City’s designated Mixed-Use Centers.

Action HP-11A

*Promote urban development strategies that are compatible with historic preservation.*

Identify development and planning strategies that are compatible with and capitalize on historic resources.

Also see:

• Action HP-40E
  Work with affordable housing organizations to use historic resources in their work.

Action HP-11B

*Use historic development patterns to guide planning.*

Recognize historic patterns of land use, infrastructure development and circulation patterns and apply those patterns where appropriate for future planning and development.

Action HP-11C

*Use historic assets to guide development in Mixed-Use Centers.*

Historic assets should help guide development and redevelopment in the City’s designated Mixed-Use Centers. Preservation incentives that are currently included in zoning standards for Mixed-Use Centers should be promoted to encourage re-use of historic buildings. See *Mixed-Use Center* on page 2-25 for more information.

Also see:

• Action HP-33B
  Promote the use of Mixed-Use Center and Downtown zoning incentives for preservation projects.
**Goal: Historic Resources are Integral Features of the Public Realm.**

The City should be a leader in preservation by demonstrating best practices in the management of its own historic facilities, including buildings, parks and sites.

**Policy HP-12**

*Promote best practices in the City of Tacoma’s stewardship of historic resources.*

The City should promote public action and potential acquisition of threatened historic resources as well as maintenance and provision of public access to City-owned resources.

**Action HP-12A**

*Implement a program for public action when a highly valued historic property is threatened.*

Establish a tool for the interim public ownership of threatened properties. The tool should enable the City to purchase highly significant resources as a means of ensuring their preservation. The properties could then be transferred or sold to private groups or individuals. The tool should also address public ownership of areas of natural scenic beauty or historic or ecological interest in need of protection for historic, educational, recreational, and other public purposes.
Goal: Historic Resources are Integral Features of the Public Realm. (Continued)

Action HP-12B
*Actively manage and rehabilitate City-owned historic properties according to best practices.*

The City should set an example of good stewardship through the management and proper maintenance of its historic resources, including stabilization of properties when necessary. The City should also support historic designation of eligible publicly-owned resources.

Action HP-12C
*Promote public access to significant historic resources.*

City-owned historic resources should be publicly accessible. Many are already accessible because they house City services, but others that may not normally be open to the public on a regular basis should be open periodically for special tours or events. Private owners and other public agency managers of significant historic resources that have a relationship to the public realm, such as schools and churches, should also be encouraged to allow some public access.
ADMINISTRATION COMPONENT

GOALS, POLICIES AND ACTIONS

A successful preservation program requires ongoing administrative support and commitment by the City. The overall administration of this plan will be through the planning department, but interdepartmental cooperation is essential to achieve its goals and objectives.

GOAL: THE CITY MAINTAINS A FUNCTIONAL, INTEGRATED PRESERVATION PROGRAM.

Best practices for administering a preservation program include providing sufficient staff, maintaining a well-managed Landmarks Preservation Commission and providing convenient access to information needed by property owners and other users. Review processes should be efficient as well, making best use of time for all participants.

Policy HP-13
Monitor the performance of the preservation program on an on-going basis to assure that it maintains a high level of performance.

Action HP-13A
Implement an annual program review.

The City should conduct an annual review of the preservation program, including presentation of a status report to City Council. A simple reporting form that helps to measure activity in the preservation program may be used to support the annual review.

Policy HP-14
Ensure that administrative resources are adequate for efficient operation of the program.

Action HP-14A
Maintain a funding strategy that assures sufficient resources for program activities.

Key funding sources include the City’s general operating budget and special grants for designated preservation projects. The City should also work to establish an endowment that can support special preservation programs.

The City’s ongoing commitment to historic preservation includes public outreach such as the 2009 Historic Preservation Plan workshop.

KEY ADMINISTRATION ACTIONS

- Action HP-13A
  Implement an annual program review.
- Action HP-16A
  Conduct an annual interdepartmental work session related to historic resources.
Policy HP-15

Maintain a certified historic preservation program.

The Certified Local Government (CLG) program, which is a part of the Department of the Interior’s support for preservation to each state, is an important funding source for some special projects. In order to be eligible, the City must maintain specific standards of operation to retain certification as a Certified Local Government.

Action HP-15A

Strengthen compliance regulations in the preservation code itself and in other related sections of city codes.

An effective compliance system is an essential part of maintaining certification.

Also see:

• Action HP-27C

Enhance enforcement of preservation codes.

Policy HP-16

Promote collaboration among City departments, boards and commissions.

Action HP-16A

Conduct an annual interdepartmental work session related to historic resources.

Include all City departments and agencies involved in development review and planning in a collaborative session to familiarize members with the preservation program and to identify how it can help achieve their other objectives.

Action HP-16B

Include preservation objectives in Capital Facilities Planning.

The Capital Facilities Planning (CIP) process is an opportunity to plan for protection and rehabilitation of historic features in the public right of way, such as historic street paving materials.

Also see:

• Policy HP-30

Provide design guidelines that promote compatible development.

Action HP-16C

Include preservation objectives in planning for city recreation facilities.

Preserve historic sites and structures related to public recreation facilities.
IDENTIFICATION COMPONENT

GOALS, POLICIES AND ACTIONS

Historic resources should be presented in a manner that helps people understand their significance and interpret their association with the community. Surveys should cover all key areas of the city and the information should be up to date. Historic contexts should help serve as a basis for planning, in terms of predicting where historic resources are likely to be found, and in setting priorities for historic surveys.

GOAL: A DETAILED UNDERSTANDING OF TACOMA’S HISTORY PROVIDES A BASE FOR PRESERVATION EFFORTS.

Collect and make publicly available extensive documentation of Tacoma’s Historic Resources.

Policy HP-17
Provide a set of historic contexts which establish a background for understanding Tacoma’s historic resources.

Action HP-17A
Establish a work plan for developing historic contexts.

Give priority for writing contexts to:
• Topics for which preliminary information is available from other work,
• Themes with resources in areas where investment is highly likely,
• Areas where other planning work is scheduled.

Action HP-17B
Prepare historic context statements that include all key themes in Tacoma’s history.

Contexts should describe the relationship of built resources to the social and cultural history of the community, identifying typical property types that are likely to be involved, and suggesting areas where these resources are most likely to occur. See Developing Historic Context Statements on the next page for more information.

KEY IDENTIFICATION ACTIONS

• Action HP-17B
Prepare historic context statements that include all key themes in Tacoma’s history.

• Action HP-18B
Prioritize survey implementation.

• Action HP-19A
Expand survey data categories to assist in decision making about properties.
### Developing Historic Context Statements

As recommended in Action HP-17A and Action HP-17B on page 3-21, historic context statements should be prioritized and developed to describe the relationship of built resources to the social and cultural history of the community.

The table below lists possible historic contexts for development in Tacoma and provides initial suggestions for their prioritization. It is a working table that is intended to guide and track the development of historic context statements.

<table>
<thead>
<tr>
<th>Theme</th>
<th>Context Status</th>
<th>Priority</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Community Development</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Native American Settlement</td>
<td>□</td>
<td>High</td>
<td></td>
</tr>
<tr>
<td>Early European Settlement</td>
<td>□</td>
<td>High</td>
<td></td>
</tr>
<tr>
<td>Immigration</td>
<td>□</td>
<td>High</td>
<td></td>
</tr>
<tr>
<td>Neighborhood Development</td>
<td>□</td>
<td>High</td>
<td>To include Hilltop, North Slope, South Tacoma, Wedge, West Slope and Whitman.</td>
</tr>
<tr>
<td><strong>Social Institutions and Movements</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Clubs and Organizations</td>
<td>□</td>
<td>Moderate</td>
<td></td>
</tr>
<tr>
<td>Religious Institutions</td>
<td>□</td>
<td>na</td>
<td>Church survey completed in 2010.</td>
</tr>
<tr>
<td><strong>Cultural Development</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Culture</td>
<td>□</td>
<td>Moderate</td>
<td></td>
</tr>
<tr>
<td>Education</td>
<td>□</td>
<td>na</td>
<td>Schools survey completed in 2010.</td>
</tr>
<tr>
<td>Visual and Performing Arts</td>
<td>□</td>
<td>Moderate</td>
<td></td>
</tr>
<tr>
<td><strong>Politics</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parties, Protests and Movements</td>
<td>□</td>
<td>Low</td>
<td></td>
</tr>
<tr>
<td>Government Institutions</td>
<td>□</td>
<td>Moderate</td>
<td></td>
</tr>
<tr>
<td>Military Institutions</td>
<td>□</td>
<td>Moderate</td>
<td></td>
</tr>
<tr>
<td><strong>Economy</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Extraction and Production</td>
<td>□</td>
<td>Low</td>
<td></td>
</tr>
<tr>
<td>Distribution and Consumption</td>
<td>□</td>
<td>Low</td>
<td></td>
</tr>
<tr>
<td>Workers and Work Culture</td>
<td>□</td>
<td>Low</td>
<td></td>
</tr>
<tr>
<td>Labor Organizations and Protests</td>
<td>□</td>
<td>Low</td>
<td></td>
</tr>
<tr>
<td>Communication</td>
<td>□</td>
<td>Low</td>
<td></td>
</tr>
<tr>
<td><strong>Transportation</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bridges</td>
<td>□</td>
<td>High</td>
<td></td>
</tr>
<tr>
<td>Railroads</td>
<td>□</td>
<td>High</td>
<td></td>
</tr>
<tr>
<td>Maritime Activities</td>
<td>□</td>
<td>High</td>
<td></td>
</tr>
<tr>
<td>Streetcars</td>
<td>□</td>
<td>High</td>
<td></td>
</tr>
<tr>
<td>Automotive</td>
<td>□</td>
<td>High</td>
<td></td>
</tr>
</tbody>
</table>

1Where context status is noted as “current,” recent historic surveys have provided sufficient information to comprise a context statement. In some cases where status is listed as “not developed,” past historic survey documentation may be used to provide a basis for a historic context statement.
Policy HP-18
*Maintain a comprehensive survey of Tacoma’s cultural resources.*

Encourage and support the identification of cultural resources throughout Tacoma. Surveying is an ongoing effort with the objective of including all properties in the city.

**Action HP-18A**
*Identify areas with potential resources for future surveys.*
Areas with potentially eligible, undesignated historic resources should be identified to indicate where surveys may be especially important. This preliminary analysis will help in establishing priorities for survey work.

**Action HP-18B**
*Prioritize survey implementation.*
Identify areas where development pressures and other factors may create a threat to historic resources. Prioritize the execution of surveys in these areas based on threat levels and potential levels of significance of the resources. See *Potential Survey Areas* at right for more information.

**Action HP-18C**
*Design the survey system to support the potential for a tiered ranking of historic significance.*
The survey system should consider a tiered ranking of historic significance to support potential management tools that may use different levels of design review or categories of resource designation. See *Considerations for a Tiered System* on page 3-24 for more information.

Also see:
- Action HP-25B
  Consider a tiered ranking system for historic significance.

**Action HP-18D**
*Enable volunteers and property owners to assist in surveys.*
Tools for survey activities include:
- User guide to conducting surveys
- Instructions on accessing historic information
- Methods of evaluating historic significance and integrity

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**Potential Survey Areas**

Neighborhoods that may have historic character, and which may serve as good locations to implement an expanded survey system include:
- South Side (Whitman, Lincoln business district)
- East Side (McKinley)
- South Tacoma (business district and residential area)
- West End (West Slope neighborhood)
- Brewery District area
- Hilltop (MLK business district)
- North End (Old Town and Stadium areas)
- Metro Parks Properties
Considerations for a Tiered System

Informally, Tacoma distinguishes among different historic resources and districts, in terms of the degree of significance that the properties may have, and the rigor with which principles for preservation and compatible new construction are applied. As the City’s system is refined, a more formal tiered system should be considered. This may include a tiered ranking of significance that is reflected in design guidelines. This would link levels of significance and integrity to different levels of review, and the degree of rigor with which design guidelines would be applied. Certain incentives and benefits of preservation could also be tied to the levels of significance. In the review process, one could then consider:

- The level of significance and level of preservation that is expected based on the tiered system
- The context of the property
- The relationship to other planning objectives for the area

The table below illustrates an example of how potential levels of significance could be linked to treatment policies. Note that the table is provided for illustrative purposes only and does not comprise a specific recommendation.

<table>
<thead>
<tr>
<th>Property Rating</th>
<th>Treatment Objectives</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Type 1</strong></td>
<td>Highest level of significance, including properties individually eligible for National Register listing</td>
<td>Require preservation to maximum extent feasible. Retaining all key features is preferred.¹</td>
</tr>
<tr>
<td><strong>Type 2</strong></td>
<td>High level of significance, eligible as a contributor for National Register listing in a district</td>
<td>Require preservation to maximum extent feasible. Retaining all key features visible from the public way is preferred.¹</td>
</tr>
<tr>
<td><strong>Type 3</strong></td>
<td>Moderate level of significance</td>
<td>Encourage preservation when feasible. More flexibility in compatible alterations may be considered.</td>
</tr>
<tr>
<td><strong>Type 4</strong></td>
<td>Non-contributor, but retrievable as a historic resource, at the owner’s option</td>
<td>Encourage restoration.</td>
</tr>
<tr>
<td><strong>Type 5</strong></td>
<td>Non-contributor, with no potential significance (New building or one substantially altered)</td>
<td>No preservation expected.</td>
</tr>
</tbody>
</table>

¹Note that economic feasibility is always considered when expecting preservation of a historic resource.
**Goal: Historic Survey Information Supports All Program Components.**

Surveys act as the first step in the management of historic resources. The survey should serve to identify resources and also be a planning tool that is coordinated with other local land use regulations and incentive systems.

**Policy HP-19**

*Use cultural resource survey information in the City’s resource designation and management tools.*

Information gathered in surveys should tie directly into the levels of designation and types management of regulations and incentives that are used.

**Action HP-19A**

*Expand survey data categories to assist in decision making about properties.*

A historic resource survey should provide sufficient information for use as a management tool.

- A survey should collect enough information to indicate a property's level of significance, potential for designation, and aid in its management and treatment decisions.
- The survey should clearly define key, character-defining features of an individual property
- The survey should indicate those areas of the property which are less sensitive, and where greater flexibility for alterations is appropriate.

**Policy HP-20**

*Enhance the level of survey information that is available to the public digitally.*

Extensive digital information on the City’s historic resources should be readily accessible to the public.

**Action HP-20A**

*Expand the use and content of the Historic Inventory Database.*

The historic property inventory should be integrated with the City’s GIS so that all information related to an individual property is easily accessible to City staff and the public, including ongoing building permit records.
Cultural Resource Survey Enhancement

The City should strive to refine its cultural resource survey system such that it can be more accessible to users, can be integrated with other databases, and provide an expanded level of information that will support making informed decisions about the treatment of properties, and also facilitate future updates.

The survey should have these features:

Active Database
The survey should be an active database, which can be updated with a range of new information as it becomes available. Authorized personnel may collaborate on the survey, adding additional information or comments.

Linked to GIS
The survey should be a part of the City’s GIS system, such that any other permits or actions related to the property are immediately linked. All building permits, for example would be linked, which will facilitate any re-evaluation of the integrity of the resource. It may also be linked to information about energy consumption and embodied energy for the property. This also facilitates the design of future interpretive programs, such as on-line walking tours, using information from the survey.

Management Oriented
The survey should be designed for on-going use as a tool to make decisions about the property. Sections and headings should help lay people understand the information.

Easily Accessible
It should be on line and available to the public, with appropriate limits on certain information as privacy standards may require.

Linked to Assessors Office and Title Companies
Survey information (and subsequent designations that may occur) should be available to aid property owners and prospective buyers in planning and decision-making.
A diverse assortment of preservation tools should serve Tacoma’s needs. These tools should be based on national standards and best practices, and at the same time should be tailored to Tacoma.

**Goal: Historic Resources are Protected from Demolition.**

Historically significant properties should be protected from demolition whenever possible. This includes properties eligible for, or listed in, local, state or national historic registers.

**Policy HP-21**

*Provide effective demolition review procedures.*

Procedures for demolition review should protect both identified and potential historic resources from demolition.

**Action HP-21A**

*Consider expanding a demolition review and consideration period to non-designated properties that may be historically significant.*

Consideration should be given to expanding demolition review to include all properties within a historic or conservation district as well as non-single family residential properties that meet a specific age threshold and appear on a historic register or are likely to be historically significant based on a predictive model. Note that a review period may also allow for public notice and comment. See *Demolition Consideration Period* on page 3-28 for more information.

A demolition review process may be used to explore:

- Options for reuse by the current owner
- Options for addressing potential economic hardship
- Options for sale of the property to another owner
- The merits of considering landmark designation proceedings as a means of making other demolition prevention tools available
- Other options including relocation or deconstruction

Also see:

- Action HP-22E
  Develop criteria for relocating a threatened resource.
- Action HP-25A
  Clarify and clean up the existing preservation ordinance.

**Key Management Tools Actions**

- Action HP-21A
  Consider expanding a demolition review and consideration period to non-designated properties that may be historically significant.
- Action HP-22C
  Establish an emergency preservation fund.
- Action HP-24A
  Expand minimum maintenance code requirements.
- Action HP-25A
  Clarify and clean up the existing preservation ordinance.
- Action HP-26B
  Explore context-sensitive zoning.
- Action HP-27A
  Identify a team leader to coordinate project review.
- Action HP-28A
  Revise the City’s existing conservation district tool.
- Action HP-30A
  Provide user-friendly preservation design guidelines that apply citywide.
**Goal: Historic Resources are Protected from Demolition.**  
(Continued)

**Demolition Consideration Period**

Many communities provide the ability to delay a demolition permit request to allow for consideration of historic significance and a review of preservation alternatives.

For example, when a property meets a certain threshold, a demolition permit application may be referred to the City Preservation Officer to determine whether a consideration period would be appropriate. Factors may include:

1. **The Threshold for Review**
   A variety of factors may determine which properties would be subject to a consideration period including:
   - Age
   - Property Type (i.e., Commercial, Single Family, etc.)
   - Presence on an inventory indicating potential historic significance

2. **Consideration Period Length**
   A demolition consideration period is usually a maximum of 90 or 120 days. A demolition permit may be issued immediately if the City determines that a property lacks historic significance.

3. **Alternatives to Demolition**
   During the consideration period, the City and property owner may explore options including:
   - Crafting a strategy for financing preservation and re-use
   - Relocating historic structures
   - Designating the property as a historic landmark to provide increased protection and incentives

**Policy HP-22**

*Provide tools and funding to address preservation emergencies.*

Tools and funding should be available to protect historic resources that are threatened by neglect or have been damaged by natural disasters.

**Action HP-22A**

*Expand Historic Tacoma’s endangered property WATCH list to address a wider range of threats to cultural resources.*

Historic Tacoma’s WATCH list raises the level of alert for historic resources that may be threatened with loss. Sites on list may be proposed for demolition, may be suffering deterioration due to neglect, or be subject to potential redevelopment which would destroy their significant features. The City should assist in providing data about such properties and their conditions to those who may respond to these threats.

The WATCH list should be expanded to include:
- A wider range of threatened properties
- Procedures for notifying building owners and City officials of a building’s deteriorating condition
- An education and advocacy function to provide technical assistance to owners of buildings on the WATCH list

Also see:
- Action HP-21A
  *Consider expanding a demolition review and consideration period to non-designated properties that may be historically significant.*
- Action HP-22B
  *Develop a disaster-response program for endangered properties.*
- Action HP-24A
  *Expand minimum maintenance code requirements.*

**Action HP-22B**

*Develop a disaster-response program for endangered properties.*

An emergency response program for endangered properties is an important part of the community’s disaster planning efforts. It should define procedures to ensure the preservation of historic resources in the event of an emergency such as an earthquake or fire. The response should include a timely evaluation of impacted structures to determine the best treatment. Procedures for the interim stabilization of salvageable buildings should be included.
Action HP-22C

Establish an emergency preservation fund.

A revolving fund administered by the City, a Public Development Authority (PDA) or a local non-profit, should be established to address preservation emergencies. The fund may be used to acquire threatened properties for rehabilitation and/or transfer to a responsible buyer. Proceeds from the re-sale of properties would be used to replenish the fund, but consideration should also be given to establishing a permanent funding source such as a percentage added to permit fees. See Public Development Authorities on the next page for more information.

Some preservation emergencies that the fund could address include:

- Threats to historic resources due to owners who are unwilling or unable to make repairs under a minimum maintenance provision
- Threats to historic resources caused by disaster or other damage

The fund could be applied to projects involving one or more of the following property types:

- All properties designated as national, state or local historic landmarks
- Properties that may be eligible for national, state or local historic landmark designation
- Other properties that may be considered to have historic value

Also see:

- Action HP-22D
  Explore creating a Public Development Authority (PDA) or other public corporation to address preservation emergencies.
- Action HP-32E
  Extend the use of grant and loan programs.
Action HP-22D
Explore creating a Public Development Authority (PDA) or other public corporation to address preservation emergencies.

Consideration should be given to establishing a PDA or other public corporation to promote preservation objectives and administer emergency preservation funds. See Public Development Authorities at left for more information.

Also see:
- Action HP-22C
  Establish an emergency preservation fund.

Action HP-22E
*Develop criteria for relocating a threatened resource.*

While relocation is not a preferred solution, it may be more desirable than demolition. The criteria for relocating a building should provide for active reuse. See *Criteria for Relocating a Historic Building* below for recommendations on criteria for the relocation of historic resources.

**Criteria for Relocating a Historic Building**

Relocating a historic structure usually diminishes its integrity, because the association with the original site is a key feature, and therefore it is not permitted in most cases. However, there may be circumstances, in which a building is threatened in its present location and alternatives for preservation on site do not exist. In such a case, the following criteria may apply:

1. The structure is threatened by further deterioration or loss in its present location.
2. All alternatives to relocation have been reasonably considered.
3. The original building and site will be accurately recorded before removing the structure.
4. Moving procedures are sufficiently planned to protect the key features of the structure.
5. The relocation site provides an appropriate context similar to that of the original.
6. A commitment is in place to complete the relocation and subsequent rehabilitation of the building.
7. There is adequate protection to assure continued preservation of the building at its relocated site.
**Policy HP-23**

*Provide incentives to protect historic resources from demolition.*

Incentives should encourage a climate of “good stewardship” for historic resources that helps protect them from neglect or adverse economic conditions. See the Incentives and Benefits section of this chapter for more information on recommended incentives to protect historic resources.

**Action HP-23A**

*Consider establishing a transfer of development rights (TDR) program for historic properties.*

A TDR program for historic properties would encourage the preservation of historic structures while enabling increased density in other parts of the city. A demonstration project could be used to test the feasibility of using TDR as an incentive for historic preservation. See *Transfer of Development Rights* at right for additional information.

The program would:

- Allow owners of historic properties to sell development rights.
- Allow the purchaser of the development rights to develop at a greater density or height than would otherwise be allowed.
- Be particularly useful in mixed-use corridors and for special property types, such as institutional facilities.
- Use partnerships with other preservation and conservation organizations, such as the Cascade Land Conservancy, to hold development rights for later transfer.

Also see:

- Action HP-33C
  *Extend the range of zoning incentives for historic resources and conservation areas.*

**Action HP-23B**

*Establish an easement program.*

Easement programs offer tax advantages to property owners who make a charitable gift donation of a portion of a historic property, usually the complete exterior envelope. This tool extends greater protection than many other options, and can be used in combination with other tools. A private, non-profit organization should manage the program. The City’s role is to cooperate in establishing the program and in making its existence known to property owners.

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**Goal: Historic Resources are Protected from Demolition.**

(Continued)

**Transfer of Development Rights (TDR)**

A transfer of development rights (TDR) program allows the voluntary transfer of development rights from one property to another. TDR has been used across the country to help relieve the pressure to replace historic buildings in redeveloping areas where current regulations may allow larger or taller structures. For example, a TDR program might allow a historic church located in a redeveloping area zoned for higher commercial uses to receive compensation for unused development rights.

TDR allows some or all development rights to be sold or conveyed from a “sending site” (a historic property) to a “receiving site.” Receiving sites must generally be in areas where there is demand for larger buildings than are currently permitted and community support for increased density. Both sending and receiving sites must be subject to regulations that make it possible to calculate development rights, such as downtown or commercial areas with maximum floor area ratio and height standards. Setback and building coverage regulations that may exist in residential areas often make absolute development rights more difficult to calculate.
**Goal: Historic Resources are Protected from Demolition.** (Continued)

The 1890 Waddell Building at 1502 Pacific Avenue was saved from demolition and rehabilitated to become part of the Courtyard by Marriott development.

**Policy HP-24**

*Ensure continuing maintenance of historic buildings.*

Historic buildings should be maintained and protected from damage by inappropriate construction techniques.

**Action HP-24A**

*Expand minimum maintenance code requirements.*

A minimum maintenance clause in the preservation ordinance should require an owner to keep the building in a sufficient state of repair such that key features are preserved.

- The clause should include provisions to notify the owner that the City is concerned about the condition of the property and indicate that the owner should take appropriate measures.
- The clause empowers the City to make repairs if the owner fails to do so and includes a mechanism for recovering City funds that may be spent in stabilizing the property.
- The City should ensure that property owners are aware of incentive and benefit programs that may be available to assist those who do not have the financial ability to maintain their property.

Also see:

- Action HP-22A
  *Expand Historic Tacoma’s endangered property WATCH list to address a wider range of threats to cultural resources.*
- Action HP-27C
  *Enhance enforcement of preservation codes.*
- Action HP-32E
  *Extend the use of grant and loan programs.*

**Action HP-24B**

*Consider a contractor certification program.*

A certification program would require a license for a contractor to work on buildings of a high level of historic significance, much as a license is required for an electrician or a plumber. Such a program will reduce permit violations.
Goal: Clear and Complete Ordinances Guide the Preservation Program.

The preservation ordinance, zoning code and other related codes, should be clear and easy to interpret.

Policy HP-25

Update the Landmarks and Historic Special Review Districts Code to reflect current preservation policies and goals.

The Landmarks and Historic Special Review Districts Code should be revised to reflect current preservation goals and policies.

Action HP-25A

Clarify and clean up the existing preservation ordinance.

A technical clean up of the existing preservation code is needed to ensure usability and consistency with preservation goals and policies.

Include these changes:

- Consolidate and clean up definitions.
- Revise the structure and purpose of the conservation district tool.
- Address demolition by neglect.
- Revise criteria for a determination of economic hardship as it relates to demolition review.

Action HP-25B

Consider a tiered ranking system for historic significance.

A tiered ranking system should be considered to support different levels of design review or categories of resource designation. See Considerations for a Tiered System on page 3-24 for more information.

Also see:

- Action HP-18C
  Design the survey system to support the potential for a tiered ranking of historic significance.

Action HP-25C

Develop procedures for re-classifying properties.

Provide a process for re-classifying a property where changes have occurred that may lead to a different determination of significance.

This may include:

- Properties that should be re-evaluated when more information is available
- Properties that may have increased in significance
- Properties that may have lost significance
Policy HP-26

Use zoning tools to promote historic preservation goals and support an overall heritage conservation system.

Zoning tools should promote preservation policies and goals and support an overall heritage conservation system that protects desired development patterns throughout the community. See The Heritage Conservation System on page 3-36 for more information.

Action HP-26A

Review the existing zoning code to determine where conflicts may exist with preservation policies and goals.

The existing zoning code (Chapter 13.06 of the Tacoma Municipal Code) should be reviewed for potential conflicts with policies and goals for historic preservation.

Specific zoning code elements to review include:
• Permitted heights
• Permitted or prohibited uses
• Parking requirements

Also see:
• Action HP-5A
  Tailor energy efficiency standards to fit historic resources.
• Action HP-6A
  Promote adaptive reuse of historic properties.
• Action HP-23A
  Consider establishing a transfer of development rights (TDR) program for historic properties.
• Action HP-26B
  Explore context-sensitive zoning.
• Action HP-33C
  Extend the range of zoning incentives for historic resources and conservation areas.
Action HP-26B  
*Explore context-sensitive zoning.*

When updating the zoning code (Chapter 13.06 of the Tacoma Municipal Code), consider how standards may be tailored to specific types of area, neighborhood or development pattern to support historic preservation policies and goals. Such context-sensitive zoning standards could help protect the viability of existing structures and promote compatible infill construction in traditional or historic areas. Note that the historic preservation program does not have primary responsibility for the zoning code. See *The Heritage Conservation System* on page 3-36 for more information.

Context-sensitive zoning standards may be implemented through:
- New base zone districts
- Changes to existing zone districts
- New design overlay districts

Elements that context-sensitive zoning standards may address include:
- Mass and scale
- Height
- Lot coverage
- Setbacks

Also see:
- Action HP-6A  
  Promote adaptive reuse of historic properties.
- Action HP-8A  
  Explore alternative tools for heritage conservation that maintain neighborhood character.
- Action HP-26A  
  Review the existing zoning code to determine where conflicts may exist with preservation policies and goals.
- Action HP-33C  
  Extend the range of zoning incentives for historic resources and conservation areas.
The Heritage Conservation System

The City’s heritage conservation system protects neighborhood character and historic resources. It is comprised of a series of districts and tools described within the City’s ordinances. These include zone districts, conservation and historic districts, and tools for protecting individual properties. The historic preservation program directly administers some parts of the system, such as conservation and historic districts, while other parts of the system are administered by the overall Community and Economic Development Department or other City agencies.

The table below outlines a system of current and potential districts that may be used to promote the City’s heritage conservation system. Design overlay districts would support context-sensitive zoning standards as recommended in Action HP-26B on page 3-35. Conservation districts would support a design review process using design guidelines. Note that the City’s current conservation district tool should be revised as recommended in Action HP-28A on page 3-39. See Conservation Districts on page 3-40 for more information.

<table>
<thead>
<tr>
<th>Districts</th>
<th>Zone Districts</th>
<th>Conservation District</th>
<th>Locally Designated Historic District</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Base Zone District</td>
<td>Design Overlay District</td>
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Eligibility

Development Pattern
- Includes development patterns that should be protected/promoted
- Includes significant % of locally designated historic landmarks
- Includes limited % of locally designated historic landmarks
- May not include locally designated historic landmarks

Regulatory Framework

Design Standards
- Implement general design standards
- Implement modified/neighborhood-specific standards

Design Guidelines²
- Apply to all new infill development
- Apply to additions to all existing structures
- Apply to facade modifications to "contributing structures"

Demolition Review
- Demolition review procedures apply to all properties
- Demolition review procedures may apply to some properties

Available Incentives

Development Incentives
- May be available for some projects

Preservation Incentives
- May be available for some projects

■ = Applicable

¹A specific, limited, menu of new or modified design standards may be implemented with design overlay districts.
²Note that design guidelines apply to locally designated Tacoma Historic Landmarks in all districts.
³The design review process and associated guidelines should differ from those that apply in locally designated Tacoma Historic Districts.
⁴Note that preservation incentives currently apply in Mixed-Use Center base zone districts.
Goal: The City’s Project Review and Enforcement Programs Promote Preservation Objectives.

The City’s process for project review and approval should be streamlined to provide a positive experience for applicants and to promote both overall, and preservation specific, goals. Enforcement programs should be closely coordinated to the review process to ensure that projects are developed per approved specifications. During the review of proposed projects, a City staff team leader should coordinate the requirements of multiple City departments as well as benefits, incentives and flexible building code options available to promote historic preservation.

Policy HP-27
Streamline project review and enforcement to promote preservation objectives.
Seek ways to streamline programs and accomplish core objectives in the most efficient ways.

Action HP-27A
Identify a team leader to coordinate project review.
A team leader should work with applicants to coordinate requirements made by multiple City departments including the building official and preservation office. This team leader will help resolve any conflicting requirements and help ensure that project strategies promote the City’s overall, and preservation-specific, goals.

Also see:
• Action HP-33C
Extend the range of zoning incentives for historic resources and conservation areas.
Goal: The City's Project Review and Enforcement Programs Promote Preservation Objectives.
(Continued)

Action HP-27B
Expand administrative permitting.
Staff should be able to approve a wide range of projects using detailed criteria for administrative permitting.

Action HP-27C
Enhance enforcement of preservation codes.
Consider development of a stand-alone enforcement and penalty policy in the preservation code. Use a Certificate of Occupancy compliance-tracking form to aid code enforcement staff in site inspections for preservation-related work.
**Goal: Resource Designation Categories Help Indicate Priorities for Conservation of Resources.**

Different types of designation categories should be used to reflect degrees of significance, alternative approaches for protection and different management objectives. Having a range of program tools allows each one to better fit the intent of their use. It also provides options for program flexibility.

**Policy HP-28**

*Establish clear categories for resource designation.*

Identify levels of historic designation for individual resources and districts. The expanded set of designation levels should facilitate the strategic management of historic resources. Levels should reflect degrees of significance, the intent of the designation and the desired degree of protection of the resource.

**Action HP-28A**

*Revise the City’s existing conservation district tool.*

Redefine and revise the conservation district as a land-use planning and neighborhood character management tool that is clearly distinguished from a historic district. In addition to its current primary use as a buffer area around a historic district, the redefined conservation district tool should be available for use in a wider range of circumstances. A conservation district may be used in an area or neighborhood that does not qualify as a locally designated Tacoma historic district. However, it should include some historic resources.

The revised conservation district should be available for application in:

- Areas seeking to preserve traditional development patterns
- Areas seeking to promote compatible development
- Areas that are adjacent to historic districts

Each conservation district should have a clearly-defined intent statement and may include policies for using zoning, design review and specific incentives. See *Conservation Districts* on page 3-40 for more information.

Also see:

- Action HP-26B
  Explore context-sensitive zoning.
As recommended in Action HP-28A on page 3-39, the City’s existing conservation district tool should be revised to be more clearly distinguished from a historic district and also accommodate a wider range of applications. A conservation district may be applied to a defined area to promote maintenance of historic development patterns, scale, massing and/or uses. A conservation district may also be used to promote economic development, affordable housing, neighborhood livability, and/or protection of nearby historic resources.

A conservation district emphasizes compatibility of design in new construction and appropriate additions to historic buildings. The focus is on maintaining a preferred character along the street and sidewalk. Alterations to existing buildings should therefore be compatible with goals for the character of the street as defined in the district’s intent statement and illustrated in its design guidelines. Locally designated individual Tacoma Historic Landmarks that are located within the district would also be subject to additional preservation design guidelines.

Design review within conservation districts is generally limited to:

- New buildings
- New site improvements
- Additions that increase the footprint of a building
- Improvements to locally designated individual Tacoma Historic Landmarks

A conservation district should meet one or more of the following purposes:

- To create a buffer around a sensitive area, such as a historic landmark or district, or an area of sensitive natural resources
- To enhance the viability of an abutting historic district, by providing supporting services and amenities
- To maintain a place with a distinctive character
- To retain desirable uses that support the neighborhood
- To promote the continued use of a particular property type
- To promote the conservation of “recent past” historic resources which may not be considered to have sufficient historic significance to be eligible for designation as individual Tacoma Historic Landmarks
- To enable tailored incentives

Relationship to historic districts
A conservation district need not meet the criteria for historic district designation. However, it should include a minimum number of historic resources. Areas that do qualify as locally designated Tacoma historic districts may instead be considered for designation as conservation districts for reasons of community policy. Such areas may still be considered for historic district designation at a later date.
Action HP-28B
Clarify criteria for historic district designation to assure its appropriate use as a preservation tool.

Include these criteria for district designation:

- Consideration of historic significance
- Intent of designation
- Other community planning objectives
- Alternative tools to achieve conservation goals for the proposed district

Action HP-28C
Broaden resource designation criteria to allow for exceptions to the 50-year criterion.

The resources that are historically significant today do not include all the resources that will be significant in the future. The system should permit younger resources to be designated when they meet criteria.

GOAL: RESOURCE DESIGNATION CATEGORIES HELP INDICATE PRIORITIES FOR CONSERVATION OF RESOURCES. (CONTINUED)
Policy HP-29

Schedule designation of historic resources according to clearly defined priorities.

Clear priorities for the nomination and designation of historic resources support efficient use of City staff’s time.

Action HP-29A

Establish criteria to prioritize requests for historic landmark, historic district and conservation district designation.

The criteria for establishing priorities should address the significance of the property, any plans for improvements that the owner may anticipate, as well as fit with other community planning initiatives. See Criteria For Designating Individual Landmarks on page 3-43 as well as Criteria for Designating Historic Districts and Criteria for Designating Conservation Districts on page 3-44 for more information.
**Criteria For Designating Individual Landmarks**

As recommended in Action HP-29A on page 3-42, specific criteria should be used to prioritize requests for designation of individual Tacoma historic landmarks. Potential criteria are described below. The degree of priority given to designating individual Tacoma historic landmarks would be influenced by the number of criteria met.

**Appropriate documentation of eligibility is readily available.**
Survey documentation, including a statement of significance, description of key features, and evaluation of integrity of the resource is already prepared, or can be prepared by an outside party in a timely manner.

**The property is recognized as having a high level of significance.**
A property that would be individually eligible to the National Register, or that is determined to be highly significant to Tacoma history would meet this criterion.

**The owner is seeking incentives and benefits that require listing as a historic resource.**
An owner who seeks to apply for federal income tax credits, state valuation, or make use of flexibility offered in other codes to historic properties would meet this criterion.

**Designating the property would support other community plans.**
If the property is in a neighborhood for which a sub-area plan seeks to attract reinvestment in properties, designation could help stimulate desired improvements.

**The property abuts another that is already listed as a city landmark.**
Designating the property could help encourage good stewardship of the abutting property.

**The property is threatened with loss of integrity, or even demolition.**
Designating the property would provide protections and incentives that could help to preserve the resource.
Chapter 3: Goals, Policies and Actions

Criteria for Designating Historic Districts

As recommended in Action HP-29A on page 3-42, specific criteria should be used to prioritize requests for designation of local Tacoma historic districts. Potential criteria are described below. The degree of priority given to designating local Tacoma historic districts would be influenced by the number of criteria met.

Appropriate documentation of eligibility is readily available.
Survey documentation, including a statement of significance, description of key features, and evaluation of integrity of the properties in the area is already prepared, or can be prepared by an outside party in a timely manner.

The area is recognized as having a high level of historic significance.
An area that would be eligible for listing as a historic district in the National Register, or that is determined to be highly significant to Tacoma’s history would meet this criterion.

A substantial number of property owners in the area support designation.
Strong support may be indicated by letters or petitions, as well as information received in public workshops.

Designating the district would support other community plans.
If a neighborhood plan for the area seeks to attract reinvestment in properties, designation could help stimulate desired improvements. Designation could help create a climate for investment, and make other incentives and benefits available.

The area abuts another neighborhood that is already listed as a historic district.
This may be a locally designated historic or conservation district, or a National Register district. Designating the area could help encourage good stewardship of properties in the abutting neighborhood.

Criteria for Designating Conservation Districts

As recommended in Action HP-29A on page 3-42, specific criteria should be used to prioritize requests for designation of local Tacoma conservation districts. Potential criteria are described below. The degree of priority given to designating local Tacoma conservation districts would be influenced by the number of criteria met.

Appropriate documentation of eligibility is readily available.
Survey documentation, including a statement of significance, description of key features, and statement of goals for the area is already prepared, or can be prepared by an outside party in a timely manner.

The area is recognized as having a distinctive character that is desirable to maintain.
Preliminary analyses of character indicate that a distinct identity exists.

A substantial number of property owners in the area support designation.
Strong support may be indicated by letters or petitions, as well as information received in public workshops.

Designating the district would support other community plans.
If the area is in a neighborhood for which a sub-area plan seeks to attract reinvestment in properties, designation could help stimulate desired improvements.

The area abuts another area that is already listed as a historic or conservation district.
This may be a locally designated historic or conservation district, or a National Register district. Designating the area could help encourage good stewardship of properties in the abutting neighborhood.
**Goal: The Desired Character of Traditional Areas of the City is Maintained.**

Preservation and conservation efforts should be guided by standards and criteria that are tailored to Tacoma. These should focus on retaining key features of traditional building while accommodating compatible changes and new investment that respect the established context.

**Policy HP-30**

*Provide design guidelines that promote compatible development.*

Clear, well-illustrated design guidelines specific to Tacoma’s resources should guide historic rehabilitation, infrastructure maintenance and new construction in historic or conservation districts. Citywide design guidelines should address the general treatment of historic resources while more specific guidelines address the unique character of individual historic districts. All design guidelines should be easily accessible and provide flexibility for property owners with differing financial resources. See *Action HP-32E* for more information on potential programs to assist owners with limited financial resources.

**Action HP-30A**

*Provide user-friendly preservation design guidelines that apply citywide.*

Well-illustrated design guidelines should be developed to address historic resources citywide, including rehabilitation of buildings, sites and historic infrastructure (such as brick streets).

Citywide design guidelines should:

- Address emerging issues and core preservation principles
- Address sustainability, including energy conservation and generation
- Provide guidance on feasible design solutions
- Encourage new design that is sensitive to its historic context (such as new development that references historic patterns that may have previously existed on a site)
- Promote flexible design solutions that are consistent with preservation principles
- Reflect the Secretary of the Interior’s Standards for Rehabilitation
- Be extensively illustrated
- Guide compatible retrofits to enhance energy efficiency

Previously published City brochures could provide a starting point for new well-illustrated citywide historic design guidelines.

Design guidelines should promote appropriate rehabilitation projects.
Action HP-30B  
*Provide design guidelines tailored to individual historic and conservation districts.*

District-specific design guidelines should work in concert with general, citywide guidelines and address features in the public and private realms. Where district design guidelines already exist, an update should be scheduled.

District design guidelines should:

- Clearly illustrate the character of the districts
- Include a description of specific goals for the area

Action HP-30C  
*Include policies for the treatment of recent past resources.*

Younger properties that may now be considered for historic significance require somewhat different treatment in permitting and review. Some have materials that may be more difficult to treat than those in more traditional historic properties. Specific design guidelines should be developed for the treatment of these recent past buildings and incorporated into citywide design guidelines. These guidelines may offer more flexibility in using replacement materials and even in altering some features.
INCENTIVES AND BENEFITS COMPONENT
GOALS, POLICIES AND ACTIONS

An effective preservation program offers special benefits to attract investment in historic properties and encourage property owners to follow appropriate rehabilitation procedures. This may include financial assistance for owners with limited budgets, tax breaks, technical assistance or regulatory relief such as streamlined review processes and building code flexibility. Some potential incentives and benefits, such as Transfer of Development Rights (TDR), are described in the Management Tools section of this chapter.

GOAL: A COORDINATED SYSTEM OF INCENTIVES AND BENEFITS STIMULATES PRESERVATION AND CONSERVATION IN TACOMA.

Incentives should support appropriate rehabilitation and continued use of historic resources. Incentives should also support owners seeking local designation of eligible historic resources and conservation areas.

Policy HP-31
Offer incentives and benefits to cover a range of conditions.
Incentives and benefits should address a range of conditions, recognizing property owner’s varied needs.

Conditions that incentives and benefits should address include:

- Different types of owners (i.e., long time owner vs. recent purchaser or resident owner vs. developer)
- Different property types (i.e., commercial, residential, institutional and industrial)
- Different levels of significance and designation (i.e., historic districts, conservation districts, levels of significance)

Action HP-31A
Publish summaries of incentives and benefits.
Publications should promote the use of incentives and benefits by showing how they may be combined and highlighting successful case studies.

Action HP-31B
Maintain incentives in a range of categories.
Incentives should be developed and maintained in several categories,

Categories of incentives include:

- Financial
- Regulatory
- Technical Assistance
Goal: A Coordinated System of Incentives and Benefits Stimulates Preservation and Conservation in Tacoma. (Continued)

Policy HP-32
Promote financial incentives that stimulate investment in historic properties.

Property tax incentives and federal income tax credit programs are highly effective and their continued use should be a priority. Other programs complement these incentives and should be featured as well.

Action HP-32A
Promote continuing use of the Washington State Special Valuation program.

Action HP-32B
Promote continuing use of the Federal Income Tax Credit for certified rehabilitation of historic buildings.

Action HP-32C
Continue to seek ways to apply the Current Use Assessment program to cultural and historic resources.

Action HP-32D
Promote use of the City’s multifamily tax incentive in projects with historic buildings.

Consider offering flexibility in threshold requirements when preservation objectives otherwise may be constrained. Consideration should also be given to establishing a loan fund that focuses on bridging the gap that may exist in market-based financing.

Action HP-32E
Extend the use of grant and loan programs.

Grant and loan programs should be available to promote projects that meet preservation objectives and assist property owners that do not have the financial ability to adequately maintain or rehabilitate their property. Criteria for potential financial assistance should be administered separately from the design review process.

Action HP-32F
Consider a potential local sales tax rebate incentive, to apply to materials purchased in the city and used in an appropriate rehabilitation.
Policy HP-33

Enhance regulatory incentives to encourage preservation and conservation.

Focus on avoiding unintentional obstacles to preservation in other city regulations, and also provide added flexibility in other regulations as they apply to historic resources and conservation areas.

Action HP-33A
Promote appropriate use of flexibility provided in the building code.

Promote awareness of the provisions in the International Existing Buildings Code that facilitate rehabilitation of older buildings and provide training to code officials in their constructive use. Case studies should also be published to address specific code issues that frequently arise and to demonstrate successful solutions.

Action HP-33B
Promote the use of Mixed-Use Center and Downtown zoning incentives for preservation projects.

Promote zoning incentives such as height bonuses for preservation projects in Mixed-Use Centers and parking waivers for existing buildings Downtown and in Mixed-Use Centers. See Mixed-Use Center Districts on page 2-25 for more information.

Action HP-33C
Extend the range of zoning incentives for historic resources and conservation areas.

Incentives to consider when a preservation project is involved:

- Permit additional height in an addition or adjacent new construction
- Reduce or waive parking requirements (i.e. extend waiver of parking requirements for existing buildings in Downtown and Mixed-Use Center districts to designated historic resources in other areas).
- Permit carriage houses (i.e., detached Accessory Dwelling Unit) in selected residential districts
- Permit some conditional uses in historic or conservation districts
- Flexibility in transparency requirements
- Permit flexibility in setbacks where an addition to a historic building is involved
- Shortened review and permitting schedules

Also see:
- Action HP-23A
  Consider establishing a transfer of development rights (TDR) program for historic properties.
Goal: A Coordinated System of Incentives and Benefits Stimulates Preservation and Conservation in Tacoma. (Continued)

Policy HP-34
Expand technical assistance programs to promote preservation and conservation.

Technical assistance is especially valuable to homeowners and to small commercial properties, but also may be strongly appreciated by institutional property owners.

Action HP-34A
Explore a design assistance program (small assistance grants; voluntary program).

Action HP-34B
Explore the potential to apply the Main Street program to neighborhood commercial centers.

Action HP-34C
Assist with tax credit certification.

Action HP-34D
Provide technical “how to” information to property owners.


**Education Component**

**Goals, Policies and Actions**

Education should take a more prominent role in preservation and work to build the constituency for historic preservation. Helping property owners learn how to maintain their historic properties as active, viable assets is key to a successful preservation program. Many property owners willingly follow appropriate rehabilitation procedures and develop compatible designs when they are well informed about preservation objectives.

Education and outreach is often a function of a non-profit partner organization that promotes preservation. See the Advocacy section for more information on the role of Tacoma’s preservation partners.

**Goal: The Public Appreciates Tacoma’s Diverse History and Its Historic Resources.**

Promote the understanding of diverse historical perspectives and embrace Tacoma’s rich cultural history.

**Policy HP-35**

*Provide tools to educate the public regarding Tacoma’s history and resources.*

- **Action HP-35A**

  *Prepare educational publications on the City’s history and the benefits of historic preservation.*

  Publications should be available in both hard copy and on the City’s web site.

  Such publications should address:
  - Historic background of Tacoma
  - The environmental benefits of historic preservation
  - The economic benefits of historic preservation
  - Case studies on successful preservation projects in Tacoma

  Exposure should also be increased through TV Tacoma, neighborhood councils, the Chamber of Commerce, trade and tourism organizations and the mainstream media.

- **Action HP-35B**

  *Apply uniform criteria for installing monuments and commemorative markers on city-owned properties and rights-of-way.*

  The purpose of the program is to increase public awareness of the cultural heritage of the city and enhance the enjoyment of its historic sites. See *Historic Markers* on page 3-52 for more information.

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The City of Tacoma produced an educational brochure on historic storefronts in 1997.

**Key Education Actions**

- **Action HP-35B**

  *Apply uniform criteria for installing monuments and commemorative markers on city-owned properties and rights-of-way.*

- **Action HP-35A**

  *Prepare educational publications on the City’s history and the benefits of historic preservation.*

- **Action HP-36A**

  *Provide training programs for preservation partners and the general public.*

- **Action HP-37A**

  *Publish all essential preservation-related information on the web.*
HISTORIC MARKERS

Types of Historic Markers
A basic historic marker is made of cast metal or a similar durable material. It is primarily text-only but may include a simple line drawing or embossed image.

An interpretive marker provides additional information about a site, building or area. A photograph, drawing or other graphic may be embedded in the surface of the marker using photo-sensitized metals or synthetic products.

A boundary or district marker may also be part of a plaque program. These are often affixed to sign poles, street lights or monuments in the public right of way.

Criteria for Historic Markers
Markers should be compatible with the character of the site and its historic significance. The marker design, including its form and materials, should be consistent with others at the site or in the district, in order to convey a distinct identity for the area.

Key criteria for historic markers are:

1. **Location shall be appropriate.**
   - The marker should be positioned to be reasonably accessible to the public on a regular basis.
   - Position it to aid in interpretation, and not obscure or damage key features of the property.
   - Mounting techniques should not damage historically significant materials.

2. **Material and medium shall be appropriate.**
   - The material of the maker should be compatible with the historic context and with any historically significant structures on the site.
   - The material of the marker should have proven durability in Tacoma’s climate.

3. **Marker design shall be appropriate to the site.**
   - The character, form and shape of the marker should be in keeping with the character of the site and the historic association that is to be interpreted.

4. **Message content shall be appropriate.**
   - The subject of the marker must be recognized as having historic significance, using the criteria for designation of resources in the preservation section of the City code.
   - The marker must have an association with the site where it is to be located.
   - The narrative must reflect an accurate, well-rounded account of the subject being interpreted or commemorated, and meet standards of historical accuracy recognized by professional historians.
   - The information must be grammatically correct, historically accurate, and supported by documentation.
   - The content must be appropriate for the general public to view.

5. **Design shall be compatible with other markers on site.**
   - Similarity in material, form and placement are preferred.

6. **New technologies should be planned to link with other information systems.**
   - Markers should link with the City’s GIS system, and other potential telecommunication systems.
   - Where a GPS link is to be used, clear views to the sky should be considered.
**Goal: Practical Education Programs Support Historic Preservation**

While building a general appreciation of cultural resources is important, a special initiative to build practical skills among property owners, construction trades and City departments is essential.

**Policy HP-36**

*Establish preservation training programs.*

Training that helps program administrators, preservation partners and individuals be better stewards is critical.

**Action HP-36A**

*Provide training programs for preservation partners and the general public.*

Workshops that provide helpful information about rehabilitation techniques and publications that build an understanding of historic significance are examples of education and outreach strategies. Workshops should include:

- Hands-on training for historic property owners
- Workshops for construction and trade professionals to provide a better understanding of preservation such that they can advise clients on appropriate options.

**Action HP-36B**

*Establish a preservation planning and review training program for City staff.*

All planning staff, and key staff in other departments should receive a basic orientation to the preservation system and the principles involved, such that they can better understand the program and advise applicants on their options. Similarly, preservation staff should be engaged in an orientation program directed at how they can participate in other areas of planning effectively and how to take other planning objectives into consideration when developing policies.

**Action HP-36C**

*Provide training to the Landmarks Preservation Commission.*

Establish an on-going program to train the Landmarks Preservation Commission. Topics should include the City’s preservation policies and review system as well as best practices in preservation planning.
Policy HP-37
*Expand the use of web-based preservation tools.*
The primary education tool for property owners and contractors will be the web. Relevant preservation information and policies should be available on the preservation web site. This should include online resources for basic building repair and maintenance.

Action HP-37A
*Publish all essential preservation-related information on the web.*
Make all preservation information available on the City’s web site.

- This should include surveys of individual properties, historic contexts, maps and design guidelines.
- Educational materials such as brochures should be made available.
- Case studies illustrating successful solutions should also be provided.

Action HP-37B
*Establish a “Self-Test” for historic significance.*
Create a “self test” tool that property owners can use on line to determine if a building is potentially significant.

- Include a check-list of questions, and links to data bases that will provide relevant information.

Policy HP-38
*Incorporate preservation education into local school programs.*
Examples exist of successful programs, including some very successful ones in Tacoma. These may include study modules in formal class programs as well as extracurricular activities.

Action HP-38A
*Preservation partners should encourage the integration of cultural heritage and historic preservation in formal curricula.*
Promote education programs in schools, colleges, and other civic organizations.

- Establish a central coordinator to promote curriculum development.
- Provide for continuing operations such that programs are sustained for many years.
Advocacy Component

Goals, Policies and Actions

Advocacy programs are essential to promote historic preservation efforts. They work to expand the base of preservation and engage partners in collaborative preservation programs. While the City’s historic preservation office will act as coordinator, advocacy efforts should be shared across a broad base of independent community organizations and City departments. Community organizations should be the primary advocates for historic preservation in Tacoma with the City’s preservation office providing support.

Goal: Community Organizations are Strong Advocates for Historic Preservation.

Community organizations should be the primary advocates for historic preservation in Tacoma. Historic Tacoma, the Tacoma Historical Society, Pierce County Heritage League, and other interest groups are well equipped to play advocacy roles, with the City providing support. Leveraging the capabilities of these organizations supports broad community involvement and facilitates efficient use of City resources in other elements of the preservation program.

Policy HP-39
Support existing partnerships for historic preservation.

Action HP-39A
Provide a forum to clarify the roles of groups and organizations that promote historic preservation.

Work with existing groups and organizations to clarify and document the specific role that each will play in preservation advocacy efforts. Advocacy roles should be incorporated into mission statements for each organization and published on the City’s web site.

Key Advocacy Actions

• Action HP-39A
  Provide a forum to clarify the roles of groups and organizations that promote historic preservation.

• Action HP-40A
  Stage regular outreach events with community organizations that may become future partners in historic preservation.

• Action HP-41A
  Assist in the City’s efforts to promote sustainability.
**Goal: Community Organizations are Strong Advocates for Historic Preservation. (Continued)**

Action HP-39B

*Establish a framework for collaboration among community organizations.*

Regularly scheduled City-sponsored work sessions and funding for organization members to attend meetings and educational seminars related to preservation will support more effective collaboration.

Also see:

- Action HP-36A
  - Provide training programs for preservation partners and the general public.

Action HP-39C

*Improve coordination between Pierce County and the City’s preservation programs.*

Include county preservationists in a “round table” that meets regularly to share information.
Policy HP-40

Foster new partnerships in historic preservation.

Goals for historic preservation often overlap with other groups. Where this occurs, the opportunity exists to create new partnerships with groups that have not in the past been active.

Action HP-40A
Stage regular outreach events with community organizations that may become future partners in historic preservation.

Identify community organizations whose goals coincide with those for historic preservation. Such organizations could become valuable advocacy partners if provided with appropriate education and support.

Action HP-40B
Expand partnerships with other Certified Local Governments in Pierce County.

Conduct regular meetings to share information and explore opportunities for cooperation.

Action HP-40C
Work with the Tacoma/Pierce County Health Department to promote historic preservation objectives.

Promote the health benefits of historic or traditional neighborhoods. Areas built before the dominance of the automobile are pedestrian-friendly and include a mix of uses that promote walking and social interaction. Often, such neighborhoods also provide accessible services that facilitate aging in place.

Action HP-40D
Work with economic development partners to include historic resources in redevelopment policies and economic development plans.

Collaborate with economic development partners to promote the use of historic resources within redevelopment projects and in neighborhood plans for economic development. Historic buildings have been shown to work as successful incubators for a wide range of development types, from places for entry-level rents to high prestige addresses in historic downtowns.

Also see:
- Action HP-7B
  Coordinate preservation efforts with support for local businesses.
Goal: Community Organizations are Strong Advocates for Historic Preservation. (Continued)

Action HP-40E

Work with affordable housing organizations to use historic resources in their work.

Collaborate with affordable housing partners, including the Tacoma Housing Authority, to promote the benefits of historic preservation. Most older neighborhoods have a diversity of housing types and costs that are difficult to replicate because of the substantial cost of new construction. In many cases, such neighborhoods also provide opportunities for accessory dwelling units or carriage houses that provide additional options for market-rate affordable housing.

Also see:
- Action HP-11A
  Promote urban development strategies that are compatible with historic preservation.

Action HP-40F

Expand partnerships with sustainability organizations and programs.

Create relationships with sustainability organizations and programs to promote the benefits of historic preservation including conservation of embodied energy and reduction of construction waste. As sustainability programs develop, it will be important to emphasize the overlap with preservation objectives. See the Environmental Component of Sustainability on page IN-6 for more information.

Also see:
- Action HP-3A
  Provide tools to encourage cooperation between advocates for historic preservation and sustainability.
- Action HP-3B
  Provide information about the environmental benefits of preservation of existing buildings as part of the citywide sustainability program.
- Action HP-41A
  Assist in the City’s efforts to promote sustainability.
**Goal: City Departments Collaborate to Promote Historic Preservation.**

City departments and agencies should work with the historic preservation office to promote preservation efforts and assist with implementation of the Preservation Plan. A range of City departments share an interest in historic preservation, from Community and Economic Development and Public Works to Public Utilities. In some cases, shared interests are based on geographic overlap such as when a Public Works project is undertaken within a designated historic district. In other cases, shared interests exist at the policy level such as when the rehabilitation of historic resources supports goals for economic development. Collaboration among City departments will ensure that historic preservation is an integral part of the culture of the city.

**Policy HP-41**

*Collaborate with other City departments to promote the benefits of historic preservation*

Building partnerships with a range of City agencies and departments to achieve shared goals and policies is important.

**Action HP-41A**

*Assist in the City’s efforts to promote sustainability.*

A range of City departments, including the preservation office, should cooperate to promote goals for community sustainability. The City historic preservation officer should meet regularly with the City’s Office of Sustainability manager. In addition, the relationship between historic preservation and community sustainability should be clearly referenced on the City web site and in City publications.

Also see:

- Action HP-3A
  *Provide tools to encourage cooperation between advocates for historic preservation and sustainability.*

- Action HP-40F
  *Expand partnerships with sustainability organizations and programs.*

The Pierce County Chamber of Commerce offices are located in the 1920 Rust Building at 950 Pacific Street in downtown Tacoma. The Chamber is a key economic development partner.
The Tacoma waterfront in 1912 (Source: University of Washington, Digital Collection)
Chapter 4

Implementation

The preservation element is far-reaching and requires strategic phasing of its actions. While many actions should be accomplished in the near-term, others will take more time to achieve. Some of these are ones that require a substantial allocation of resources to execute, which may mean phasing them in stages. Others require collaborative efforts of many preservation partners. Still others fall later in a sequence of planned activities, and therefore cannot be accomplished until preceding tasks are completed.

This chapter presents the recommended timing for each of the actions set forth in Chapter 3. It reflects priorities held by preservation advocates in Tacoma, as well a consideration of the interaction of the actions with other potential work efforts. The specific implementation schedule is provided in a separate spreadsheet that indicates the preferred timing, and key players for each action.

Phasing Criteria

Implementing the Preservation Element of the Comprehensive Plan will be an ongoing process. Because of limited financial and human resources, priorities must be carefully established. The list of criteria that follows should be used in determining priorities for implementation. Priority should be given to those projects that meet a significant number of these criteria.

1. Cost-effectiveness

   The project can be implemented for minimum cost, may be coordinated with other projects within the organization to share costs, or costs can be shared with other organizations and individuals.

   For example, if Public Works has scheduled street improvements in an area, then joining that work with repair of historic streetscape features, or perhaps installing interpretive markers, would be cost-effective. Projects that engage other groups and agencies to accomplish mutually-shared objectives would also receive high priority.
2. Broad benefits
The project will serve a mix of user groups and will benefit the most people.

For example, enhancing technical assistance programs to serve a broader number of people would have broad benefits. Similarly, developing design guidelines that clarify the permitting and review process for all affected property owners would yield broad benefits. On-going education and training programs often will have broad benefits as well.

3. Connection with other projects
The project will help to complete a work item that is already well established and may be easily completed as a part of it, and it is in the appropriate sequence of related projects.

Conducting a survey of historic resources that completes previous work of a related nature is an example. Or when a neighborhood is advocating to be designated a historic district, then completing a survey of the area would be a connection that merits priority. Many actions in the plan are linked to other projects, and each should be executed in the appropriate sequence.

4. Exceptional project
The project will provide an exceptional educational, aesthetic, or cultural experience.

Working to preserve a noteworthy building that is considered of special value to the community is an example.

5. Emergency response
The project will prevent imminent loss of character or demolition of a cultural resource.

Developing the tools to be able to respond to such emergencies would be a high priority for this reason.
Implementation Table

A separate implementation table establishes a ten-year, prioritized strategy for the development and implementation of the preservation plan. As an interactive review and monitoring tool, it is designed to be easily updated as needed throughout plan implementation.

Implementation Actions
The first column in the table lists the actions previously described in Chapter 2. The actions are organized by category, goal and policy with overall categories distinguished by different colors. Where an action relates to additional policies, they are listed in the “related policies” column.

Implementation Phasing
The table columns to the right of Actions and Related Policies outline the ten-year implementation period for the plan and indicate the suggested timing for each action. While some actions may be implemented during a one-year period, most will take several years. Some actions will be ongoing over the full ten-year implementation period.

Key Players and Supporting Partners
The columns at the right of the table indicate the key players responsible for implementation of each action. In many cases, supporting partners are also identified.

The actions listed in the implementation table promote goals and objectives for historic preservation in Tacoma.

Implementation Table Status
The original preservation plan implementation table is in Microsoft Excel format so that it may be easily modified and updated throughout the plan implementation period. For more information, visit the Tacoma Culture web site at:

www.tacomaculture.com
Chapter 4: Implementation

The Tacoma Hotel in 1891 (Source: Tacoma Public Library)
### Chapter 13.05 (Land Use Permit Procedures)

*Note – These amendments show all of the changes to the existing land use regulations. The sections included are only those portions of the code that are associated with these amendments. New text is underlined and text that is deleted is shown in strikethrough.

#### 13.05.005 Definitions.

As used in this chapter, the following terms are defined as:

- **A. Abate**: To repair, replace, remove, destroy, or otherwise remedy a condition which constitutes a violation of this title by such means and in such a manner and to such an extent as the Land Use Administrator determines is necessary in the interest of the public health, safety, and welfare of the community.

- **B. Administrative Approval, Historic**: An approval that may be granted by the City Historic Preservation Officer for an alteration to a City landmark, without Landmarks Preservation Commission review, based on authority that may be granted by the Commission pursuant to Chapter 1.42 of the Tacoma Municipal Code (“TMC”).

- **C. Aggrieved Person**: In an appeal, an “aggrieved person” shall be defined as a person who is suffering from an infringement or denial of legal rights or claims.

- **D. Alteration of a City Landmark**: Any act or process which changes materially, visually, or physically one or more of the exterior architectural features or significant interior features of a property listed on the Tacoma Register of Historic Places individually or as a part of a district, including, but not limited to, the development, reconstruction, or removal of any structure.

- **E. Appeal, for Standing**: An aggrieved person or entity has “standing” when such person or entity is entitled to notice under the applicable provision of the Tacoma Municipal Code, or when such person or entity can demonstrate that such person or entity is within the zone of interest to be protected or regulated by the City law and will suffer direct and
substantial impacts by the governmental action of which the complaint is made, different from that which would be experienced by the public in general.

DE. Application, Complete: An application which meets the procedural requirements outlined in Section 13.05.010.C, or for development activities that require a Certificate of Approval, per 13.05.047.

G. Certificate of Approval, Historic: The written record of formal action by the Commission indicating its approval of plans for alteration of a City landmark.

H. City landmark: A property that has been individually listed on the Tacoma Register of Historic Places, or that is a contributing property within a Historic Special Review District or Conservation District as defined by this chapter.

I. Conservation District means an area designated for the preservation and protection of historic resources and overall characteristics of traditional development patterns, and that meets the criteria for such designation as described in Section 13.07.040.C of this code.

J. Contributing property, Historic: Any property within a Historic Special Review District or Conservation District which helps to convey the historic significance and traditional character of the area and that meets the criteria for determining such significance, as set forth in Chapter 13.07.040 (C) of this code. This status may be documented in the district’s nomination or in other findings adopted by the Landmarks Preservation Commission. Note that within this designation, the City may assign subordinate categories of significance.

K. Demolition of a City Landmark: Any act or process which destroys, in part or in whole, a City landmark, including neglect or lack of maintenance that results in the destruction of a historic property, except where otherwise indicated by this chapter.

L.E. Department: As used in this chapter, “Department” refers to the Community and Economic Development Department.

M. Design guideline, Historic: A standard of appropriate activity which will preserve or enhance the historic and architectural character of a structure or area, and which is used by the Landmarks Preservation Commission and the City Historic Preservation Officer to determine the appropriateness of proposals involving property within Historic Special Review and Conservation Districts.

N. Exterior appearance of a City Landmark: the architectural character and general composition of

the exterior of a property as experienced from the outside, including, but not limited to, the type, color, and texture of a building material and the type, design, and character of all windows, doors, fixtures, signs, and appurtenant elements.

O. Historic resource: any property that has been determined to be eligible by the City Historic Preservation Officer or Washington State Department of Archaeology and Historic Preservation staff for listing in the Tacoma Register of Historic Places, the Washington State Heritage Register, or the National Register of Historic Places, or any property that appears to be eligible for such listing by virtue of its age, exterior condition, or known historical associations.

P. Historic Special Review District: An Overlay Zone with a concentration of historic resources that has been found to meet the criteria for designation as a Historic Special Review District under the provisions of TMC 13.07 and has been so designated by City Council.

Q. Landmarks Preservation Commission: the volunteer citizen body appointed by City Council whose primary responsibility is the oversight of the City’s historic resources, including the designation of historic resources and districts to the Tacoma Register of Historic Places, reviewing proposed developments and alterations affecting to the properties on the Register and authorizing Certificates of Approval, raising community awareness of the City’s history and historic resources, and serving as the City’s primary subject matter resource in the areas of history, historic planning, and preservation, as provided for in this chapter and TMC 1.42 and 13.07.

R. Noncontributing property, Historic: A property within a Historic Special Review District or Conservation District which is documented in the district’s nomination as not contributing architecturally, historically, and/or culturally to the historic character of the district, or which has been so designated in a Historic Special Review District Inventory drafted and adopted by the Landmarks Preservation Commission, or which has been specifically found to be noncontributing by a vote of the Commission.

FS. Open Record Hearing: A hearing, conducted by a single hearing body or officer authorized to conduct such hearings that create a record through testimony and submission of evidence and information.

GT. Owner: Any person having any interest in the real estate in question as indicated in the records of the office of the Pierce County Assessor, or who
establishes, under this chapter, his or her ownership interest therein.

HU. Person in Control of Property: Any person, in actual or constructive possession of a property, including, but not limited to, an owner, occupant, agent, or property manager of a property under his or her control.

IV. Premises and property: Used by this chapter interchangeably and means any building, lot, parcel, dwelling, rental unit, real estate, or land, or portion thereof.

JW. Project Permit or Project Permit Application: Any land use or environmental permit or license required for a project action, including, but not limited to, subdivisions, binding site plans, planned developments, conditional uses, shoreline substantial development permits, site plan review, permits or approvals required by the critical area preservation ordinance, site-specific rezones authorized by a Comprehensive Plan or sub area plan, but excluding the adoption or amendment of a Comprehensive Plan, sub area plan, or development regulations, except as otherwise specifically included in this subsection. This chapter does not apply to Exempted Activities under Section 13.11.140.

KX. Public Meeting: An informal meeting, hearing, workshop, or other public gathering of people to obtain comments from the public or other agencies on a proposed project permit prior to the decision. A public meeting does not constitute an open record hearing. The proceedings at a public meeting may be recorded and a report or recommendation shall be included in the project permit application file.

Y. Repair of a City Landmark: to fix or mend features of a property without any change in character, new construction, removal, or alteration.

LZ. Violation: Any act which results in non-compliance with any of the standards outlined within this title or conditions imposed from land use permits granted by the City.

MAA. Work Plan: Any document containing information detailing all of the required approvals, processes, timelines, actions, reports, etc., that are necessary to remedy a violation of this title and that said approvals, processes, timelines, actions, reports, etc. will be undertaken in order to gain compliance with this title.

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13.05.045 Historic preservation land use decisions.

A. The City finds that the protection, enhancement, perpetuation, and continued use of landmarks, districts, and elements of historic, cultural, architectural, archeological, engineering, or geographic significance located within the City are required in the interests of the prosperity, civic pride, ecological, and general welfare of its citizens. The City further finds that the economic, cultural, and aesthetic standing of the City cannot be maintained or enhanced by disregarding the heritage of the City or by allowing the destruction or defacement of historic and cultural assets.

The purpose of this section is to provide regulatory procedures for historic preservation decision making bodies.

B. Authority and Responsibilities.

1. Landmarks Preservation Commission. Pursuant to TMC 1.42, and for the purposes of this chapter, the Landmarks Preservation Commission shall have the authority to:
   a. Approve or deny proposals to alter individual properties or contributing properties within historic and conservation districts that are listed on the Tacoma Register of Historic Places, as provided in TMC 13.07, and authorize the issuance of Certificates of Approval for the same, and adopt standards, design guidelines, and district rules to be used to guide this review
   b. Where appropriate, encourage the conservation of historic materials and make recommendations regarding mitigation measures for projects adversely affecting historic resources.

2. Historic Preservation Officer. Pursuant to TMC 1.42, and for the purposes of this chapter, the Historic Preservation Officer shall have the authority to:
   a. Grant administrative Certificates of Approval, subject to such limitations and within such standards as the Commission may establish.
   b. On behalf of the Landmarks Preservation Commission, draft and issue Certificates of Approval or other written decisions on matters on which the Commission has taken formal action.
   c. Upon request by other City entities, review permit applications and other project actions for appropriateness and consistency with the purposes of this chapter, TMC 13.07, and the Preservation Plan element of the Comprehensive Plan.
d. With respect to the goals and policies contained within this chapter and the Comprehensive Plan, represent the Historic Preservation Certified Local Government program for Tacoma and review, advise, and comment upon environmental analyses performed by other agencies and mitigation proposed, including NEPA and SEPA, Section 106, and other similar duties.

e. Advise property owners and the public of historic preservation code requirements.

f. Assist the Land Use Administrator, as needed, with requests for interpretations of codes relating to landmarks and to historic districts, as provided in those codes.

13.05.046 Compatibility of historic standards with zoning development standards

A. All property designated as a City landmark or that is located within a Historic Special Review District or Conservation District, according to the procedures set forth in TMC 13.07, shall be subject to the controls, standards, and procedures set forth herein, as well as in Title 13 Land Use Regulatory Code and other controls of the area in which it is presently located, and the owners of the property shall comply with the mandates of this chapter in addition to all other applicable Tacoma Municipal Code requirements for the area in which such property is presently or may later be located. In the event of a conflict between the application of this chapter and other codes and ordinances of the City, the more restrictive shall govern, except where otherwise indicated.

B. Coordination with Residential Zoning Code. In certain cases, application of the development standards in the residential zones, as defined under TMC 13.06.100, including those for height, bulk, scale, and setbacks, may conflict with historic preservation standards or criteria and result in adverse effects to City Landmark properties. For the purposes of TMC 13.06.100(B), properties subject to design review and approval by the Landmarks Preservation Commission shall be exempted from the basic design standards that conflict with the Landmarks Commission’s application of historic preservation standards adopted pursuant to this chapter, including the Secretary of the Interior’s Standards for the Rehabilitation and Guidelines for Rehabilitation of Historic Buildings and applicable Historic Special Review District Design Guidelines. The issuance of a Certificate of Approval for final design by the Landmarks Preservation Commission shall serve as the Commission’s findings as required in TMC 13.06A.070B.

13.05.047 Certificates of approval, historic

A. Certificate of Approval Required. Except where specifically exempted by this chapter, a Certificate of Approval is required before any of the following actions may be undertaken:

1. Alteration to the exterior appearance of any City landmark, or any building, site, structure or object proposed for designation as a City Landmark pursuant to TMC 13.07.050;

2. Alterations to the exterior appearance of any existing buildings, public rights-of-way, or other public spaces, or development or construction of any new structures, in any Historic Special Review District.

3. Except where otherwise specified, construction of new structures or site improvements, and changes to floor plans of existing buildings, within Conservation Districts. This authority is limited to the exterior appearance of new buildings and additions.

4. Removal or alteration of any existing sign, or installation or placement any new sign, on a City Landmark or property within a Historic Special Review or Conservation District.

5. Demolition of any structure or building listed on the Tacoma Register of Historic Places, or that is located within a Historic Special Review or Conservation District.
6. No City permits for the above activities shall be issued by the City until a Certificate of Approval has been issued by the Landmarks Preservation Commission or administrative approval has been granted by the Historic Preservation Officer.

7. When a development permit application is filed with Building and Land Use Services that requires a Certificate of Approval, the applicant shall be directed to complete an application for Certificate of Approval for review by the Landmarks Preservation Commission or by the Historic Preservation Officer.

B. Application Requirements. The following information must be provided in order for the application to be complete, unless the Historic Preservation Officer indicates in writing that specific information is not necessary for a particular application:

1. Property name and building address;
2. Applicant’s name and address;
3. Property owner’s name and address;
4. Applicant’s telephone and e-mail address, if available;
5. The building owner’s signature on the application or, if the applicant is not the owner, a signed letter from the owners designating the applicant as the owner’s representative;
6. Confirmation that the fee required by the General Services Fee Schedule has been paid;
7. Written confirmation that the proposed work has been reviewed by Building and Land Use Services, appears to meet applicable codes and regulations, and will not require a variance;
8. A detailed description of the proposed work, including:
   a. Any changes that will be made to the building or the site;
   b. Any effect that the work would have on the public right-of-way or public spaces;
   c. Any new development or construction;
9. 5 sets of scale plans, or a single legible electronic copy in a format approved by CEDD staff, with all dimensions shown, of:
10. A site plan of all existing conditions, showing adjacent streets and buildings, and, if the project includes any work in the public right-of-way, the existing street uses, such as street trees and sidewalk displays, and another site plan showing proposed changes to the existing conditions;
11. A floor plan showing the existing features and a floor plan showing proposed new features;
12. Elevations and sections of both the proposed new features and the existing features;
13. Construction details, where appropriate;
14. A landscape plan showing existing features and plantings and a landscape plan showing proposed site features and plantings;
15. Photographs of any existing features that would be altered and photographs showing the context of those features, such as the building facade where they are located;
16. If the proposal includes new finishes or paint, one sample of proposed colors and an elevation drawing or photograph showing the proposed location of proposed new finishes or paint;
17. If the proposal includes new signs, canopies, awnings, or exterior lighting:
   a. 5 sets of scale plans, or a single legible electronic copy of the proposed signs, canopies, awnings, or lighting showing the overall dimensions, materials, design graphics, typeface, letter size, and colors;
   b. 5 copies or a single electronic copy of details showing the proposed methods of attachment for the new signs, canopies, awnings, or exterior lighting;
   c. For lighting, detail of the fixture(s) with specifications, including wattage and illumination color(s);
   d. One sample of the proposed colors and materials;
18. If the proposal includes the removal or replacement of existing architectural elements, a survey of the existing conditions of the features that would be removed or replaced.

C. Applications for Preliminary Approval.

1. An applicant may make a written request to submit an application for a Certificate of Approval for a preliminary design of a project if the applicant waives, in writing, the deadline for a Commission decision on the subsequent design phase or phases of the project and agrees, in writing, that the decision of the Commission is immediately appealable by the applicant or any interested person(s).

2. The Historic Preservation Officer may reject the request if it appears that the review of a preliminary design would not be an efficient use of staff or Commission time and resources, or would not further the goals and objectives of this chapter.
3. The Historic Preservation Officer may waive portions of the above application requirements in writing that are determined to be unnecessary for the Commission to approve a preliminary design.

4. A Certificate of Approval of a preliminary design shall be conditioned automatically upon the subsequent submittal of the final design and all of the information listed in Subsection B above, and upon Commission approval prior to the issuance of any permits for work affecting the property.

D. Applications for a Certificate of Approval shall be filed with the Permit Center.

E. Process and standards for review.

1. When an application for Certificate of Approval is received, the Historic Preservation Officer shall:
   a. Review the application and determine whether the application requires review by the Landmarks Preservation Commission, or, subject to the limitations imposed by the Landmarks Preservation Commission pursuant to TMC 1.42, without prejudice to the right of the owner at any time to apply directly to the Commission for its consideration and action on such matters, whether the application is appropriate for administrative review.
   b. If the application is determined appropriate for administrative review, the Historic Preservation Officer shall proceed according to the Administrative Bylaws of the Commission.

2. If the Application requires review by the full Commission, the Historic Preservation Officer shall notify the applicant in writing within 28 days whether the application is complete or that the application is incomplete and what additional information is required before the application will be complete.

3. Within 14 days of receiving the additional information, the Historic Preservation Officer shall notify the applicant in writing whether the application is now complete or what additional information is necessary.

4. An application shall be deemed to be complete if the Historic Preservation Officer does not notify the applicant in writing, by the deadlines provided in this section, that the application is incomplete. A determination that the application is complete is not a determination that an application is vested.

5. The determination that an application is complete does not preclude the Historic Preservation Officer or the Landmarks Preservation Commission from requiring additional information during the review process if more information is needed to evaluate the application according to the criteria in this chapter and any rules adopted by the Commission.

6. Within 30 days after an application for a Certificate of Approval has been determined complete or at its next regularly scheduled meeting, whichever is longer, the Commission shall review the application to consider the application and to receive comments.

7. Notice of the Commission’s meeting shall be served to the applicant and distributed to an established mailing list no less than three days prior to the time of the meeting.

8. The absence of the owner or applicant shall not impair the Commission’s authority to make a decision regarding the application.

9. Within 45 days after the application for a Certificate of Approval has been determined complete, the Landmarks Preservation Commission shall issue a written decision granting, or granting with conditions, or denying a Certificate of Approval, or if the Commission elects to defer its decision, a written description of any additional information the Commission will need to arrive at a decision, and shall provide a copy of its decision to the applicant and Building and Land Use Services.

10. A Certificate of Approval shall be valid for 18 months from the date of issuance of the Commission’s decision granting it unless the Commission grants an extension; provided, however, that a Certificate of Approval for actions subject to a permit issued by Building and Land Use Services shall be valid for the life of the permit, including any extensions granted in writing by Building and Land Use Services.

F. Economic Hardship

1. After receiving written notification from the Commission of the denial of Certificate of Approval, an applicant may commence the hardship process. No building permit or demolition permit shall be issued unless the Commission makes a finding that hardship exists.

2. When a claim of economic hardship is made due to the effect of this ordinance, the owner must prove that:
   a. the property is incapable of earning a reasonable return, regardless of whether that return represents the most profitable return possible;
   b. the property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return; and
c. efforts to find a purchaser interested in acquiring the property and preserving it have failed.

3. The applicant shall consult in good faith with the Commission, local preservation groups and interested parties in a diligent effort to seek an alternative that will result in preservation of the property. Such efforts must be shown to the Commission.

4. The Commission shall hold a public hearing on the application within sixty (60) days from the date the complete application is received by the Historic Preservation Officer. Following the hearing, the Commission has thirty (30) days in which to act on the application. Failure to act on the hardship application within the (30) day timeframe will waive the Certificate of Approval requirement for permitting.

5. All decisions of the Commission shall be in writing.

6. The Commission’s decision shall state the reasons for granting or denying the hardship application.

7. Denial of a hardship application may be appealed by the applicant within (14) business days to the Hearing Examiner after receipt of notification of such action.

8. Economic Evidence. The following shall be required for an application for economic hardship to be considered complete:

   a. For all property:
      i. The amount paid for the property;
      ii. The date of purchase, the party from whom purchased, and a description of the business or family relationship, if any, between the owner and the person from whom the property was purchased;
      iii. The cost of any improvements since purchase by the applicant and date incurred;
      iv. The assessed value of the land, and improvements thereon, according to the most recent assessments;
      v. Real estate taxes for the previous two years;
      vi. Annual debt service, if any, for the previous two years;
      vii. All appraisals obtained within the previous five years by the owner or applicant in connection with his or her purchase, financing or ownership of the property;
      viii. Any listing of the property for sale or rent, price asked and offers received, if any;
      ix. Any consideration by the owner for profitable and adaptive uses for the property, including renovation studies, plans, and bids, if any; and

   b. For income-producing property:
      i. Annual gross income from the property for the previous four years;
      ii. Itemized operating and maintenance expenses for the previous four years;
      iii. Annual cash flow for the previous four years.

G. Appeals to the Hearing Examiner. The Landmarks Preservation Commission shall refer to the Hearing Examiner for public hearing all final decisions regarding applications for certificates of approval and applications for demolition where the property owners, any interested parties of record, or applicants file with the Landmarks Preservation Commission, within 10 days of the date on the decision, written notice of appeal of the decision or attached conditions.

1. Form of Appeal. An appeal of the Landmarks Preservation Commission shall take the form of a written statement of the alleged reason(s) the decision was in error, or specifying the grounds for appeal. The following information shall be submitted:

   a. An indication of facts that establish the appellant’s standing;
   b. An identification of explicit exceptions and objections to the decision being appealed, or an identification of specific errors in fact or conclusion;
   c. The requested relief from the decision being appealed;
   d. Any other information reasonably necessary to make a decision on appeal. Failure to set forth specific errors or grounds for appeal shall result in a summary dismissal of the appeal.

2. The Hearing Examiner shall conduct a hearing in the same manner and subject to the same rules as set forth in TMC 1.23.

3. The Hearing Examiner’s decision shall be final. Any petition for judicial review must be commenced within 21 days of issuance of the Hearing Examiner’s Decision, as provided for by TMC 1.23.060 and RCW 36.70C.040.

4. The Hearing Examiner, in considering the appropriateness of any exterior alteration of any City landmark, shall give weight to the determination and testimony of the consensus of the Landmarks Preservation Commission and shall consider:

   a. The purposes, guidelines, and standards for the treatment of historic properties contained in this
chapter, and the goals and policies contained in the Preservation Element of the Comprehensive Plan;

b. The purpose of the ordinance under which each Historic Special Review or Conservation District is created;

c. For individual City landmarks, the extent to which the proposal contained in the application for Certificate of Approval would adversely affect the specific features or characteristics specified in the nomination to the Tacoma Register of Historic Places;

d. The reasonableness, or lack thereof, of the proposal contained in the application in light of other alternatives available to achieve the objectives of the owner and the applicant; and

e. The extent to which the proposal contained in the application may be necessary to meet the requirements of any other law, statute, regulation, code, or ordinance.

5. When considering appeals of applications for demolition decisions, in addition to the above, the Hearing Examiner shall refer to the Findings of Fact made by the Landmarks Preservation Commission in addition to the demolition criteria for review and other pertinent statements of purpose and findings in this chapter.

6. The Examiner may attach any reasonable conditions necessary to make the application compatible and consistent with the purposes and standards contained in this chapter.

H. Ordinary Maintenance and Repairs. Nothing in this chapter shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature of any City landmark, which maintenance or repair does not involve a change in design, material, or the outward appearance thereof.

13.05.048 Demolition of City Landmarks

A. Application requirements. In addition to the application requirements listed in 13.05.047, the following information must be provided in order for the application to be complete, unless the Historic Preservation Officer indicates in writing that specific information is not necessary for a particular application:

1. A detailed, professional architectural and physical description of the property in the form of a narrative report, to cover the following:
   a. Physical description of all significant architectural elements of the building;
   b. A historical overview;
   c. Elevation drawings of all sides;
   d. Site plan of all existing conditions showing adjacent streets and buildings and, if the project includes any work in the public right-of-way, the existing street uses, such as street trees and sidewalk displays;
   e. Photographs of all significant architectural elements of the building; and
   f. Context photographs, including surrounding streetscape and major sightlines.

2. A narrative statement addressing the criteria in this subsection for Applications for Historic Building Demolitions, to include the following areas, as applicable:
   a. Architectural/historical/cultural significance of the building;
   b. Physical condition of the building;
   c. Narrative describing future development plans for the site, including:
   d. Description of immediate plans for the site following demolition.

3. For replacement construction/redevelopment of the site, the following information is required:
   a. A complete construction timeline for the replacement structure to be completed within two years, or a written explanation of why this is not possible;
   b. Conceptual drawings, sketches, renderings, and plans.
   c. Written proof, acceptable to the Landmarks Preservation Commission, of valid and binding financial commitments for the replacement structure is required before the permit can be issued, and should be submitted with the demolition request. This may include project budgets, funding sources, and written letters of credit.

4. If a new structure is not planned for the site, the application shall contain a narrative describing the rationale for demolition, a written request for waiver of TMC 13.05.050.B.2 and B.4.

5. If a new structure is not planned for the site, the application requirements in this section and 13.05.047 relating to new construction are not required in order for an application to be complete.

6. Reports by professionally qualified experts in the fields of engineering, architecture, and architectural history or real estate finance, as applicable, addressing the arguments made by the applicant.
B. Permitting Timelines.

1. Any City landmark for which a demolition permit application has been received is excluded from City permit timelines imposed by TMC 13.05.010.J.

2. An application for a Certificate of Approval for Demolition of a City Landmark shall be filed with the Building and Land Use Services Permit Intake Center. When a demolition application is filed, the application shall be routed to the Historic Preservation Officer.

3. Determination of Complete Application. The Historic Preservation Officer shall determine whether an application for demolition is complete consistent with the timelines and procedures outlined in TMC 13.05.047.E.1 through E.5.

3. Application Review.

a. Preliminary Meeting. Once the application for historic building demolition has been determined to be complete, excepting the demolition fee, the Historic Preservation Officer shall schedule a preliminary briefing at the next available regularly scheduled meeting of the Landmark Preservation Commission.

i. The purpose of this meeting is for the applicant and the Commission to discuss the historic significance of the building, project background and possible alternative outcomes, and to schedule a hearing date, if necessary.

ii. To proceed with the application, the applicant shall request a public hearing, in writing, to consider the demolition application at the preliminary meeting.

iii. At this meeting, the Landmarks Preservation Commission may grant the request for public hearing, or may request an additional 30 days from this meeting to distribute the application for peer review, especially as the material pertains to the rationale contained in the application that involves professional expertise in, but not limited to, engineering, finance, architecture or architectural history, and law, or, finding that the property in question is not contributing to the Historic District, may conditionally waive the procedural requirements of this section, provided that subparagraphs A and B of Section 13.05.048.C, “Demolition of City Landmarks – Automatic conditions,” are met.

iv. If a 30-day peer review is requested, the request for public hearing shall again be considered at the next regular meeting following the conclusion of the peer review period.

b. Public Hearing. Upon receiving such direction from the Landmarks Preservation Commission, and once the application fee has been paid by the applicant, the Historic Preservation Officer shall schedule the application for a public hearing within 90 days.

i. The Historic Preservation Officer shall give written notice, by first-class mail, of the time, date, place, and subject of the meeting to consider the application for historic building demolition not less than 30 days prior to the meeting to all owners of record of the subject property, as indicated by the records of the Pierce County Assessor, and taxpayers of record of properties within 400 feet of the subject property.

ii. The Commission shall consider the merits of the application, comments received during peer review, and any public comment received in writing or during public testimony.

iii. Following the public hearing, there shall be an automatic 60-day comment period during which the Commission may request additional information from the applicant in response to any commentary received.

iv. At its next meeting following the public comment period, the Landmarks Preservation Commission shall make Findings of Fact regarding the application based on the criteria for consideration contained in this subsection. The Landmarks Preservation Commission may approve, subject to automatic conditions imposed by this subsection, the application or may deny the application based upon its findings of fact. This decision will instruct the Historic Preservation Officer whether or not he or she may issue written approval for a historic building demolition.

C. Automatic Conditions. Following a demolition approval pursuant to this section, the following conditions are automatically imposed, except where exempted per TMC 13.05.048.B or elsewhere in this chapter, and must be satisfied before the Historic Preservation Officer shall issue a written decision:

1. For properties within a Historic Special Review or Conservation District, the design for a replacement structure is presented to and approved by the Landmarks Preservation Commission pursuant to the regular design review process as defined in this chapter; or, if no replacement structure is proposed for a noncontributing structure, the Commission may, at its discretion, waive this condition and 13.05.050.B.2 and 13.05.050.B.4;

2. Acceptable proof of financing commitments and construction timeline is submitted to the Historic Preservation Officer;
3. Documentation of the building proposed for demolition that meets Historic American Building Survey (“HABS”) standards or mitigation requirements of the Washington State Department of Archaeology and Historic Preservation (“DAHP”), as appropriate, is submitted to the Historic Preservation Office and the Northwest Room of the Tacoma Public Library;

4. Building and Land Use Service permits for the replacement are ready for issue by Building and Land Use Services, and there are no variance or conditional use permit applications outstanding;

5. Any additional mitigation agreement, such as relocation, salvage of architectural features, interpretation, or deconstruction, proposed by the applicant is signed and binding by City representatives and the applicant, and approved, if necessary, by the City Council; and

6. Any conditions imposed on the demolition have been accepted in writing (such as salvage requirements or archaeological requirements).

D. Specific exemptions. The following are excluded from the requirements imposed by this chapter but are still subject to Landmarks Preservation Commission approval for exterior changes as outlined elsewhere in this chapter.

1. Demolition of accessory buildings, including garages and other outbuildings, and noncontributing later additions to historic buildings, where the primary structure will not be affected materially or physically by the demolition and where the accessory or addition is not specifically designated as a historic structure of its own merit;

2. Demolition work on the interior of a City landmark or object, site, or improvement within a Historic Special Review or Conservation District, where the proposed demolition will not affect the exterior of the building and where no character defining architectural elements specifically defined by the nomination will be removed or altered; and

3. Objects, sites, and improvements that have been identified by the Landmarks Preservation Commission specifically as noncontributing within their respective Historic Special Review or Conservation District buildings inventory at the preliminary meeting, provided that a timeline, financing, and design for a suitable replacement structure have been approved by the Landmarks Preservation Commission, or such requirements have been waived, pursuant to Section 13.05.048.

13.05.049 Minimum buildings standards, historic.

A. Prevention of Demolition by Neglect. The Landmarks Preservation Commission shall make a reasonable effort to notify the Building Official of historic properties that appear to meet the criteria for substandard buildings or property under TMC 2.01.060.

B. For buildings listed on the Tacoma Register of Historic Places which are found to be Substandard, Derelict, or Dangerous according to the Building Official, under the Minimum Building provisions of TMC 2.01, the following shall apply:

1. Because City landmarks are culturally, architecturally, and historically significant to the City and community, the historic status of a Substandard, Derelict, or Dangerous Building may constitute a “sufficient reason” for acceptance of alternate timelines and extensions upon agreed timelines; and,

2. Any timelines and plans for the remediation of a dangerous City landmark, including for repair or demolition, shall not be accepted by the Building Official until the applicable procedures as set forth in this chapter for review of design or demolition by the Landmarks Preservation Commission have been satisfied, pursuant to TMC 2.01.040.F.

3. The Building Official may consider the Landmarks Preservation Commission to be an interested party as defined in TMC 2.01, and shall make a reasonable effort to keep the Commission notified of enforcement complaints and proceedings involving City Landmarks.

4. Nothing in this chapter shall be construed to prevent the alteration of any feature which the Building Official shall certify represents an immediate and urgent threat to life safety. The Building Official shall make a reasonable effort to keep the Historic Preservation Officer informed of alterations required to remove an unsafe condition involving a City Landmark.

C. The Historic Preservation Officer shall have the authority to administratively approve changes without prior Landmarks Preservation Commission review per TMC 13.05.048, if, upon consultation with the Building Official and appropriate City Engineering staff, it is determined such changes are necessary to mitigate an immediate and urgent threat of structural failure or significant damage to a City landmark. The circumstances and rationale for such an alteration shall be provided in a report to the Commission at its next regular meeting.
Chapter 13.06 and 13.06A (Zoning)

*Note – These amendments show all of the changes to the existing land use regulations. The sections included are only those portions of the code that are associated with these amendments. New text is underlined and text that is deleted is shown in strikethrough.

13.06.100 Residential Districts.
The 100 series will contain regulations for all residential classifications, including the following:

R-1 Single-Family Dwelling District
R-2 Single-Family Dwelling District
R-2SRD Residential Special Review District
HMR-SRD Historic Mixed Residential Special Review District
R-3 Two-Family Dwelling District
R-4 Multiple-Family Dwelling District
R-4-L Low-Density Multiple-Family Dwelling District
R-5 Multiple-Family Dwelling District
PRD Planned Residential Development District (see Section 13.06.140)

A. District purposes. The specific purposes of the Residential Districts are to:

1. Implement the goals and policies of the City’s Comprehensive Plan.
2. Implement the Growth Management Act’s goals and county-wide and multi-county planning policies.
3. Provide a fair and equitable distribution of a variety of housing types and living areas.
4. Protect and enhance established neighborhoods.
5. Provide for predictability in expectations for development projects.
6. Allow for creative designs while ensuring desired community design objectives are met.

7. Strengthen the viability of residential areas by eliminating incompatible land uses, protecting natural physical features, promoting quality design, and encouraging repair and rehabilitation of existing residential structures.

B. Districts established.

1. R-1 Single-Family Dwelling District. This district is intended for low-density, single-family detached housing. Other compatible uses such as residential care homes and shelters are also appropriate. The district is characterized by low residential traffic volumes and properties located within the View Sensitive Overlay district. It is most appropriate in established areas with a relatively quiet and stable neighborhood environment.

2. R-2 Single-Family Dwelling District. This district is intended primarily for low-density, single-family detached housing but may also allow limited lodging uses and uses such as limited holiday sales for Christmas and Halloween. The district is characterized by low residential traffic volumes and generally abuts more intense residential and commercial districts.

3. R-2SRD Residential Special Review District. This district is intended primarily for low-density, single-family detached housing, but it also may allow a limited number of two- and three-family dwellings by conditional use permit where the location, amount, and quality of such development would be compatible with the single-family character of the area and enhance the area’s overall quality.

4. HMR-SRD Historic Mixed Residential Special Review District. This district is designed to apply to existing neighborhood areas or portions of existing neighborhood areas which have been designated as an historic special review district because the
buildings within reflect significant aspects of Tacoma’s early history, architecture, and culture as set forth and according to the procedures in Chapter 13.07, and which are characterized by a mix of residential buildings, including single family residential dwellings and multiple family dwellings, and where it is desirable to protect, preserve, and maintain the historic buildings. Single-family dwellings will continue to be the predominant land use within the HMR-SRD district. Conversion of existing multiple-family uses to single-family uses will be encouraged, but not required.

If any conflict is found between the regulations of this chapter and the guidelines and criteria of the Historic Special Review Districts found in Chapter 13.07, the guidelines and criteria shall prevail.

5. R-3 Two-Family Dwelling District. This district is intended primarily for two-family housing development. Uses such as single-family dwellings, three-family dwellings, and some lodging and boarding homes may also be appropriate. The district is characterized by low residential traffic volumes and generally abuts more intense residential and commercial districts.

6. R-4-L Low-Density Multiple-Family Dwelling District. This district is intended for low-density multiple-family housing, mobile home parks, retirement homes and group living facilities. It is similar to the R-4 Multiple-Family Dwelling District, but more restrictive site development standards are intended to minimize adverse impacts of permitted and conditional uses on adjoining land. The district is characterized by amenities and services associated with single- and two-family residential districts, and it is located generally along major transportation corridors and between higher and lower intensity uses.

7. R-4 Multiple-Family Dwelling District. This district is intended primarily for medium density multiple-family housing. Other appropriate uses may include day care centers, and certain types of special needs housing. The district is characterized by a more active living environment and is located generally along major transportation corridors and between higher and lower intensity uses.

8. R-5 Multiple-Family Dwelling District. This district is intended for high-density multiple family housing, as well as residential hotels, retirement homes, and limited mixed-use buildings. The district is generally located in the center of the city in close proximity to employment centers, conveniences, services, major transportation corridors, and public transportation facilities.

C. Land use requirements.

1. Applicability. The following tables compose the land use regulations for all districts of Section 13.06.100. All portions of 13.06.100 and applicable portions of 13.06.500 apply to all new development of any land use variety, including additions, and remodels, in all districts in Section 13.06.100, unless explicit exceptions or modifications are noted. The requirements of Section 13.06.100.A through Section 13.06.100.C are not eligible for variances. When portions of this section are in conflict with other portions of Chapter 13.06, the more restrictive shall apply. For individually designated properties listed on the Tacoma Register of Historic Places, and for contributing buildings within Historic Special Review Districts, where there is a conflict between the regulations of this chapter and historic guidelines and standards, the historic guidelines and standards shall prevail pursuant TMC 13.05.046.

2. Use requirements. The following use table designates all permitted, limited, and prohibited uses in the districts listed. Use classifications not listed in this section or provided for in Section 13.06.500 are prohibited, unless permitted via Section 13.05.030.E.

3. Use table abbreviations.

| P | Permitted use in this district. |
| TU | Temporary Uses allowed in this district subject to specified provisions and consistent with the criteria and procedures of Section 13.06.635. |
| CU | Conditional use in this district. Requires conditional use permit, consistent with the criteria and procedures of Section 13.06.640. |
| N | Prohibited use in this district. |

4. District use table. (see next page for table)

***

13.06.510 Off-street parking and storage areas.

A. Purpose. To ensure the safe and adequate flow of traffic in public right-of-way, it is deemed in the interest of the public health, safety, and general welfare that off-street parking areas be required as a necessary part of the development and use of land.
and to ensure that required parking areas are designed to perform in a safe and efficient manner.

Minimum parking requirements are particularly important in order to ensure resident, visitor, customer, and employee parking within reasonable distance to the uses served, reduce congestion on adjacent streets; and to minimize, to the extent possible, spillover parking into adjacent residential areas. The requirements herein set forth are also established to discourage under-used parking facilities and to minimize the amount of land dedicated to parking, consistent with the Comprehensive Plan, that encourages economic development, transit use, carpooling, energy conservation, and air quality improvement by providing for: only the minimum number of stalls necessary, compact stalls, shared parking between uses, transportation demand management, and incentives for reducing the size of parking areas.

Applicability. Buildings, structures, or uses hereafter established, built, enlarged, increased in capacity, or changed in principal use in all districts shall provide the following off-street parking areas:

1. Off-street parking spaces - quantity. The quantity of off-street parking shall be provided in accordance with the standards of the tables below.
   a. Fractions. Fractions resulting from required parking calculations will be rounded up or down to the nearest whole number.
   b. Multiple uses. Where an establishment on a lot contains multiple types of uses, the required parking spaces shall be equal to the total spaces determined by computing each use type separately, except where specifically stated otherwise herein.
   c. Use not listed. In the case of a use not specifically mentioned in this section, the requirements for off-street parking facilities shall be determined by the City Traffic Engineer. Such determination shall be based upon the requirements for the use specified in this section that is most nearly comparable to the unspecified use and traffic engineering principles and studies.

   d. Historic buildings and sites. Structures and sites that are individually listed on the Tacoma Register of Historic Places shall be exempt from all parking quantity requirements. This provision does not apply to Historic Special Review District overlay zones.
13.06A.060 Development standards.

Development Standards Table.

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<th>Districts</th>
<th>&quot;As of Right&quot; With Design Standards</th>
<th>With Special Features</th>
<th>Height Limits</th>
<th>Non-Res Parking (stalls/floor area sf)</th>
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<td>1.2/1000</td>
<td>3.6/1000</td>
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</tr>
</tbody>
</table>

Notes:

1. The FAR for non-residential and residential uses within a given development are individually calculated and may be added together for a cumulative total, provided that the respective maximum FAR for each use is not exceeded. For example, in the DCC, an “as-of-right” development may have a total FAR of 6, with a FAR of 3 in non-residential use and a FAR of 3 in residential use in a single development.

2. For the purposes of calculating maximum allowable FAR, hotels shall be considered a residential use.

3. A minimum FAR of 1 shall be achieved for structures within the Downtown Commercial Core district. The gross floor area shall be used to calculate the minimum FAR.

4. Building Height will be measured consistent with the applicable Building Code, Height of Building and excludes parapets, mechanical penthouses, elevator overruns and machine rooms, and decorative architectural features (e.g., spires, towers, pergolas, pyramids, pitched roofs) not intended for residential, office or retail space.

5. Maximum Building Height within 150’ east of the centerline of the right-of-way of Yakima Avenue shall be 60 feet, in order to create a transition to lower-rise residential development to the west.

6. Minimum parking ratios for non-residential development located east of Market Street, or located east of Jefferson Avenue from South 21st to South 28th streets shall be reduced by 50 percent in recognition of the availability of transit.

7. The first 3,000 square feet of each street level establishment, whether inside or outside the IFSA, is exempt from parking requirements.

8. Maximum parking ratios may be exceeded for providing parking available to the public and which is not dedicated to individual owners, tenants and lessees of the building.

9. Tandem parking is permitted only for residential development subject to approval of the Traffic Engineer.

10. Development shall also comply with the requirements of 13.06.510(C) Loading Spaces.

11. No variances shall be granted to these development standards unless otherwise indicated.

12. Buildings lawfully in existence on January 10, 2000, the time of reclassification to the above districts, including buildings within the IFSA, do not need to conform to these standards; however, additions will need to conform. No addition can increase nonconformity to these standards or create new nonconformity.

13. Unless otherwise specified herein, the off-street parking area development standards contained in TMC 13.06.510, which include minimum stall size and height, aisle width, paving and access requirements, but not including minimum quantity requirements, shall apply to all new off-street parking provided.

14. For buildings that contain multiple types of uses, the required number of parking spaces shall be equal to the total number of spaces determined by computing each use type separately, except where specifically stated otherwise herein.

15. Structures and sites that are individually listed on the Tacoma Register of Historic Places shall be exempt from all parking quantity requirements. This provision does not apply to Historic Special Review District overlay zones.
Historic Preservation Plan and Regulatory Code Amendments

April 20, 2011

Chapter 13.07 (Landmarks and Historic Special Review Districts)

*Note – These amendments show all of the changes to the existing land use regulations. The sections included are only those portions of the code that are associated with these amendments. New text is **underlined** and text that is deleted is shown in strikethrough.

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<td>13.07.140-110</td>
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13.07.260 Designation of Union Station Conservation District.

13.07.270 Guidelines for building design and streetscape improvement review of the Union Depot/Warehouse Historic District and Union Station Conservation District.

13.07.280 Union Depot/Warehouse Historic Special Review and Union Station Conservation Districts – Specific exemptions.

13.07.290 Designation of North Slope Historic Special Review District – Purpose.


13.07.320 Guidelines for building design and streetscape improvement review of the North Slope Historic Special Review District.


13.07.010 Short title.

This chapter may be cited as the “Tacoma Landmarks and Historic Special Review Districts Code.”

13.07.020 Landmarks and Historic Districts – Declaration of purpose and declaration of policy.

The City finds that the protection, enhancement, perpetuation, and continued use of landmarks, districts, and elements of historic, cultural, architectural, archeological, engineering, or geographic significance located within the City are required in the interests of the prosperity, civic pride, ecological, and general welfare of its citizens. The City further finds that the economic, cultural, and aesthetic standing of the City cannot be maintained or enhanced by disregarding the heritage of the City or by allowing the destruction or defacement of historic and cultural assets.

The purpose of this chapter is to:

A. Preserve and protect historic resources, including both designated City landmarks and historic resources which are eligible for state, local, or national listing;

B. Establish and maintain an open and public process for the designation and maintenance of City landmarks and other historic resources which represent the history of architecture and culture of the City and the nation, and to apply historic preservation standards and guidelines to individual projects fairly and equitably;

C. Promote economic development in the City through the adaptive reuse of historic buildings, structures, and districts;

D. Conserve and enhance the physical and natural beauty of Tacoma through the development of policies that protect historically compatible settings for such buildings, places, and districts;

E. Comply with the state Environmental Policy Act by preserving important historic, cultural, and natural aspects of our national heritage;

F. To promote preservation compatible practices related to cultural, economic and environmental sustainability, including: conservation of resources through retention and enhancement of existing building stock, reduction of impacts to the waste stream resulting from construction activities, promotion of energy conservation, stimulation of job growth in rehabilitation industries, and promotion of Heritage Tourism;

G. To contribute to a healthy population by encouraging human scale development and preservation activities, including walkable neighborhoods; and

F. Integrate the historic preservation goals of the state Growth Management Act and the goals and objectives set forth in the City’s Comprehensive Plan and regulatory language.

13.07.030 Definitions.

For purposes of this chapter, certain terms and words are hereby defined as follows:

“Accessory structure” means any structure which is incidental or subordinate to the main building(s) and is located on the same property as the main building.

“Administrative Approval” means an approval that may be granted by the City Historic Preservation Officer for an alteration to a City landmark, without Landmarks Preservation Commission (also referred to herein as “Commission”) review, based on authority that may be granted by the Commission pursuant to Chapter 1.42 of the Tacoma Municipal Code (“TMC”).

“Alteration” means any act or process which changes materially, visually, or physically one or more of the exterior architectural features or
significant interior features of a property, including, but not limited to, the construction, reconstruction, or removal of any structure.

“Building” means any structure that is used or intended for supporting or sheltering any use or occupancy. For the purposes of this chapter, the term “building” includes accessory structures.

“Certificate of Approval” means the written record of formal action by the Commission indicating its approval of plans for alteration of a City landmark.

“Certified Local Government” or “CLG” means the designation reflecting that the local government has been jointly certified by the State Historic Preservation Officer and the National Park Service as having established a historic preservation commission and a historic preservation program meeting Federal and State standards.

“City landmark” means a property that has been individually listed on the Tacoma Register of Historic Places, or is that is a contributing property within a Historic Special Review District or Conservation District as defined by this chapter.

“Conservation District” means an area warranting the designation for the preservation and protection of historic character and properties contained therein, without meeting the same higher standard for designation as a Historic Special Review District. Conservation Districts are normally established surrounding or adjacent to an established or proposed historic district or place-resources and overall characteristics of traditional development patterns, and that meets the criteria for such designation as described in Section 13.07.040 C of this code.

“Construction” means the act of adding to an existing structure or erecting a new principal or accessory structure on a property.

“Contributing property” means any property within a Historic Special Review District which is documented in the district’s nomination to the Tacoma Register of Historic Places to contribute architecturally, historically, and/or culturally to the historic character of the district, and properties that date from the historic period of significance for the Historic Special Review District and retain integrity of materials, place, or setting which have not previously been identified during architectural surveys.

“Deconstruction” The disassembly of a building, or a portion thereof, in a manner that keeps individual components and materials intact. These may then be reassembled to the original design, or may be made available for reuse in other improvement projects.

“Demolition” means any act or process which destroys, in part or in whole, a City landmark, including neglect or lack of maintenance that results in the destruction of a historic property. For the purposes of this chapter, demolition does not include nonhistoric or noncontributing additions to historic buildings if so determined by the Landmarks Preservation Officer or Historic Preservation Officer, or so indicated in the nomination documentation for a building.

“Design guideline” means a standard of appropriate activity which will preserve or enhance the historic and architectural character of a structure or area, and which is used by the Commission and the City Historic Preservation Officer to determine the appropriateness of proposals involving property within Historic Special Review and Conservation Districts.

“Embodied Energy” means the energy consumed to construct a building, including that required to create materials for it, transport them to the site, and then assemble them.

“District” means a geographically definable area possessing a significant concentration, linkage, or continuity of sites buildings, structures, and/or objects united by past events or aesthetically by plan or physical development.

“Exterior architectural appearance” means the architectural character and general composition of the exterior of a property including, but not limited to, the type, color, and texture of a building material and the type, design, and character of all windows, doors, light fixtures, signs, and appurtenant elements.

“Historic resource” means any property that has been determined to be eligible by the City Historic Preservation Officer or Washington State Department of Archaeology and Historic Preservation staff for listing in the Tacoma Register of Historic Places, the Washington State Heritage Register, or the National Register of Historic Places, or any property that appears to be eligible for such listing by virtue of its age, exterior condition, or known historical associations.

“Historic Special Review District” means an area Overlay Zone with a concentration of historic resources that has been found to meet the criteria for designation as a Historic Special Review District under the provisions of this chapter, which the City finds should be protected from adverse effects to its cultural and historic character resulting from...
development activities, and has been so designated by City Council.

“Interested party of record” means any individual, corporation, partnership, or association which notifies the Commission, in writing, of its interest in a matter before the Commission prior to Commission action on the matter.

“Noncontributing property” means a property within a Historic Special Review District which is documented in the district’s nomination to the Tacoma Register of Historic Places as not contributing architecturally, historically, and/or culturally to the historic character of the district; or which has been so designated in a Historic Special Review District Inventory drafted and adopted by the Commission.

“Property” means any building, object, site, structure, improvement, public amenity, space, streetscapes and rights-of-way, or area.

“Reconstruction” means the act of structurally rebuilding a historic resource structure or portion thereof, wherein the visible architectural elements are replaced in kind with materials and finishes that match that accurately convey the character of the original elements.

“Removal” means any relocation of a structure on its site or to another site.

“Repair” means any change that is not construction, removal, or alteration.

“Rehabilitation” means the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient, contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values. the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

“Restoration” means the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

“Significant interior features” means architectural features, spaces, and ornamentations which are specifically identified in the landmark nomination and which are located in public areas of buildings such as lobbies, corridors, or other assembly spaces.

“Streetscape” means the total visual environment of a street as determined by various elements including, but not limited to, street furniture, landscaping, lighting, paving, buildings, activities, traffic, open space, and view.

“Structure” means anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground.


A. Tacoma Register of Historic Places is Established. In order to meet the purposes of this chapter and Chapter 1.42 of the TMC, there is hereby established the Tacoma Register of Historic Places. Historic resources and districts designated to this Register pursuant to the procedures and criteria listed in this chapter are subject to the controls and protections of the Landmarks Preservation Commission established by TMC 1.42 and pursuant to the design review provisions of this chapter.

B. Criteria for the Designation to the Tacoma Register of Historic Places.

1. Threshold Criteria: A property may be included in the Tacoma Register of Historic Places if it:

   a. Is at least 50 years old at the time of nomination; and
   b. Retains integrity of location, design, setting, materials, workmanship, feeling, and association such that it is able to convey its historical, cultural, or architectural significance; and
   c. Meets one or more of the designation criteria listed in the section below.

2. Designation Criteria: In addition to the above, a property may be designated to the Tacoma Register of Historic Places if it:

   a. Is associated with events that have made a significant contribution to the broad patterns of our history; or
   b. Is associated with the lives of persons significant in our past; or
c. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
d. Has yielded or may be likely to yield, information important in prehistory or history; or
e. Abuts a property that is already listed on the Tacoma Register of Historic Places and was constructed within the period of significance of the adjacent structure or part of, adjacent to, or related to an existing or proposed historic district, square, park, or other distinctive area which should be redeveloped or preserved according to a plan based on a historic, cultural, or architectural motif; or
f. Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.

C. Special Criteria for the Designation of Historic Special Review Districts and Conservation Districts

The City Council may find it appropriate to create Historic Special Review or Conservation Districts for the purposes of encouraging preservation of character within established neighborhoods and districts, protecting such areas from adverse effects to their cultural and historic assets resulting from unsympathetic development activities, and for the purposes of promoting economic development and neighborhood identity. When determining the appropriateness of the designation of a Historic Special Review District, in addition to the criteria above, the Landmarks Preservation Commission shall consider the following:

1. Historic Special Review Districts. Historic Special Review Districts are areas that possess a high level of historic integrity in existing architecture, development patterns and setting, in which these characteristics should be preserved. In addition to the threshold criteria listed at TMC 13.07.040.B.1., a proposed Historic Special Review District should meet the following specific criteria:
   a. It is associated with events or trends that have made a significant contribution to the broad patterns of our history; and
   b. It is an area that represents a significant and distinguishable entity but some of whose individual components may lack distinction;
   c. It possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

The area shall contain a concentration of structures having a special character or special historic, cultural, architectural, engineering, or geographic interest or value as defined by the six criteria above; and

2. The area shall constitute a distinct section of the City.

D. Special Criteria for the Designation of Conservation Districts. Conservation Districts should be established in areas in which there is a clearly established existing character related to historical development patterns and/or the overall appearance of building types that were constructed in a defined period of time, generally prior to 50 years before the present. In conjunction with or independent of the establishment of a historic district as set forth in Section 13.07.040, it may be warranted, from time to time, to consider the establishment of a Conservation District. When considering the appropriateness of a Conservation District, the Landmarks Preservation Commission shall consider: A proposed Conservation District should meet one of the following specific criteria:

1. A potential Conservation District should normally be established surrounding an established or proposed historic district and shall possess special historic, architectural, or cultural significance that is a part of the heritage of the City.
   a. The area is part of, adjacent to, or related to an existing or proposed historic district or other distinctive area which should be redeveloped or preserved according to a plan based on a historic, cultural, or architectural motif; or
   b. It possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

2c. Although it shall possess historic character based upon an intact development pattern and a prevailing historic architectural character expressed through its assemblage of buildings which shares or is sympathetic to the development patterns and period of significance of the adjacent historic district, a Conservation District is not required to meet the criteria for landmark designation as outlined above.

3. The boundaries of Historic Special Review Districts and Conservation Districts should be based upon a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects or by documented differences in patterns of historic development or...
associations. Although recommended boundaries may be affected by other concerns, including underlying zoning, political or jurisdictional boundaries and property owner sentiment, to the extent feasible, the boundaries should be based upon a shared historical or architectural relationship among the properties constituting the district.

13.07.050 Tacoma Register of Historic Places – Nomination and designation process for individual properties.

A. Process for the nomination of individual properties, generally:

1. Any resident of Tacoma or City official, including members of the City Council, City staff, or members of the Planning Commission, may request consideration by the Landmarks Preservation Commission of any particular property for placement on the Tacoma Register of Historical Places.

2. A written request, which shall be in the form of a completed nomination to the Tacoma Register of Historic Places, shall be made to the Historic Preservation Officer. At a minimum, the nomination form shall contain the following:
   a. A narrative statement which addresses the historical or cultural significance of the property, in terms of the Designation Criteria listed in this chapter; and
   b. A narrative statement which addresses the physical condition assessment and architectural description; and
   c. Specific language indicating which improvements on the site are included in the nomination, including any significant interior spaces within publicly owned buildings; and
   d. A complete legal description; and
   e. A description of the character-defining features and architectural elements that are worthy of preservation.

f. For nominations that are not sponsored by the property owner, the nomination sponsor must provide evidence that attempts to contact the property owner have been made prior to submittal, and provide contact information for the owner.

3. The Historic Preservation Officer or staff may amend, edit, or complete a nomination form submitted to the City for the purposes of clarity, but may not expand the boundaries of the legal description in the nomination without the consent of the nominating individual, unless such a change is required to correct an error or inconsistency within the nomination.

B. Landmarks Preservation Commission Preliminary Meeting on Nomination.

1. When a nomination form is found by the Historic Preservation Officer to be complete as indicated in this section, the Historic Preservation Officer shall:

   a. Schedule the nomination for preliminary consideration at the next available regularly scheduled meeting of the Landmarks Preservation Commission and shall serve the taxpayer(s) of record written notice 14 days in advance of the time and place of the meeting. If the taxpayer of record is not the sponsor of the nomination, the taxpayer of record may request an additional 30 days to respond to the nomination.

   b. Notify other City Departments and Divisions, as appropriate, of receipt of the nomination.

2. No person shall carry out or cause to be carried out any alteration of any building, site, structure, or object under consideration by the Landmarks Preservation Commission for designation as a City Landmark, without a Certificate of Approval pursuant to TMC 13.07.090.

3. At this meeting, the Landmarks Preservation Commission shall, by quorum vote, find that the application meets the threshold criteria for designation contained in this chapter, that it does not meet the threshold criteria, or the Commission may defer the decision if additional information is required.

4. If the Landmarks Preservation Commission finds that the nomination appears to meet the threshold criteria, the Commission shall:

   a. Schedule the nomination for consideration and public comment at a subsequent public meeting at a specified time, date, and place not more than 90 days from the date of the preliminary meeting.

   b. Give written notice, by first class mail, of the time, date, place, and subject of the Commission’s meeting to consider designation of the property as a City landmark.

   c. This notice shall be given not less than 14 days prior to the meeting to all taxpayers of record of the subject property, as indicated by the records of the Pierce County Assessor, and taxpayers of record of properties within 400 feet of the subject property.
5. If the Commission finds that the property does not meet the threshold criteria, the application is rejected and the Commission may not consider the property for designation for a period of one calendar year. Once a calendar year passes, the process may be restarted.

6. If the Commission, following the preliminary meeting, fails to act on the nomination or schedule it for further consideration within 45 days or by its next meeting, whichever is longer, the application is rejected as above.

C. Landmarks Preservation Commission Meeting on Nomination.

1. At the meeting to consider approval of a nomination to the Register of Historic Places, the Commission shall receive information and hear public comments on whether the property meets the criteria for designation.

2. The Commission may, by a vote of a majority of the quorum, find that the property meets one or more of the criteria for designation and recommend the property for designation as a City landmark, find that the property does not meet any of the criteria and reject the nomination, or it may defer the decision if additional information is required. The Commission shall set forth findings of fact for its decision.

3. If the Commission finds that the property appears to meet the criteria for designation and recommends the property for designation as a City landmark, the Historic Preservation Officer shall transmit the Commission’s recommendation to the City Council for its consideration within 30 days of the decision.

4. No proposed nomination may be extended beyond the boundaries of the land described in the original proposal unless the procedures set forth above are repeated for the enlarged boundaries.

5. If the Commission fails to act within a 45-day period or by its next meeting, whichever is longer, the designation shall be deemed to have been rejected and the designation procedure terminated.

6. If a nomination is rejected, the subject property shall not be considered again for historic designation for a period of at least one calendar year from the date of rejection. Once a calendar year passes, the process may be restarted.

D. City Council Review of Designation.

1. Upon receipt of a recommendation from the Commission, the City Council may approve the same by adoption of a resolution designating the structure as a historic landmark or building, may reject the same, or may refer it back to the Commission for further consideration, as the Council may deem appropriate.

2. If the City Council approves the designation, the designating resolution shall contain the following:
   a. Location description, including legal description, parcel number, and street address of the City landmark;
   b. Criteria under which the property is considered historic and therefore designated as a landmark;
   c. Elements of the property, including any significant interior spaces if so nominated, that shall be subject to Landmarks Preservation Commission regulation.

3. Upon adoption of a resolution approving the designation of a historic building as a City landmark, the City Clerk shall transmit a copy of said resolution to Building and Land Use Services, which shall place the City landmark designation on the subject property’s records under his or her jurisdiction.

13.07.055 Rescission of Landmarks Designation

A. The City Council, Landmarks Preservation Commission, or the owner of property listed on the Tacoma Register of Historic Places may request removal of said property from the Register.

B. Such a request shall be made in writing to the Landmarks Preservation Commission, and shall include a statement of the basis for removal from the Register, based on the following criteria:

1. Economic hardship. The property cannot be maintained as a City Landmark without causing undue economic hardship to the owner.
   a. This criterion shall only apply if a determination of economic hardship has been made by the Commission. See Economic Hardship, TMC 13.05.046.
   b. This criterion shall not apply in the case of proposed demolitions that have not been before the Commission through the normal Demolition Review process.

2. Catastrophic Loss. Due to circumstances beyond the control of the owner, such as fire, earthquake, or other catastrophic occurrence, the property has been damaged to the extent that its historic character has been irrecoverably lost.

3. Procedural Error. A property may be removed from the Historic Register if there is clear evidence that the Landmarks Preservation Commission or City Council committed any procedural errors during the consideration of the designation. This criterion does not include dissenting opinions regarding the findings.
or interpretations of the Commission during the designation process or the Commission’s application of the Criteria for Designation.

C. The Landmarks Preservation Commission may itself also request removal of a property from the Historic Register in instances where:

1. The significant structure on the property no longer exists, due to a previous demolition.
2. The Commission finds that retaining the property on the Historic Register does not further the goals and objectives of this Chapter and the Preservation Plan.

D. When a request for removal from the Historic Register is received, or when the Landmarks Preservation Commission resolves to request removal of a property from the Historic Register, the Commission shall:

1. Set a date for Public Hearing within 60 days.
2. Send written notice via mail of the date, time and location of the Public Hearing. This notice shall be given not less than 14 days prior to the meeting to all taxpayers of record of the subject property, as indicated by the records of the Pierce County Assessor, and taxpayers of record of properties within 400 feet of the subject property. For properties proposed for removal under Criterion C1, a public hearing is not required.
3. Following the public hearing, the Commission may leave the comment period open for up to 10 days.
4. At its next meeting, following the close of the comment period, find that the property meets one or more of the criteria for removal from the Historic Register and recommend the same to City Council, find that the property does not meet any of the criteria and reject the request, or it may defer the decision if additional information is required. The Commission shall set forth findings of fact for its decision.
5. If the Commission finds that the property appears to meet the criteria for removal from the Historic Register, and recommends the property for removal from the Historic Register, the Historic Preservation Officer shall transmit the Commission’s recommendation to the City Council for its consideration within 30 days of the decision.

Special Review and Conservation Districts.

A. Members of the City Council or Landmarks Preservation Commission may propose consideration of a Historic Special Review or Conservation District. A proposal may come in response to a request made by residents or community groups. Such requests should be prioritized using the following criteria:

1. Appropriate documentation of eligibility is readily available. Survey documentation is already prepared or could be easily prepared by an outside party in a timely manner; and
2. For proposed historic districts, the area appears to possess a high level of significance, based upon existing documentation or survey data; or
3. For proposed conservation districts, preliminary analysis indicates that the area appears to have a distinctive character that is desirable to maintain; and
4. A demonstrated substantial number of property owners appear to support such a designation, as evidenced by letters, petitions or feedback from public workshops; and
5. Creation of the district is compatible with and supports community and neighborhood plans; or
6. The area abuts another area already listed as a historic district or conservation district; or
7. The objectives of the community cannot be adequately achieved using other land use tools.

B. District Designation – Landmarks Preservation Commission.

1. Public Hearing. Following a request by the City Council or by a quorum vote of the members of the Landmarks Preservation Commission regarding such a request, Building and Land Use Services staff shall:

a. Notify other City Departments and Divisions of the proposed designation.
b. Schedule a public hearing.
c. Give written notice, by first-class mail, of the time, date, place, and subject of the Commission’s meeting to consider designation of the district as a Historic Special Review District.
d. This notice shall be given not less than 14 days prior to the meeting to all taxpayers of record of the subject property, as indicated by the records of the Pierce County Assessor, taxpayers of record of properties within 400 feet of the subject property, and to the Neighborhood Council of the affected area.
Notice shall also be submitted for publication to the newspaper of record.

e. Conduct the public hearing in accordance with the notice given, at which the owner or owners of the property involved, the owners of all abutting property, and other interested citizens or public officials shall be entitled to be heard.

2. The Landmarks Preservation Commission shall, by a majority vote of quorum, recommend to the Planning Commission approval, disapproval, or approval with modification of a proposed Historic Special Review or Conservation District based upon the criteria for designation listed in this chapter, and the goals and purposes of this chapter and the goals and policies contained within the Preservation Plan element of the Comprehensive Plan.

C. District Designation – Planning Commission.

1. Each proposal for a new Historic Special Review District or Conservation District and the respective Landmarks Preservation Commission recommendation shall then be considered by the Planning Commission of the City pursuant to the procedures for area-wide zoning in TMC 13.02.053.

2. Notice of the time, place, and purpose of such hearing shall be given by Building and Land Use Services as provided in the aforementioned section. In addition, each taxpayer of record in a proposed Historic Special Review or Conservation District and within 400 feet of the proposed district shall be notified by mail.

3. In making a recommendation to the City Council, the Planning Commission shall consider the conformance or lack of conformance of the proposed designation with the Comprehensive Plan of the City. The Planning Commission may recommend approval of, or approval of with modifications, or deny outright the proposal, and shall promptly notify the Landmarks Preservation Commission of the action taken.

4. If the Planning Commission recommends approval or approval with modifications of the proposed designation, in whole or in part, it shall transmit the proposal, together with a copy of its recommendation, to the City Council.

5. If the Planning Commission denies the proposed designation, such action shall be final; provided, that the owners or authorized agents of at least 80 percent of the property proposed to be designated, measured by assessed valuation of said property at the time of the Commission’s decision, may appeal such disapproval to the City Council within 14 days. For owners of multiple properties, property ownership for the purpose of appeal is calculated as the sum total of the assessed valuation of all affected property.

6. If the proposal is initiated by the City Council, the matter shall be transmitted to the City Council for final determination regardless of the recommendation of the Planning Commission.

D. District Designation – City Council.

1. The City Council shall have final authority concerning the creation of Historic Special Review or Conservation Districts in the same manner as provided by the City Council in TMC 13.02.053.

2. Pursuant to the aforementioned procedures, the Council may, by ordinance, designate a certain area as a Historic Special Review District and/or Conservation District. Each such designating ordinance shall include a description of the characteristics of the Historic Special Review or Conservation District which justifies its designation, and shall include the legal description of the Historic Special Review District.

3. Within ten days of the effective date of an ordinance designating an area as a Historic Special Review or Conservation District, the Historic Preservation Officer shall send to the owner of record of each property within said district, and to Building and Land Use Services, a copy of the ordinance and a letter outlining the basis for such designation, and the obligations and restrictions which result from such designation, in addition to the requirements of the building and zoning codes to which the property is otherwise subject.

4. Historic District property inventories, identifying contributing and noncontributing properties, shall be adopted upon designation of each historic district and maintained and reviewed annually by the Commission. Such inventories shall be kept on file and available to the public at the Historic Preservation Office.

E. The City Council may, by ordinance, request to amend or rescind the designation of a Historic Special Review District or Conservation District at any time pursuant to the same procedure as set forth in this chapter and TMC 13.02.053 for original designation and area-wide rezones. Amendments or de-designations that are requested by Council shall be transmitted to Council for final determination, regardless of the recommendations of the Planning Commission or Landmarks Preservation Commission.
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<tr>
<th>13.07.070  District and landmarks regulation.</th>
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<tr>
<td><strong>A.</strong> All property designated as a City landmark or that is located within a Historic Special Review District or Conservation District, according to the procedures set forth in this chapter, shall be subject to the controls, standards, and procedures set forth herein, as well as the bulk, use, setback, zoning, and other controls of the area in which it is presently located, and the owners of the property shall comply with the mandates of this chapter in addition to the land use and zoning requirements of the area in which such property is presently or may later be located. In the event of a conflict between the application of this chapter and other codes and ordinances of the City, the more restrictive shall govern, except where otherwise indicated.</td>
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<td><strong>B.</strong> Neighborhood compatibility. In certain cases, application of the development standards in the HMR-SRD zoning district, as defined under TMC 13.06.118, including those for height, bulk, scale, and setbacks, may conflict with historic preservation standards or criteria and result in adverse effects to historic properties. For the purposes of TMC 13.06.118, properties subject to design review and approval by the Landmarks Preservation Commission shall be exempted from the standards that conflict with the Landmarks Commission’s application of historic preservation standards adopted pursuant to this chapter, including the Secretary of the Interior’s Standards for the Rehabilitation and Guidelines for Rehabilitation of Historic Buildings and applicable Historic Special Review District Design Guidelines. The issuance of a Certificate of Approval for final design by the Landmarks Preservation Commission shall serve as the Commission’s findings as required in TMC 13.06A.070B.</td>
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<td><strong>C.</strong> Compatibility with downtown design standards. In certain cases, the application of design standards in downtown zones may conflict with historic preservation standards or criteria and result in adverse effects to historic properties. For the purposes of TMC 13.06A.070B, properties subject to design review and approval by the Landmarks Preservation Commission shall be exempted from the basic design standards that conflict with the Landmarks Commission’s application of historic preservation standards adopted pursuant to this chapter, including the Secretary of the Interior’s Standards for the Rehabilitation and Guidelines for Rehabilitation of Historic Buildings and applicable Historic Special Review District Design Guidelines.</td>
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<tr>
<td><strong>D.</strong> Upon adoption of this ordinance, and for successive Historic and Conservation District designations, the Landmarks Preservation Commission shall adopt an official inventory of the historic properties that are within and found to contribute to the historic and architectural character of the respective district, as defined by the criteria and purposes contained within this chapter.</td>
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<td><strong>E.</strong> Architectural integrity, as it relates to materials, space, and composition in various periods of architecture, shall be respected and, to the extent possible, maintained in contributing properties. Historic District property inventories shall be maintained and reviewed annually by the Commission and shall be kept on file and available to the public at the Historic Preservation Office. The absence of a property on a historic inventory shall not preclude the Landmarks Preservation Commission’s authority to review changes to such a property. If a property is not listed on the historic inventory for the district, the property shall be assumed to be contributing.</td>
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<th>13.07.070  Commission rules of procedure and administrative guidelines</th>
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<tbody>
<tr>
<td><strong>A.</strong> The Commission shall adopt and maintain a Rules of Procedure document that provides for the following:</td>
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<tr>
<td>1. Application submittal requirements for nominations to the historic register.</td>
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<tr>
<td>2. Design guidelines for historic special review and conservation districts.</td>
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<tr>
<td>3. The above shall be amended per TMC 13.07.120.B.</td>
</tr>
<tr>
<td><strong>B.</strong> Historic District Inventories. The Commission shall adopt and maintain historic building inventories for buildings within Historic Special Review Districts that identify “Contributing” and “Non Contributing” properties. Architectural integrity, as it relates to materials, space, and composition in various periods of architecture, shall be respected and, to the extent possible, maintained in contributing properties. Historic. The absence of a property on a historic inventory shall not preclude the Landmarks Preservation Commission’s authority to review changes to such a property. If a property is not listed on the historic inventory for the district, the property shall be assumed to be contributing.</td>
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13.07.080 Special tax valuation – Local Review Board.

Pursuant to TMC 1.42 and authorized pursuant to WAC 254-20 (hereinafter referred to as the “State Act”), the Landmarks Preservation Commission is hereby designated as the Local Review Board to exercise the functions and duties of a local review board as defined and until such time as the City Council may either amend or repeal this provision or designate some other local body or committee as the Local Review Board to carry out such functions and duties.

13.07.085 Property eligible for special tax valuation.

The class of historic property which shall be eligible for special valuation in accordance with the State Act shall be property which is a historic property meeting the criteria or requirements as set forth and defined in the State Act, and which is designated as a City landmark by resolution of the City Council in accordance with the provisions of this chapter, or is a contributing property within a locally administered Historic Special Review District. Landmarks Preservation Commission shall act as the Local Review Board and enter into the covenants or agreements referred to in Section 3(2) WAC 254-20 of the State Act and amendments thereto shall be subject to approval by resolution of the City Council and may be executed on behalf of the City and the Local Review Board by the appropriate officers of the City and the Local Review Board, as designated by the resolution approving such covenants or agreements.

13.07.090 Certificates of approval.

A. Certificate of Approval Required. Except where specifically exempted by this chapter, no person shall carry out or cause to be carried out any alteration of any City landmark, any building, site, structure or object proposed for designation as a City Landmark pursuant to TMC 13.07.050, or alteration or construction of any new or existing structures, buildings, public rights-of-way, or other public spaces in any Historic Special Review or Conservation District, and no one shall remove or alter any sign or erect or place any new sign, and no permit for such activity shall be issued unless a Certificate of Approval has been issued by the Landmarks Preservation Commission or, subject to the limitations imposed by the Landmarks Preservation Commission pursuant to TMC 1.42, administrative approval has been granted by the Historic Preservation Officer.

B. When a permit application is filed with Building and Land Use Services that requires a Certificate of Approval, the applicant shall be referred to the Historic Preservation Officer.

C. Application Requirements.

1. Applications for a Certificate of Approval shall be filed with the Historic Preservation Officer.

2. The following information must be provided in order for the application to be complete, unless the Historic Preservation Officer indicates in writing that specific information is not necessary for a particular application:
   a. Property name and building address;
   b. Applicant’s name and address;
   c. Property owner’s name and address;
   d. Applicant’s telephone and e-mail address, if available;
   e. The building owner’s signature on the application or, if the applicant is not the owner, a signed letter from the owners designating the applicant as the owner’s representative;
   f. Confirmation that the fee required by the General Services Fee Schedule has been paid;
   g. Written confirmation that the proposed work has been reviewed by Building and Land Use Services, appears to meet applicable codes and regulations, and will not require a variance;
   h. A detailed description of the proposed work, including:
      (1) Any changes that will be made to the building or the site;
      (2) Any effect that the work would have on the public right-of-way or public spaces;
      (3) Any new construction;
   i. Twenty sets of scale plans, with all dimensions shown, of:
      (1) A site plan of all existing conditions, showing adjacent streets and buildings, and, if the project includes any work in the public right-of-way, the existing street uses, such as street trees and sidewalk displays, and another site plan showing proposed changes to the existing conditions;
      (2) A floor plan showing the existing features and a floor plan showing proposed new features;
      (3) Elevations and sections of both the proposed new features and the existing features;
(4) Construction details, where appropriate;

(5) A landscape plan showing existing features and plantings and a landscape plan showing proposed site features and plantings;

j. Photographs of any existing features that would be altered and photographs showing the context of those features, such as the building facade where they are located;

k. If the proposal includes new finishes or paint, one sample of proposed colors and an elevation drawing or photograph showing the proposed location of proposed new finishes or paint;

l. If the proposal includes new signs, canopies, awnings, or exterior lighting:
   (1) Twenty sets of scale drawings of the proposed signs, canopies, awnings, or lighting showing the overall dimensions, materials, design graphics, typeface, letter size, and colors;
   (2) Twenty copies of details showing the proposed methods of attachment for the new signs, canopies, awnings, or exterior lighting;
   (3) For lighting, detail of the fixture(s) with specifications, including wattage and illumination color(s);
   (4) One sample of the proposed colors and materials;

m. If the proposal includes the removal or replacement of existing architectural elements, a survey of the existing conditions of the features that would be removed or replaced.

D. Applications for Preliminary Approval.

1. An applicant may make a written request to submit an application for a Certificate of Approval for a preliminary design of a project if the applicant waives, in writing, the deadline for a Commission decision on the subsequent design phase or phases of the project and agrees, in writing, that the decision of the Commission is immediately appealable by the applicant or any interested person(s).

2. The Historic Preservation Officer may reject the request if it appears that the review of a preliminary design would not be an efficient use of staff or Commission time and resources, or would not further the goals and objectives of this chapter.

3. To be complete, an application for a Certificate of Approval for a preliminary design must include the following:
   a. Building name and building address;
   b. Applicant’s name and address;
   c. Building owner’s name and address;
   d. Applicant’s telephone and e-mail address;
   e. The building owner’s signature on the application or a signed letter from the owner designating the applicant as the owner’s representative, if the applicant is not the owner;
   f. Confirmation that the fee required by the General Services Fee Schedule has been paid;
   g. Written confirmation that the proposed work has been reviewed by Building and Land Use Services, appears to meet applicable codes and regulations, and will not require a Land Use variance;
   h. A description of the proposed work, including:
      (1) General overview of any changes that will be made to the building or the site;
      (2) General effects that the work would have on the public right-of-way or public spaces;
   i. Twenty sets of scale plans, as applicable, with all dimensions shown of:
      (1) A conceptual site plan of all existing conditions showing adjacent streets and buildings and, if the project includes any work in the public right-of-way, the existing street uses, such as street trees and sidewalk displays, and another site plan showing proposed changes to the existing conditions;
      (2) Elevations of both the proposed new features and the existing features;
   j. Photographs of any existing features that would be altered and photographs showing the context of those features, such as the building facade where they are located;

4. A Certificate of Approval of a preliminary design shall be conditioned automatically upon the subsequent submittal of the final design and all of the information listed in Subsection C.2. above, and upon Commission approval prior to the issuance of any permits for work affecting the property.

13.07.095 Certificates of Approval—Process and standards for review.

A. The Landmarks Preservation Commission is the designated body that reviews and approves or denies applications for Certificates of Approval.

B. Review Process.
1. When an application for Certificate of Approval is received, the Historic Preservation Officer shall review the application and shall notify the applicant in writing within 28 days whether the application is complete or that the application is incomplete and what additional information is required before the application will be complete.

2. Within 14 days of receiving the additional information, the Historic Preservation Officer shall notify the applicant in writing whether the application is now complete or what additional information is necessary.

3. An application shall be deemed to be complete if the Historic Preservation Officer does not notify the applicant in writing, by the deadlines provided in this section, that the application is incomplete. A determination that the application is incomplete is not a determination that an application is vested.

4. The determination that an application is complete does not preclude the Historic Preservation Officer or the Landmarks Preservation Commission from requiring additional information during the review process if more information is needed to evaluate the application according to the criteria in this chapter and any rules adopted by the Commission.

5. Within 30 days after an application for a Certificate of Approval has been determined complete or at its next regularly scheduled meeting, whichever is longer, the Commission shall review the application to consider the application and to receive comments.

6. Notice of the Commission’s meeting shall be served to the applicant and distributed to an established mailing list no less than three days prior to the time of the meeting.

7. The absence of the owner or applicant shall not impair the Commission’s authority to make a decision regarding the application.

8. Within 45 days after the application for a Certificate of Approval has been determined complete, the Landmarks Preservation Commission shall issue a written decision granting, or granting with conditions, or denying a Certificate of Approval, or if the Commission elects to defer its decision, a written description of any additional information the Commission will need to arrive at a decision, and shall provide a copy of its decision to the applicant and Building and Land Use Services.

9. A Certificate of Approval shall be valid for 18 months from the date of issuance of the Commission’s decision granting it unless the Commission grants an extension; provided, however, that a Certificate of Approval for actions subject to a permit issued by Building and Land Use Services shall be valid for the life of the permit, including any extensions granted in writing by Building and Land Use Services.

13.07.095 C.-Certificates of Approval - Standards for Review.

4A. In addition to any district rules, policies, or design guidelines for Historic Districts described elsewhere in this chapter, the Landmarks Preservation Commission shall use the following as guidelines when evaluating the appropriateness of alterations to properties listed on the Tacoma Register of Historic Places, a City landmark, excepting applications for demolition:

1. a. For properties listed individually on the Tacoma Register of Historic Places, The most current version of the Secretary of the Interior’s Guidelines for the Treatment of Historic Properties published and maintained by the United States National Park Service, including, but not limited to, Standards for Rehabilitation, Restoration, Preservation, and Reconstruction, as appropriate to the proposed project is the primary resource for evaluating appropriateness of rehabilitation projects. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. The basic standards are:

   a. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

   b. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

   c. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

   d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
e. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

f. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

h. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

i. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

j. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

2. For specific projects that involve Restoration, Preservation, or Reconstruction, the Secretary of the Interior’s Standards for Rehabilitation, Restoration, Preservation, and Reconstruction, may be applied as appropriate to the proposed project.

3. For properties located within a Historic or Conservation District, the Commission shall base decisions on the district rules, policies, or design guidelines for Historic or Conservation Districts as described in this chapter.

b. For technical preservation and conservation matters, the Commission may refer to Preservation briefs, and professional technical reports published by the National Park Service on various conservation and preservation practices.

B. Intent and Applicability

1. With regard to individually designated City Landmarks, the Standards are to be applied to ensure that any proposed development will neither adversely affect the exterior architectural features of the resource nor adversely affect the character or historical, architectural, or aesthetic interest or value of such resource and its site.

2. With regard to any property located within a historic district, Design Guidelines are to be applied to ensure that the proposed development conforms to the prescriptive standards for the district adopted by the commission and does not adversely affect the character of the district.

2-3. These standards shall be filed and made available to any property owner and the public at the Historic Preservation Office of the City.

13.07.100 Criteria for the Relocation of a City Landmark.

Relocating a historic structure usually diminishes its integrity, because the association with the original site is a key feature, and therefore it is not permitted in most cases. However, there may be extreme circumstances, in which a building is threatened in its present location and alternatives for preservation on site do not exist. In such a case, the following criteria should apply:

A. The structure is threatened by further deterioration or loss in its present location.

B. All alternatives to relocation have been reasonably considered.

C. The original building and site condition will be accurately recorded before removing the structure from the existing site.

D. Moving procedures are sufficiently planned to protect the key features of the structure.

E. The relocation site provides an appropriate context similar to that of the original.

F. A commitment is in place to complete the relocation and subsequent rehabilitation of the building.

G. There is adequate protection to assure continued preservation of the building at its relocated site.

13.07.100 Demolition of City landmarks—Declaration of purpose.

A. Historic resources in the City contribute to the general public welfare by fostering civic identity and pride, promoting a sense of local history and place, by encouraging public and private capital investment in underutilized buildings and infrastructure, and by...
educating the public about past ways of life, individuals, events, and architectural styles.

B. Properties that are placed on the Tacoma Register of Historic Places, either as individual properties or as part of districts, have been determined, through a public process, to represent exceptional examples of a type of architecture, design, engineering, as exceptional examples of the environment at a particular point in history, as representative of historical patterns or events, or because of their exceptional educational or scholarly importance.

C. It is the policy of the City to prevent unnecessary demolition of its City landmarks and to encourage investment in and adaptive reuse of underutilized historic resources. Approval of demolitions of City landmarks shall be granted only in special circumstances where it has been determined by the Landmarks Preservation Commission that the property owner has satisfactorily met the conditions and criteria imposed by this section.

13.07.110—Demolition of City landmarks—Application process.

A. Permitting Timelines. Any City landmark for which a demolition permit application has been received is excluded from City permit timelines imposed by TMC 13.05.010.J.

B. Certificate of Approval for Demolition of City Landmark Required. No person shall carry out or cause to be carried out demolition of a City landmark, and no demolition permit shall be issued for the same unless a Certificate of Approval for Demolition of a City Landmark has been issued by the Landmarks Preservation Commission, and all special and automatic conditions imposed on such approval have been determined satisfied by the Historic Preservation Officer.

1. An application for a Certificate of Approval for Demolition of a City Landmark shall be filed with the Historic Preservation Officer. When a demolition permit application is filed with Building and Land Use Services, the applicant shall be referred to the Historic Preservation Officer.

2. Determination of Complete Application.

a. The Historic Preservation Officer shall determine whether an application for historic building demolition is complete and shall notify the applicant in writing within 30 days of the application being filed, whether the application is complete or that the application is incomplete and what additional information is required before the application will be complete.

b. Within 14 days of receiving the additional information, the Historic Preservation Officer shall notify the applicant in writing, whether the application is now complete or what additional information is necessary.

c. An application shall be deemed to be complete if the Historic Preservation Officer does not notify the applicant in writing, by the deadlines in this section, that the application is incomplete. A determination that the application is complete is not a determination that an application is vested.

d. The determination that an application is complete does not preclude the Historic Preservation Officer or the Landmarks Preservation Commission from requiring additional information during the review process if more information is needed to evaluate the application according to the criteria in this chapter and in any rules adopted by the Commission.

3. Application Review.

a. Preliminary Meeting.

(1) Once the application for historic building demolition has been determined to be complete, excepting the demolition fee, the Historic Preservation Officer shall schedule a preliminary briefing at the next available regularly scheduled meeting of the Landmark Preservation Commission.

(2) The purpose of this meeting is for the applicant and the Commission to discuss the project background and possible alternative outcomes, and to schedule a hearing date.

(3) To proceed with the application, the applicant shall request a public hearing, in writing, to consider the demolition application at the preliminary meeting.

(4) At this meeting, the Landmarks Preservation Commission may grant the request for public hearing, or may request an additional 30 days from this meeting to distribute the application for peer review, especially as the material pertains to the rationale contained in the application that involves professional expertise in, but not limited to, engineering, finance, architecture or architectural history, and law, or, finding that the property in question is not contributing to the Historic District, may conditionally waive the procedural requirements of this section, provided that subparagraphs A and B, of Section 13.07.130, “Demolition of City Landmarks—Automatic conditions,” are met.

(5) If a 30-day peer review is requested, the request for public hearing shall again be considered at the next regular meeting following the conclusion of the peer review period.
b. Public Hearing.

(1) Upon receiving such direction from the Landmarks Preservation Commission, and once the application fee has been paid by the applicant, the Historic Preservation Officer shall schedule the application for a public hearing within 90 days.

(2) The Historic Preservation Officer shall give written notice, by first-class mail, of the time, date, place, and subject of the meeting to consider the application for historic building demolition not less than 30 days prior to the meeting to all owners of record of the subject property, as indicated by the records of the Pierce County Assessor, and taxpayers of record of properties within 400 feet of the subject property.

(3) The Commission shall consider the merits of the application, comments received during peer review, and any public comment received in writing or during public testimony.

(4) Following the public hearing, there shall be an automatic 60-day comment period during which the Commission may request additional information from the applicant in response to any commentary received.

(5) At its next meeting following the public comment period, the Landmarks Preservation Commission shall make Findings of Fact regarding the application based on the criteria for consideration contained in this subsection. The Landmarks Preservation Commission may approve, subject to automatic conditions imposed by this subsection, the application or may deny the application based upon its findings of fact. This decision will instruct the Historic Preservation Officer whether or not he or she may issue written approval for a historic building demolition.

13.07.120 Demolition of City landmarks—Application requirements.

A. The following information must be provided in order for the application to be complete, unless the Historic Preservation Officer indicates in writing that specific information is not necessary for a particular application:

1. Building name and building address;
2. Applicant’s name and address;
3. Building owner’s name and address;
4. Applicant’s telephone and e-mail address, if available;
5. The building owner’s signature on the application, or a signed letter from the owners designating the applicant as the owner’s representative if the applicant is not the owner;
6. Confirmation that the fee required by the City of Tacoma Fee Schedule has been paid;
7. Written confirmation that the demolition has been reviewed by Building and Land Use Services, appears to meet applicable codes and regulations, and will not require a land use variance or code waiver;
8. A detailed, professional architectural and physical description of the property in the form of a narrative report, to cover the following:
   a. Physical description of all significant architectural elements of the building;
   b. A historical overview;
   c. Elevation drawings of all sides;
   d. Site plan of all existing conditions showing adjacent streets and buildings and, if the project includes any work in the public right-of-way, the existing street uses, such as street trees and sidewalk displays;
   e. Photographs of all significant architectural elements of the building; and
   f. Context photographs, including surrounding streetscape and major sightlines;
9. A narrative statement addressing the criteria in this subsection for Applications for Historic Building Demolitions, to include the following areas, as applicable:
   a. Architectural/historical/cultural significance of the building;
   b. Physical condition of the building;
   c. Future development plans for the site, including conceptual drawings, sketches, renderings, and plans;
10. Written proof, acceptable to the Landmarks Preservation Commission, of valid and binding financial commitments for the replacement structure is required before the permit can be issued, and should be submitted with the demolition request. This may include project budgets, funding sources, and written letters of credit.
11. A complete construction timeline for the replacement structure to be completed within two years, or a written explanation of why this is not possible.
12. Reports by professionally qualified experts in the fields of engineering, architecture, and architectural...
addressing the arguments made by the applicant.

13.07.130 Demolition of City landmarks – Automatic conditions.

Following a demolition approval pursuant to this section, the following conditions are automatically imposed, except where exempted per TMC 13.07.110.B.3.a(4) and 13.07.150.C, and must be satisfied before the Historic Preservation Officer shall issue a written decision:

A. For properties within a Historic Special Review or Conservation District, the design for a replacement structure is presented to and approved by the Landmarks Preservation Commission pursuant to the regular design review process as defined in this chapter; or, if no replacement structure is proposed for a noncontributing structure, the Commission may, at its discretion, waive this condition and 13.07.130.B and D;

B. Acceptable proof of financing commitments and construction timeline is submitted to the Historic Preservation Officer;

C. Documentation of the building proposed for demolition that meets Historic American Building Survey (“HABS”) standards or mitigation requirements of the Washington State Department of Archaeology and Historic Preservation (“DAHP”), as appropriate, is submitted to the Historic Preservation Office and the Northwest Room of the Tacoma Public Library;

D. Building and Land Use Service permits for the replacement are ready for issue by Building and Land Use Services, and there are no variance or conditional use permit applications outstanding;

E. Any mitigation agreement proposed by the applicant is signed and binding by City representatives and the applicant, and approved, if necessary, by the City Council; and

F. Any conditions imposed on the demolition have been accepted in writing (such as salvage requirements or archaeological requirements).

13.07.140 Demolition of City landmarks – Standards and criteria for review.

In addition to the stated purposes and findings located in this chapter, the Landmarks Preservation Commission shall address the following issues when considering an application for historic building demolition:

A. The reasonableness of any alternatives to demolition that have been considered and rejected, that may meet the stated objectives of the applicant;

B. The physical, architectural, or historic integrity of the structure in terms of its ability to convey its significance, but not including any damage or loss of integrity that may be attributable to willful neglect;

C. The importance of the building to the character and integrity of the surrounding district; and

D. Any public or expert commentary received during the course of the public comment and peer review periods.

E. Economic Hardship: A City Landmark may be demolished if the Landmarks Preservation Commission finds, pursuant to the Criteria for Economic Hardship located in Chapter 13.05.046, that maintenance, use and/or alteration of the resource in accordance with the requirements of this chapter would cause immediate and substantial hardship on the property owner(s) because of rehabilitation in a manner which preserves the historic integrity of the resource:

1. Is infeasible from a technical, mechanical, or structural standpoint, and/or
2. Would leave the property with no reasonable economic value because it would require an unreasonable expenditure taking into account such factors as current market value, permitted uses of the property, the value of transferable development rights and the cost of compliance with applicable local, state, and federal codes.

13.07.150 Demolition of City Landmarks – Specific exemptions.

The following are excluded from the requirements imposed by this chapter but are still subject to Landmarks Preservation Commission approval for exterior changes as outlined elsewhere in this chapter.

A. Demolition of accessory structures, including garages and other outbuildings, and noncontributing later additions to historic buildings, where the primary structure will not be affected materially or physically by the demolition and where the accessory or addition is not specifically designated as a historic structure of its own merit;

B. Demolition work on the interior of a City landmark or object, site, or improvement within a Historic Special Review or Conservation District, where the proposed demolition will not affect the exterior of the building and where no character.
defining architectural elements specifically defined by the nomination will be removed or altered; and

C. Objects, sites, and improvements that have been identified by the Landmarks Preservation Commission specifically as noncontributing within their respective Historic Special Review or Conservation District buildings inventory at the preliminary meeting, provided that a timeline, financing, and design for a suitable replacement structure have been approved by the Landmarks Preservation Commission pursuant to Section 13.07.095 of this chapter, or such requirements have been waived pursuant to TMC 13.07.130.A.

13.07.160—Appeals to the Hearing Examiner.
A. Referral to the Hearing Examiner. The Landmarks Preservation Commission shall refer to the Hearing Examiner for public hearing all final decisions regarding applications for certificates of approval where the property owners, any interested parties of record, or applicants file with the Landmarks Preservation Commission, within 10 days of the date on the decision, written notice of appeal of the decision or attached conditions.

B. Form of Appeal. An appeal of the Landmarks Preservation Commission shall take the form of a written statement of the alleged reason(s) the decision was in error, or specifying the grounds for appeal. The following information shall be submitted:

1. An indication of facts that establish the appellant’s standing;

2. An identification of explicit exceptions and objections to the decision being appealed, or an identification of specific errors in fact or conclusion;

3. The requested relief from the decision being appealed;

4. Any other information reasonably necessary to make a decision on appeal.

Failure to set forth specific errors or grounds for appeal shall result in a summary dismissal of the appeal.

C. The Hearing Examiner shall conduct a hearing in the same manner and subject to the same rules as set forth in TMC 1.23.

D. The Hearing Examiner’s decision shall be final. Any petition for judicial review must be commenced within 21 days of issuance of the Hearing Examiner’s Decision, as provided for by TMC 1.23.060 and RCW 36.70C.040.

13.07.165—Appeals to the Hearing Examiner—Factors to be considered.
A. The Hearing Examiner, in considering the appropriateness of any exterior alteration of any City landmark, shall give weight to the determination and testimony of the consensus of the Landmarks Preservation Commission and shall consider:

1. The purposes, guidelines, and standards for the treatment of historic properties contained in this chapter, and the goals and policies contained in the Culture and History Element of the Comprehensive Plan;

2. The purpose of the ordinance under which each Historic Special Review or Conservation District is created;

3. For individual City landmarks, the extent to which the proposal contained in the application for Certificate of Approval would adversely affect the specific features or characteristics specified in the nomination to the Tacoma Register of Historic Places;

4. The reasonableness, or lack thereof, of the proposal contained in the application in light of other alternatives available to achieve the objectives of the owner and the applicant; and

5. The extent to which the proposal contained in the application may be necessary to meet the requirements of any other law, statute, regulation, code, or ordinance.

B. When considering appeals of applications for demolition decisions, in addition to the above, the Hearing Examiner shall refer to the Findings of Fact made by the Landmarks Preservation Commission in addition to the demolition criteria for review and other pertinent statements of purpose and findings in this chapter.

C. The Examiner may attach any reasonable conditions necessary to make the application compatible and consistent with the purposes and standards contained in this chapter.

13.07.170—Ordinary maintenance or repairs.
Nothing in this chapter shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature of any City landmark, which maintenance or repair does not involve a change in design, material, or the outward appearance thereof.

A. Prevention of Demolition by Neglect. The Landmarks Preservation Commission shall make a reasonable effort to notify the Building Official of historic properties that appear to meet the criteria for substandard buildings or property under TMC 2.01.060.

B. For buildings listed on the Tacoma Register of Historic Places which are found to be Substandard, Derelict, or Dangerous according to the Building Official, under the Minimum Building provisions of TMC 2.01, the following shall apply:

1. Because City landmarks are culturally, architecturally, and historically significant to the City and community, the historic status of a Substandard, Derelict, or Dangerous Building may constitute a “sufficient reason” for acceptance of alternate timelines and extensions upon agreed timelines; and,

2. Any timelines and plans for the remediation of a dangerous City landmark, including for repair or demolition, shall not be accepted by the Building Official until the applicable procedures as set forth in this chapter for review of design or demolition by the Landmarks Preservation Commission have been satisfied, pursuant to TMC 2.01.040.F.

3. The Building Official may consider the Landmarks Preservation Commission to be an interested party as defined in TMC 2.01, and shall make a reasonable effort to keep the Commission notified of enforcement complaints and proceedings involving City Landmarks.

C. Nothing in this chapter shall be construed to prevent the alteration of any feature which the Building Official shall certify represents an immediate and urgent threat to life safety. The Building Official shall make a reasonable effort to keep the Historic Preservation Officer informed of alterations required to remove an unsafe condition involving a City Landmark.

D. The Historic Preservation Officer shall have the authority to administratively approve changes without prior Landmarks Preservation Commission review per TMC 13.07.095. If, upon consultation with the Building Official and appropriate City Engineering staff, it is determined such changes are necessary to mitigate an immediate and urgent threat of structural failure or significant damage to a City landmark, the circumstances and rationale for such an alteration shall be provided in a report to the Commission at its next regular meeting.

13.07.120 Historic Special Review and Conservation Districts – Generally

A. Design Guidelines.

1. The Landmarks Preservation Commission shall adopt and maintain Guidelines for Building Design and Streetscape Review for historic special review districts and conservation districts, to be used as the basis for design review for rehabilitation, new development, and public amenities within the districts. Such guidelines are intended to ensure a certainty of design quality within each district, protect the historic fabric of the districts, enhance the economic viability of the districts through the promotion of their architectural character, and provide a clear set of physical design parameters for property owners, developers, designers, and public agencies.

2. Guidelines at a minimum should address the following subjects: height, scale, massing, exterior cladding and materials, building form and shape, roof shape, fenestration patterns and window materials, architectural details, storefronts (within commercial areas), awnings and signs, additions, parking, main entrances, rhythm of openings, accessory structures, mechanical equipment, streetscape and sustainable design.

3. In instances where design guidelines have not yet been adopted for historic special review or conservation districts, the Secretary of the Interior’s Standards for Rehabilitation may be used.

4. For certain common types of City-managed projects, and for certain projects within the City right-of-way, including streetlighting, sidewalk repair and similar alterations within the right-of-way, the City Public Works Department may propose “standard specifications” for programmatic review and adoption by the Commission, in lieu of case-by-case reviews. Any such standards, rules or policies shall be adopted by quorum vote and, once adopted, shall be made available to the public in electronic and printed formats.

5. Design guidelines as adopted and maintained by the Commission shall not supersede the scope of authority defined by this chapter, TMC 1.42 and TMC 13.05.047 and 13.07.048.

B. Amending the Design Guidelines.

1. The Landmarks Preservation Commission shall possess the authority to review and approve changes to historic district design guidelines.
2. District design guidelines shall be amended not more than once annually, concurrent with the Commission’s review of its Administrative Bylaws.

3. When proposed changes have been drafted, the Commission shall approve the draft and conduct a public hearing to receive comment on the proposed changes.

4. The Commission shall notify property owners within 400’ of the historic district for which the guidelines are being amended, not less than 14 days prior to the date of the hearing. The notice shall indicate the date, time and location of the hearing.

5. Following the close of the Public Hearing, the Commission shall review public testimony and take action to approve, amend, or deny the proposed changes no sooner than its next regularly scheduled meeting.

C. District exemptions. The following actions within historic districts are exempt from the requirements imposed pursuant to this chapter:

1. Any alterations to non-contributing properties as defined by the District Inventory adopted by the Commission and kept on file at the Historic Preservation Office; provided, that the demolition of such structures is not exempt from the provisions of this chapter; and

2. Interior alterations to existing properties, unless those modifications affect the exterior appearance of the property. (Ord. 27429 § 3; passed Nov. 15, 2005)


A. In order that the Old City Hall area and buildings within the area may not be injuriously affected; to promote the public welfare; and to provide for the enhancement of this area and its structures, thereby contributing to the social, cultural, and economic welfare of the citizens of Tacoma by developing an awareness of its historic heritage, returning unproductive structures to useful purposes, and attracting visitors to the City; and in order that a reasonable degree of control may be exercised over the site, development, and architecture of the private and public buildings erected therein, there is hereby created the Old City Hall Historic Special Review District, the boundaries of which are more particularly described in Section 13.07.120 hereof.

B. Said district and the buildings and structures therein possess significant aspects of early Tacoma history, architecture, and culture. Historic, cultural, and architectural significance is reflected in the architectural cohesiveness of the area. For the foregoing reasons, many of the features contained in the buildings and structures in said district should be maintained and preserved.


A. The area encompassed by the Old City Hall Historic Special Review District has played a significant role in the development of the City of Tacoma, the Puget Sound region, and the state of Washington. The district was the location of the early governmental and commercial center of the City. The focus of commerce and transportation was located in this district.

B. The Old City Hall Historic Special Review District is associated with the lives of many Tacoma pioneers through property, business, and commercial activities which were concentrated in the area.

C. Many buildings within the Old City Hall Historic Special Review District embody distinctive characteristics of late 19th Century Eclectic architecture, which reflects Greco-Roman and Renaissance architectural influences. For these and other reasons, the buildings and structures combine to create an outstanding example of an area of Tacoma which is significant and distinguishable in style, form, character, and construction representative of its era.

D. The restoration and preservation of objects, sites, buildings, and structures within the Old City Hall Historic Special Review District will yield information of educational significance regarding the way of life and the architecture of the late 19th century, as well as add interest and color to the City. Restoration of the Old City Hall Historic Special Review District will preserve the environment which was characteristic of an important era of Tacoma’s history, and will be considerably more meaningful and significant educationally than if done on the basis of individual isolated buildings and structures.

13.07.210 Old City Hall Historic Special Review District – Boundary description.

The legal description for the Old City Hall Historic Special Review District is described in Ordinance No. 24877, and shall be kept on file in the City Clerk’s Office. The approximate boundaries are described in Map A below.
13.07.155 Guidelines for building design and streetscape improvement review of the Old City Hall Historic District.

Pursuant to TMC 13.07.120, the Landmarks Preservation Commission shall adopt and maintain Guidelines for building design and streetscape improvement to ensure a certainty of design quality within the Old City Hall Historic District, protect the historic fabric of the district, enhance the economic vitality of the district through promotion of its architectural character, and provide a clear set of physical design parameters for property owners, developers, designers, and public agencies. These guidelines shall be made available to the public in electronic and printed formats.

Map A: Approximate Boundaries of the Old City Hall Historic Special Review District

13.07.220 Old City Hall Special Review District – Specific Exemptions.

The following actions are exempt from the requirements imposed pursuant to this chapter:

A. Any alterations to non-contributing properties as defined by the District Inventory adopted by the Commission and kept on file at the Historic Preservation Office; provided, that the demolition of such structures is not exempt from the provisions of this chapter; and

B. Interior alterations to existing properties, unless those modifications affect the exterior appearance of the property.


In order that the area and buildings within the area may not be injuriously affected, to promote the public welfare, and to provide for the enhancement of the area and its structures, thereby contributing to the social, cultural, and economic welfare of the citizens of Tacoma by developing an awareness of its historic and architectural heritage, returning unproductive structures to useful purposes, and attracting visitors to the City, and in order that a reasonable degree of control may be exercised over the site, development, and architecture of the private and public buildings erected therein, including certain infrastructure, there is hereby created the Union Depot/Warehouse Historic Special Review District.


A. The area encompassed by the Union Depot/Warehouse Historic Special Review District has played a significant role in the development of the City of Tacoma, the Puget Sound region, and the state of Washington. The district was the location of the early railroad, industrial, and commercial center of the City. The focus of early manufacture and commerce was identified with this district.

B. The Union Depot/Warehouse Historic Special Review District is associated with the lives of many Tacoma pioneers through property, railroad, and commercial activities which were concentrated in the area. Many of the buildings within the Union Depot/Warehouse Historic Special Review District embody the distinctive characteristics of the late 19th and early 20th century Eclectic architecture, which reflects Greco-Roman, Renaissance, and Baroque architectural influences. For these and other reasons, the buildings and structures combine to create an outstanding example of a historic district in Tacoma dating from circa 1887–1930, which is significant and distinguishable in style, form, character, and construction representative of its era.

C. Restoration and preservation of objects, sites, buildings, and structures within the Union Depot/Warehouse Historic Special Review District will yield information of educational significance regarding the way of life and the architecture of the
late 19th and early 20th centuries, as well as add interest and color to the City. Restoration of the Union Depot/Warehouse Historic Special Review District will preserve the sense of place and time and the environment which was characteristic of an important era of Tacoma’s history, and such district planning will be considerably more meaningful and significant educationally than if done on the basis of individual isolated buildings and structures.

13.07.250 **Union Depot/Warehouse Historic Special Review District – Boundary description.**

The legal description for the Union Depot/Warehouse Historic Special Review District is described in Ordinance No. 24505, and shall be kept on file in the City Clerk’s Office. The approximate boundaries are described in Map B below.

Map B: Approximate Boundaries of the Union Depot/Warehouse Historic Special Review District

13.07.260 **Designation of Union Station Conservation District.**

There is hereby created the Union Station Conservation District, the physical boundaries of which are described in Ordinance No. 24877, and kept on file in the City Clerk’s Office. The approximate boundaries are described in Map C below.

Map C: Approximate Boundaries of the Union Station Conservation District

13.07.210 **Guidelines for building design and streetscape improvement review of the Union Depot/Warehouse Historic District and Union Station Conservation District.**

Pursuant to TMC 13.07.120, the Landmarks Preservation Commission shall adopt and maintain Guidelines for building design and streetscape improvement to ensure a certainty of design quality within the Union Depot/Warehouse Historic District and Union Station Conservation District, protect the historic fabric of the district, enhance the economic vitality of the district through promotion of its architectural character, and provide a clear set of physical design parameters for property owners, developers, designers, and public agencies. These guidelines shall be made available to the public in electronic and printed formats.

13.07.270 **Guidelines for building design and streetscape improvement review.**

A. Intent. The following are hereby established as the design review guidelines for rehabilitation, new
construction, and public amenities. These guidelines are intended to ensure a certainty of design quality within the Historic Special Review District and Union Station Conservation District, protect the historic fabric of the districts, enhance the economic viability of the districts through the promotion of their architectural character, and provide a clear set of physical design parameters for property owners, developers, designers, and public agencies.

B. The following guidelines are intended to provide a set of basic standards for architectural and physical design within the Union Station districts. The guidelines will be used by the Landmarks Preservation Commission as a baseline for the design review process, but will not supersede the authority of the Commission to exercise its judgment and discretion on a case-by-case basis. The guidelines are also set forth to provide assistance to owners, developers, and designers involved in project planning by providing general design and technical recommendations.

C. From time to time, the Landmarks Preservation Commission may adopt policies and administrative rules for the purpose of clarifying and assisting property owners in interpreting these guidelines. Any such rules or policies shall be adopted by quorum vote and, once adopted, shall be made available to the public in electronic and printed formats.

D. Design Guidelines. The following predominant historic building elements shall be recognized as essential to the districts’ historic image and used as the basis for design review of proposals for rehabilitation of existing buildings and review of new construction within the districts:

1. Height. The centerpiece and height benchmark for the districts is the Union Station, with its dome cap height of approximately 96 feet above Pacific Avenue. Wing parapet walls are 30 feet in height above Pacific Avenue. No new buildings constructed in the districts shall exceed 85 feet in height.

In the rehabilitation of existing buildings, their existing height should be maintained and the parapets and cornices should be kept intact. Any rooftop additions, penthouses, building systems equipment, or roof-mounted structures should be set back from existing parapet walls sufficiently to conceal them from view from street level.

2. Scale. Scale refers to a building’s comparative relationship to neighboring buildings and its fit within the districts. The typical four-story building in the districts is 50 feet wide and 100 feet deep. Two such “basic blocks” side by side are proportionally similar to the main section of Union Station and illustrate the scale and size of structural components in the districts.

Scale is also determined by the proportions of the architectural elements within the composition of the individual building facades. Exterior building facades shall be of a scale compatible with surrounding buildings and shall maintain a zero setback from the sidewalk. Window and door proportions, including the size and design of the wood sash and frame floor height, floor shapes, street elevations, and other elements of the building facades, shall relate to the scale of the surrounding buildings.

3. Materials. The predominant building material within the districts is masonry, including brick, granite, and terra cotta. Rehabilitation of existing buildings and construction of infill buildings shall utilize masonry as the predominant building material.

4. Minimum Maintenance. All contributing historic buildings in the districts shall be maintained against decay and deterioration caused by neglect or defective or inadequate weather protection.

5. Storefront Design. A major character-defining feature of the buildings within the districts is the storefront. The composition of the storefronts is consistent from one building to the next, and serves as a unifying feature of the districts by forming a continuity along the street. Preservation of the storefront is essential to the maintenance of the districts’ image and character. Rehabilitation of an existing building shall include preservation of the existing storefront or reconstruction of a new storefront which is compatible with the original in scale, size, and material. New construction shall also include storefronts. Street level retail sales and service uses, as described and defined in TMC 13.06, should be strongly considered for ground floor use along Pacific Avenue in order to more effectively implement storefront design.

6. Awnings. Awnings have been a traditional addition to the facades of buildings within the districts and shall be encouraged within the districts as a functional exterior feature. All awnings shall be compatible with the historic character of the buildings and shall be based in design upon historic counterparts. They shall also:

a. Reflect the shape and character of the window openings;

b. Be, or appear to be, retractable in the form of historic awnings;
c. Constructed with canvas-like fabric rather than high gloss in texture;
d. Not be back-lit or translucent;
e. Be in colors and/or patterns which complement the building and have basis in the historic record;
f. Be attached to the buildings in a manner which does not permanently damage the structure or obscure significant architectural features.

7. Signs.
a. General.
   (1) All new exterior signs and all changes in the appearance of existing exterior signs require Landmarks Preservation Commission approval. This includes changes in message or colors on pre-existing signs.
   (2) If there is a conflict between these standards and the requirements in the City’s Sign Code, the more strict requirement shall apply.
b. Location and Size of Signs.
   (1) Signs shall not dominate the building facades or obscure their architectural features (arches, transom panels, sills, moldings, cornices, windows, etc.).
   (2) The size of signs and individual letters shall be of appropriate scale for pedestrians and slow-moving traffic. Projecting signs shall generally not exceed nine square feet on first-floor level.
   (3) Signs on adjacent storefronts shall be coordinated in height and proportion. Use of a continuous sign band extending over adjacent shops within the same building is encouraged as a unifying element.
   (4) Portable reader board signs located on sidewalks, driveways, or in parking lots are prohibited.
   (5) Existing historic wall signs are a contributing element within the district and should be restored or preserved in place. New wall signs shall generally be discouraged.
c. Messages and Lettering Signs.
   (1) Messages shall be simple and brief. The use of pictorial symbols or logos is encouraged.
   (2) Lettering should be of a traditional block or curvilinear style which is easy to read and compatible with the style of the building. No more than two different styles should be used on the same sign.
   (3) Letters shall be carefully formed and properly spaced so as to be neat and uncluttered. Generally, no more than 60 percent of the total sign area shall be occupied by lettering.
   (4) Lettering shall be generally flat or raised.
d. Color.
   (1) Light-colored letters on a dark-colored background are generally required as being more traditional and visually less intrusive in the context of the Union Station District's predominantly red-brick streetscapes.
   (2) Colors shall be chosen to complement, not clash with, the facade color of the building. Signs should normally contain not more than three different colors.
e. Materials and Illumination
   (1) Use of durable and traditional materials (metal and wood) is strongly encouraged. All new signs shall be prepared in a professional manner.
   (2) In general, illumination shall be external, non-flashing, and non-glare.
   (3) Internal illumination is generally discouraged, but may be appropriate in certain circumstances, such as:
      (i) Individual back-lit letters silhouetted against a softly illuminated wall.
      (ii) Individual letters with translucent faces, containing soft lighting elements inside each letter.
      (iii) Metal-faced box signs with cut-out letters and soft-glow fluorescent tubes.
   However, such signs are generally suitable only on contemporary buildings.
   (4) Neon signs may be permitted in exceptional cases where they are custom-designed to be compatible with the building’s historic and architectural character.
f. Other Stylistic Points
   (1) The shape of a projecting sign shall be compatible with the period of the building to which it is affixed, and shall harmonize with the lettering and symbols chosen for it.
   (2) Supporting brackets for projecting signs should complement the sign design and not overwhelm or clash with it. They must be adequately engineered to support the intended load, and generally should conform to a 2:3 vertical–horizontal proportion. Screw holes must be drilled at points where the fasteners will enter masonry joints to avoid damaging bricks, etc.

8. Color. Building colors should contribute to the distinct character of the historic building. Original building colors should be researched and considered in any new color scheme. Whether contrasting or complementary, the colors should reflect the design of the building. Building colors should utilize a
limited palette. Colors should be selected to emphasize building form and highlight major features of the building. Color schemes using several colors should be avoided and surfaces which are not historically painted should not be painted.

9. Views. All new construction in the Union Station District should be designed to preserve existing views and vistas. Of particular importance are views of Commencement Bay, Mount Rainier, and Union Station.

E. Streetscape Guidelines. Streetscaping is essential in the development of the districts in order to create value and enhance private development efforts. Proper design of streetscapes and public open spaces provides a unifying theme and unique identity for the districts, complements and extends the presence of Union Station, encourages pedestrian circulation, and creates a gateway to downtown and the waterfront. The pattern of traffic routes and open space is based upon the historic function of the district and has a direct relation to such physical features as views from the upper floors of the building, sunlight, facade visibility, and streetscape appearance. Any significant loss or reconfiguration of existing open space and street corridors is discouraged.

The following improvements are to be encouraged:

1. Sidewalk paving. Paving should be of brick or brick and brushed concrete. Existing granite curbs should be maintained or reconstructed, where possible.

2. Street paving. Where feasible, historic street paving and gutters, either brick or cobblestone, should be preserved and restored.

Where feasible, existing railroad or streetcar rails should be preserved in place.

3. Streetlights. Historic streetlights should be used throughout the district as unifying elements.

G. The Landmarks Preservation Commission may, at its discretion, waive mandatory requirements imposed by Section 13.07.290 of this chapter. In determining whether a waiver is appropriate, the Landmarks Preservation Commission shall require an applicant to demonstrate by clear and convincing evidence that, because of special circumstances not generally applicable to other property or facilities, including size, shape, design, topography, location, or surroundings, the strict application of those mandatory requirements of Section 13.07.290 would be unnecessary to further the purposes of this chapter. Such waiver shall not exceed the requirements set forth in the underlying zoning district, except where specifically provided for in TMC 13.06A.070.B.

13.07.280 Union Depot/Warehouse Historic Special Review and Union Station Conservation Districts—Specific exemptions.

The following actions are exempt from the requirements imposed pursuant to this chapter:

A. Any alterations to non-contributing properties, as defined by the District Inventory adopted by the Commission and kept on file at the Historic Conservation Office; provided, that the demolition of such structures is not exempt from the provisions of this chapter; and

B. Interior alterations to existing properties, unless those modifications affect the exterior appearance of the structure.

13.07.290 Designation of the North Slope Historic Special Review District—Purpose.

A. In order that the North Slope Neighborhood and buildings within the Neighborhood may not be injuriously affected; to promote the public welfare; to provide for the enhancement of the North Slope Neighborhood and its structures, thereby contributing to the social, cultural, and economic welfare of the citizens of Tacoma by developing an awareness of Tacoma’s historic heritage, maintaining productive and useful structures, and attracting visitors to the City; and in order that a reasonable degree of control may be exercised over the siting, development and architecture of public and private buildings erected in the North Slope Neighborhood so that the goals set forth in this section and in this chapter may be realized, there is hereby created the North Slope Historic Special Review District, the boundaries of which are more particularly described in Section 13.07.340 hereof.

B. The North Slope Neighborhood and the buildings therein reflect significant aspects of Tacoma’s early history, architecture, and culture. Such historic, architectural, and cultural significance is also reflected in the architectural cohesiveness of the neighborhood. For the foregoing reasons, many of the features contained in the buildings and structures in the Neighborhood should be maintained and preserved.

C. Except where specifically exempted by TMC 13.07.095 and TMC 13.07.330, all visible alterations and construction within the historic district boundaries, including alterations to elements and spaces within the public rights-of-way, are subject to the review and approval of the Landmarks
Preservation Commission prior to the initiation of work.

13.07.300 Designation of the North Slope Historic Special Review District – Findings.

The architectural, cultural, historical, and educational value of the North Slope Neighborhood is such that the protection and enhancement of its built environment and streetscape is important to the public welfare. In particular, the District is important for its association with the following themes:

A. Role in the Development of Tacoma. The area north of Division Avenue from the bluff to Sprague Street was one of several residential neighborhoods that developed after Tacoma was selected to be the terminus of the Northern Pacific Railroad. New Tacoma and the North End were considered to be a desirable place to live, near downtown Tacoma. The community was settled irregularly over its history in a fairly dense residential pattern, and it is common to find structures from the late 1800s next to houses built in the 1930s.

B. Association with Tacoma Pioneers, Property, Business and Commercial Activities. The New Tacoma and North End community is predominantly residential, although there are scattered pockets of small commercial buildings that served the community. These commercial buildings are concentrated mostly along Division Avenue and K Street. The residents of the community represented a complete cross-section of different classes and occupations, from a United States ambassador to France to a Slovakian boat builder.

C. Architectural Characteristics. The architectural characteristics of the New Tacoma and North End community are variable, although there is a remarkable number of architect-designed houses in the neighborhood. Most homes built in the earliest period of growth from 1880 to the crash in 1893 were Queen Anne and Stick style houses, of both modest and grand proportions. After the turn of the century, more Craftsman and bungalow-style houses were built, as well as a few Colonial Revival structures. Those homes built after the turn of the century tended to be larger and more impressive, until the late 1920s when many one-story bungalows were built. After the Great Depression, another building boom took place in the neighborhood, with considerably smaller single-family brick residences constructed in simple forms, and two- or three-story multi-family apartment complexes.

D. Educational Uses and Preservation of the Area’s Heritage. Restoration and preservation of objects, sites, buildings, and structures within the North Slope Neighborhood will yield information of educational significance about the way of life of Tacoma’s citizens, and the architecture of the late 19th and early 20th centuries, and will add interest and color to the City. Maintaining this neighborhood as a whole will preserve the sense of time, place, and the environment which formed an important characteristic of Tacoma’s history. District-wide planning will be considerably more meaningful and educationally significant than if done on the basis of individual, isolated buildings.


The legal description for the North Slope Historic Special Review District is described in Ordinance No. 26611, and shall be kept on file in the City Clerk’s Office. The approximate boundaries are described in Map D below.

Map D: Approximate Boundaries of the North Slope Historic Special Review District

13.07.320 Guidelines for building design and streetscape improvement review of the North Slope Historic Special Review District.

Pursuant to TMC 13.07.120, the Landmarks Preservation Commission shall adopt and maintain...
Guidelines for building design and streetscape improvement

A. Intent: These guidelines are intended to ensure a certainty of design quality within the North Slope Historic Special Review District, protect the historic fabric of the district, enhance the economic vitality of the district through promotion of its architectural character, and provide a clear set of physical design parameters for property owners, developers, designers, and public agencies. These guidelines are hereby established as the design review guidelines for rehabilitation, new construction, and public amenities, including street furniture, streetlighting, paving and sidewalks, and street trees and planting strips. These guidelines shall be made available to the public in electronic and printed formats.

B. Architectural integrity, as it relates to scale, proportion, texture, color, compatible materials, space, and composition in various periods of architecture, should be respected and, to the extent possible, maintained in contributing properties.

C. The following guidelines are also intended to provide a basic set of standards for architectural and physical design within the North Slope Historic Special Review District. These guidelines will be used by the Tacoma Landmarks Preservation Commission as a base-line for the design review process. These guidelines will also assist owners, developers, and designers involved in project planning by providing general design and technical recommendations. When applying the guidelines, the Commission will be considerate of clearly documented cases of economic hardship or deprivation of the owner’s reasonable use of the property.

D. From time to time, the Landmarks Preservation Commission may adopt policies and administrative rules for the purpose of clarifying and assisting property owners in interpreting these guidelines. Any such rules or policies shall be adopted by quorum vote and, once adopted, shall be made available to the public in electronic and printed formats.

E. For certain common types of City-managed projects, and for certain projects within the City, right-of-way, including streetlighting, sidewalk repair and similar alterations within the right-of-way, the City Public Works Department may propose “standard specifications” for programmatic review and adoption by the Commission, in lieu of case by-case reviews. Any such standards, rules or policies shall be adopted by quorum vote and, once adopted, shall be made available to the public in electronic and printed formats.

F. Design Guidelines: The following predominant building elements in the district shall be recognized as essential to the historic image of the neighborhood, and shall, along with the Secretary of the Interior’s Standards for the Rehabilitation of Historic Buildings, be utilized as the basis for design review of proposals for rehabilitation and new construction within the district.

1. Height. Goal: Balance the overall height of new construction with that of nearby structures. In the rehabilitation of existing buildings, the present height of the structure should remain intact. New buildings should step down to be comparable in height to adjacent structures.

2. Scale. Goal: Relate the size and proportion of new buildings to those of the neighborhood. Scale refers to a building’s comparative relationship to neighboring structures, and its fit within the district. Building facades should be of a scale compatible with surrounding buildings, and maintain a comparable setback from the property line to adjacent buildings as permitted by applicable zoning regulations.

Scale is also determined by the proportions of the architectural elements within the composition of the individual building facades. Window and door proportions (including the design of sash and frames), floor heights, floor shapes, roof shapes and pitches, and other elements of the building exterior should relate to the scale of the neighborhood.

3. Massing. Goal: Break up the facades of buildings into smaller varied masses, comparable to those contributing buildings in the neighborhood. Variety of forms is a distinguishing characteristic of the North Slope residential community. Smaller massing — the arrangement of facade details, such as projections and recesses — and porches all help to articulate the exterior of the structure and help the structure fit into the neighborhood.

4. Sense of Entry. Goal: Emphasize entrances to structures. Entrances should be located on the front facade of the building and highlighted with architectural details such as raised platforms, porches, or porticos to draw attention to the entry. Entrances not located on the front facade should be easily recognizable from the street.

5. Roof Shapes and Materials. Goal: Utilize traditional roof shapes, pitches, and compatible finish materials on all new structures, porches, additions, and detached outbuildings wherever such elements are visible from the street. Maintain the present roof pitches of existing pivotal, primary, and secondary...
buildings where such elements are visible from the street.

Typically, the existing historic buildings in the neighborhood either have gable roofs with the slopes of the roofs between 5:12 to 12:12 or more, and with the pitch oriented either parallel to or perpendicular to the public right-of-way, or have hipped roofs with roof slopes somewhat lower. Most roofs also have architectural details such as cross gables, dormers, and/or widow’s walks to break up the large sloped planes of the roof. Wide roof overhangs, decorative eaves or brackets, and cornices can be creatively used to enhance the appearance of the roof.

6. Exterior Materials. Goals: Use compatible materials that respect the visual appearance of the surrounding buildings. Buildings in the North Slope Neighborhood were sided with shingles or with lapped, horizontal wood siding of various widths. Subsequently, a few compatible brick or stucco-covered structures were constructed, although many later uses of these two materials do not fit the character of the neighborhood. Additions to existing buildings should be sided with a material to match, or be compatible with, the original or existing materials. New structures should utilize exterior materials similar to those typically found in the neighborhood.

7. Rhythm of Openings. Goals: Respect the patterns and orientations of door and window openings as represented in the neighboring buildings. Typically, older buildings have doors and transoms that matched the head height of the adjacent windows. Doors also tend to be paneled or contain glazed openings. Windows are vertically oriented. Large horizontal expanses of glass are created by ganging two or more windows into a series. Most windows are either single or double hung, with a few casement windows being incorporated into the designs. Many of the buildings had the upper sash articulated into smaller panels, either with muntin bars, lead glazing, or arches. Most older windows were also surrounded with substantial trim pieces or window head trim.

8. Additional Construction. Goal: S sensitively locate additions, penthouses, buildings systems equipment, or roof mounted structures to allow the architectural and historical qualities of the contributing building to be dominant. While additions to contributing buildings in historic districts are not discouraged, they should be located to conceal them from view from the public right-of-way. Some new additions, such as the reconstruction of missing porches or the addition of dormers in the roof, may need to be located on the front facade of the building. When an addition is proposed for the front of the building, modifications should follow the guidelines for scale, massing, rhythm, and materials.

9. Parking. Goal: Minimize views of parking and garages from the public right-of-way. Most early houses provided space for storing various means of transportation, from horses and carriages to automobiles; however, these structures were nearly always entered from the alley rather than from the street. Parking lots and banks of garage doors along the front facade of a building do not conform to the character of the neighborhood. Off-street parking lots have no historic precedent in this neighborhood, and should be located behind the building and away from the street. Proposed residential driveway approaches requiring curbs cuts off a street or arterial are generally prohibited, unless the applicant can demonstrate by clear and convincing evidence that, because of special circumstances not generally applicable to other property or facilities, including size, shape, design, topography, location, or surroundings, the strict application of this standard prevents alley-accessed parking. If approved, such curbs cuts and approaches shall be consistent with the standards approved for the historic district and on file in the Public Works Department. Setting garages and carport structures back from the front of the building reduces their visual importance.

10. Signage. Goal: New signs for existing and new buildings shall complement the architecture and style of the residential neighborhood. Signs should not dominate the building facade or obscure the structure’s architectural features. Colors, materials, and lettering should be appropriate to the character of the surroundings and be compatible with the building’s period and style. Care should be taken not to damage historic building materials in the installation process.

G. Street Improvements. The architectural character of the district is significantly enhanced by the complementary residential nature of existing street amenities, including brick and cobblestone street paving, historic streetlights, planting strips, sidewalks, historic scoring patterns in walks and driveways, healthy trees, and a restrained use of signage. These elements should be retained or enhanced. Installation, repair, or replacement of streetlights, curbs, alley approaches, sidewalks, and street surfaces shall be consistent with the standards approved for the historic district and kept on file with the Public Works Department.

The following actions are exempt from the requirements imposed pursuant to this chapter:

A. Any alterations to non-contributing properties as defined by the District Inventory adopted by the Commission and kept on file at the Historic Preservation Office; provided, that modifications to accessory structures and the demolition of noncontributing or accessory structures are not exempt from the provisions of this chapter;

B. Interior modifications to existing structures, unless those modifications affect the exterior appearance of the structure;

C. Any alterations to private residential structures that are specifically exempted from permit requirements in the Residential Building Code as adopted by the City (such as painting and minor repairs such as caulking or weather-stripping);

D. The installation, alteration, or repair of public and private plumbing, sewer, water, and gas piping systems, where no Right-of-Way restoration is required;

E. The installation, alteration, or repair of public and private electrical, telephone, and cable television wiring systems, provided that the installation of solar panels, wind generators, and cellular antenna towers is not exempt;

F. The landscaping of private residences;

G. The maintenance of existing parking conditions and configurations, including curb cuts, driveways, alleys, and parking lots (new installations are subject to review by the Commission per TMC 13.07.320.F(9));

H. Signs not exceeding the limitations for a home occupation permit and those installed by the City for directional and locational purposes.

I. The following types of projects within the public rights-of-way: ADA accessibility ramps and installations, in-road work, traffic signaling equipment, utility markers, and equipment required by the United States Postal Service.


In the event that any section, paragraph, or part of this chapter is for any reason declared invalid or held unconstitutional by any court of last resort, every other section, paragraph, or part shall continue in full force and effect.
c.

Application #2011-04:

Water Level of Service Standard
**Planning Commission Recommendation Summary**

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<th>2011-04</th>
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<tbody>
<tr>
<td>Applicant:</td>
<td>City of Tacoma, Tacoma Public Utilities – Tacoma Water – Resource Planning</td>
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<tr>
<td>Contact:</td>
<td>Susan Clark, Water Resource Planning Coordinator, 502-8204</td>
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<td>Type of Amendment:</td>
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<td>Current Land Use Intensity:</td>
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<td>Location:</td>
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<td>Neighborhood Council area:</td>
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<td>Proposed Amendment:</td>
<td>Amend the Capital Facilities Element of the Comprehensive Plan by revising the existing level of service standard for “Water (Potable)”</td>
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**Planning Commission Recommendations:**

The Planning Commission recommends approval of the proposed revisions to the existing level of service standard (LOS) for “Water (Potable)” as contained in the Capital Facilities Element of the Comprehensive Plan from “562 gallons per day per Equivalent Residential Unit (ERU)” to “442 gallons per day per Equivalent Residential Unit (ERU)” and/or as contained in Tacoma Water’s current Washington State Department of Health approved water system plan’’.

The Commission found that modifying the LOS for potable water, as proposed, will better ensure consistency between the Comprehensive Plan and Tacoma Water’s required water system plan, and allow for flexibility to provide timely and reasonable water service reflecting current customer water use patterns, the community’s water conservation efforts and Tacoma Water’s conservation goal.

**Exhibit:**

A. Proposed amendment to the Capital Facilities Element
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<th>Level of Service Standard</th>
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<td>• Regional</td>
<td>0.007 acres per capita</td>
</tr>
<tr>
<td>• Open Space/Wildlife Habitat</td>
<td>0.002 acres per capita</td>
</tr>
<tr>
<td>Roads</td>
<td></td>
</tr>
<tr>
<td>• Arterial Corridors</td>
<td>85% arterial lane miles LOS “E” (0.99 or better volume to capacity ratio)</td>
</tr>
<tr>
<td>• Port Area Arterials &amp; All Other Arterials</td>
<td>85% arterial lane miles LOS “D” (0.89 or better volume to capacity ratio)</td>
</tr>
<tr>
<td>Sanitary Sewers</td>
<td></td>
</tr>
<tr>
<td>• Maximum Month Flow</td>
<td>200 gallons per capita per day (GPCD)</td>
</tr>
<tr>
<td>• Peak Hydraulic or Peak – Instantaneous Flow</td>
<td>400 gallons per capita per day (GPCD)</td>
</tr>
<tr>
<td>Schools</td>
<td></td>
</tr>
<tr>
<td>• Elementary (K-5th grade)</td>
<td>90 square feet per student</td>
</tr>
<tr>
<td>• Middle (6th grade)</td>
<td>90 square feet per student</td>
</tr>
<tr>
<td>• Middle (7th-8th grade)</td>
<td>110 square feet per student</td>
</tr>
<tr>
<td>• High (9th grade)</td>
<td>110 square feet per student</td>
</tr>
<tr>
<td>• High (10th-12th grade)</td>
<td>130 square feet per student</td>
</tr>
<tr>
<td>Solid Waste</td>
<td>1.13 tons per capita per year</td>
</tr>
<tr>
<td>Storm Water Management</td>
<td></td>
</tr>
<tr>
<td>• Private facilities less than 24 inches in diameter</td>
<td>10 year, 24 hour design storm</td>
</tr>
<tr>
<td>• All public facilities, and private facilities greater than or equal to 24 inches in diameter</td>
<td>25 year, 24 hour design storm</td>
</tr>
<tr>
<td>Transit</td>
<td>(Per capita)</td>
</tr>
<tr>
<td>• Auto Park &amp; Ride Stalls</td>
<td>0.00387</td>
</tr>
<tr>
<td>• Fixed Route Vehicles</td>
<td>0.0003132</td>
</tr>
<tr>
<td>• Shuttle Vehicles</td>
<td>0.0001325</td>
</tr>
<tr>
<td>• Vanpool Vehicles</td>
<td>0.0001704</td>
</tr>
<tr>
<td>• Transit Center Bays</td>
<td>0.0001233</td>
</tr>
<tr>
<td>Water (Potable)</td>
<td>442 gallons per day per Equivalent Residential Unit (ERU) and/or as contained in Tacoma Water’s current Washington State Department of Health approved water system plan562 gallons per day per Equivalent Residential Unit (ERU)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Capital Facilities (NOT subject to Concurrency)</th>
<th>Level of Service Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Airport</td>
<td>100% of FAA requirement; 230,000 take-offs and landings</td>
</tr>
<tr>
<td>Economic and Community Improvement</td>
<td>As needed</td>
</tr>
<tr>
<td>Municipal Buildings</td>
<td>0.88 square feet per capita</td>
</tr>
<tr>
<td>• City Government</td>
<td>0.88 square feet per capita</td>
</tr>
<tr>
<td>• Community and Human Service</td>
<td>As needed</td>
</tr>
<tr>
<td>Municipal Parking Facilities</td>
<td>As needed</td>
</tr>
<tr>
<td>Municipal Railway (Tacoma Rail)</td>
<td>1.07 track feet per car (staging yard)</td>
</tr>
<tr>
<td>Port Terminal and Yard Facilities</td>
<td>4,200 twenty foot equivalent unit containers per acre</td>
</tr>
<tr>
<td>Public Assembly Buildings</td>
<td>0.988827 square feet per capita</td>
</tr>
<tr>
<td>• Exhibition and Convention</td>
<td>0.988827 square feet per capita</td>
</tr>
<tr>
<td>• Theaters, Arenas and Stadiums</td>
<td>0.180477 seats per capita</td>
</tr>
<tr>
<td>Telecommunications (Click! Network)</td>
<td>As needed</td>
</tr>
</tbody>
</table>
d.

Application #2011-05:

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

PLANNING COMMISSION RECOMMENDATION SUMMARY

<table>
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<tr>
<th>Application #:</th>
<th>2011-05</th>
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<tr>
<td>Applicant:</td>
<td>Community and Economic Development Department (CED) and Public Works Department (PW)</td>
</tr>
<tr>
<td>Contact:</td>
<td>Diane Wiatr (CED) and Jennifer Kammerzell (PW)</td>
</tr>
<tr>
<td>Type of Amendment:</td>
<td>Comprehensive Plan Text and Map Change</td>
</tr>
<tr>
<td>Current Land Use Intensity:</td>
<td>NA</td>
</tr>
<tr>
<td>Current Area Zoning:</td>
<td>NA</td>
</tr>
<tr>
<td>Size of Area:</td>
<td>NA</td>
</tr>
<tr>
<td>Location:</td>
<td>Citywide</td>
</tr>
<tr>
<td>Neighborhood Council area:</td>
<td>All</td>
</tr>
<tr>
<td>Proposed Amendment:</td>
<td>Amendments to the Transportation Element of the Comprehensive Plan, including policy revisions to address alternative transportation modes, such as skateboards, electric personal assistive mobility devices and low speed vehicles; revisions and addition of new projects to the Unfunded Project List; and updates to the Classification of Arterials Map.</td>
</tr>
</tbody>
</table>

Planning Commission Recommendations:
The Planning Commission recommends approval of the proposed amendments to the Transportation Element of the Comprehensive Plan. The proposed policy additions regarding such alternative transportation modes as skateboards, electric personal assistive mobility devices (Segways) and low-speed electric vehicles, will make the Transportation Element more consistent with the City’s goals to reduce carbon emissions from transportation, strengthen active transportation options in Tacoma, support regional consistency regarding electric vehicle infrastructure, and satisfy the City’s obligations to address electric vehicles as mandated by Washington State law. The revisions to the Unfunded Project List represent the addition of project ideas submitted by various Neighborhood Councils and individuals in response to the Public Works Department’s community outreach efforts. The proposed modifications to the Classification of Arterials Map will update the Comprehensive Plan to reflect recent Council actions to classify and declassify certain street segments as arterials.

Exhibits:
A. Proposed Policy Additions pertaining to Emission-Free Transportation Modes
B. Proposed Updates to the Unfunded Project List
C. Proposed Updates to the Classification of Arterials Map
These amendments show all of the changes to the existing text of the Comprehensive Plan. The sections included are only those portions of the plan that are associated with these amendments. New text is underlined and text that is deleted is shown in strikethrough.

Transportation Element

Section I – General Goal and Policies

Environmental Stewardship

Policy Intent

The City of Tacoma recognizes that environmental stewardship must be a central focus in establishing a transportation system that serves today’s users and future generations. This is consistent with the City of Tacoma’s compliance with the Washington Clean Air Act, the Commute Trip Reduction Law, the National Environmental Policy Act, and the State Environmental Policy Act. It also supports the City’s interest in reducing stormwater and air pollution by lessening the use of petroleum fuel vehicles. The City of Tacoma is required to comply with the Washington Clean Air Act, the Commute Trip Reduction Law, the National Environmental Policy Act, and the State Environmental Policy Act. Policies that exist in other parts of the transportation element that reduce car use, support transit, and encourage transit, walking and bicycling are key to reducing transportation-related environmental impacts can be found throughout the Comprehensive Plan. In addition, the City’s Climate Action Plan guides the City toward reductions in greenhouse gas (GHG) emissions by such measures as decreasing use of the conventional internal combustion engine automobile.

Transportation contributes to more than 50% of Tacoma’s GHG emissions. In an effort to achieve the GHG reductions laid out in its Climate Action Plan, the City encourages the use of a variety of vehicles and devices for transportation that are free of emissions. These vehicles and devices include Low Speed Electric Vehicles, bicycles, skateboards, and other forms of active transportation. Low Speed Electric Vehicles (LSV) are defined by State law and must have head lamps, stop lamps, seat belts, parking brakes, a vehicle identification number and also must be licensed and insured. LSVs include Neighborhood Electric Vehicles that reach maximum speeds of 20 – 25 mph and Medium Speed Electric Vehicles that reach maximum speed of 25 – 35 mph. LSVs are allowed on local roadways; however, for safety and maintaining free traffic flow, such vehicles should only be driven on streets where conditions are appropriate and consistent with State law.

Electric Vehicles (EV) need predictable and convenient charging options before they will be considered a reliable choice to the average driver and Washington State Law (SSHB 1481) mandates implementation of EV charging station programs. Most Electric Vehicles can receive charges of varying volts from 110, 220 to 440 in a variety of public and private settings. Tacoma recognizes the provision of charging stations will encourage EV ownership and is working to supply them to the public. EV charging technology is still evolving and the City will keep up with advances as they develop.

The intent of the following policies is to encourage the use of emission-free vehicles and...
devices and to plan and implement transportation projects that will not negatively impact the quality of the environment and will contribute to the City’s overall efforts in addressing issues associated with global warming and climate change.

It is the intent of the following policies that planning and implementation of transportation projects will not greatly impact the quality of the environment or worsen existing conditions, and will contribute to the City’s overall efforts in addressing issues associated with global warming and climate change.

**Policies**

<table>
<thead>
<tr>
<th>T-ES-1</th>
<th>Minimum Environmental Disruption</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ensure environmentally sensitive design and management of the transportation system to minimize the disruption of natural and desirable manmade elements of our environment.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>T-ES-2</th>
<th>Noise and Air Pollution</th>
</tr>
</thead>
<tbody>
<tr>
<td>Encourage the reduction of noise and air pollution from various modes of transportation; promote the use of alternative fuels for vehicles; and ensure the City of Tacoma meets ambient air quality standards.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>T-ES-3</th>
<th>Congestion Management</th>
</tr>
</thead>
<tbody>
<tr>
<td>Encourage the use of alternative modes, and thereby slow the increase in the use of single-occupant vehicles and the increase of environmental degradation associated with their use.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>T-ES-4</th>
<th>Stormwater Management</th>
</tr>
</thead>
<tbody>
<tr>
<td>Employ Best Management Practices (BMPs) for stormwater management, Low Impact Development (LID) measures, and effective street cleaning to alleviate a major source of groundwater pollution due to roadway uses.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>T-ES-5</th>
<th>Urban Design</th>
</tr>
</thead>
<tbody>
<tr>
<td>Give maximum consideration to aesthetics and beautification while insuring compatibility with safety standards in the design and location of both local and state owned transportation facilities to ensure a positive contribution to the appearance and form of the city.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>T-ES-6</th>
<th>Public Awareness</th>
</tr>
</thead>
<tbody>
<tr>
<td>Initiate and support public awareness campaigns that focus attention on the societal and environmental impacts and costs of travel choices, and that increase the public’s awareness and acceptance of the range of travel choices available. Partner with Pierce Transit to organize a marketing campaign that improves the “image” of bus transit and encourages ridership.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>T-ES-7</th>
<th>Electric Vehicles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Encourage and promote the use of electric vehicles as they are developed in all automobile, truck and commercial vehicle classes. Neighborhood Electric Vehicles and Medium Speed Electric Vehicles may travel Tacoma’s street network where appropriate and consistent with state law. Encourage the use of such vehicles in a way that conditions are safe and don’t impede traffic flow.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>T-ES-8</th>
<th>Emission-free Vehicles and Devices</th>
</tr>
</thead>
<tbody>
<tr>
<td>Where appropriate and applicable, encourage the use of transportation devices that have a minimal impact to the environment and do not emit greenhouse gases such as skateboards and bicycles, electric personal assistive mobility devices, Low Speed Electric Vehicles and other innovations.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>T-ES-9</th>
<th>Skateboards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recognize skateboards as an environmentally friendly means of transportation and valid mode of travel. Skateboards are allowed on sidewalks but not roadways except crossing at intersections per Washington State Law. Explore revising State law to allow individual jurisdictions to manage skateboard use on local roadways.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>T-ES-10</th>
<th>Electric Vehicle Infrastructure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provide for a broad range of charging opportunities at public and private parking venues.</td>
<td></td>
</tr>
</tbody>
</table>
### Exhibit B

**Proposed Updates to the Unfunded Project List in the Transportation Element**

<table>
<thead>
<tr>
<th>Project</th>
<th>Location</th>
<th>Proposed Change to the Unfunded Project List</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. <strong>Tacoma Avenue Beautification</strong> – Design &amp; rebuild Tacoma Ave between Division Ave and Center St to include landscaping, streetscape, pedestrian crossings (S 4th, 8th, 10th) and light rail accommodations.</td>
<td>Tacoma Ave. from 4th to S. 25th</td>
<td>Replace the following project in the category of Arterial Street Projects – New Construction: “Tacoma Ave. from 6th to S. 25th – Arterial Boulevard Treatment”</td>
</tr>
<tr>
<td>2. <strong>UWT Hillclimb</strong> – Design &amp; build extension of UW Tacoma hill climb (S 19th) from Jefferson to Market to include stairs, ADA ramps, decorative paving, landscaping, streetscape, art, and lighting.</td>
<td>South 19th from Jefferson to Market</td>
<td>Add to the category of Neighborhood Action Strategies</td>
</tr>
<tr>
<td>3. <strong>Lincoln Park Freeway Lid</strong> – Design &amp; construct a landscaped lid over I-5 between Yakima/Thompson and Tacoma/G Streets to reconnect downtown with neighborhood.</td>
<td>Yakima from Center to S 34th and Tacoma from Center to S 34th</td>
<td>Add to the category of Neighborhood Action Strategies</td>
</tr>
<tr>
<td>4. <strong>S 23rd &amp; Pacific Crossing</strong> – Design &amp; build signalized crossing at S 23rd &amp; Pacific Ave, which includes decorative pavement</td>
<td>S 23rd &amp; Pacific Ave</td>
<td>Add to the category of Neighborhood Action Strategies</td>
</tr>
<tr>
<td>5. <strong>Browns Pt Blvd Improvement Project Phase II</strong> – Roadway improvements between 38th Ave NE and Norpoint way NE to include sidewalks.</td>
<td>Browns Pt Blvd from 38th Ave NE to Norpoint Way NE (to the north-west)</td>
<td>Add to the category of Neighborhood Action Strategies</td>
</tr>
<tr>
<td>6. <strong>Northwood Arterial Improvements</strong> – Provide sidewalks and curbing along main thoroughfares within city limits, 24th St NE, 65th Ave NE, and 19th St NE</td>
<td>64th Ave NE between 26th Street NE and 28th Street NE; 65th Ave NE between 19th Street NE and 24th Street NE; 19th Street NE between 65th Ave NE and city limits east</td>
<td>Replace the following project in the category of Neighborhood Action Strategies: “19th St NE/65th Ave NE/24th St NE/64th Ave NE from East City Limits at 68th Ave NE to N. City Limits”</td>
</tr>
<tr>
<td>7. <strong>Northshore Parkway Improvements</strong> – Provide uphill (eastbound) passing lane, bike lanes, sidewalks on north side, and landscaping between Nassau and Norpoint Way</td>
<td>Northshore Parkway from Nassau to Norpoint Way</td>
<td>Add to the category of Neighborhood Action Strategies</td>
</tr>
<tr>
<td>Project</td>
<td>Location</td>
<td>Proposed Change to the Unfunded Project List</td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>8. Dash Point State Park Access – Provide parking along Northshore Parkway and a path between parking &amp; trail system in Dash Point</td>
<td>Northshore Parkway</td>
<td>Add to the category of Neighborhood Action Strategies</td>
</tr>
<tr>
<td>9. Marine View Drive Improvements – Extend two-way left turn lane to driveway of 1902 Marine View Drive, which includes widening roadway</td>
<td>Marine View Drive from 1902 Marine View Drive to Norpoint Way</td>
<td>Add to the category of Neighborhood Action Strategies</td>
</tr>
<tr>
<td>10. Browns Pt Blvd Improvement Project Phase III – Roadway improvements between 33rd St NE at the west near 43rd Ave NE and 33rd St NE at the east near Meeker Ave to include sidewalks and access to Alderwood Park &amp; Kobetich Library</td>
<td>Browns Point Blvd from 33rd St NE at the west near 43rd Ave NE and 33rd St NE at the east near Meeker Ave</td>
<td>Add to the category of Neighborhood Action Strategies</td>
</tr>
<tr>
<td>11. St Helens Gateway Renovation Project – Improve the intersection of St Helens, 6th 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.</td>
<td>St Helens and 6th Avenue and Baker</td>
<td>Add to the category of Neighborhood Action Strategies</td>
</tr>
<tr>
<td>12. S 66th &amp; South Tacoma Way Roundabout – Install a new roundabout for better cross traffic</td>
<td>S 66th &amp; South Tacoma Way</td>
<td>Add to the category of Neighborhood Action Strategies</td>
</tr>
<tr>
<td>13. Manitou Rehabilitation – Repave Manitou between Tyler and Gunnison to eliminate ruts and cracks. Neighborhood does not want a slurry seal.</td>
<td>Manitou from Tyler to Gunnison</td>
<td>Add to the category of Neighborhood Action Strategies</td>
</tr>
<tr>
<td>14. S 58th &amp; Puget Sound Intersection Traffic Calming – Install traffic calming devices and/or realign Puget Sound to provide better sight distance</td>
<td>S 58th &amp; Puget Sound Avenue</td>
<td>Add to the category of Neighborhood Action Strategies</td>
</tr>
<tr>
<td>15. 6th Ave Traffic Calming – Install landscape medians on 6th Ave between Jackson and Orchard</td>
<td>6th Ave from Jackson to Orchard</td>
<td>Replace the following project in the category of Neighborhood Action Strategies: “6th Ave (Mildred to Pearl) – Construct median, left turn lanes, streetscape improvements”</td>
</tr>
<tr>
<td>16. Jackson Ave Traffic Calming – Install traffic calming devices on Jackson between S 19th and SR 16</td>
<td>Jackson between S 19th and SR 16</td>
<td>Add to the category of Neighborhood Action Strategies</td>
</tr>
<tr>
<td>Project</td>
<td>Location</td>
<td>Proposed Change to the Unfunded Project List</td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
<td>-------------------------------------------------------------------------------------------</td>
<td>----------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>17. East Fairbanks between Portland &amp; Roosevelt Avenue –</td>
<td>East Fairbanks between Portland &amp; Roosevelt</td>
<td>Add to the category of Arterial Street Projects – New Construction</td>
</tr>
<tr>
<td>Reconstruct to eliminate potholes and to restabilize roadway</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18. South Thompson between South 37th and 46th Street -</td>
<td>South Thompson between South 37th and 46th Street</td>
<td>Add to the category of Arterial Street Projects – New Construction</td>
</tr>
<tr>
<td>Reconstruct to eliminate potholes and to restabilize roadway</td>
<td></td>
<td></td>
</tr>
<tr>
<td>19. Pacific Avenue between South 25th &amp; 30th Streets -</td>
<td>Pacific Avenue between South 25th &amp; 30th Streets</td>
<td>Add to the category of Arterial Street Projects – New Construction</td>
</tr>
<tr>
<td>Reconstruct to eliminate potholes and to restabilize roadway</td>
<td></td>
<td></td>
</tr>
<tr>
<td>20. South 74th Street between South Tacoma Way and West City Limits -</td>
<td>South 74th Street between South Tacoma Way and West City Limits</td>
<td>Add to the category of Arterial Street Projects – New Construction</td>
</tr>
<tr>
<td>Reconstruct to eliminate potholes and to restabilize roadway</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Transportation Figure 1
Classification of Arterials

Arterials
- Principal
- Collector
- Minor
- Not Classified

Map is for reference only.
e.

Application #2011-06:

Regional Center Update and Safety-Oriented Design
### Application Information

<table>
<thead>
<tr>
<th>Application #:</th>
<th>2011-06</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant:</td>
<td>Community and Economic Development Department</td>
</tr>
<tr>
<td>Contact:</td>
<td>Donna Stenger</td>
</tr>
<tr>
<td>Type of Amendment:</td>
<td>Comprehensive Plan Text and Map Changes</td>
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<td>Current Land Use Intensity:</td>
<td>N/A</td>
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<td>Current Area Zoning:</td>
<td>N/A</td>
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<td>Size of Area:</td>
<td>N/A</td>
</tr>
<tr>
<td>Location:</td>
<td>Citywide</td>
</tr>
<tr>
<td>Neighborhood Council area:</td>
<td>Citywide</td>
</tr>
</tbody>
</table>

**Proposed Amendment:** Updates to the Comprehensive Plan and the Land Use Regulatory Code to reflect changed circumstances including the countywide and regional planning context, to align regional growth center boundaries, and to refine policy direction for safety-oriented design considerations.

### Planning Commission Recommendations:

The Planning Commission recommends approval of the proposed amendment to the Comprehensive Plan and the Land Use Regulatory Code, which includes changes to ensure consistency between the Comprehensive Plan and state, regional and countywide planning policies; minor text and map amendments to reflect the recent administrative reorganization of the City’s planning functions and correct certain district boundaries; and new discussion and maps that acknowledge the regional growth and manufacturing/industrial centers designated by the Puget Sound Regional Council. The proposal will also affirm that the Downtown Regional Growth Center replaces the “working definition” of downtown previously adopted by the City Council.

This amendment also includes significant enhancements to the Comprehensive Plan’s discussion of safety-oriented design and explicitly establishes a long-range goal of improving design, particularly public improvements, to create active, attractive, functional and pleasing “people-oriented” spaces while better ensuring the safety and security of their users. While the City currently uses many of these principles, this additional guidance will supplement these past and ongoing efforts and further one of the City Council’s priorities.

### Exhibits:

A. Proposed Plan amendments  
B. Proposed Code amendments

---

- 249 -
The proposed amendments include modifications to the following chapters of the Comprehensive Plan:

**Introduction**
- Update the description of the required elements of the Comprehensive Plan
- Add adopted goals from other Plan elements
- Revise description of planning process to reflect current practices
- Update description of the Growth Management Act
- Add descriptions of the State Environmental Policy Act and the Shoreline Management Act
- Update description of Vision 2040 and Transportation 2040

**Growth Strategy & Development Concept**
- Refine discussion of the Generalized Land Use Plan Map
- Refine Tacoma Growth Concept Map for center designations
- Refine Generalized Land Use Plan Map for center designations and associated land use intensity (see Exhibits A-3 through A-6)
- Add map depicting regional centers (see Exhibit A-2)

**Generalized Land Use**
- Refine Introduction section to describe the relationship of policies and the Generalized Land Use Plan Map
- Revise and add new text and policies to address consideration of safety and security in building and site design and for public spaces

**Downtown Tacoma**
- Refine Figure 1 depicting the downtown area and remove references to the “working definition” of downtown (see Exhibit A-1)

*Note – These amendments show all of the changes to the existing Comprehensive Plan elements. The sections included are only those portions of the Plan that are associated with these amendments. New text is underlined and text that is deleted is shown in strikethrough.*
INTRODUCTION ELEMENT

Why Plan?

The physical growth, development, and improvement issues that confront the City of Tacoma on a daily basis are complex. Further decisions made today can have profound effects on the future of the city. As needs change, technology advances, and population increases, it is essential to have a mechanism that guides today’s decisions while envisioning the future. The Comprehensive Plan is this mechanism. Planning establishes a long-range vision that balances the competing needs and desires of the community in a coordinated and orderly manner.

What is the Comprehensive Plan?

The Comprehensive Plan is the official statement adopted by the City Council setting forth goals and policies to protect the health, welfare, safety, and quality of life of Tacoma’s residents. The Comprehensive Plan anticipates change for the coming 20 years and establishes direction for the future physical growth, development and improvement of the city. The plan also fulfills the City’s responsibilities to manage growth as mandated by State law.

The plan is comprehensive in that it addresses all factors that influence or are influenced by the physical development of the city. Policies address residential, commercial, and industrial development; transportation; environment; recreation and open space; and many other issues.

The Comprehensive Plan communicates to the public the direction and policy of the City Council. This allows citizens, business interests, private developers and others to make individual decisions on housing choices and make investments based upon the direction provided in the Comprehensive Plan. The Comprehensive Plan provides predictability on how an area is intended to grow, develop and redevelop.

The Comprehensive Plan was first adopted in 1975. At that time, it was entitled the Land Use Management Plan: Goals and Policies for Physical Development. All goals and policies for future development were contained in this single document. However, over time the policies in this document were superseded and replaced by the adoption of several planning documents.

After several years, many individual plans and programs were adopted including plans for sub areas of the city. Each adopted plan or program is referred to as an element of the Comprehensive Plan. Taken together, these individual elements comprise the Comprehensive Plan. There are general elements, sub area elements, and implementation programs.

There are five primary elements mandated by the State Growth Management Act: land use, transportation, housing, capital facilities, and utilities. These five general elements were initially adopted by Tacoma in 1993 and are the cornerstone of the Comprehensive Plan. The Growth Management Act was amended to add a requirement for an economic element and a recreation and open space element; however, inclusion of these two elements is dependent on funding being provided by the State legislature. Tacoma prior to the State law change chose to include both of these elements in its adopted Comprehensive Plan. They are consistent among one another and all other plan elements must be consistent with them.

The Comprehensive Plan is based upon several basic assumptions. These assumptions may be periodically reviewed to ensure their continued appropriateness and consistency with current community ideals. These assumptions are:

The City is considered by its residents to be a desirable place to live, raise families, and earn a living.

The City is the principal growth center for the Tacoma-Pierce County metropolitan area and is a growth center for the Central Puget Sound region; therefore, Tacoma plays a major role and has certain responsibilities for growth and development.
Growth and development in the city are inevitable, but shall be managed so as not to be a detriment to the community nor its citizens.

The City will continue to grow at an increasing steady rate and will continue to have a variety of neighborhoods with differing densities, character, and supporting facilities.

Most residents expect City government, acting as agent for all citizens, to manage growth and development in an orderly and desirable manner.

In order to achieve its goals, the City should develop and implement long-range and short-range plans and programs, develop effective regulations and make capital improvements and provide services in accordance with the Comprehensive Plan.

These assumptions are observations of trends that are likely to continue. The assumptions help define what kind of city Tacoma is today and provide a starting point for determining what kind of city Tacoma should become in the future.

What Are the Goals of the Comprehensive Plan?

The goals of the Comprehensive Plan are stated in broad terms and set the direction for future actions. The goals express the interests, aspirations and values of the community. The goals are not mandates but express the ideals the community is striving to achieve over time.

The goals for Tacoma are to:

1. **To Achieve** achieve a balanced pattern and variety of growth and development that occurs in an orderly, timely, and desirable fashion that planned growth and development that enhances the quality of life for the citizens of Tacoma.

2. **To Achieve** achieve a multimodal transportation system that efficiently moves people and goods with optimum safety and appropriate speed, maximizes the conservation of energy, and minimally disrupts the desirable features of the environment.

3. **To Achieve** achieve for its citizens, regardless of their age, sex, national or ethnic origin, race, creed, religious belief, household composition, income, disability, or social attainment, the opportunity to live in sound, safe, healthful, and attractive housing within a suitable living environment, in their choice of location and living modes.

4. **To Provide** provide high quality, well-maintained physical systems and facilities that serve the social, economic, cultural, safety, circulation, communication, and other needs of the community, and that are available at the time of development to serve new growth and are equitably distributed.

5. **To Provide** provide optimum utility facilities and services that meet the community's current and future needs in a reliable, efficient, economic, and environmentally responsible manner.

6. **To Achieve** achieve a diversified, globally competitive, sustainable economy that provides family wage jobs, increases per capita and business income, protects the environment, improves the quality of life, and makes full use of human, financial, capital, and natural resources in the creation of marketable goods and services.

7. **To Offer** offer a pleasing, esthetic and healthful environment in which to live, work, and play and to possesses an image, which instills a sense of community pride in its citizens.

8. **To Ensure** ensure conservation, protection, enhancement, and proper management of natural resources and shoreline, while providing for a balanced pattern of development and the needs of its citizens.

9. **To Create** create an integrated system of habitat and recreation lands and facilities in Tacoma that defines and enhances the built and natural environment, supports and nurtures plants and wildlife habitat, offers a well-balanced range of recreation opportunities and enriches the lives of Tacoma’s current and future citizens.

9. Acquire, develop, and improve the optimum variety and number of recreation and open
space facilities consistent with the changing needs of the community.

10. To encourage citizen participation and involvement in the policy formulation and decision-making process, and encourage a high degree of communication and cooperation between individuals, ethnic-civic groups, organizations, and the city government.

11. To develop the full potential of Tacoma’s shoreline in accord with the unusual opportunities presented by its relation to the city and surrounding area, its natural resource values, and its unique aesthetic qualities offered by water, topography, views, and maritime character; and to develop a physical environment which is both ordered and diversified and which integrates water, shipping activities, and other shoreline uses with the structure of the city.

12. To achieve a broad range of community facilities and services to meet the needs of the entire community, taking care that all areas of the city are served fairly and equitably with a minimum of disruption.

13. To become a livable community with a strong sense of history, a sustainable community supported by preservation efforts, an economically vibrant community supported by preservation activities; to employ nationally recognized best practices in Tacoma’s preservation program, to regard historic preservation as integral to other community goals and policies and to acknowledge historic resources as integral features of the public realm. [Proposed in Historic Preservation Plan—Amendment 2011-02]

14. To embrace and enhance the arts as a vital tool in building Tacoma’s community and economy for the benefit of all of its citizens.

15. To leverage a strong return on the City’s investments in the arts and tourism industries, bolster earned income for local attractions, expand cultural experiences for residents, and generate new tax revenues for the City by attracting cultural tourists to the city.

16. To encourage international relationships that focus on education, culture, tourism, economic development and trade.

17. To achieve concentrated centers of development with appropriate multimodal transportation facilities, services, and linkages that promote a balanced pattern of growth and development, reduce sprawl, foster economies in the provision of public utilities and services and yield energy savings.

18. To provide fair and equitable distribution of a variety of housing types and living areas as well as protect and enhance already established neighborhoods.

19. To achieve an attractive, convenient and well-balanced system of commercial facilities, which serve the needs of the citizens, are appropriate to their relative service areas and are compatible with adjacent land use.

20. To maintain, rehabilitate, and develop and expand industrial areas within the City of Tacoma that reflect balanced diversification, maximum employment opportunities, high quality standards, minimum degradation of the environment, efficient land utilization and proper location.

21. To maintain and support vibrant and stable residential neighborhoods while promoting a variety of housing opportunities to meet the needs of all residents.

Policies within the Comprehensive Plan describe the actions that are needed to achieve the goals. They are guidelines and are written to be applicable in a variety of situations. The policies help guide decisions and the development of programs, regulations, activities, and budgets. The policies cover a multitude of interests and actions. They provide consistency for legislative decisions and administrative actions. They are the “rules” and provide a rationale for decisions. The policies need to be read in context of the Comprehensive Plan as a whole and in relation to other policies. No single policy is more important than any other policy. Individual policies may appear to be in conflict when applied to a specific action, activity or location. Policies do not exist in isolation and must be understood in the context of all other relevant
policies and the goals they support. Not all policies apply to every situation.

Who Plans?

The Planning Commission is the primary citizen advisory body to the Tacoma City Council on land use and development matters. The City Charter and general ordinances vest the Planning Commission with various duties and responsibilities. The most important of these duties is the preparation of the Comprehensive Plan. The Commission is responsible for reviewing and updating the plan as necessary. Part of the responsibility of preparing the Comprehensive Plan includes development of new elements, neighborhood planning and sub area planning.

The Commission is composed of nine citizens appointed by the Mayor and City Council. One member is appointed from each of the five council districts and one is appointed representing each of the four following interests: (a) the development community; (b) the environmental community; (c) public transportation; and (d) a designee with background or involvement in architecture, historic preservation, and/or urban design. The Commission meets on the first and third Wednesdays of each month and all meetings are open to the public.

The Commission also is responsible for preparing development regulations including zoning, platting, shorelines and environmental regulations. Development regulations must be consistent with and carry out the policies in the Comprehensive Plan and are one critical way that the City directs and manages growth and development.

The Growth Management Act requires that citizens be involved in all phases of land use planning. Various methods of involving citizens can be used depending upon the particular situation. Public hearings are one method that is always included. Both the Planning Commission and the City Council will hold a public hearing on draft plan or its proposed amendments to the Comprehensive Plan and development regulations.

The Commission also relies actively seeks comments and feedback from upon the Neighborhood Councils. The eight Neighborhood Councils were established in 1992 to ensure effective citizen participation in the decisions of government. The Neighborhood Councils advise the City Council on a variety of matters and often review and make recommendations to the Planning Commission and City staff regarding planning activities affecting their respective neighborhood or the city in general. The meetings of the Neighborhood Councils provide a forum for the community to identify issues and offer suggestions for improvement. These comments and suggestions are then conveyed to City staff and the Planning Commission and are used to refine the Comprehensive Plan. Other established neighborhood, business and civic groups may be also be consulted and participate in plan development and review. These groups contribute much to the planning process.

Individual citizens can become involved by attending meetings of their Neighborhood Council or attending a planning workshop/community meeting that may be offered in conjunction with proposed plan or regulatory amendments. Citizens can also be involved by serving on advisory boards or committees including the Planning Commission. Other citizen participation methods that may be used include surveys or questionnaires to assess citizen attitudes and opinions. Newsletters, news articles, postings on the City’s website (www.cityoftacoma.org), utility bill inserts, and advertisements are some of the
means employed to inform citizens about planning activities.

The City Council is ultimately responsible for making any planning policy decision. The Council is responsible for considering and adopting any addition or amendment to the Comprehensive Plan. The Council is also responsible for implementing the Comprehensive Plan by adopting ordinances, levying taxes, and making appropriations for programs and services.

How Is the Plan Used?

The Comprehensive Plan is used by the City Council and City administration to guide decisions concerning land use regulations, programs, capital improvements and services.

Adoption of the Comprehensive Plan is the first step toward realizing the City’s vision embodied within the Comprehensive Plan. Implementation of the vision is achieved through a variety of actions and programs. The Comprehensive Plan’s policies are considered when enacting legislation that affects physical development.

The Comprehensive Plan is the City of Tacoma’s official statement regarding land use and development issues. City programs, which significantly affect land use and development, cannot be inconsistent with the Comprehensive Plan. The vast array of City services and programs are, in effect, the tools for implementing the Comprehensive Plan.

The Comprehensive Plan is also used to guide decisions about public improvements or investments. All capital improvements, including utility services and transportation facilities, undertaken by the City must be consistent with the Comprehensive Plan. This ensures that the City provides services and makes investments that further the implementation of the Comprehensive Plan.

City officials use the Comprehensive Plan to guide the development and administration of various programs and services. The Comprehensive Plan helps to focus, coordinate and direct the many diverse activities of City departments by providing a comprehensive and common vision.

What Is the Relationship of the Comprehensive Plan to Zoning?

The key regulatory mechanism that implements the Comprehensive Plan is the Land Use Regulatory Code. This code contains the development regulations that govern the manner by which land is used, developed, or redeveloped. This code is found in Title 13 of the Tacoma Municipal Code and includes regulations for platting, zoning, shorelines, and critical areas.

The Zoning ordinance regulates land use by specifying which uses are appropriate within zoning districts that are designated for each property within the city. The zoning districts are depicted on the Official Zoning Map. Zoning regulations determine the manner in which land within the various zones is developed. It does this by specifying among other things, the height and bulk of buildings, allowable densities, landscaping requirements, signage provisions, and the number of parking spaces that must be provided.

Zoning district classifications and development regulations are required by the Growth Management Act to be consistent with and to carry out the Comprehensive Plan. Zoning and development regulations are the primary tools to govern the use and development of land. As elements of the Comprehensive Plan are developed or amended, development regulations may require review and modification to maintain consistency. Modifications may consist of new regulations or changes to existing regulations, changes to zoning classifications or changes to district boundaries.

The Hearing Examiner and Land Use Administrator have the authority to make certain land use decisions using a quasi-judicial process for land use matters. The quasi-judicial process provides for a fair and impartial application of the City’s Comprehensive Plan policies to individual development proposals.
Some development proposals may require a change in zoning classification or a "rezone." A "downzone" is a change to a less intensive zoning district. An "upzone" is a change to a more intensive zoning district. Rezones must be consistent with policies of the Comprehensive Plan and with the Generalized Land Use Intensity Map, a part of the land use growth strategy element of the Comprehensive Plan.

The Hearing Examiner carefully evaluates applications to rezone property and considers public testimony given at a public hearing on the rezoning application. The Examiner renders a decision, based upon consistency of the rezone with the goals and policies of the Comprehensive Plan, the Generalized Land Use Intensity Map and the requirements of the Land Use Regulatory Code. The City Council has final decision-making authority on the Examiner’s recommendation.

The Planning Commission and City Council also can approve rezones of property in a legislative planning process whereby the zoning classifications are changed for consistency with the Comprehensive Plan or to further its implementation. This usually occurs in conjunction with a planning process involving one or more neighborhoods or subareas of the city. In addition, the legislative process may be requested by an applicant(s) for the reclassification of multiple properties and/or for a property having community-wide significance.

The Land Use Administrator acts upon applications for certain minor land use permits, such as variances, temporary conditional use permits, and administrative site approvals. The Administrator’s decisions also must be consistent with applicable policies of the Comprehensive Plan and the Generalized Land Use Intensity Map. Decisions of the Administrator may be appealed to the Hearing Examiner.

How Was the Plan Developed?

The Comprehensive Plan as currently constituted was developed over several years. Tacoma already had a Comprehensive Plan before the enactment of the Growth Management Act but needed to substantially modify the plan to fulfill the obligations of the State legislation. Hundreds of citizens participated in community meetings and workshops to develop the concepts within the plan.

Development of each plan element generally consists of five overlapping phases. The first phase involves gathering data and background information about the subject or geographic area to be covered in the plan. This information may include demographic and economic statistics, physical conditions, citizen interests, and other information. The information is studied and analyzed. Citizen involvement is often used at this stage to find out concerns and to determine goals and objectives.

The second phase is development of alternatives to respond to the current situation and future needs. Each alternative is developed in enough detail to show how each will achieve various desirable results. Citizens are often involved in developing and evaluating the alternatives.

Selection of a preferred alternative is the major task in the third phase. The selected alternative becomes the basis for drafting or revising the plan’s text, policies, maps and strategies. During the fourth phase, the draft plan is distributed for final public review and comment. The Planning Commission will hold a public hearing to accept public testimony. The Commission reviews all comments received and modifications to the draft plan may be prepared as appropriate to respond to public testimony. The Commission makes a recommendation on the draft plan to the City Council. The Council conducts a public hearing(s) on the plan. The Council may adopt, revise or decline to adopt the plan before adopting the plan:

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The final phase, implementation and monitoring, consists of putting the adopted proposal plan’s policies and recommendations into action and evaluating their effectiveness. This may involve such activities as regulatory changes and capital improvements.

Planning, by its nature, is future-oriented. Plans are generally designed to be useful for ten to twenty years. Programs are usually more
specific and are expected to be useful for 2 to 6 years. These time periods are not intended to be absolute; they may be longer or shorter depending upon varying circumstances and conditions. Nevertheless, because plans and programs are designed to be useful for a relatively extended period, it should be recognized that the actions stated within the plan would not all be accomplished at once. Some may prove to be unattainable.

**How Is the Plan Amended?**

A policy plan is a dynamic document. It is generalized in that it must apply to a variety of circumstances and changing conditions. The Comprehensive Plan provides predictability but also needs to be flexible and responsive to changing conditions. Periodic review and evaluation are important in order that the Comprehensive Plan maintain its effectiveness in guiding land use and development. Changing conditions and emerging community needs may necessitate amendments.

Amendments can include modifications to policies, the addition of new policies, or the deletion of policies. As new elements are developed, amendments to previously adopted plan elements also may be necessary. As required by the Growth Management Act, the Comprehensive Plan generally can be modified only once annually; however there are a few exceptions. All proposed amendments are reviewed simultaneously so that the cumulative effect of all amendments can be considered.

Any citizen can initiate amendments to the Comprehensive Plan. Typically, amendments are initiated by neighborhood groups including the Neighborhood Councils, or the Planning Commission, or the City Council or City staff. Staff initiated amendments usually involve responding to State or federal laws, including changes to these laws, addressing deficiencies and inconsistencies, updating information, responding to a change in existing conditions or community desires, or addressing a combination of these factors.

Proposed amendments are subject to the requirements of the Growth Management Act and the State Environmental Policy Act. Proposed plan amendments will receive detailed review by the Planning Commission and a public hearing(s) will be held to solicit citizen comment. After further review, the Commission will make recommendations to the City Council. The Council will review the proposed amendment, hold a public hearing, make modifications as may be necessary, and adopt the amendment.

**What Is the Growth Management Act?**

In 1990, the State Legislature found that uncoordinated and unplanned growth, together with a lack of common goals expressing the public’s interest for the conservation and wise use of our lands, pose a threatened to the environment, sustainable economic development, and the health, safety, and high quality of life enjoyed by residents of this state. In response to mounting citizen concerns, the Legislature adopted the Growth Management Act (GMA). The Act mandates that it is in the public interest that citizens, communities, local governments, and the private sector cooperate with one another in comprehensive land use planning for fast growing counties and the cities within them.

The Act has sets forth thirteen (13) goals which are not listed in order of priority and are to be used exclusively to guide the development and adoption of comprehensive plans and development regulations. These are restated here:

1. **Urban growth**
   Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

2. **Reduce sprawl**
   Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

3. **Transportation**
   Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

4. **Housing**
   Encourage the availability of affordable housing to all economic segments of the
population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

5. Economic development
Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state’s natural resources, public services, and public facilities.

6. Property rights
Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

7. Permits
Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

8. Natural resource industries
Maintain and enhance natural resource-based industries, including productive timber, agricultural and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

9. Open space and recreation
Encourage the retention of open space, enhance and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

10. Environment
Protect the environment and enhance the state’s high quality of life, including air and water quality, and the availability of water.

11. Citizen participation and coordination
Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

12. Public facilities and services
Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

13. Historic preservation
Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

In addition to the above goals, the goals and policies of the Shoreline Management Act were added as one of an additional the goals of the Growth management Management Act, and are sometimes referred to as the fourteenth goal. The shoreline goals and policies provide for the management of the shorelines of the state by fostering reasonable and appropriate uses; protecting against adverse effects to public health, the land, vegetation and wildlife; and water and aquatic life; while protecting the public rights of navigation and opportunity to enjoy the physical and aesthetic aspects of shorelines.

One of the basic objectives of the growth management legislation is to guide local governments in writing comprehensive plans that are consistent with statewide goals. All of the goals are equal in priority. Each community is required to address the goals and balance the competing interests within their comprehensive plan.

The adoption of the Growth Management Act required significant modifications to Tacoma’s Comprehensive Plan in order to comply with the Act’s requirements.

The Act requires a Comprehensive Plan that at a minimum contains elements to address future land use, transportation, capital facilities, housing and utilities. The legislation also requires policies and regulations to protect critical areas such as wetlands, steep slopes and aquifer recharge areas and to preserve resource lands.
To manage growth, the City is required to establish an urban growth boundary. The urban growth boundary defines an area wherein the city has the capacity to provide a full range of urban services and where annexation could potentially occur.

The Comprehensive Plan and development regulations that implement the Comprehensive Plan are subject to continuing review and evaluation. Beginning in December 2004, the City must conduct a comprehensive review every seven years and revise the Comprehensive Plan and implementing development regulations, if necessary, to ensure continued compliance with the Growth Management Act.

In addition to the Growth Management Act, the City of Tacoma must also comply with the State Environmental Policy Act (SEPA) and the State Shoreline Management Act (SMA).

### What is the State Environmental Policy Act?

*This proposed addition is also included as a part of Amendment #2011-09*

The State Environmental Policy Act (SEPA) was adopted in 1971 as a basic environmental charter. It gives cities and other agencies the tools that allow, and in some instances require, them to both consider and mitigate for environmental impacts of proposals. Provisions are included to involve the public, tribes, and other interested governmental agencies in review of proposed actions before a decision on a proposal is made. Using SEPA requirements, applicants are required to answer questions about how their proposal will affect elements of the environment: earth, air, water, plants and animals, energy and natural resources, environmental health, land use, transportation, and public services and utilities.

SEPA requires that the City adopt environmental review procedures and appeal provisions, which are contained in the Tacoma Municipal Code. It also directs the City to adopt environmental policies. All of the policies set forth in the Comprehensive Plan and its elements as well as the policies contained in the Shoreline Master Program are the City’s policies to be used in the review of projects and non-project proposals.

These policies may, and in some cases must, be used to modify proposals to mitigate identified impacts.

In addition, all policies contained in the Comprehensive Plan carry equal weight in the consideration of "substantive authority." "Substantive Authority" is the regulatory authority granted to the City to condition or deny a proposal to mitigate environmental impacts identified during the SEPA review. In order to use this authority, the City must have adopted SEPA regulations and required conditions or mitigation must be set forth in adopted SEPA policy. Since the Tacoma Municipal Code adopts all policies in this Plan, as well as all policies within the Tacoma Shoreline Master Program as the City's environmental policies, all Plan policies may, and in some cases must, be utilized to effect changes in project proposals when they have a probable significant adverse impact on one or more elements of the environment.

### What is the Shoreline Management Act?

The Shoreline Management Act was passed by the Legislature in 1971 and affirmed by voters in 1972. The Act governs the use and development of shorelines of the state and shorelands associated with these shorelines. Shorelines of the state generally include all waters of the state (including marine waters) and their underlying lands. Shorelands are those areas landward for 200 feet from the ordinary high water mark, floodways, and contiguous floodplains within 200 feet, and all associated wetlands. The Act also creates a unique partnership between local and state government. The Act strives to achieve responsible shoreline use and development, environmental protection, and preserving public access. The City is required to develop a Master Program for Shoreline Development based on the Act but tailored to the unique geographic, economic, environmental, and recreational needs of Tacoma. The Legislature appointed the Department of Ecology as the responsible agency for ensuring statewide policies are upheld and implemented when local shoreline master programs are adopted. The Department of Ecology provides state guidelines that set...
minimum procedural and substantive standards that outline the essential elements a shoreline master program must address. After adoption by the City Council, the Department of Ecology reviews the Master Program for consistency with state guidelines to ensure statewide public interests are met. The Department must approve Tacoma’s Master Program before the Program can take effect.

Tacoma’s Shoreline Master Program carries out the policies of the Shoreline Management Act by including policies and regulations concerning the use and development of the City’s shoreline areas including marine waterfronts along with their associated shorelands, wetlands, and floodplains, the Puyallup River and Wapato Lake. The policies in the Master Program are adopted as an element of the Comprehensive Plan; shoreline district zoning and development regulations are adopted as a part of the Land Use Regulatory Code. Similar to the requirements of the Growth Management Act, the Master Program must be comprehensively reviewed every seven years and amended if necessary to ensure continued compliance with the Act.

What Is Vision 2020-2040 and Transportation 2040?

The Growth Management Act mandates intergovernmental coordination and consistency in planning. The Act requires the development of countywide and multicounty policies to establish the framework to achieve agreement on complex planning issues that cut across jurisdictional boundaries. The Puget Sound Regional Council (PSRC), a regional planning organization for King, Kitsap, Pierce, and Snohomish counties, is the responsible agency for the preparation of the multicounty planning policies. In addition, PSRC is required to certify the countywide planning policies for each of the four counties as well as the transportation-related provisions in the comprehensive plans of all local jurisdictions in the four counties. Certification addresses consistency with the multicounty policies, conformity with the GMA requirements for transportation planning and consistency with the regional transportation plan.

To ensure that comprehensive plans developed by individual cities are consistent with each other and regional priorities, the Growth Management Act requires the development of multicounty policies. Vision 2020-2040 is the long-range growth management, environmental, economic and transportation strategy that is to guide future employment and population growth for the central Puget Sound region. Vision 2040 represents agreement among the elected officials from jurisdictions in the region on a long-range vision as to where future development should occur and promotes economic vitality, a healthy environment, and the well-being of people and communities. The concept of people, prosperity, and planet provides a central theme for the planning document.

Vision 2020 was prepared and initially adopted in 1990 by the Puget Sound Council of Governments, now known as the Puget Sound Regional Council, a collective organization of the local jurisdictions in King, Kitsap, Pierce, and Snohomish counties. In 1993, Vision 2020 was amended and adopted as multicounty policies in compliance with the Growth Management Act. Tacoma’s Comprehensive Plan is required to be consistent with the multicounty policies.

The regional vision-strategy is to create diverse, economically vibrant and environmentally healthy communities framed by rural, natural resource areas and open space and connected by a high-quality multimodal transportation system that effectively provides for the movement of people and goods.

The regional strategy describes a preferred pattern of development directed primarily to cities. Within urban areas, Vision 2020-2040 supports the creation of compact communities that offer concentrate housing, shopping, work, entertainment, civic uses and other activities and which provide and transportation choices that reduce the need for automobile travel. Vision 2020 The emphasis on the development of centers is the heart of the regional strategy. Centers are strategic places to locate future growth and will vary in size and scale throughout the region. Focusing growth in centers: maximizes the use of existing infrastructure and, accordingly, requires less costly investment in new infrastructure; minimizes environmental impacts; and, improves accessibility and mobility.
Regional growth centers are envisioned as areas that will accommodate a significant proportion of future regional population and employment growth and as areas that are connected by the regional transportation network. The transportation connections will allow the region to reduce the rate of growth in vehicle miles travelled. Consequently, regional centers are to receive priority in regional and local investments for infrastructure and services, designates 21 urban centers that are intended to be focal points for growth. Tacoma’s downtown and the vicinity surrounding the Tacoma Mall are two of these regionally designated growth centers. The purpose of the centers is to concentrate new regional population and employment growth, which will support a more efficient, transit-oriented, multimodal transportation system. The regional strategy also recognizes manufacturing/industrial centers that are regional existing employment areas with intensive concentrations of manufacturing and industrial land uses that cannot be easily mixed with other uses. These types of centers will be significant focus areas for future employment. Tacoma’s Port port industrial area is an example of this type of center, a designated regional manufacturing/industrial center. The South Tacoma industrial area is a candidate for regional designation. Similar to growth centers, regional manufacturing/industrial centers are a priority for infrastructure and transportation investment to assure the continued success of these designated areas.

The Vision 2040 plan calls sets forth multicounty policies to guide cities and counties in developing and amending comprehensive plans to commit to both the preferred regional land use patterns, that can achieve including the compact centers strategy and a reordering of transportation and infrastructure investment priorities to emphasize transit and ridesharing efficiency focus on designated centers. The multicounty policies provide a framework for consistency in regional planning and also guide a number of regional processes including other regional planning programs and funding of transportation projects. The multicounty policies address the environment, development patterns, housing, the economy, transportation, and public services. The multicounty policies are also used by the Puget Sound Regional Council in the plan certification process.

The presence of two regional growth centers and one regional manufacturing/industrial center (and the possibility of a second regional manufacturing/industrial center in South Tacoma) within the city means that Tacoma has a responsibility to plan for accommodating a greater significant share of regional population and employment growth within its centers and to support greater investment within centers for infrastructure and transportation (especially in transit and multimodal facilities).

Transportation 2040 also prepared by the Puget Sound Regional Council and adopted by the region’s elected officials furthers the regional growth strategy of Vision 2040 by identifying needed transportation investments and a financing plan for their construction. The transportation plan establishes an integrated strategy to address congestion and mobility, environmental issues, and funding mechanisms and priorities. The strategy will result in more transit, biking and walking facilities, more ferries and more complete roadways. Vision 2040 provides the framework to maintain regional consistency among local comprehensive plans and reflects the state goals identified in the Growth Management Act.

What Are County-wide Planning Policies?

The Growth Management Act also requires that each county coordinate with the cities and towns within the county to develop and adopt a set of mutually agreed upon planning policies. These policies guide the development of comprehensive plans and ensure consistency on issues that cut across jurisdictional lines. The county, and the cities and towns of Pierce County, cooperatively developed the County-wide Planning Policies for Pierce County.

The County-wide Planning Policies provide a common framework to ensure consistency among the comprehensive land use plans of all jurisdictions within Pierce County. The policies address issues that uniformly affect the county as a whole including: affordable housing; agricultural lands; economic development; education; fiscal impact; historic, archaeological and cultural preservation; natural resources,
open spaces and protection of environmentally-sensitive lands; siting of public facilities; transportation; and urban growth areas. Tacoma must develop its Comprehensive Plan policies in accordance with these policies.

What Does the Comprehensive Plan Say about Tacoma’s Future?

What kind of city will Tacoma become? The Growth Management Act, Vision 2040, and the County-wide Planning Policies for Pierce County outline some objectives and provide a planning context. However, the true driver of Tacoma’s plans for the future is the community. The requirements outlined in legislative and policy directives are intended to support and empower local governments to implement the visions of the citizens in their communities.

The purpose of the Comprehensive Plan is to translate the values and goals of the citizens of Tacoma into a framework for decisions on growth, land use, and public facilities and services. The Comprehensive Plan expresses a long-range vision of how citizens want their community to look and function in the future.

The population of the City of Tacoma (193,556 - 2000 census) has been growing steadily since 1950. Although its growth rate has not been as rapid as either Pierce County’s or Washington State’s rate, the City’s rate of growth is expected to continue at a steady or slightly increased rate over the next 20 years. To help meet its population allocations from the region and Pierce County, the City has amended its Comprehensive Plan and development regulations to direct greater development and density into the downtown area and mixed-use centers. In addition, the City has developed various incentives and programs to attract new investment to these areas.

Such increased growth and development can be reasonably assumed when one recognizes Tacoma’s location within the central Puget Sound region, it is also a prominent part of the Cascadia Corridor, a growth corridor stretching from Portland, Oregon, to Vancouver, British Columbia. Planning for growth in Tacoma will require efforts that not only take into account the City’s own vision, but the vision of the entire Pacific Northwest region as well.

How Is the Plan Organized?

The Comprehensive Plan includes general elements, subarea elements, and implementation programs. Those elements of the Comprehensive Plan that cover one subject or one aspect of the physical growth and development of the city as a whole are referred to as general elements. The five elements required by the Growth Management Act are general elements. Other general elements include the Master Program for Shoreline Development (policies) and the Recreation and Open Space Habitat and Recreation Facilities Plan element, and the Economic Development Plan. General elements provide an informational and policy base and give direction to subarea planning.

Plan elements which address a neighborhood or a specialized geographic area such as Ruston Way or downtown or the Tacoma Dome area, are considered subarea elements. Subarea elements are consistent with the general plan elements and provide refinement and clarification where possible. Subarea elements provide an opportunity to study smaller areas of the city in greater detail and to give specific guidance for development and improvement. Neighborhood Subarea planning generally is conducted according to eight Neighborhood Council areas although smaller sub areas may also be used. Each neighborhood-Neighborhood Council area is fairly homogeneous, has similar land use characteristics and/or periods of development, and is generally comparable in population and size to the others. The Neighborhood element of the Comprehensive Plan has sections that address the eight Neighborhood Council areas.

Because of the level of detail that subarea elements can achieve, these elements can include detailed recommendations, strategies, guidelines, policies, regulatory refinements, and anticipated costs for implementation.
Implementation programs are a means to carry out the goals and policies. Program elements identify actions and projects to be carried out within a multiyear timeframe. An example of such programs that are adopted as part of the Comprehensive Plan is the Capital Facilities Program.
The Generalized Land Use Plan Map applies the Concentrations and Corridors - Designated Centers concept and its components. The land use intensity and centers configuration shown would allow for a population of about 250,000 to 270,000, if fully developed. This figure estimate is based on past trends, future projections, and certain assumptions and is not an absolute number.

The Generalized Land Use Plan Map illustrates the City's intended future land use pattern through the geographic distribution of three levels of land use intensities, and the designation of mixed-use and manufacturing/industrial centers. This illustrated form was a result of analysis of the development concept, existing land use and zoning, development trends, anticipated land use needs and desirable growth and development goals. Various types of zoning and land use may be permitted within each of the intensity areas. The focus on intensities of land use supports the belief that perceived nuisances, impacts and other concerns are to a significant degree a product of the intensity of land use rather than the type of land use. The Generalized Land Use Plan Map is not a land use map in the normal sense in that it does not differentiate between the various uses of land, but rather depicts the intended future development pattern through the geographic distribution of three levels of land use intensities. A fourth level for established single-family areas also is depicted on the map for areas that are predominately developed with single-family residences. The map is to be used in conjunction with the adopted policies of the Comprehensive Plan for any land use decision.

The designation and boundaries of the land use intensity areas, their configuration, designation and boundaries and the designations and boundaries for the mixed-use and manufacturing/industrial centers are established by adoption of the Comprehensive Plan and amendments thereof.

Areas of the city should develop and redevelop in accordance with the intensity configuration depicted on the Map. Generalized intensities have also been developed for Tacoma's urban growth areas. These designations are based on current information and reflect anticipated future patterns of development. However, as more detailed planning efforts take place, these urban growth area intensities may be modified. Land use intensities and a generalized intent for the City's urban growth area can be found in the Land Use chapter of this plan.

Development both in and out of the city should be consistent with these designations; however, in some instances lower intensity developments may occur in higher intensity areas. Some supporting reasons for such lower intensity development include physical site limitations, surrounding area characteristics, environmental constraints and prematurity of higher intensity development.

The boundaries of the intensity areas were located on the map based upon existing and proposed land use and zoning patterns. These boundaries often correspond with readily identifiable features such as freeways, streets, alleys, topographic breaks, land use changes, and other physical features normally associated with land use separation. Where no readily identifiable feature was available, a determination was made to locate the boundary edge to provide a logical separation and transition of intensity.
areas. The boundary edge could coincide with the boundary of a zoning classification, the pattern of adjacent development or the extension of an imaginary line representing the logical and desired pattern of future development.

It is recognized that some areas of the city may not be zoned consistent with the intensity levels shown on the map. Areas that may need to be rezoned will undergo separate study to determine the appropriate zone changes. The Planning Commission or City Council will normally initiate these studies with the actual zone changes accomplished by established area-wide rezoning procedures. Private property owners or developers also may initiate rezone requests. Such requests must be consistent with the Generalized Land Use Plan Map and adopted policies of the Comprehensive Plan and will be subject to appropriate development controls as determined in established site specific rezone procedures.

The following chart depicts the relationship between intensity designations, designated mixed-use and manufacturing/industrial centers and zoning classifications. Some zoning classifications may be appropriate in more than one intensity designation.

* * *
GENERALIZED LAND USE ELEMENT

Section I – General Growth and Development

Introduction

The Generalized Land Use chapter represents the land use element of the comprehensive plan as required by the Growth Management Act.

The Generalized Land Use element contains policies for general growth and development, tiering, mixed-use centers, residential development, commercial development, and industrial development. It also discusses the siting of essential public facilities.

The element differs from traditional land use plans in two significant ways. First, it is a policy-policies plan rather than a map-plan. As such, land use decisions will be based on adopted policies that are applied to each individual proposal for a land use change (in addition to the land use intensity, mixed-use center and manufacturing/industrial center designations). In accordance with requirements of the Growth Management Act, no land use or zoning change may be made that is inconsistent with the adopted policies.

Problems of premature development and incompatible land uses and the administration of design and performance standards can be more easily addressed using the policies included in this document than with sole reliance on the “static” Generalized Land Use Plan map. This is because the policies are not tied to the land use designations shown on the map but rather depict the intended future development pattern through the geographic distribution of three levels of land use intensities. The map is only to be used as a supplement to the adopted policies of the Comprehensive Plan and its elements and is not meant to be used on a singular basis for any land use decision.

The policies outlined in the following sections stem from the Generalized Land Use Goal:

To achieve orderly, timely, desirable, planned growth and development that enhances the quality of life for the citizens of Tacoma.

For ease of reference, the policies in this chapter have been grouped in the following sections:

- General Growth and Development Policies – policies that apply to all development actions
- Mixed-use Centers Goals and Policies – policies exclusive to development within mixed-use centers
- Residential Development Goals and Policies
- Commercial Development Goals and Policies
- Industrial Development Goals and Policies
- Urban Growth Area Policies – policies exclusive to actions pertaining to the city's urban growth areas

The Residential, Commercial and Industrial sections each contain general policies as well as specific policies for high, medium and low intensity development. In some instances, sections are broken down even further to address special issues such as single-family detached housing areas.

Preceding each set of policies is a statement of intent. The statement of intent is a general discussion of the issues and concerns that are addressed more formally in the policies that follow. The intent provides a proper context for interpretation of individual policies. The intent discussion and associated policies are meant to be read as a unit.
The entire policies section of this element has been structured to be read as an entity with other polices in other elements. Related policies can be found in more than one section and are usually noted within the accompanying text. For example, a residential development policy may be influenced by policies found in the General Growth and Development section as well as other policies of the comprehensive plan. A complete reading of all policies may be necessary to fully convey what is intended regarding a specific development action.

At the level discussed in this document, the Comprehensive Plan policies do not lend themselves to a listing by order of priority or preference. They are all important enough to be considered concurrently, although emphasis may be placed on one or more policies for a particular situation. No one policy should be considered in isolation from other policies, nor should all policies apply to every development.

Certain factors may significantly affect future land use decisions. When formulating this element, potential land use problems were identified, including the potential for conflict between single-family residential and higher intensity uses, the location of commercial and industrial activities and the preservation of steep slopes and other open space areas. Special policies were written which address these concerns. These policies should be used in conjunction with other policies and guidelines when decisions are made concerning land use changes.

* * *
Urban Aesthetics and Design

Urban aesthetics and design encompasses all aspects of the physical built environment. Quality design can provide a sense of place and instill pride in the community.

Intent

The built environment defines the habitability and the well being of community. It is therefore the intent of the City to promote and inspire design excellence. New development that is well designed and redevelopment which emphasizes the importance of aesthetics in design with respect to scale, proportion, orientation and the use of materials, will further enhance Tacoma’s built environment.

Positive urban design and architecture can enhance Tacoma’s livability, the health of its residents, the natural and built environment, and encourage a sustainable and economically vibrant city. Tacoma’s historic neighborhoods and business districts are also a vital character defining element within the city. Tacoma aspires to be:

- Pedestrian-oriented. The City understands the importance of human scale, pedestrian access and non-motorized circulation to the livability of the city.
- A desirable and inviting place to live, work and play. Public squares and assembly points provide areas for community activities and serve as focal points. Street furniture, landscaping, lighting and artworks are elements of the pedestrian environment and define the character of the streetscape. Rehabilitation of older buildings and contemporary infill creates visual interest and complexity.
- A safe place to live, work and play. Safety and security are major considerations. Functional urban design can increase the perception of safety by creating spaces that encourage positive human interaction, discourage criminal activities, and contribute to the appearance of a clean, well maintained built environment.
- A distinctive place. Tacoma’s current and future character is and will be based on a combination of its unique physical setting (waterfront setting, marine views, topography and geology, flora and fauna, rivers and streams, mountain views, and climate), its history (historic structures, economies, activities and events), and its people (past and present, property owners, residents, public officials and employees, workers, developers, architects, etc.). The built environment is and should continue to be reflected by its setting and its people.

In addition, positive design is essential to Tacoma’s strategic positioning as a vibrant, active place. The image of Tacoma as perceived by residents and visitors is in part based upon public and private development, the natural environment and the variety of activities and attractions available in which people can participate and enjoy. Contrast and harmony are qualities that provide interest to the design of public and private buildings. Tacoma’s distinct character is a strategic asset that can be leveraged through compatible, high quality, new urban development.

Policies

LU-UAD-1 Development Standards
Craft development standards that are easy to use and administer and encourage quality site and building design consistent with the goals and policies herein. Refine development standards as needed to accomplish design goals per changing demographics, development conditions, and community interests.

LU-UAD-2 Design Review
Explore the development and use of a design review program that accomplishes the following objectives:
- Encourages desired types of development.
- Creates a review process that is predictable for all participants.
- Allows for the opportunity for public input.
- Provides flexibility in how developments can meet objectives.
- Focuses heightened levels of review on significant or key projects and/or locations
- Optimizes security by reducing opportunities for crimes against persons and property
Recent development along the Foss Waterway is a good example of enhancing the unique character of the City.

LU-UAD-3 Distinct Character and Identity of the City
Enhance the distinct character and identity of Tacoma by:
- Emphasizing pedestrian-oriented design at all levels of design (city, neighborhood, site, and building).
- Recognizing and retaining existing scale, proportion and rhythm and using compatible materials in new development and redevelopment.
- Embracing the natural setting and encouraging regional character in new development.
- Balancing the historic, working-class character of the community and its physical development with the community’s desire to be progressive, innovative and accepting of new ideas and methods.

LU-UAD-4 Public Projects
The City should lead by example, ensuring that public and publicly-funded projects exhibit a commitment to high-quality design and aesthetics, environmental sustainability, development compatibility and sensitivity, pedestrian-orientation and preservation of important cultural and historic resources.

LU-UAD-5 Design Quality
Promote design quality by creating clear and detailed standards that are crafted to encourage desired types of development. Standards should include guidance for:
- Compatible site design.
- Attractive pedestrian pathways and spaces.
- Safe and connected vehicular access.
- Compatible and attractive building massing and design.
- Integration of building details.
- Use of durable, high quality materials.
- Landscape design
- Signage design
- Safety and security

LU-UAD-6 Design Awards
Consider the creation of a design awards program that recognizes quality design.

LU-UAD-7 Design Competitions
Consider design competitions to seek design innovation for common and/or desired types of development.

LU-UAD-8 Viewpoints, Gateways, and Focal Points
Designate key viewpoints, gateways, and focal points in the city. Create policies, standards, and guidelines that address the design and treatment of viewpoints, gateways and focal points to reinforce and/or enhance the unique character of neighborhoods and the city.
LU-UAD-9  Environmental Quality and Sustainable Design
Reduce the impact of new development on the environment and promote sustainable design within the city. Specifically:
- Promote the use of sustainable design techniques in the design of public (streets, parks, and buildings) and private development. Encourage sustainable design in buildings, including energy efficiency, water quality and efficiency, use of sustainable materials, etc. Promote certification programs such as Leadership in Energy and Environmental Design (LEED) and Built Green.
- Encourage the use of vegetation for landscaping for buffer, screening, environmental and beautification purposes. Encourage the use of drought tolerant species to conserve water and ensure plant survival.
- Encourage reuse of existing buildings and new development that minimizes waste-stream production.

LU-UAD-10  Streetscape Design
Create streetscape design standards that will provide safety and accessibility for all modes. The standards should promote pedestrian activity by ensuring wide sidewalks, street trees, landscaping, crosswalks, and other pedestrian amenities. Emphasize/encourage individualized streetscape design to reinforce/enhance the character of individual neighborhoods within the city.

LU-UAD-11  Pedestrian Access and Orientation
Improve the pedestrian environment by making it easier, safer, and more comfortable to walk in Tacoma. Provide convenient and attractive pedestrian, bicycle, and transit linkages. Create standards for:
- Sidewalk/pathway widths and design.
- Weather protection.
- Building location and orientation.
- Pedestrian-oriented space.
- Pedestrian-oriented façades.
- Internal pedestrian circulation.

Encourage sustainable design techniques in new construction.
LU-UAD-12  Open Space and Amenities
Provide a diverse array of vibrant and usable open spaces including large and small parks, plazas, playgrounds, green spaces, and gathering spaces. Specifically:
- Enhance existing open space in the City by improving the function, amenities, maintenance, landscaping, programming, etc.
- Continue to add additional open space and other public amenities throughout the city.
- Create detailed design guidelines for open space to ensure that new open space is safe, accessible, appealing, and contributes to environmental quality.
- Create design standards that encourage the development of plazas, public atriums and other pedestrian-oriented spaces in conjunction with new development.
- Create design standards that provide for usable and attractive on-site open space for residential uses. This includes private yards for lower intensity residential uses and a variety of spaces for higher intensity multifamily uses (including common areas, private balconies).
- Encourage the use of artwork and detailed design elements within and adjacent to public spaces.
- Encourage pedestrian amenities such as hillside assist features (escalators) and street furniture to provide pedestrian convenience and comfort.

LU-UAD-13  Internal Vehicular Access and Parking
Promote site design techniques that provide for motorist safety and convenience while minimizing vehicular access and parking area impacts on the pedestrian environment. Ensure that parking does not dominate the urban realm by creating standards to locate parking to the side and rear of buildings and to screen with landscaping. Developments should provide a safe and convenient network of vehicular circulation that connects to the surrounding road/access network and provides opportunities for future connections to adjacent parcels. For large developments, encourage site design that breaks down large parking areas into smaller units to promote pedestrian activity.

LU-UAD-14  Beautification Efforts
Encourage the enhancement of residential, commercial and industrial areas through tree planting, underground wiring programs, clean up, maintenance improvements and other methods.

LU-UAD-15  Neighborhood Design
Aid neighborhoods in preserving and enhancing their individual identity.

Safer By Design

People respond to the built environment in many different ways whether consciously or unconsciously. Many design professionals have come to realize that design can positively influence people’s sense of security and comfort by reducing their fear of potentially becoming a
Feeling safe influences where we choose to live, how we travel and which places that we choose to visit. The fear of crime can have a serious impact on the perceived desirability of neighborhoods, business areas and public spaces. Proper design not only can reduce the fear of crime but also has been found to deter the incidence of crime. Creating an environment in which people feel safe and opportunities for crime are reduced can be achieved through the application of safety-oriented design principles. One such program is Crime Prevention Through Environmental Design (CPTED) which promotes the use of four fundamental strategies: natural surveillance, natural access control, territorial reinforcement and maintenance. These principles are intended to work in concert with each other. For example, a site that is built with a tall fence to enhance territoriality could undermine the ability for natural surveillance by obstructing views into and through a site.

CPTED principles and other strategies for crime prevention must also be balanced against other equally important design objectives such as pedestrian orientation, greening urban areas or connectivity of uses and spaces. Design considerations for safety can effectively discourage crime but it is not intended that the application of these principles will result in unattractive places. People are drawn to areas that are both beautiful and where they feel safe and comfortable and as a result treat these areas with greater respect and appreciation.

The design principles can be used on small or large projects and applied to new or existing development. The principles work best when applied during the design phase so that they are integrated with the overall building and site design and thus avoiding costly changes later in the development phase. One of the key constraints may be the cost of implementation. Although many CPTED strategies are relatively cost-free and easy to accomplish in a short time frame, other aspects may require significant investments of capital and phased implementation over several years especially for the retrofit of existing development or uses. CPTED requires trained staff and an educated public to realize its full potential as a crime prevention methodology. Implementation priority should be first placed on public spaces, particularly on the design and construction of major public improvements. Properly implemented safer-by-design practices can yield long term cost savings for the City by reduced management and maintenance costs as well as reduced calls for service.

Natural Surveillance
Natural surveillance is the placement of physical features and activities to maximize visibility. The fundamental premise is that people feel safer in public areas when they can see what others are doing and others can see what they are doing. Simple ways to achieve this strategy include using windows along a street frontage and providing unobstructed sight lines by properly controlling landscaping.

Design streets to balance the needs of all users and reinforce/enhance the character of the neighborhood and city.
Natural Access Control
Physical and symbolic barriers can be used to channel the movement of people to appropriate areas and discourage them from entering and using areas where they aren’t intended to be. Access control tends to rely on doors, shrubs, fences, topography, lighting, and other physical improvements.

Territorial Reinforcement
Clear definition of what is public space and what is private space is a way of expressing ownership and the respect of the territory of others. People feel comfortable in and are more likely to visit places that feel owned and cared for.

Maintenance
The more dilapidated and deteriorated an area, the more likely the area is to attract unwanted activities. Maintenance also needs to be considered at the design stage, as the choice of materials and finishes will impact the ability to maintain the site over time.

LU-UAD-16 Enhance Public Safety
Seek to reduce opportunities for crime by considering CPTED principles and other design strategies in the planning, design, development, and maintenance of public spaces.

LU-UAD-17 Lead By Example
Demonstrate best practices on existing City owned facilities by undertaking CPTED site assessments and safety audits and programming necessary improvements to improve community safety.

LU-UAD-18 Public Spaces
Apply safety-oriented design principles to new public spaces or major improvements to existing spaces to foster positive social interaction among all users of the space.

Provide for a diverse array of public and private open spaces to enhance the livability and character of the city.
LU-UAD-19  Community Safety
Ensure that issues of community safety and crime prevention are adequately considered in land use, development, and redevelopment activities.

LU-UAD-4620  Design for Safety
Design buildings and sites to promote safety of residents, workers, shoppers and other visitors. Integrate CPTED principles as appropriate into the City’s design and development standards.

LU-UAD-21  Advocacy and Education
Promote an understanding of the benefits of CPTED among design, development, and investment interests.

LU-UAD-22  Development Thresholds
Establish thresholds for using CPTED strategies in development review and approval. Focus should be given to projects located in areas where community safety is an issue and on spaces associated with private development that are intended for use by the general public.

LU-UAD-23  Safer Development
Work with the development industry to utilize the voluntary integration of CPTED design principles for new development and substantial improvements to existing projects, particularly for multifamily housing and projects that attract large numbers of people.

LU-UAD-24  Surveillance
Promote natural surveillance through the design and placement of features on sites in ways that provide opportunities for people to observe the space, uses, activities, and people around them. Areas can be designed to foster observation through building orientation, the placement of windows, entrances and exits, the design of parking areas, the location of utility and refuse containers, and the use of low and non-opaque landscaping screening and fencing.

LU-UAD-25  Access Control
Guide the movement of people to and from buildings and spaces by placement of real or perceived barriers to discourage access to dark and unmonitored areas and to encourage access at designated entrances and exits. Use features such as gates, fencing, walls, landscaping, pavement treatment, and lighting.

LU-UAD-26  Territoriality
Clearly delineate private spaces from public and semipublic spaces using techniques such as paving treatments, landscaping, art, signage, screening, and fencing.

LU-UAD-27  Maintenance
Maintain landscaping, lighting and other features in public spaces to ensure the continued effectiveness of safety-oriented design components.

LU-UAD-4728  Service and Utility Elements
Locate and design service and utility elements to minimize negative impacts on the pedestrian environment, visual character, and overall livability of developments. Create design standards that address the design and location of service delivery areas, trash and recycling areas, utility meters, electrical conduit, rooftop mechanical equipment, and other similar elements.

LU-UAD-4829  Utility Lines
Encourage the agencies responsible for utility lines to work together to achieve the long-range goal of undergrounding all utility lines.

LU-UAD-4930  Historic Preservation
Protect, preserve, and enhance historic resources throughout the city. Encourage appropriate design for contemporary infill in historic and established areas of the city by use of development standards regarding scale, rhythm, compatible materials, and streetscape. (Also see CH-HP policies in the Culture and History Element.)
Protect and build upon Tacoma’s unique historic resources.

***
The Project Scope
The Downtown Plan Update aims to provide the City with a working set of goals, policies and actions to realize a healthy, vibrant downtown. The Plan first describes recent changes throughout downtown and then addresses quality of life through the introduction of new programs that will build city capacity to revitalize recognized stress points or gaps in the existing urban fabric.

Geographically, the update is a coordinating document. In conjunction with the concurrent updates of Mixed-Use Centers for MLK and Stadium, this plan covers the area the City Council previously has defined by resolution, the working definition of Downtown, and subsequently updated to the Downtown Regional Growth Center. However, land-use policy changes primarily affect the Downtown Mixed-Use Center Central Business District, supplemented by the existing updates of Sub-Area Plans for Dome District and the Foss Waterway (see Figure 1 below).

FIG 1: PROJECT STUDY AREA BOUNDARIES + ADJACENT MIXED-USE CENTERS
WORKING DEFINITION OF DOWNTOWN DOWNTOWN REGIONAL GROWTH CENTER

Coordinated Plans and Reports
1. Dome District Sub-Area Plan (2001)
Downtown Regional Growth Center and Working Definition

Exhibit A-2

Exhibit A-2 - 278

Map is for reference only.

Working Definition of Downtown
Downtown Tacoma Regional Center

Community & Economic Development Department | GIS Analysis & Data Services | 11/3/10
Port of Tacoma Manufacturing/Industrial Center (M/IC) Boundary Refinements

MI/C boundary changes for consistency with Downtown Regional Growth Center boundary

MI/C boundary changes for consistency with City boundary and I-5

MI/C boundary changes for consistency with zoning

Map is for reference only.
34th and Pacific Mixed Use Center Boundary and Intensity Refinements

Intensity Refinement - Single Family to Medium
34th and Pacific MUC with Boundary Refinement
Mixed Use Centers

Land Use Intensity with Refinements
- Single Family
- Low
- Medium
- High

Map is for reference only.

Change from Single Family to Medium Intensity and include in MUC Boundary for consistency with existing zoning.
South Tacoma Manufacturing/Industrial Center (M/IC)  
Associated Intensity Refinements along Center Street

Low to Medium Intensity, for consistency with M/IC boundary

Low to Medium Intensity, for consistency with M/IC boundary

Low to Medium Intensity and M/IC boundary change, for consistency with recent open space land transfer (also see next map)

Downtown Growth Center
M/IC with Boundary Refinements
Tacoma Mall Growth Center
Intensity Refinements - Low to Medium
Intensity Refinement and Boundary Change

Land Use Intensity with Refinements
- Single Family
- Low
- Medium
- High

Map is for reference only.
Habitat Corridor Edit
Associated with Open Space Land Transfer

Area removed from Habitat Corridors and ST-M/IC

Map is for reference only.
CHAPTER 13.05 – LAND USE PERMIT PROCEDURES

* * *

13.05.095 Development Regulation Agreements.

A. Purpose. Pursuant to RCW 36.70B.170-210, 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.

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. Project approval is embodied in a contract designed to assure that anticipated public benefits are realized according to agreed upon terms and conditions that may include, but are not limited to, project vesting, timing, and funding of on- and off-site improvements.

The City is authorized, but not required, to accept, review, and/or approve the proposed Development Regulation Agreements. This process is voluntary on the part of both the applicant and the City.

B. Applicability. Development Regulation Agreements shall only be allowed for one of the following project types:

1. Proposed projects located within the International Financial Services Area (IFSA), as defined in the City’s Amended Ordinance No. 27825, 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 “Working Definition of Downtown,” as set forth in Figure 1 in the Downtown Element of the City’s Comprehensive Plan, 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 IFSA or 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.

* * *
f.

Application #2011-07:

Park Zoning and Permitting
### Planning Commission Recommendation Summary

<table>
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<th>2011-07</th>
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<td>Applicant:</td>
<td>City of Tacoma, Community &amp; Economic Development Dept.</td>
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<tr>
<td>Contact:</td>
<td>Elliott Barnett, Associate Planner</td>
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<tr>
<td>Type of Amendment:</td>
<td>Regulatory Code Text Change</td>
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<td>Current Land Use Intensity:</td>
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<td>Current Area Zoning:</td>
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<td>Proposed Amendment:</td>
<td>Revisions to the development regulations for parks, recreation and open space land uses in order to streamline the permit process in residential zoning districts, while ensuring appropriate compatibility with residential neighborhoods.</td>
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</table>

### Planning Commission Recommendations:

The Planning Commission recommends approval of the proposed amendments, which, developed collaboratively with Metro Parks Tacoma staff, will revise development regulations for parks, recreation and open space land uses in order to streamline the permit process in residential zoning districts while ensuring appropriate compatibility with residential neighborhoods.

In summary, the changes will make many parks, recreation and open space uses “permitted outright” in residential zoning districts, designate more intensive parks and recreation features and facilities as Conditional uses, and modify development standards for parks, recreation and open space uses. These types of uses are strongly supported by the Comprehensive Plan, Growth Management Act and other policy guidance and contribute to Tacoma residents’ quality of life in many ways. The Comprehensive Plan places equal emphasis on protecting and enhancing residential neighborhoods. The proposed code changes are intended to modify current permit processes to better achieve both of these policy intents and appropriately balance the desires for efficient permitting and the ability and desire for City review and public input for larger facilities in residential areas.

In addition, one proposed change clarifies the permit process for both parks and schools, benefitting both types of institutions. By streamlining the development and enhancement of parks, recreation and open space, and by protecting and enhancing residential neighborhoods, the proposal supports Tacoma’s quality of life and environment.

### Exhibit:

A. Draft Land Use Regulatory Code Changes
These proposed amendments include modifications to the following Sections of TMC Title 13, the Land Use Regulatory Code:

13.06.100 – Residential Districts
13.06.200 – Commercial Districts
13.06.300 – Mixed-Use Center Districts
13.06.400 – Industrial Districts
13.06.500 – Requirements in all preceding districts
13.06.600 – Zoning code administration
13.06.700 – Definitions and Illustrations

*Note – These amendments show all of the changes to the existing land use regulations. The sections included are only those portions of the code that are associated with these amendments. New text is underlined and text that is deleted is shown in strikethrough.
Chapter 13.06
ZONING

Sections:
13.06.100 Residential Districts.
13.06.100.B.1 R-1 Single-Family Dwelling District.
13.06.100.B.2 R-2 Single-Family Dwelling District.
13.06.100.B.3 R-2 SRD Residential Special Review District.
13.06.100.B.4 HMR-SRD Historic Mixed Residential Special Review District.
13.06.100.B.5 R-3 Two-Family Dwelling District.
13.06.100.B.6 R-4-L Low-Density Multiple Family Dwelling District.
13.06.100.B.7 R-4 Multiple-Family Dwelling District.
13.06.100.B.8 R-5 Multiple-Family Dwelling District.
13.06.105 Repealed.
13.06.110 Repealed.
13.06.115 Repealed.
13.06.118 Repealed.
13.06.120 Repealed.
13.06.125 Repealed.
13.06.130 Repealed.
13.06.135 Repealed.
13.06.140 PRD Planned Residential Development District.
13.06.145 Small-lot single-family residential development.
13.06.150 Accessory dwelling units.
13.06.155 Day care centers.

13.06.200 Commercial Districts.
13.06.200.A District purposes.
13.06.200.B Districts established.
13.06.200.B.1 T Transitional District.
13.06.200.B.2 C-1 General Neighborhood Commercial District.
13.06.200.B.3 C-2 General Community Commercial District.
13.06.200.B.4 HM Hospital Medical District.
13.06.200.B.5 PDB Planned Development Business District.
13.06.200.C Applicability and pedestrian streets designated.
13.06.200.D Land use requirements.
13.06.200.E Building envelope standards.
13.06.200.F Maximum setback standards.
13.06.200.H Common requirements.

13.06.300 Mixed-Use Center Districts.
13.06.300.A District purposes.
13.06.300.B Districts established.
13.06.300.B.1 NCX Neighborhood Commercial Mixed-Use District.
13.06.300.B.2 CCX Community Commercial Mixed-Use District.
13.06.300.B.3 UCX and UCX-TD Urban Center Mixed-Use District.

13.06.400 Industrial Districts.
13.06.400.A Industrial district purposes.
13.06.400.B Districts established.
13.06.400.B.1 M-1 Light Industrial District.
13.06.400.B.2 M-2 Heavy Industrial District.
13.06.400.B.3 PMI Port Maritime & Industrial District.
13.06.400.B.4 ST-M/IC South Tacoma Manufacturing/Industrial Overlay District.
13.06.400.C Land use requirements.
13.06.400.D Building envelope standards.
13.06.410 Repealed.
13.06.420 Repealed.
13.06.430 Repealed.

13.06.500 Requirements in all preceding districts.
13.06.501 Building design standards.
13.06.502 Landscaping and/or buffering standards.
13.06.503 Residential transition standards.
13.06.510 Off-street parking and storage areas.
13.06.511 Transit support facilities.
13.06.512 Pedestrian and bicycle support standards.
13.06.520 Signs.
13.06.521 General sign regulations.
13.06.522 District sign regulations.
13.06.523 Adult uses.
13.06.524 Juvenile community facilities.
13.06.525 Special needs housing.
13.06.526 Surface mining.
13.06.527 Wireless communication facilities.
13.06.528 Work release centers.
13.06.529 View-Sensitive Overlay District.
13.06.530 Parks, recreation and open space.
13.06.531 Zoning code administration – General purposes.
13.06.532 Public Facility Sites – Development Regulation Agreements Authorized.
13.06.02 General restrictions.
13.06.03 Mineral resource lands.
13.06.05 Interpretation and application.
13.06.10 Repealed.
13.06.20 Severability.
13.06.25 Repealed.
13.06.60 Nonconforming parcels/uses/structures.
13.06.65 Temporary use.
13.06.40 Conditional use permit.
13.06.44 Variance.
13.06.50 Application for rezone of property.
13.06.55 Amendments to the zoning regulations.

13.06.700 Definitions and illustrations.

13.06.100 Residential Districts.
The 100 series will contain regulations for all residential classifications, including the following:

- **R-1** Single-Family Dwelling District
- **R-2** Single-Family Dwelling District
- **R-2SRD** Residential Special Review District
- **HMR-SRD** Historic Mixed Residential Special Review District
- **R-5** Multiple-Family Dwelling District
- **R-4-L** Low-Density Multiple-Family Dwelling District
- **R-3** Two-Family Dwelling District
- **R-4** Multiple-Family Dwelling District

A. District purposes. The specific purposes of the Residential Districts are to:

1. Implement the goals and policies of the City’s Comprehensive Plan.
2. Implement the Growth Management Act’s goals and county-wide and multi-county planning policies.
3. Provide a fair and equitable distribution of a variety of housing types and living areas.
4. Protect and enhance established neighborhoods.
5. Provide for predictability in expectations for development projects.
6. Allow for creative designs while ensuring desired community design objectives are met.
7. Strengthen the viability of residential areas by eliminating incompatible land uses, protecting natural physical features, promoting quality design, and encouraging repair and rehabilitation of existing residential structures.

8. Allow for the enhancement of residential neighborhoods with parks, open space, schools, religious institutions and other uses as deemed compatible with residential character.

**---**
<table>
<thead>
<tr>
<th>Uses</th>
<th>R-1</th>
<th>R-2</th>
<th>R-2SRD</th>
<th>HMR-SRD</th>
<th>R-3</th>
<th>R-4-L</th>
<th>R-4</th>
<th>R-5</th>
<th>Additional Regulations¹</th>
</tr>
</thead>
<tbody>
<tr>
<td>Master plans for any conditional use</td>
<td>CU</td>
<td>CU</td>
<td>CU</td>
<td>CU</td>
<td>CU</td>
<td>CU</td>
<td>CU</td>
<td>CU</td>
<td>The purpose of this process is to allow an applicant to seek approval for a development program which occupies a large site with multiple-buildings, a complex program, and a detailed plan developed by the applicant which would be implemented in phases and which would extend beyond the normal expiration date, to be reviewed after a ten-year period for those portions of the plan which have not yet been developed.</td>
</tr>
<tr>
<td>Microbrewery/winery</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>Subject to additional requirements contained in Section 13.06.502</td>
</tr>
<tr>
<td>Microwinery, limited</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>Subject to additional requirements contained in Section 13.06.502</td>
</tr>
<tr>
<td>Mobile home/trailer court</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>CU</td>
<td>N</td>
<td>N</td>
<td>Subject to additional requirements contained in Section 13.06.502</td>
</tr>
<tr>
<td>Nursery</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>Subject to additional requirements contained in Section 13.06.502</td>
</tr>
<tr>
<td>Office</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>Subject to additional requirements contained in Section 13.06.502</td>
</tr>
</tbody>
</table>
| Parks, recreation and open space         | P/CU| P/CU| P/CU   | P/CU    | P/CU| P/CU  | P/CU| P/CU| Parks, recreation and open space uses are permitted outright. However, the following parks and recreation features and facilities require a Conditional Use Permit:  
  - Destination facilities  
  - High-intensity recreation facilities  
  - High-intensity lighting  
  - Development of more than 20 off-street parking spaces  
  Parks, recreation and open space uses are subject to the requirements of Section 13.06.560, where the above features are defined. |
| Passenger terminal                        | N   | N   | N      | N       | N   | N     | N   | N   | For R-5, minor personal service uses, such as beauty parlors and instructional services, are permitted, provided they are within retirement homes, continuing care retirement communities, student housing, apartment complexes, or similar facilities and are designed primarily to serve on-site residents. |
| Personal services                         | N   | N   | N      | N       | N   | N     | N   | N   | Parks, recreation and open space uses are permitted outright. However, the following parks and recreation features and facilities require a Conditional Use Permit:  
  - Destination facilities  
  - High-intensity recreation facilities  
  - High-intensity lighting  
  - Development of more than 20 off-street parking spaces  
  Parks, recreation and open space uses are subject to the requirements of Section 13.06.560, where the above features are defined. |
| Port, terminal, and industrial; water-dependent or water-related (as defined in Chapter 13.10) | N   | N   | N      | N       | N   | N     | N   | N   | For R-5, minor personal service uses, such as beauty parlors and instructional services, are permitted, provided they are within retirement homes, continuing care retirement communities, student housing, apartment complexes, or similar facilities and are designed primarily to serve on-site residents. |
| Public safety and public service facilities | CU  | CU  | CU     | CU      | CU  | CU    | CU  | CU  | Unless the specific use is otherwise allowed outright, public service facilities are permitted only upon issuance of a conditional use permit. See Section 13.06.640. |
| Religious assembly                        | CU  | CU  | CU     | CU      | CU  | CU    | CU  | CU  | For R-5, minor personal service uses, such as beauty parlors and instructional services, are permitted, provided they are within retirement homes, continuing care retirement communities, student housing, apartment complexes, or similar facilities and are designed primarily to serve on-site residents. |
| Repair services                           | N   | N   | N      | N       | N   | N     | N   | N   | For R-5, minor personal service uses, such as beauty parlors and instructional services, are permitted, provided they are within retirement homes, continuing care retirement communities, student housing, apartment complexes, or similar facilities and are designed primarily to serve on-site residents. |
TMC 13.06.200 Commercial Districts
C. Land use requirements.

4. District use table.

<table>
<thead>
<tr>
<th>Uses</th>
<th>T</th>
<th>C-1</th>
<th>C-2</th>
<th>HM</th>
<th>PDB</th>
<th>Additional Regulations[^2,^3] (also see footnotes at bottom of table)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Master plans for any conditional use</td>
<td>CU</td>
<td>CU</td>
<td>CU</td>
<td>CU</td>
<td>CU</td>
<td>The purpose of this process is to allow an applicant to seek approval for a development program which occupies a large site with multiple-buildings, a complex program, and a detailed plan developed by the applicant which would be implemented in phases and which would extend beyond the normal expiration date, to be reviewed after a ten-year period for those portions of the plan which have not yet been developed.</td>
</tr>
<tr>
<td>Microbrewery/winery</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>Alcohol service, in C-1 and PDB zones, requires a conditional use permit. Must include a retail component that occupies a minimum of 500 gross square feet of usable space, fronts the street at sidewalk level or has a well-marked and visible entrance at sidewalk level, and is open to the public a minimum of forty (40) hours per week. All production activities must be conducted within an enclosed building. Within C-1 districts, no outside storage is allowed. Outside storage is allowed in all other districts where this use is permitted provided screening and/or buffer planting areas are provided in accordance with Section 13.06.502.B.</td>
</tr>
<tr>
<td>Microwinery, limited</td>
<td>N</td>
<td>CU</td>
<td>P</td>
<td>N</td>
<td>CU</td>
<td></td>
</tr>
<tr>
<td>Mobile home/trailer court</td>
<td>N</td>
<td>N</td>
<td>CU</td>
<td>N</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>Nursery</td>
<td>N</td>
<td>N</td>
<td>P</td>
<td>N</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>Subject to the requirements of Section 13.06.560.D.</td>
</tr>
<tr>
<td>Parks and recreation and open space</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Passenger terminal</td>
<td>N</td>
<td>N</td>
<td>P</td>
<td>N</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>Personal services</td>
<td>N</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>See Table 13.06.200.D for size limitation in PDB and HM.</td>
</tr>
<tr>
<td>Port, terminal, and industrial; water-dependent or water-related (as defined in Chapter 13.10)</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>Public safety and public service facilities</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Religious assembly</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Repair services</td>
<td>N</td>
<td>P</td>
<td>P</td>
<td>N</td>
<td>N</td>
<td>Must be contained within a building with no outdoor storage. Engine repair, see Vehicle Repair.</td>
</tr>
</tbody>
</table>
E. Maximum setback standards on designated streets. To achieve a pedestrian supportive environment, where buildings are located in close proximity to the street and designed with areas free of pedestrian and vehicle movement conflicts, maximum building setbacks are required as follows:

<table>
<thead>
<tr>
<th>Designated Pedestrian Streets in Commercial Districts</th>
<th>Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Designated Pedestrian Streets Requiring Maximum Setback</strong></td>
<td></td>
</tr>
<tr>
<td>a. 6th Avenue (Madison Street to Alder Street).</td>
<td></td>
</tr>
<tr>
<td>b. 6th Avenue (Sprague Avenue to I Street).</td>
<td></td>
</tr>
<tr>
<td>c. North 30th Street (from 200 feet east of the Starr Street centerline to 190 feet west of the Steele Street centerline).</td>
<td></td>
</tr>
<tr>
<td><strong>2. Maximum Setback Applied</strong></td>
<td></td>
</tr>
<tr>
<td>a. 10 feet maximum front and/or corner side setback from property lines at the public right-of-way shall be provided for at least 75 percent of building facing the designated street frontage.</td>
<td></td>
</tr>
<tr>
<td>b. When the site is adjacent to a designated pedestrian street, that street frontage shall be utilized to meet the maximum setback requirement with the front, side, and/or corner side of the facade as indicated above.</td>
<td></td>
</tr>
<tr>
<td>c. This requirement supersedes any stated minimum setback.</td>
<td></td>
</tr>
<tr>
<td>d. Maximum setback areas shall be designed to be sidewalk, pedestrian plaza, public open space, landscaping, and/or courtyard and to be free of motor vehicles at all times.</td>
<td></td>
</tr>
<tr>
<td><strong>3. Exceptions</strong></td>
<td></td>
</tr>
<tr>
<td>a. Additions to legal, nonconforming buildings are exempt from maximum setbacks, provided the addition does not increase the level of nonconformity as to maximum setback.</td>
<td></td>
</tr>
<tr>
<td>b. Buildings that are 100 percent residential do not have a maximum setback.</td>
<td></td>
</tr>
<tr>
<td>c. The primary building of a gas station, where gas stations are allowed, is subject to the maximum setback on only one side of the building on corner parcels. Kiosks without retail and intended for fuel payment only are exempt.</td>
<td></td>
</tr>
<tr>
<td>d. Within parks, recreation and open space uses, accessory or ancillary structures, such as restroom buildings, playground equipment and picnic shelters, are exempt from the maximum setback standards.</td>
<td></td>
</tr>
</tbody>
</table>
## TMC 13.06.300  Mixed-Use Center Districts.

### D. Land Use Requirements

<table>
<thead>
<tr>
<th>Uses</th>
<th>NCX</th>
<th>CCX</th>
<th>UCX</th>
<th>UCX-TD</th>
<th>RCX(^1)</th>
<th>CIX</th>
<th>HMX</th>
<th>URX</th>
<th>NRX</th>
<th>Additional Regulations(^3,4) (also see footnotes at bottom of table)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Intermediate care facility</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>See Section 13.06.535. In NCX and CCX Districts, prohibited at street level along frontage of designated core pedestrian streets.(^2)</td>
</tr>
<tr>
<td>Juvenile community facility</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P/CU</td>
<td>P</td>
<td>N</td>
<td>P/CU</td>
<td>CU</td>
<td>In NCX and CCX Districts, prohibited at street level along frontage of designated core pedestrian streets.(^2) See Section 13.06.530 for additional information about size limitations and permitting requirements.</td>
</tr>
<tr>
<td>Lodging house</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>Prohibited at street level along frontage of designated core pedestrian streets in NCX and CCX Districts.(^2)</td>
</tr>
<tr>
<td>Master plan for any conditional use</td>
<td>CU</td>
<td>CU</td>
<td>CU</td>
<td>CU</td>
<td>CU</td>
<td>CU</td>
<td>CU</td>
<td>CU</td>
<td>CU</td>
<td>The purpose of this process is to allow an applicant to seek approval for a development program which occupies a large site with multiple-buildings, a complex program, and a detailed plan developed by the applicant which would be implemented in phases and which would extend beyond the normal expiration date, to be reviewed after a ten-year period for those portions of the plan which have not yet been developed.</td>
</tr>
<tr>
<td>Microbrewery/ winery</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>P</td>
<td>N</td>
<td>P</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>Microbreweries shall be limited to 15,000 barrels per year of beer, ale, or other malt beverages, as determined by the filings of barrelage tax reports to the Washington State Liquor Control Board. Equivalent volume winery limits apply.</td>
</tr>
<tr>
<td>Microwinery, limited</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>N</td>
<td>P</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>Must include a retail component that occupies a minimum of 500 gross square feet of usable space, fronts the street at sidewalk level or has a well-marked and visible entrance at sidewalk level, and is open to the public a minimum of forty (40) hours per week. All production activities must be conducted within an enclosed building. Outside storage is allowed provided screening and/or buffer planting areas are provided in accordance with Section 13.06.502.D.</td>
</tr>
<tr>
<td>Mobile home/trailer court</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>Not subject to RCX residential requirement for properties fronting the west side of South Pine Street between South 40th Street and South 47th Street.(^1)</td>
</tr>
<tr>
<td>Nursery</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>N</td>
<td>N</td>
<td>P</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>Not subject to RCX residential requirement.(^1)</td>
</tr>
<tr>
<td>Office</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>N</td>
<td>Subject to the requirements of Section 13.06.560.D.</td>
</tr>
<tr>
<td>Parks, and recreation and open space</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Passenger terminal</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>N</td>
<td>P</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td></td>
</tr>
</tbody>
</table>

\(^1\) See Section 13.06.502.D.

\(^2\) See Section 13.06.530 for additional information about size limitations and permitting requirements.

\(^3\) See Section 13.06.535 for additional information about size limitations and permitting requirements.

\(^4\) See Section 13.06.530 for additional information about size limitations and permitting requirements.
F. Maximum setback standards. To achieve a pedestrian serviceable environment, where buildings are located in close proximity to the street and designed with areas free of pedestrian and vehicle movement conflicts, maximum building setbacks are required as follows:

<table>
<thead>
<tr>
<th>Non-residential buildings and/or shopping centers of 30,000 square feet or less floor area</th>
<th>Non-residential buildings greater than 30,000 square feet floor area</th>
<th>Shopping centers greater than 30,000 square feet floor area</th>
</tr>
</thead>
<tbody>
<tr>
<td>NCX, RCX, and UCX-TD Districts</td>
<td>• 5 feet maximum front and corner side setback from the property lines at the public right-of-way for 75 percent of front and corner side facade.</td>
<td>• 5 feet maximum setback from property lines at the public right-of-way for at least 75 percent of the front and corner side street frontage of the shopping center.</td>
</tr>
<tr>
<td>• 10 feet maximum front and corner side setback from the property lines at the public right-of-way for 50 percent of front and corner side facade.</td>
<td>• 10 feet maximum setback from the property line at the public right-of-way for 50 percent of the front or side of the facade.</td>
<td>• 10 feet maximum setback from the property lines at the public right-of-way for at least 25 percent of the front and corner side street frontage of the shopping center.</td>
</tr>
<tr>
<td>• 20 feet maximum front and corner side setback from the property lines at the public right-of-way for 50 percent of front and corner side facade.</td>
<td>• 20 feet maximum setback from the property line at the public right-of-way on either 50 percent of the front or side of the facade.</td>
<td>• 20 feet maximum setback from the property lines at the public right-of-way for at least 25 percent of the front and corner side street frontage of the shopping center.</td>
</tr>
</tbody>
</table>

Pedestrian Streets
• When the site is adjacent to a designated pedestrian street(s), that street(s) frontage shall be utilized to meet the maximum setback requirement with the front, side, and/or corner side of the facade, as indicated above.
• When the site has more than two pedestrian street frontages, the primary pedestrian street frontage shall be utilized to meet the maximum setback requirement.

Motor Vehicles
• Maximum setback areas shall be designed to be sidewalk, pedestrian plaza, public open space, landscaping, and/or courtyard, and to be free of motor vehicles at all times.

Exceptions
• In UCX-TD, setback distance beyond the maximum may be used if the additional area is devoted to pedestrian plazas, public open spaces, and/or courtyards, with no motor vehicle use and at least 25 percent of the building frontage meets the maximum setback.
• In all X-Districts, when there is a steep slope (at least 25% slope with a vertical relief of 10 or more feet) located adjacent to the sidewalk the maximum setback requirement shall be measured from the top or toe of the slope, as appropriate.
• When a residential buffer is required, the buffer requirement shall supersede the maximum setback requirement (see Section 13.06.502.D).

Exemptions in all Mixed-Use Center Districts
• Additions to legal, nonconforming buildings are exempt from maximum setbacks, provided, the addition reduces the level of nonconformity as to maximum setback.
• Buildings that are 100 percent residential do not have a maximum setback.
• The primary building of a fueling station, where fueling stations are allowed, is subject to the maximum setback on only one side of the building on corner parcels. Kiosks without retail, and intended for fuel payment only, are exempt.
• Public facilities on sites greater than 5 acres in neighborhood, community and urban mixed-use centers shall be exempt from maximum setback requirements. This exemption shall expire upon the establishment of a new Institutional Zoning designation, an Institutional Master Plan process, or similar zoning process for reviewing, evaluating and approving large, public, campus-like facilities.
• Within parks, recreation and open space uses, accessory or ancillary structures, such as restroom buildings, playground equipment and picnic shelters, are exempt from the maximum setback standards.
### 13.06.400 Industrial Districts.

C. Land Use Requirements

4. District use table.

<table>
<thead>
<tr>
<th>Uses</th>
<th>M-1</th>
<th>M-2</th>
<th>PMI</th>
<th>Additional Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Intermediate care facility</td>
<td>P/N*</td>
<td>N</td>
<td>N</td>
<td>In M-1 districts, permitted only within residential or institutional buildings in existence on December 31, 2008, the effective date of adoption of this provision, or when located within a mixed-use building where a minimum of 1/3 of the building is devoted to industrial or commercial use. *Not permitted within the South Tacoma M/IC Overlay District. See Section 13.06.535.</td>
</tr>
<tr>
<td>Juvenile community facility</td>
<td>P/N*</td>
<td>P/N*</td>
<td>P</td>
<td>See Section 13.06.530 for resident limits and additional regulations. *Not permitted within the South Tacoma M/IC Overlay District.</td>
</tr>
<tr>
<td>Lodging house</td>
<td>P/N*</td>
<td>N</td>
<td>N</td>
<td>In M-1 districts, permitted only within residential or institutional buildings in existence on December 31, 2008, the effective date of adoption of this provision, or when located within a mixed-use building where a minimum of 1/3 of the building is devoted to industrial or commercial use. *Not permitted within the South Tacoma M/IC Overlay District.</td>
</tr>
<tr>
<td>Master plan for any conditional use</td>
<td>CU</td>
<td>CU</td>
<td>CU</td>
<td>The purpose of this process is to allow an applicant to seek approval for a development program which occupies a large site with multiple-buildings, a complex program, and a detailed plan developed by the applicant which would be implemented in phases and which would extend beyond the normal expiration date, to be reviewed after a ten-year period for those portions of the plan which have not yet been developed.</td>
</tr>
<tr>
<td>Microbrewery/winery</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Microwinery, limited</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Mobile home/trailer court</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>Nursery</td>
<td>P</td>
<td>P</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>*Within the South Tacoma M/IC Overlay District, unless an accessory use, limited to 10,000 square feet of floor area per development site in the M-2 district and 15,000 square feet in the M-1 district.</td>
</tr>
<tr>
<td>Parks, and recreation and open space</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>Subject to the requirements of Section 13.06.560,D.</td>
</tr>
<tr>
<td>Passenger terminal</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Personal services</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
</tbody>
</table>

* * *
13.06.501 Building design standards.

A. General applicability. The design standards of this section are required to implement the urban design goals of the Comprehensive Plan of the City of Tacoma. The building design standards apply to all new development in C-1, C-2, HM, T, PDB, and Mixed-Use Center Districts, except as follows:

1. Standards. Each item of this section shall be addressed individually. Exceptions and exemptions noted for specific development situations apply only to the item noted.

2. Additions/Remodels. Three thresholds are used to gauge the extent of design standard compliance on additions/remodels:
   a. Level I remodels and additions include all remodels and/or additions within a two year period with cumulative value of less than 60% of the existing building value, as determined by the applicable Building Code. The requirement for such remodels and additions is only that the proposed improvements meet the standards and do not lead to further nonconformance with the standards. For example, if a property owner decides to replace a building façade’s siding, then the siding shall meet the applicable exterior building material standards, but elements such as building modulation would not be required.
   b. Level II remodels and additions include all remodels and/or additions within a two year period whose cumulative value ranges from 60% to 200% of the value of the existing structure, as determined by the applicable Building Code. All standards that do not involve repositioning the building or reconfiguring site development shall apply to Level II Remodels.
   c. Level III remodels and additions include all remodels and/or additions within a two year period whose cumulative value exceeds 200% of the value of the existing structure, as determined by the applicable Building Code. Such remodels shall conform to ALL standards.
   d. The standards do not apply to remodels that do not change the exterior form of the building. However, if a project involves both exterior and interior improvements, then the project valuation shall include both exterior and interior improvements.
   e. No addition or remodel shall increase the level of nonconformity or create new nonconformities to the development or design standards.

3. Super regional malls. Additions to super regional malls of less than 10,000 square feet of floor area are exempt from the design standards of this section.

4. Temporary. Temporary structures are exempt from the design standards of this section.

5. Residential and/or mixed-use.
   a. Single-family dwellings are exempt from these standards.
   b. Two and three-family dwellings are subject only to the design standards in Section N.
   c. Townhouses are subject only to the design standards in Section O.
   d. The standards herein apply to all other residential uses unless otherwise noted.

6. Historic. In any conflict between these standards and those applied by the Tacoma Landmarks Preservation Commission, the standards of the commission shall prevail.

7. Religious assembly facilities which can demonstrate that the design standards impose a substantial burden, administratively or financially, on their free exercise of religion, shall be exempt from compliance.

8. Floor area. For purposes of this section of the code (Section 13.06.501), “floor area” shall not include spaces below grade.

9. Parks, recreation and open space use. Accessory or ancillary structures, such as restroom buildings, playground equipment and picnic shelters, are exempt from the design standards of this section.
Section 13.06.502.B
Residential District Landscaping

| R-1, R-2, R-2-SRD, HMR-SRD, R-3, R-4, R-4-L, R-5, R-1-PRD, R 2-PRD, R-3-PRD, R-4-PRD, R-4-L-PRD, R-5-PRD |

**Applicability**

- Unless specifically exempted, a landscaping plan shall be provided consistent with this table for all new development of structures and/or parking lots, as well as additions and substantial remodels, as outlined below.

**Exemptions**

- Single-family detached, two-family, and three-family dwellings are exempt from all landscaping requirements contained in this table.
- Remodel projects valued at less than 60 percent of the building value, as calculated in the Building Code, are exempt from all landscaping requirements contained in this table.
- Building additions and buildings added to sites with existing structures are exempt from the landscaping requirements contained in this table, except for street tree requirements and Buffer Planting Areas. Street trees and Buffer Planting Areas are only required along property lines adjacent to the building addition. If the required Buffer Planting Area cannot be provided because of legally existing development, the maximum possible Buffer Planting Area shall be provided and this area shall be covered with a mixture of trees, shrubs, and groundcover plants.
- Parking lots of 20 stalls or less, located behind buildings and accessed by alleys, are exempt from the perimeter strip, buffer and interior landscaping distribution requirements below. This exemption does not apply to the minimum landscaping area requirement; provided, the minimum area is fully planted with a mixture including the required quantity of trees, shrubs, and/or groundcovers.
- Parking lots of 20 stalls or less and loading areas are exempt from the interior landscaping distribution requirements to allow flexibility in placement of required landscaping.
- Park and recreation uses are only required to meet the Overall Site and Planting Requirements of this table. Passive open space areas of such uses are exempt from all landscaping requirements of this table.

**Minimum Landscaping Area**

<table>
<thead>
<tr>
<th>Overall site</th>
<th>A minimum of 5 percent of the entire site minus the area covered by structures in R-4-L, R-4, and R-5 Districts, and conditional uses permitted in Section 13.06.640.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>The percentage identified above is the minimum requirement for these districts. Requirements that follow may necessitate more landscaping than this minimum.</td>
</tr>
<tr>
<td></td>
<td>Parking lots of 20 stalls or less, located behind buildings and accessed by alleys, are only required to meet the minimum percent for overall site landscaping, outlined above.</td>
</tr>
<tr>
<td></td>
<td>These landscaped areas shall be covered with a mixture of trees, shrubs, and groundcover plants.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site perimeter strip</th>
<th>Perimeter strips may be broken for primary structures, vehicle and pedestrian access crossings, and to allow limited access to and use of utility services located in alleys.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>A minimum 7-foot wide site perimeter strip shall be provided on sides without abutting street trees. The required perimeter strip shall be reduced to 5 feet for parcels of 150 feet or less in depth.</td>
</tr>
<tr>
<td></td>
<td>A minimum 5-foot wide site perimeter strip shall be provided on sides with abutting street trees.</td>
</tr>
<tr>
<td></td>
<td>The perimeter strip shall be covered with a mixture of trees, shrubs, and groundcover plants.</td>
</tr>
</tbody>
</table>
### Section 13.06.502.C
**Commercial District Landscaping**

<table>
<thead>
<tr>
<th><strong>Applicability</strong></th>
<th><strong>T, C-1, C-2, HM, PDB</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Unless specifically exempted, a landscaping plan shall be provided consistent with this table for all new development of structures and/or parking lots, as well as additions and substantial remodels, as outlined below.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Exemptions</strong></th>
<th><strong>T, C-1, C-2, HM, PDB</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family, two-family, and three-family dwellings are exempt from all landscaping requirements contained in this table.</td>
<td></td>
</tr>
<tr>
<td>New buildings that are less than 250 square feet of floor area are exempt from all landscaping requirements contained in this table. However, such new buildings shall not be constructed within required Buffer Planting Areas.</td>
<td></td>
</tr>
<tr>
<td>Building remodels are exempt from all landscaping requirements contained in this table.</td>
<td></td>
</tr>
<tr>
<td>Building additions and buildings added to sites with existing structures are exempt from the landscaping requirements contained in this table, except for street tree requirements and Buffer Planting Areas. Street trees and Buffer Planting Areas are only required along property lines adjacent to the building addition. If the required Buffer Planting Area cannot be provided because of legally existing development, the maximum possible Buffer Planting Area shall be provided and this area shall be covered with a mixture of trees, shrubs, and groundcover plants.</td>
<td></td>
</tr>
<tr>
<td>Parking lots of 20 stalls or less, loading areas, and fueling stations are exempt from the Interior Landscaping Distribution requirements contained in the Planting Requirements section of this table, to allow flexibility in placement of required landscaping.</td>
<td></td>
</tr>
<tr>
<td>Parking lots of 20 stalls or less, located behind buildings and accessed by alleys, are exempt from the Perimeter Strip, Buffer and Interior Landscaping Distribution requirements below.</td>
<td></td>
</tr>
<tr>
<td>Park and recreation uses are only required to meet the Overall Site and Planting Requirements of this table. Passive open space areas of such uses are exempt from all landscaping requirements of this table.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Minimum Landscaping Area (unless exempted above)</strong></th>
<th><strong>T, C-1, C-2, HM, PDB</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall site</td>
<td>A minimum of 10 percent of the entire site minus the area covered by structures in T, C-1, C-2, HM, and PDB Districts.</td>
</tr>
<tr>
<td></td>
<td>Parking lots of 20 stalls or less, located behind buildings and accessed by alleys, are only required to meet the minimum percent for overall site landscaping, outlined above.</td>
</tr>
<tr>
<td></td>
<td>landscaped areas shall be covered with a mixture of trees, shrubs, and groundcover plants.</td>
</tr>
<tr>
<td>Site perimeter strip</td>
<td>Perimeter strips may be broken for primary structures, vehicle and pedestrian access crossings, and to allow limited access to and use of utility services located in alleys.</td>
</tr>
<tr>
<td></td>
<td>A minimum 7-foot wide site perimeter strip shall be provided on sides without abutting street trees. The required perimeter strip shall be reduced to 5 feet for parcels of 150 feet or less in depth.</td>
</tr>
<tr>
<td></td>
<td>A minimum 5-foot wide site perimeter strip shall be provided on sides with abutting street trees.</td>
</tr>
<tr>
<td></td>
<td>The perimeter strip shall be covered with a mixture of trees, shrubs, and groundcover plants.</td>
</tr>
</tbody>
</table>
**Section 13.06.502.D**  
**X-District Landscaping**  
**RCX, NCX, CCX, UCX, UCX-TD, CIX, URX, HMX, NRX**

### Applicability
- Unless specifically exempted, a landscaping plan shall be provided consistent with this table for all new development of structures and/or parking lots, as well as additions and substantial remodels, as outlined below.

### Exemptions
- Single-family detached dwellings are exempt from all landscaping requirements contained in this table.
- Buildings that are less than 250 square feet of floor area are exempt from all landscaping requirements contained in this table. However, such new buildings shall not be constructed within required Buffer Planting Areas.
- Parking lots of 15 stalls or less, loading areas, and fueling stations are exempt from the Interior Landscaping Distribution requirements contained in the Planting Requirements section of this table, to allow flexibility in placement of required landscaping.
- Parking lots of 15 stalls or less, located behind buildings and accessed by alleys, are exempt from the Perimeter Strip, Buffer and Interior Landscaping Distribution requirements below.
- Property across an arterial street or highway from R-District property is not required to provide a Buffer Planting Area along the affected property line abutting the arterial street or highway.
- Park and recreation uses are only required to meet the Front Yard and Planting Requirements of this table. Passive open space areas of such uses are exempt from all landscaping requirements of this table.

### Additions/Remodels
Three thresholds are used to gauge the extent of landscaping standard compliance on additions/remodels:
- **Level I remodels/additions** include all remodels and/or additions within a two year period with value of less than 60% of the existing building value, as determined by the Building Code. The requirement for such remodels is only that the proposed improvements meet the standards and do not lead to further nonconformance with the standards. For example, for an expanded parking area, landscaping would be required for the new parking area, but the applicant would not be required to bring an existing parking lot into conformance with these landscaping standards.
- **Level II remodels/additions** include all remodels and/or additions within a two year period whose value ranges from 60% to 200% of the value of the existing structure, as determined by the Building Code. All standards that do not involve repositioning the building or reconfiguring site development shall apply to Level II.
- **Level III remodels/additions** include all remodels and/or additions within a two year period whose value exceeds 200% of the value of the existing structure, as determined by the Building Code. Such remodels shall conform to ALL standards.

The standards do not apply to remodels that do not change the exterior appearance of the building. However, if a project involves both exterior and interior improvements, then the project valuation shall include both exterior and interior improvements.

### Minimum Landscaping Area (unless exempted above)

<table>
<thead>
<tr>
<th>Overall site</th>
<th>A minimum of 15 percent of the entire site for single-purpose residential developments.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exceptions and departures to landscaped area requirement.</td>
<td></td>
</tr>
<tr>
<td>i. Requirements for developments with structured parking are relaxed based on the percentage of structured parking to the total number of on-site parking spaces. For example, if all parking is structured, there is no landscaping requirement. If 50 percent of the parking is structured, then the amount of required landscaping is reduced by 50 percent (to 7.5 percent).</td>
<td></td>
</tr>
<tr>
<td>ii. Green roofs and roof gardens may be used to meet up to one-third of the landscaped area requirements.</td>
<td></td>
</tr>
<tr>
<td>iii. Planting strips within street rights-of-way shall not be included in required landscaped areas.</td>
<td></td>
</tr>
<tr>
<td>iv. Landscaped areas shall be covered with a mixture of trees, shrubs, and groundcover plants.</td>
<td></td>
</tr>
</tbody>
</table>
Section 13.06.502.E
Port Maritime and Industrial District Landscaping

<table>
<thead>
<tr>
<th>M-1, M-2, PMI</th>
</tr>
</thead>
</table>

### Applicability

- Unless specifically exempted, a landscaping plan shall be provided consistent with this table for all new development of parking areas over 20,000 square feet of gross lot area, for perimeter strips adjacent to arterial street frontages, for street trees, and for buffer plantings abutting R-District property.
- Required landscaping and perimeter strips may be substituted with central landscaping, except where necessary to screen an outdoor storage or industrial use from an R-District property. Central landscaping is in equal proportion to that which would have been required and that which can be provided with variations in spacing and/or grouped to accommodate driveways, building entrances, etc. Required landscaping and perimeter strips are those not otherwise exempted by the provisions in this section.

### Exemptions

- Building remodels are exempt from all landscaping requirements contained in this table.
- Building additions and buildings added to sites with existing structures are exempt from the landscaping requirements contained in this table, except for street tree requirements and Buffer Planting Areas. Street trees and Buffer Planting Areas are only required along property lines adjacent to the building addition. If the required Buffer Planting Area cannot be provided because of legally existing development, the maximum possible Buffer Planting Area shall be provided and this area shall be covered with a mixture of trees, shrubs, and groundcover plants.
- Required landscaping and perimeter strips may be exempted if demonstrated that such requirement would interfere with adjacent or intersecting railroads, including private spur railroads, existing storm water ditches, or national security requirements, or if demonstrated that there is a 20-foot vertical grade difference between the properties that offers comparable protection.
- When there is a 20-foot vertical grade difference between M or PMI District property that is abutting R-District property, no buffer is required along the affected property line if such grade difference is demonstrated to provide comparable protection.
- When there is a 20-foot vertical grade difference between M or PMI District property that is located across the street or alley from R-District property or adjacent to R-District property within a mixed-use district center, no buffer is required along the affected property line if such grade difference is demonstrated to provide comparable protection.
- Park and recreation uses are only required to meet the Minimum Landscaping Area-Overall site requirements and the Planting Requirements of this table. Passive open space areas of such uses are exempt from all landscaping requirements of this table.
13.06.511 Transit support facilities.

A. Purpose. It is found and declared that new development and redevelopment in the City of Tacoma creates a need for transit support facilities, namely benches and shelters, and that such development should provide for such facilities based on existing or potential transit ridership and Pierce Transit standards. Such seating and weather protection, where warranted, are needed for those who depend on transit for daily transportation; these facilities also help encourage use of the transit system, which is consistent with the Comprehensive Plan.

B. Applicability. These provisions apply Citywide to all new development, remodels exceeding 60 percent of building value as determined by the Building Code, and additions to existing buildings over 5,000 square feet of floor area or 75 percent of floor area on streets where regularly scheduled transit service is provided.

C. Projects required to provide transit support facilities. Any single-family or multiple-family residential, or commercial, or industrial, project or park or recreation project that will be located on, or within 500 feet of, a street where regularly scheduled transit service is provided, and meets the project size thresholds in Table 13.06.511.D.1 below, shall be required to provide a concrete pad(s) for the required transit support facilities and pay to Pierce Transit the costs of providing and installing such facilities, unless mutually agreeable alternative arrangements for providing support facilities that conform to Pierce Transit’s standards are agreed to between the project applicant and Pierce Transit. In addition, for parks, recreation and open space uses required to obtain a Conditional Use Permit, the Land Use Administrator shall determine the appropriate transit support facilities based on the methodology outlined below. For projects subject to the transit support facilities standard, evidence of compliance with this requirement shall be provided to Building and Land Use Services prior to issuance of a certificate of occupancy.

D. Facility standards. Two benches and foundation pads are to be provided at a bus stop within 500 feet of the proposed project where at least five transit riders are expected to board buses on an average weekday. Two foundation pads and shelters are to be provided at a bus stop within 500 feet of the proposed project where at least ten transit riders are expected to board buses on an average weekday. Where there are multiple transit stops within 500 feet of the project site, Pierce Transit shall be consulted as to the need for an appropriate location for the transit support facilities.

TABLE 13.06.511.D.1

<table>
<thead>
<tr>
<th>Project Type</th>
<th>2 Benches and Foundation Pads (for future transit provided shelters)</th>
<th>2 Foundation Pads and Shelters</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>16,000–32,000 square feet of floor area</td>
<td>Over 32,000 square feet</td>
</tr>
<tr>
<td>Retail and service</td>
<td>5,000–10,000 square feet of floor area</td>
<td>Over 10,000 square feet</td>
</tr>
<tr>
<td>Shopping center</td>
<td>4,000–8,000 square feet of floor area</td>
<td>Over 8,000 square feet</td>
</tr>
<tr>
<td>Convenience market</td>
<td>2,000-4,000 square feet of floor area</td>
<td>Over 4,000 square feet</td>
</tr>
<tr>
<td>Fast-food restaurant</td>
<td>1,000-2,000 square feet of floor area</td>
<td>Over 2,000 square feet</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>45,000–90,000 square feet of floor area</td>
<td>Over 90,000 square feet</td>
</tr>
<tr>
<td>Single-Family Housing</td>
<td>60–120 dwelling units</td>
<td>More than 120 dwelling units</td>
</tr>
<tr>
<td>Duplexes, Triplexes and Multi-family Housing</td>
<td>30–60 dwelling units</td>
<td>More than 60 dwelling units</td>
</tr>
<tr>
<td>Parks and recreation (as defined in Section 13.06.560.C)</td>
<td>High-intensity recreation facilities</td>
<td>Destination facilities</td>
</tr>
</tbody>
</table>

Note: These project thresholds are generally based on trip generation rates published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 6th Edition, and Pierce Transit data showing 3% of weekday vehicular trips are on transit.

E. Exemptions. Where the required transit support facility(ies) (a bench or shelter) already exist(s) at the nearest bus stop pair (the closest stops on both sides of the street), projects shall be exempt from these requirements.
### 13.06.512 Pedestrian and bicycle support standards.

#### A. General Applicability.

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Application. The pedestrian and bicycle support standards apply to all new development, unless specifically exempted herein.</td>
</tr>
<tr>
<td>2.</td>
<td>Standards. Each item of this section shall be addressed individually. Exceptions and exemptions noted for specific development situations apply only to the item noted.</td>
</tr>
<tr>
<td>3.</td>
<td>Additions. Additions up to 5,000 square feet of floor area or 75 percent of floor area, whichever is less, shall be exempt from these standards. Larger additions shall meet the requirements of this table at a ratio of at least 1 to 5 (such that a 1 percent increase in floor area will necessitate provision of 5 percent of the requirements of this table for the site; a 2 percent increase in floor area will necessitate provision of 10 percent of the requirements; and so forth, up to where a 20 percent or larger increase in floor area will necessitate provision of 100 percent of the requirements).</td>
</tr>
<tr>
<td>4.</td>
<td>Super regional malls. Additions to super regional malls which add less than 10,000 square feet of floor area shall be exempt from these standards. Larger additions shall meet the requirements of this table at a ratio of at least 1 to 3 for the entire mall site (in the same manner described above, under subsection 3), except that additions of an anchor tenant or 140,000 or more square ft. shall require full provision of these requirements for the entire mall site.</td>
</tr>
<tr>
<td>5.</td>
<td>Temporary. Temporary structures are exempt from the standards of this section.</td>
</tr>
<tr>
<td>6.</td>
<td>Remodel. Remodel projects valued below 60 percent of the building value, as determined by the Building Code are exempt from the standards of this section.</td>
</tr>
<tr>
<td>7.</td>
<td>Residential or Mixed-Use. Residential structures of 4 dwelling units or fewer only need to comply with the standards of subsection B, below. Mixed-use structures shall comply with all of the standards.</td>
</tr>
<tr>
<td>8.</td>
<td>Parks, recreation and open space uses shall meet the standards of this table, except as specifically exempted below.</td>
</tr>
<tr>
<td>9.</td>
<td>Historic. In any conflict between these standards and those applied by the Tacoma Landmarks Preservation Commission, the standards of the commission shall prevail.</td>
</tr>
<tr>
<td>10.</td>
<td>Fractions. Any requirement resulting in a fraction when applied shall be rounded up or down to the nearest whole number.</td>
</tr>
</tbody>
</table>

#### B. Walkways (Illustrated). To support transportation choices, including walking, the following standards shall be met to assist pedestrian safety, comfort, and mobility, including access to uses from public ways and access from parking areas.

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Direct. A direct walkway shall be provided between all customer and/or public entrances and the nearest public sidewalk. For residential dwellings, the required walkway shall be provided between the front entrance and the nearest public sidewalk, or where no sidewalk exists, the nearest public street right-of-way.</td>
</tr>
<tr>
<td>2.</td>
<td>Multiple use sites. Shopping centers and sites with multiple uses shall provide a walkway network along building facades and through the parking lot that provides pedestrian circulation within the development and that links all customer and/or public building entrances to the public sidewalk. For walkways that are longer than 25 feet, trees shall be provided adjacent to the walkways at a ratio of 3 per 100 feet and pedestrian-scaled lighting at a ratio of 2 per 100 feet. For example, a 50-foot long walkway would require 2 trees and 1 pedestrian-scaled light while a 90-foot long walkway would require 3 trees and 2 pedestrian-scaled lights. Trees shall be planted a minimum of 10 feet from pedestrian light standards or parking lot light standards.</td>
</tr>
<tr>
<td>3.</td>
<td>Minimum connection frequency. Additional walkways are required when needed to provide at least one connection to the public sidewalk for each 150 feet of street frontage or every three parking aisles, whichever is less. Walkways shall be located to provide the shortest practical route from the public sidewalk or walkway network to customer and/or public building entrances. This standard does not apply to residential uses containing 4 or fewer dwelling units. Parks and recreation uses (excluding passive open space), or portions thereof, which are undeveloped with buildings, shall provide a minimum of one walkway, and an additional walkway for each additional improved street frontage greater than 500 feet in length (unless topography, critical areas or public safety issues preclude reasonable provision of such additional accesses).</td>
</tr>
</tbody>
</table>
4. Size and materials. All walkways must either be a raised sidewalk or composed of materials different from parking lot and vehicle access areas. Required walkways must be at least 5 feet wide, excluding vehicular overhang, except for walkways accessing individual residential dwelling units, where the minimum width shall be 4 feet. When more than one walkway is required, at least one walkway must be 10 feet wide.

5. Transit access. A direct walkway shall be provided between the principal customer and/or public building entry and any bus stop adjacent to the site. This may be the same as the walkways above. A separate walkway is required if the bus stop is not within 100 feet of a walkway connection to the sidewalk. This standard does not apply to residential structures of 4 dwelling units or fewer, or to parks, recreation and open space uses without buildings adjacent to the street.

C. Street Furniture. To support transportation choices, including walking, the following standards shall be met to assist pedestrian safety, comfort, and mobility, including resting places at reasonable intervals.

1. Minimum. A minimum of one fixed bench or equivalent seating area for every 250 feet of street frontage. This requirement determines quantity and not distribution, not required if site has less than 250 feet of street frontage. Projects in the PMI District are exempt from this requirement. Parks, recreation and open space uses are only required to provide street furniture adjacent to buildings fronting on a street.

2. Minimum on designated pedestrian streets in Mixed-Use Center Districts. A minimum of one fixed bench or equivalent seating area for every 150 feet of street frontage. This requirement determines quantity and not distribution, not required if site has less than 150 feet of street frontage. Parks, recreation and open space uses are only required to provide street furniture adjacent to buildings fronting on a street.

3. Design. Furniture shall be consistent with any applicable adopted business area improvement plans and shall utilize designs that discourage long-term loitering or sleeping, such as dividers or individual seating furniture.

4. Credit. Any adjacent public street furniture can be counted toward this requirement.

D. Bicycle Parking. To support transportation choices, including biking, the following standards shall be met for more visible and secure locations for bicycle parking.

1. Quantity in T, C-1, C-2, HM, and PDB. Minimum 3 percent of the requirement for automobile parking spaces for the first 300 car stalls and 1 percent of car stalls in excess of 300. A minimum of 2 bike spaces is required, except sites requiring 5 or fewer car stalls are exempt from bike parking. Adjacent public bike racks can be counted toward this requirement.

2. Quantity in Mixed-Use Center Districts. Five percent of the requirement for automobile parking spaces for the first 300 automobile stalls and 1.5 percent of automobile stalls in excess of 300, but no less than 2 bicycle stalls. Sites requiring 5 or fewer automobile stalls are exempt from this requirement, except for sites exempted from parking requirements due to their location along core pedestrian streets in neighborhood mixed-use centers (see Section 13.06.510.A.1 Table 2), where the number of required bicycle parking stalls shall be based on the amount of parking that would’ve been required for the project if it were not exempted. Adjacent public bike racks can be counted toward this requirement. Any form of vehicle storage, including auto dealers, counts only customer and employee parking to determine bike parking requirement.

3. For park and recreation uses where no vehicular parking is required, a minimum of 2 bike spaces for every 500 feet of street frontage is required in all residential, commercial or industrial zones; in Mixed-Use Center zones a minimum of 2 bike spaces for 250 feet of street frontage is required. The amount shall be no less than 2 bike spaces. Adjacent public bike racks can be counted toward this requirement.

34. Location. Bicycle parking shall be located within 50 feet of the primary building entrance for individual sites. Bicycle parking may be grouped near an owner designated primary entrance in shopping centers. Bicycle parking may be shared at a common location on the same block and same side of the street; provided, the quantity meets the total requirement and is no more than 100 feet from any site served. Bicycle parking shall not block pedestrian use of a walkway.

* * *
13.06.520 Signs.

B. Exempt signs. The following signs shall be exempt from all requirements of this section and shall not require permits; however, this subsection is not to be construed as relieving the user of such signage from responsibility for its erection and maintenance, pursuant to Title 2 or any other law or ordinance relating to the same.

18. Temporary public event signs not exceeding 12 square feet, and temporary event banners, placed on publicly owned land or adjacent public right-of-way. Signs or banners shall be securely attached to the ground or a structure and must be removed after the event.

K. Temporary signs. Special regulations governing temporary signs are as follows:

3. All temporary signs must be located on private property authorized by the public or private property owner.

13.06.522 District sign regulations.

A. R-1 Sign regulations. One non-illuminated sign, not exceeding 12 square feet in area shall be allowed pertaining to the lease, rental, or sale of a building or premises on which it is located. One non-illuminated nameplate, not exceeding one and one-half square feet in area, placed flat against the building, shall be allowed for each adult family home, staffed residential home, group home, residential care facility, and family day care home. One ground sign shall be allowed, with a maximum area of 30 square feet identifying a subdivision. A subdivision identification sign shall be approved by the Land Use Administrator. A 32-square-foot temporary sign advertising a subdivision during construction shall be allowed adjacent to each street abutting the site, in conformance with Chapter 13.04.

Parks, recreation and open space uses on sites that are over one acre in area that have a minimum of 100 feet of street frontage shall be allowed the following:

- One freestanding sign, not exceeding 40 square feet in area per face and not greater than 8 feet in height (or, up to 15 feet in height in association with conditional parks and recreation uses);
- One building face sign, of the same maximum dimension. Building face signs shall not extend above or beyond the edge of any wall or other surface to which they are attached, nor shall they extend more than 12 inches beyond the surface to which they are attached.
- One additional ground sign with a maximum area of 30 square feet shall be allowed on each additional street frontage.
- Interpretive or directional signs, not to exceed 7 feet in height and 30 square feet in sign area.
- All signs shall meet the lighting, materials and location requirements applicable to signs for conditional uses in residential districts, as contained in this section.

I. Sign regulations for conditional uses in residential districts and specified uses in all districts.

1. Application. The following regulations apply to conditional uses as designated. These regulations also apply to the uses noted as permitted uses in any district when the provisions below provide the greater sign allowance, in whole or in part.

2. For conditional uses in residential districts limited to public and private schools, public park facilities, and churches on sites that are over one acre in area and have a minimum of 100 feet of street frontage, one freestanding sign, not exceeding 40 square feet in area per face and not greater than 15 feet in height, and one building face sign, of the same maximum dimension, shall be allowed for each conditional use. One additional ground sign with a maximum area of 30 square feet shall be allowed on each additional street frontage. Building face signs shall not extend above or beyond the edge of any wall or other surface to which they are attached, nor shall they extend more than 12 inches beyond the surface to which they are attached.
13.06.560 Parks, Recreation and Open Space

A. Purpose: This section describes the review process for parks, recreation and open space uses in residential zones, and provides development standards applicable to those uses in specified zones. Parks, recreation and open space uses are generally permitted outright in non-residential zones, as specified in the pertinent sections of the Zoning Code.

B. Scope and Applicability:
The review process provisions of this section apply to all parks, recreation and open space uses in residential zones; the development standards are applicable as specified in section D, below.

C. Review Process in Residential Zoning Districts:
The following definitions of Conditional park and recreational features are intentionally descriptive, rather than proscriptive. The intent is to provide clarity, while retaining adequate flexibility to accommodate future trends in park and recreational activities.

1. Parks, recreation and open space uses are permitted outright in residential zones. The following park and recreation features and facilities require a Conditional Use Permit in residential zones, unless exempt per TMC 13.06.560.C,3:

   a. Destination facilities: Zoos, stadiums, community centers, recreation centers, indoor or outdoor swimming pools, indoor recreational facilities, and similar large-scale buildings or facilities providing a site or forum for sports, events, major gatherings, exhibitions or similar activities. Destination facilities are likely to attract a substantial proportion of users from beyond the immediate neighborhood.

   b. High-intensity recreation facilities: Outdoor sports fields, athletic facilities, specialized recreation facilities (e.g., spray parks, dog parks, skateboard parks), and other facilities accommodating high-intensity outdoor recreational activities. High-intensity recreation facilities are likely to attract a substantial proportion of users from beyond the immediate neighborhood. In some cases, high-intensity recreation facilities are defined by the presence of multiple sports fields, courts or other features which, when taken together, are likely to become attractions beyond the immediate neighborhood.

The following features, or combinations of features, constitute high-intensity outdoor recreation facilities. These thresholds could be exceeded either through a single development action, or cumulatively (for example, a second sports field added to a site already developed with one, would constitute a high-intensity recreational facility).

   (1) Two or more baseball, softball, football, soccer, rugby or similar sports fields improved with permanent sports and/or spectator features;

   (2) Two or more basketball courts or four or more half basketball courts;

   (3) Four or more tennis, handball or similar sports courts;

   (4) Specialized high-intensity recreation facilities with a site footprint greater than 1,500 square feet;

Small-scale neighborhood-serving recreation facilities, play structures or equipment, picnic tables and shelters, street furniture, pervious fields without permanent sports, recreation or spectator facilities, and small-scale sports or recreation features dispersed within a substantially larger site do not constitute high-intensity recreation facilities.

c. High-intensity lighting: Flood lighting associated with, and bright enough to enable, organized team and/or spectator-oriented night-time sports, recreational or other outdoor events.

Parking lot lighting, pedestrian-scale lighting and security lighting do not constitute high-intensity lighting per this definition.

d. Parking: Development of more than 20 off-street parking spaces associated with a parks, recreation or open space use.

2. Expansions or modifications of existing Conditional park and recreation facilities shall require review as follows:

   a. Expansions or modifications to Destination facilities, High-intensity lighting and Parking are subject to the Major Modification thresholds of Section 13.05.080.

   b. High-intensity recreation facilities: Expansions or modifications exceeding one or more of the following thresholds shall require a Major Modification:

      (1) Exceeds one or more of the numerical thresholds for specific types of high-intensity recreation facilities listed in Section 13.06.560.C.1.b. For example, development of two or more sports fields, or expansion of a specialized recreation facility by 1500 square feet or more, requires a Major Modification.

      (2) Exceeds any of the Major Modification thresholds of Section 13.05.080, with the exception that high-intensity recreation facilities are not subject to Section 13.05.080.B.2 pertaining to total site structures, or to Section 13.05.080.B.4 pertaining to total site impervious surface.
3. Distance-based Conditional Use Permit exemption. This provision modifies the review process for certain park and recreation features and facilities which would otherwise be conditional, when they are located far enough away that impacts to residential neighborhoods would be limited. Most potential impacts decrease with distance. However, substantial traffic, noise and light generation can cause impacts over longer distances.

a. Except for destination facilities and high-intensity lighting, park and recreation uses and facilities listed as conditional features in 13.06.560.C.1 are exempt from the Conditional Use Permit requirement if located more than 1,000 feet from any other residentially zoned property.

4. Pre-existing parks, recreation, open space and school uses which were not required to obtain a Conditional Use Permit at the time they were developed, but which have subsequently become Conditional Uses, shall be viewed for zoning purposes in the same manner as if they had an approved Conditional Use Permit authorizing the extent of development as of August 1, 2011. If proposed modifications or expansions to such uses exceed the Major Modification thresholds of Section 13.05.080 or the expansion/modification thresholds of Section 13.06.560.C.2, a Conditional Use Permit will be required for the new development activities proposed.

D. Development standards

1. Applicability: The standards contained in this section are specific to parks, recreation and open space uses, and are meant to be applied along with other applicable regulations.

The following standards apply to both permitted and conditional parks, recreation and open space uses, whether or not a permit or authorization is required. Additional requirements may be imposed through the Conditional Use Permit process, when required per Section 13.06.560.C.

2. Standards

a. Identification signage. Every park or recreation use (excluding passive open space) must be furnished with at least one sign, legible from an abutting public right-of-way, indicating the name of the site, the parties responsible for its management, and sufficient information for members of the public to contact those parties. The City of Tacoma and Metro Parks Tacoma’s name constitutes adequate contact information. The required identification sign shall meet the requirements of Section 13.06.520 and does not constitute an additional sign allowance.

b. Ancillary sales and service features. Within residential zoning districts, commercial activities clearly ancillary to the recreational function may be located within parks, recreation or open space sites provided the following:

(1) Only food sales, park or recreation-oriented concessions, or rental of recreational equipment are permitted;

(2) The feature must be a minimum of 100 feet from adjacent residentially zoned properties;

(3) Hours of operation are limited to the hours the park is open to the public;

(4) The footprint may not exceed 500 square feet;

(5) No signage visible from public rights-of-way is permitted;

(6) More substantial sales and service features may be considered through the Conditional Use Permit process, as part of a destination facility or high-intensity recreation facility as defined in Section 13.06.560.C.

Refer to Chapter 8.27 Parks Code, and to Sections 13.06.500 and 13.06.600 for the following requirements pertinent to parks, recreation and open space uses:

13.06.501 Building Design Standards
13.06.502 Landscaping and/or buffering standards.
13.06.510 Off-street parking and storage areas.
13.06.511 Transit Supportive Facilities.
13.06.512 Pedestrian and bicycle support standards.
13.06.520 Signs.
13.06.602 General restrictions.

* * *
13.06.602 General restrictions.
A. This section contains general provisions for use, height, area, setbacks and yards. The following provisions apply to all zoning districts, except as hereinafter provided, and except where modified by the provisions of Chapter 13.06A relating to Downtown Districts, Chapter 13.10 relating to Shoreline Management, and other sections of the TMC:

* * *

g. Side yard setbacks for schools, religious assemblies, and institutions. Public schools, public libraries, religious assemblies, colleges, universities, fraternities, sororities, private clubs, lodges, hospitals, sanitariums, educational institutions, philanthropic institutions, and other institutions, hereafter built in an R-1, R-2, R-3, HMR-SRD, or R-4-L District, shall provide side yard setbacks of not less than 20 feet (see Section 13.06.602.A.4.p, below, for parks, recreation and open space setbacks).

h. Side yard setbacks, institutions in Multiple-Family Dwelling Districts. Side yard setbacks for public schools, public libraries, religious assemblies, colleges, universities, fraternities, sororities, private clubs, lodges, hospitals, sanitariums, educational institutions, philanthropic institutions, and other institutions, hereafter built in an R-4 Multiple-Family Dwelling District, shall be not less than 25 feet in width and, in an R-5 Multiple-Family Dwelling District, not less than 30 feet in width (see Section 13.06.602.A.4.p, below, for parks, recreation and open space setbacks).

* * *

p. The following setbacks apply to parks, recreation and open space uses:

(1) Parking lots, designated areas for active play, play structures, picnic tables and areas, and structured gathering or seating areas shall provide a minimum 10-foot setback from abutting residentially zoned properties;

(2) Buildings and structures shall meet the setbacks for the zoning district, and shall provide a minimum 20-foot side yard setback in residential zoning districts;

(3) Garbage and recycling collection areas shall provide a minimum 20-foot setback from abutting properties. Trash receptacles for pedestrian use are exempt.

(4) Outdoor sports courts, sports fields, swimming pools, or other sports facilities, and any lighted outdoor recreation facilities, shall provide a minimum 50-foot setback from abutting residentially zoned properties and a minimum 25 foot setback from abutting properties in all other zones (with the exception of industrial zones).

* * *

13.06.640 Conditional use permit.

* * *

I. Pre-existing parks, recreation, open space and school uses which were not required to obtain a Conditional Use Permit at the time they were developed, but which have subsequently become Conditional Uses, shall be viewed for zoning purposes in the same manner as if they had an approved Conditional Use Permit authorizing the extent of development as of August 1, 2011. If proposed modifications or expansions to such uses exceed the Major Modification thresholds of Section 13.05.080, or for park and recreation facilities the expansion/modification thresholds of Section 13.06.560.C.2, a Conditional Use Permit will be required for the new development activities proposed.
13.06.700 Definitions and illustrations.

For the purposes of this chapter, certain words and terms are defined as follows: words used in the present tense include the future, words in the singular number include the plural, and words in the plural number include the singular; the word “building” includes the word “structure”; the word “shall” is mandatory and not directory. For words that are not defined in this chapter, or that do not incorporate a definition by reference, refer to a Webster’s Dictionary published within the last ten years.

13.06.700.A

** * * *

Assembly facilities. Privately operated facilities for the principle purpose of public meetings and social gatherings (including incidental recreation), including community halls, union halls, exhibition halls, social clubs, and youth centers. This use shall not include stadiums or public or quasi-public parks, recreation or open space uses.

Commercial recreation and entertainment. Private provision of participant or spectator recreation or entertainment. This classification includes uses such as privately operated sports stadiums and arenas, amusement parks, bingo parlors, bowling alleys, billiard parlors, poolrooms, dance halls, ice/roller skating rinks, miniature golf courses, golf driving ranges, archery ranges, scale-model courses, shooting galleries, tennis/racquetball courts, croquet courts, swim clubs, health/fitness clubs, and pinball arcades or electronic gaming centers having more than five coin-operated game machines. This use does not include public or quasi-public parks, recreation or open space, theaters or golf courses.

** * * *

Open space. Land undeveloped with structures which may be managed or utilized for a variety of purposes. The term open space is employed differently in different code sections, generally either to refer to public or quasi-public land maintained for its natural features (see Parks, recreation and open space definition), or to an area within subdivisions or developments which provides a separation between structures, a buffer between different uses, recreation opportunities or similar functions.

** * * *

Parks, and recreation and open space. Metropolitan Park District, City of Tacoma, or other public/quasi-public parks, playgrounds, community gardens, and active-use open spaces, including commonly associated uses and features such as recreation facilities and community centers located within such sites, and undeveloped, passive use public or quasi-
g.

Application #2011-08:

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

Regulatory Code Refinements

PLANNING COMMISSION RECOMMENDATION SUMMARY

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

Planning Commission Recommendations:
The Planning Commission recommends approval of the proposed clarifications and refinements to the Land Use Regulatory Code, i.e., Title 13 of the Tacoma Municipal Code (TMC). The proposed amendments include modifications to such subject matters as Use Tables, Definitions, Procedures and Development Standards, in TMC 13.02, 13.04, 13.05, 13.06 and 13.06A. The proposed amendments will address inconsistencies, correct minor errors, and improve provisions that, through administration and application of the Code, have been found to be unclear or not fully meeting their intent. The proposed amendments will also improve consistency and compatibility within the development regulations and between the Comprehensive Plan, zoning classifications and development regulations.

Exhibit:
A. Draft Land Use Regulatory Code Amendments
PROPOSED LAND USE REGULATORY CODE CHANGES
April 20, 2011

These proposed amendments include modifications to the following Sections of *TMC* Title 13, the Land Use Regulatory Code:

13.02 – Planning Commission

13.04 – Platting and Subdivisions

13.05 – Land Use Permit Procedures

13.06 – Zoning

13.06A – Downtown Tacoma

*Note – These amendments show all of the changes to the existing land use regulations. The sections included are only those portions of the code that are associated with these amendments. New text is underlined and text that is deleted is shown in strikethrough.*
Chapter 13.02
PLANNING COMMISSION

***

13.02.053 Area-wide zoning reclassifications.
The Planning Commission may also consider the need for area-wide zoning reclassifications, in association with or independently of Comprehensive Plan amendments, including those associated with an annexation or which are necessary to maintain the zoning classification’s consistency with the Comprehensive Plan. The procedures for consideration of area-wide zoning reclassifications shall be as follows:

1. Who may request an area-wide zoning reclassification, and how. The means of submitting a request for an area-wide zoning reclassification and those empowered to submit such a request shall be the same as in Section 13.02.045.

2. Process for area-wide zoning reclassification. An area-wide zoning reclassification implementing the goals and policies of the Comprehensive Plan will be conducted by the Planning Commission, consistent with RCW 42.36.010, with recommendation to the City Council. Area-wide zoning reclassifications which are inconsistent with the Comprehensive Plan shall be proposed for adoption at the same time as and in conjunction with the Plan’s amendment. Area-wide zoning reclassifications which are consistent with the Comprehensive Plan and do not require plan modification may be considered at any time.

3. Public Hearing and Recommendation for an Area-Wide Zoning Reclassification. The Planning Commission shall conduct a public hearing to consider an area-wide zoning reclassification and to determine the consistency of the reclassification with the Comprehensive Plan and its elements and RCW 36.70A. In making its recommendation to the City Council, the Planning Commission shall make findings and conclusions to demonstrate the manner in which the area-wide reclassification carries out and helps implement the goals and policies of the Comprehensive Plan. If a reclassification is recommended, it shall be based on, but not limited to, the following circumstances:
   a. substantial evidence is presented demonstrating that growth and development is occurring in a different manner than presented in the Comprehensive Plan;
   b. the proposed area-wide reclassification is consistent with the Comprehensive Plan and the Generalized Land Use Plan map;
   c. the reclassification is needed to further implement the Comprehensive Plan;
   d. the proposed reclassification is needed to maintain consistency with proposed amendments to the Comprehensive Plan;
   e. there is substantial evidence presented showing inconsistency between the designated land use intensity in the subject area and the existing zoning; or
   f. the subject property is suitable for development in general conformance with the zoning standards under the recommended rezone classification.

4. At least one public hearing on a proposed area-wide zoning reclassification shall be held prior to final action by the City Council.

5. Area-wide reclassifications adopted by the City Council supersede any previous reclassifications and any conditions of approval associated with such previous reclassifications.

***
Chapter 13.04
PLATTING AND SUBDIVISIONS

* * *

13.04.100 Plat procedures.

* * *

E. Hearing Examiner or Land Use Administrator Review of Preliminary Plat. The Hearing Examiner or Land Use Administrator shall review the proposed preliminary plat. The preliminary plat shall not be approved unless it is found that:

1. Appropriate provisions are made for the public health, safety, and general welfare, and for open spaces; drainage ways; streets or roads; alleys; other public ways; bicycle circulation; transit stops; potable water supplies; sanitary wastes; parks and recreation; playgrounds; schools and school grounds; and all other relevant facilities, including sidewalks and other planning features which assure safe walking conditions for students who walk to and from school and for transit patrons who walk to bus stops or commuter rail stations.

2. The public use and interest will be served by the platting of such subdivision and dedication.

The Hearing Examiner or Land Use Administrator shall consider the proposed preliminary plat and shall issue a decision. The decision of the Land Use Administrator shall, at the conclusion of the appeal period, be forwarded to the Hearing Examiner for concurrence with the decision. An appeal taken within 14 days of the Land Use Administrator’s decision will be processed in accordance with provisions of Chapter 1.23 of the Tacoma Municipal Code.

Approval of the preliminary plat is a tentative approval and does not constitute final acceptance of the plat. Approval of the preliminary plat, however, shall be assurance to the subdivider that the final plat will be approved; provided, that:

a. The final plat substantially conforms to the approved preliminary plat.

b. All requirements specified for the final plat are fully complied with.

A decision on the preliminary plat shall be made by the Hearing Examiner or Land Use Administrator within 90 days from the date of filing with the City Clerk, unless the applicant consents to the extension of such time period; provided, that if an environmental impact statement is required as provided in RCW 43.21C.030, the 90-day period shall not include the time spent preparing and circulating the environmental impact statement.

A final plat meeting all requirements of this section shall be submitted to the Land Use Administrator within five years of the effective date of the preliminary plat approval. In accordance with RCW 58.17, this deadline has been extended from five to seven years, until December 31, 2014.

* * *

G. Contents of Final Plat. The final plat shall be drawn to a scale of 100 feet or less, but, preferably, 100 feet to the inch, and shall show:

1. Name of subdivision.

2. Name and address of the subdivider.

3. North point, scale, and date.

4. The boundary lines with accurate distances and bearings, and the exact location and width of all existing or recorded streets and ways intersecting the boundary of the tract.

5. True bearings and distances to the established street lines or official monuments, which shall be accurately described on the plat; municipal, township, county, or section lines accurately tied to the lines of the subdivision by distances and bearings.

6. Streets, alleys, and ways, together with their names, and any dedicated pedestrian ways, bike routes, and land for transit facilities within the subdivision.

7. The length of the arcs, radii, internal angles, points of curvature, length, and bearing of the tangents.

8. All easements for rights-of-way provided for public services or utilities and any limitations of the easement.
9. All block indications, lot numbers, and lot lines with accurate dimensions in feet and hundredths and with bearings and angles to street and alley lines.

10. The accurate location, material, and size of all monuments. Monuments shall meet the specifications of the Survey Recording Act and Public Works Department.

11. The accurate outline of all property which is offered for dedication for public use with the purpose indicated thereon, and all property that may be reserved by deed covenant for the common use of the property owners in the subdivision.


13. Private restrictions:
   a. Boundaries of each type of use restriction;
   b. Other private restrictions for each definitely restricted section of the subdivision.

14. Certification by a registered land surveyor to the effect that the plat is a true and correct representation of the lands actually surveyed and that all monuments shown thereon actually exist, or, in lieu of their placement, that a bond has been provided in conformance with Section 13.04.360 of this chapter, and that their location, size, and material are correctly shown.

15. Certification of approval by the City Engineer of all locations, grades, and dimensions of the plat and the construction specifications.

16. Dedication of all streets, alleys, ways, easements, parks, and lands for public use as shown on the plat and as required by the City of Tacoma.

17. All private easements (new or existing).

18. All critical areas requiring delineation in accordance with Chapter 13.11.

19. All building setback lines.

20. Common open spaces shall be dedicated, reserved or otherwise held in common by a homeowners’ association or by a proportional ownership interest shared among all of the property owners within the subdivision, or alternatively, and only if acceptable to the receiving public agency, dedicated to the public.

* * *

13.04.230 Lots.

* * *

D. Pipestem Lots. The creation of pipestem lots shall be allowed in certain circumstances. The intent of these limitations is to minimize negative impacts of inconsistent development patterns while allowing land to be divided when more traditional layouts are not achievable. The creation of pipestem lots is not allowed when a lot configuration can be provided that is consistent with the established pattern on the block without significantly reducing the number of allowed lots (see examples provided below). Pipestem lots shall provide a lot extension or primary accessway which connects to a public or private street. The creation of a pipestem lot is allowed under the following circumstances:

1. No more than one out of every three proposed lots is a pipestem lot; and

2. One of the following are met:
   a. An existing dwelling which has been on the site for at least five years precludes a land division that is consistent with Section 13.04.230.A and would otherwise not meet the lot width, frontage, or setback requirements without a pipestem configuration (see examples for “R-2” District below); or
   b. The site has dimensions which preclude a land division that is consistent with Section 13.04.230.A and would otherwise not meet the lot width, frontage, or setback requirements without a pipestem configuration.
Examples of allowed pipestem layouts
In the first example, even though there is an established pattern on the block, the existing home prevents a property division consistent with that pattern. In the second example, the width and size of the property lends itself to a pipestem lot being created.

Example of a prohibited pipestem layout
In this example there is an established pattern on the block and a division consistent with that layout can be provided without significantly reducing the number of possible lots. Instead of creating a pipestem lot, the property should be divided consistent with the existing pattern.
**Chapter 13.05**  
**LAND USE PERMIT PROCEDURES**

**13.05.020  Notice process.**

**G.** Notice and Comment Period for Specified Permit Applications. Table G specifies how to notify, the distance required, the comment period allowed, expiration of permits, and who has authority for the decision to be made on the application.

**Table G – Notice, Comment and Expiration for Land Use Permits**

<table>
<thead>
<tr>
<th>Permit Type</th>
<th>Preapplication Meeting</th>
<th>Notice: Distance</th>
<th>Notice: Newspaper</th>
<th>Notice: Post Site</th>
<th>Comment Period</th>
<th>Decision</th>
<th>Hearing Required</th>
<th>City Council</th>
<th>Expiration of Permit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interpretation/determination of code</td>
<td>Recommended</td>
<td>100 feet for site specific</td>
<td></td>
<td>Yes for site specific</td>
<td>14 days</td>
<td>LUA</td>
<td>No</td>
<td>No</td>
<td>None</td>
</tr>
<tr>
<td>Variance, height of main structure</td>
<td>Required</td>
<td>400 feet</td>
<td>No</td>
<td>Yes</td>
<td>30 days</td>
<td>LUA</td>
<td>No*</td>
<td>No</td>
<td>5 years</td>
</tr>
<tr>
<td>Open space classification</td>
<td>Required/Optional</td>
<td>400 feet</td>
<td>Yes</td>
<td>Yes/No</td>
<td><strong>Hearing Examiner see TMC 13.08</strong></td>
<td>Yes</td>
<td>Yes</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Plats 10+ lots</td>
<td>Required</td>
<td>400 feet</td>
<td>Yes</td>
<td>Yes</td>
<td>21 days SEPA**</td>
<td>Hearing Examiner</td>
<td>Yes</td>
<td>Final Plat</td>
<td>5 years***</td>
</tr>
<tr>
<td>Plats 5-9 lots</td>
<td>Required</td>
<td>400 feet</td>
<td>Yes</td>
<td>Yes</td>
<td>20 days</td>
<td>LUA or Hearing Examiner</td>
<td>No*</td>
<td>Final Plat</td>
<td>5 years***</td>
</tr>
<tr>
<td>Rezones</td>
<td>Required</td>
<td>400 feet</td>
<td>No</td>
<td>Yes</td>
<td>21 days SEPA**</td>
<td>Hearing Examiner</td>
<td>Yes</td>
<td>Yes</td>
<td>None</td>
</tr>
</tbody>
</table>

**INFORMATION IN THIS TABLE IS FOR REFERENCE PURPOSE ONLY.**  
* When an open record hearing is required, all other land use permit applications for a specific site or project shall be considered concurrently by the Hearing Examiner (refer to Section 13.05.040.E).
** Comment on land use permit proposal allowed from date of notice to hearing.
*** Must be recorded with the Pierce County Auditor within five years. **See TMC 13.05.070 for additional information regarding the temporary extension of this expiration provision from five to seven years.
**** Special use permits for wireless communication facilities, including towers, are limited to two years from the effective date of the Land Use Administrator’s decision.
***** If a public meeting is held, the public comment period shall be extended 7 days beyond and including the date of the public meeting.

**13.05.030  Land Use Administrator – Creation and purpose – Appointment – Authority.**

**B.** Appointment. The Land Use Administrator shall be appointed by the Director of the Community and Economic Development Department, upon advice of the Director of Public Works and the City Attorney. The Director of the Community and Economic Development Department may also designate an Acting Land Use Administrator who shall, in the event of the absence or the inability of the Land Use Administrator to act, have all the duties and powers of the Land Use Administrator. **The Land Use Administrator may, at their discretion, delegate their authority relative to land use matters that involve limited discretionary authority to appropriate Building and Land Use Services staff.**

**C.** Authority. The Land Use Administrator shall have the authority to act upon the following matters:

1. Interpretation, enforcement, and administration of the City’s land use regulatory codes as prescribed in this title;
2. Applications for conditional use permits;
3. Applications for site plan approvals;
4. Applications for variances;
5. Applications for waivers;
6. Applications for preliminary and final plats as outlined in Chapter 13.04, Platting;
8. Applications for Shoreline Management Substantial Development Permits/conditional use/ variances as outlined in Chapter 13.10;
9. Modifications or revisions to any of the above approvals;
10. Approval of landscape plans;
11. Extension of time limitations for Shoreline Permits;
12. Application for permitted use classification for those uses not specifically classified.
13. Boundary line adjustments, binding site plans, and short plats;

F. Reasonable Accommodation. Any person claiming to have a disability, or someone acting on his or her behalf, who wishes to be excused from an otherwise applicable requirement of this Land Use Code under the Fair Housing Amendments Act of 1988, 42 USC § 3604(f)(3)(b), or the Washington Law Against Discrimination, Chapter 49.60 RCW, may be required to provide the City Administrator with verifiable documentation of disability eligibility and need for accommodation. The City Administrator shall act promptly on the request for accommodation. If handicap eligibility and the need for accommodation are adequately demonstrated, the City Administrator shall approve an accommodation, which may include granting an exception to the provisions of this Code. The City shall not charge any fee for responding to such a request.

13.05.070 Expiration of permits.
(Refer to Table G in Section 13.05.020).

A. Expiration Schedule. The following schedule indicates the expiration provisions for land use permits within the City of Tacoma.

<table>
<thead>
<tr>
<th>Type of Permit</th>
<th>Maximum Duration</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Conditional Use Permit</td>
<td>5 years*</td>
</tr>
<tr>
<td>2. Variance</td>
<td>5 years</td>
</tr>
<tr>
<td>3. Site Approval</td>
<td>5 years</td>
</tr>
<tr>
<td>4. Waiver</td>
<td>5 years</td>
</tr>
<tr>
<td>5. Wetland/Stream/FWHCA Development Permits and Wetland/Stream/FWHCA Assessments</td>
<td>5 years</td>
</tr>
<tr>
<td>6. Wetland Delineation Verifications</td>
<td>5 years</td>
</tr>
<tr>
<td>7. Preliminary Plats, Binding Site Plans, Short Plats, Boundary Line Adjustments</td>
<td>5 years to record with Pierce County Auditor**</td>
</tr>
<tr>
<td>8. Shoreline Permits</td>
<td>2 years to commence construction; 5 years maximum, possible one- year extension</td>
</tr>
</tbody>
</table>
Conditional use permits for wireless communication facilities, including towers, are limited to two years from the effective date of the Land Use Administrator’s decision.

In accordance with RCW 58.17, this expiration time period has been temporary extended from 5 years to 7 years, until December 31, 2014.

13.05.080 Modification/revision to permits.
A. Purpose. The purpose of this section is to define types of modifications to permits and to identify procedures for those actions.

B. Minor Modifications. No additional review for minor modifications to previously approved land use permits is required, provided the modification proposed is consistent with the standards set forth below:
1. The proposal would not result in a change of use or would result in a change of use that is permitted outright in the current zoning classification.
2. The proposal does not add to the site or approved structures more than a 10 percent increase in square footage.
3. If a modification in a special condition of approval imposed upon the original permit is requested, the proposed change does not modify the intent of the original condition.
4. The proposal does not increase the overall impervious surface on the site by more than 25 percent.
5. The proposal is unlikely to result in a notable increase in or any new significant adverse affects on adjacent properties or the environment.
6. Any additions or expansions approved through a series of minor modifications that cumulatively exceed the requirements of this section shall be reviewed as a major modification.

13.05.090 Land Use Administrator approval authority.
No building or development permit shall be issued without prior approval of the Land Use Administrator or his or her designee with regard to compliance with the Land Use Code or the Environmental Code.

13.05.100 Enforcement.
C. Enforcement Process

5. Civil Penalty
   a. Any person who fails to remedy a violation or take the corrective action described by the Land Use Administrator and/or their authorized representative in a Notice of Violation within the time period specified in the Notice of Violation may be subject to monetary civil penalties. The Civil Penalty will be either:
      (1) Prepared and sent by first-class mail to the owner of the property and/or the person in control of the property, if different, and/or the person committing the violation, if different and readily identifiable; or
      (2) Personally served upon the owner of the property, and/or the person in control of the property, if different, and/or the person committing the violation, if different and readily identifiable; or
      (3) Posted on the property or premises in a prominent location and in a conspicuous manner which is reasonably likely to be discovered.
   b. The Civil Penalty shall contain the following:
(1) A statement indicating that the action outlined by the City in the Notice of Violation must be taken, or further civil penalties may be imposed to the discretion of the Land Use Administrator or his/her designee;

(2) The address of the site and specific details of the violation which is to be corrected;

(3) The appropriate department and/or division investigating the case and the contact person;

(4) A statement that the person to whom the Civil Penalty is directed may appeal the Civil Penalty to the Hearing Examiner, or his/her designee, including the deadline for filing such an appeal. Such Notice of Appeal must be in writing and must be received by the City Clerk’s Office, no later than ten days after the Civil Penalty has been issued.

(5) A statement that if the person to whom the Civil Penalty is issued fails to submit a Notice of Appeal within ten calendar days of issuance or fails to voluntarily abate the violation indicated in the Notice of Violation, the City may remedy the violation through abatement, as outlined below, and bill such costs against the person in control of the property, if different, and/or the person committing the violation, if different and readily identifiable.

c. The site will be re-inspected to see if the condition has been corrected. If the condition has been corrected, the case will be closed. If the condition has not been corrected, a second Civil Penalty may be sent or delivered in accordance with subsection 13.05.100.C.5 above. The monetary civil penalties for violations of this chapter shall be as follows:

(1) First, second, and subsequent civil penalties, $250;

(2) Each day that a property or person is not in compliance with the provisions of this title may constitute a separate violation of this title and be subject to a separate civil penalty.

d. Civil penalties will continue to accumulate until the violation is corrected.

e. At such time that the assessed civil penalties associated with a violation exceed $1,000, a Certificate of Complaint may be filed with the Pierce County Auditor to be attached to the title of the property. A copy of the Certificate of Complaint shall be sent to the property owner and any other identified parties of interest, if different from the property owner.

* * *

7. Appeals of a Notice of Violation or Civil Penalty

a. A person to whom a Notice of Violation or Civil Penalty is issued may appeal the City’s notice or order by filing a request with the City Clerk no later than 10 calendar days after said Notice of Violation or Civil Penalty is issued. Each request for appeal shall contain the address and telephone number of the person requesting the hearing and the name and address of any person who may represent him or her. Each request for appeal shall set out the basis for the appeal.

b. If an appeal is submitted, the Hearing Examiner, or his or her designee, will conduct a hearing, as required by this Chapter, no more than 18 calendar days after the Hearing Examiner or -his or her designee issues a Notice of Hearing.

* * *
Chapter 13.06
ZONING

13.06.100 Residential Districts.

C. Land use requirements.

1. Applicability. The following tables compose the land use regulations for all districts of Section 13.06.100. All portions of 13.06.100 and applicable portions of 13.06.500 apply to all new development of any land use variety, including additions, and remodels, in all districts in Section 13.06.100, unless explicit exceptions or modifications are noted. The requirements of Section 13.06.100.A through Section 13.06.100.C are not eligible for variances. When portions of this section are in conflict with other portions of Chapter 13.06, the more restrictive shall apply.

2. Use requirements. The following use table designates all permitted, limited, and prohibited uses in the districts listed. Use classifications not listed in this section or provided for in Section 13.06.500 are prohibited, unless permitted via Section 13.05.030.E.

3. Use table abbreviations.

<table>
<thead>
<tr>
<th>P</th>
<th>Permitted use in this district.</th>
</tr>
</thead>
<tbody>
<tr>
<td>TU</td>
<td>Temporary Uses allowed in this district subject to specified provisions and consistent with the criteria and procedures of Section 13.06.635.</td>
</tr>
<tr>
<td>CU</td>
<td>Conditional use in this district. Requires conditional use permit, consistent with the criteria and procedures of Section 13.06.640.</td>
</tr>
<tr>
<td>N</td>
<td>Prohibited use in this district.</td>
</tr>
</tbody>
</table>

4. District use table.

<table>
<thead>
<tr>
<th>Uses</th>
<th>R-1</th>
<th>R-2</th>
<th>R-2SRD</th>
<th>HMR-SRD</th>
<th>R-3</th>
<th>R-4-L</th>
<th>R-4</th>
<th>R-5</th>
<th>Additional Regulations¹</th>
</tr>
</thead>
<tbody>
<tr>
<td>Craft food and non-alcoholic beverage production</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>Dwelling, single-family detached</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>No lot shall contain more than one-dwelling unless each dwelling complies with the use regulations, height regulations, area regulations, and parking regulations of the district.</td>
</tr>
<tr>
<td>Dwelling, two-family</td>
<td>N</td>
<td>N</td>
<td>P/CU</td>
<td>P/CU</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>In the case of R-2SRD and HMR-SRD districts, two-family dwellings are permitted if lawfully in existence at the time of reclassification to R-2SRD/HMR-SRD or only upon issuance of a conditional use permit. See Section 13.06.640.</td>
</tr>
<tr>
<td>Uses</td>
<td>R-1</td>
<td>R-2</td>
<td>R-2SRD</td>
<td>HMR-SRD</td>
<td>R-3</td>
<td>R-4-L</td>
<td>R-4</td>
<td>R-5</td>
<td>Additional Regulations¹</td>
</tr>
<tr>
<td>-------------------------------------------</td>
<td>-----</td>
<td>-----</td>
<td>--------</td>
<td>---------</td>
<td>-----</td>
<td>-------</td>
<td>-----</td>
<td>-----</td>
<td>------------------------</td>
</tr>
<tr>
<td>Dwelling, three-family</td>
<td>N</td>
<td>N</td>
<td>P/CU</td>
<td>P/CU</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td><strong>In the</strong> R-2SRD and HMR-SRD districts, three-family dwellings are permitted if lawfully in existence at the time of reclassification to R-2SRD or HMR-SRD. New three-family dwellings are permitted only upon issuance of a conditional use permit. See Section 13.06.640. For R-3, three-family dwellings are permitted, provided existing single- or two-family dwellings shall not be enlarged, altered, extended, or occupied as a three-family dwelling, unless the entire building is made to comply with all zoning standards applicable to new buildings; and, further provided such existing structures shall not be enlarged or extended, unless such enlargement, extension, or alteration is made to conform to the height, area, and parking regulations of this district.</td>
</tr>
<tr>
<td>Dwelling, multiple-family</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>P/N</td>
<td>N</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td><strong>In the</strong> HMR-SRD district, only multiple-family dwellings lawfully in existence on December 31, 2005 are permitted. Such multiple-family dwellings may continue and may be changed, repaired, and replaced, or otherwise modified, provided, however, that the use may not be expanded beyond property boundaries owned, leased, or operated as a multiple-family dwelling on December 31, 2005.</td>
</tr>
<tr>
<td>Dwelling, townhouse</td>
<td>N</td>
<td>N</td>
<td>CU</td>
<td>N</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>N</td>
<td>Subject to additional requirements contained in Section 13.06.100.G.</td>
</tr>
<tr>
<td>Dwelling, accessory (ADU)</td>
<td>P/N</td>
<td>P/N</td>
<td>P/N</td>
<td>P/N</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td><strong>In the</strong> R-1, R-2, R-2SRD and HMR-SRD districts, detached ADUs are prohibited while attached ADUs are permitted. Subject to additional requirements contained in 13.06.150.</td>
</tr>
<tr>
<td>Eating and drinking</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>P</td>
<td>For R-5, minor eating and drinking establishments are permitted, provided they are within retirement homes, continuing care retirement communities, student housing, apartment complexes, or similar facilities, and are designed primarily to serve on-site residents, and are consistent with a restaurant use per Section 13.06.700.E.</td>
</tr>
<tr>
<td>Emergency and transitional housing</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>CU</td>
<td>CU</td>
<td>CU</td>
<td>Subject to additional requirements contained in Section 13.06.535.</td>
</tr>
<tr>
<td>Extended care facility</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>Subject to additional requirements contained in Section 13.06.535.</td>
</tr>
<tr>
<td>Food and non-alcoholic beverage production and processing, limited</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>-</td>
</tr>
<tr>
<td>Group housing</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td><strong>In the</strong> R-1, R-2, R-2SRD, and HMR-SRD districts, group housing is limited to 6 or fewer unrelated adults. <strong>In the</strong> R-3 districts, group housing is limited to 15 or fewer unrelated adults. <strong>In the</strong> R-4L, R-4 and R-5 districts, there is no limit to the allowed number residents in a group housing facility.</td>
</tr>
</tbody>
</table>

¹ Additional Regulations

---

Annual Amendment Application #2011-08
Proposed Code Amendments (4-20-11)
D. Lot size and building envelope standards.

<table>
<thead>
<tr>
<th>Minimum Lot Area (in square feet, unless otherwise noted)</th>
<th>R-1</th>
<th>R-2</th>
<th>R-2SRD</th>
<th>HMR-SRD</th>
<th>R-3</th>
<th>R-4-L</th>
<th>R-4</th>
<th>R-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>* * *</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mobile home/trailer court parks</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pre-existing lots</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

A lot which was a single unified parcel of land as indicated by the records of the Pierce County Auditor as of May 18, 1953 or a lot which was configured legally to conform to the applicable requirements but which became nonconforming as a result of subsequent changes to this chapter or other official action by the City, and which has been maintained in that configuration since, having an average width, frontage, or area that is smaller than the applicable minimum requirements may be occupied by a single-family dwelling; provided all other applicable requirements are complied with, including required setbacks, yards and design standards (see Sections 13.06.145 and 13.06.630).

<table>
<thead>
<tr>
<th>Exceptions to Minimum Lot Area Requirements</th>
<th>Reductions to minimum lot area requirements may be allowed pursuant to Section 13.06.145.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Measurements (in feet)</strong></td>
<td></td>
</tr>
<tr>
<td>Minimum Average Lot Width</td>
<td>50</td>
</tr>
<tr>
<td></td>
<td>16 for townhouse dwellings</td>
</tr>
<tr>
<td>Minimum Lot Frontage</td>
<td>25</td>
</tr>
<tr>
<td></td>
<td>The minimum lot frontage requirement does not apply to townhouse dwellings. Pipestem lots which only serve one single-family dwelling are not required to meet the minimum lot frontage requirements, provided the access easement or lot extension to such pipestem lot has a minimum width of 10 feet.</td>
</tr>
<tr>
<td>Exceptions to Minimum Lot Width</td>
<td>Reductions to minimum lot width may be allowed pursuant to Section 13.06.145.</td>
</tr>
<tr>
<td><strong>Lot Coverage (percentage)</strong></td>
<td></td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>-</td>
</tr>
<tr>
<td><strong>Max. Height Limits (in feet)</strong></td>
<td>Buildings within a View Sensitive Overlay district are subject to the requirements contained in 13.06.555.</td>
</tr>
<tr>
<td>Main Buildings</td>
<td>35</td>
</tr>
<tr>
<td>Accessory Buildings</td>
<td>18-feet for buildings with sloped roofs with a minimum pitch of 3:12 15-feet for other accessory structures, buildings with flat roofs or with roofs with a pitch of less than 3:12 and for buildings in View Sensitive Overlay Districts.</td>
</tr>
<tr>
<td>Exceptions</td>
<td>Buildings within a View Sensitive Overlay district are subject to the additional height restrictions contained in 13.06.555. Certain specified uses and structures are allowed to extend above height limits, per Section 13.06.602.</td>
</tr>
</tbody>
</table>
### Setbacks (in feet)

<table>
<thead>
<tr>
<th></th>
<th>R-1</th>
<th>R-2</th>
<th>R-2SRD</th>
<th>HMR-SRD</th>
<th>R-3</th>
<th>R-4-L</th>
<th>R-4</th>
<th>R-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Front Setback</td>
<td>25</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>15</td>
<td>10</td>
</tr>
</tbody>
</table>

These residential setback requirements are designed to provide yard areas that help to minimize impacts between neighboring uses, allow space for recreational activities, allow access to light and air, serve as filtration areas for storm water run-off, provide a level of privacy and comfort, provide emergency and utility access around and into buildings, provide public view corridors, create a pleasing, rhythmic streetscape, promote consistency with existing development patterns, and promote the desired character of residential neighborhoods.

*Certain conditional uses may require different minimum setbacks. See Section 13.06.640.*

For townhouse dwellings, the minimum front yard setback shall apply only along the front property line of the development, and not to property lines internal to the development. For additional townhouse development requirements, see Section 13.06.501.N.21.5.

Garage doors that face the front property line, where such property line abuts a public street or private road, shall be setback a minimum of 20 feet from the front property line or private road easement.

Pipestem lots shall provide the required front setback along one of the property lines that abut or are nearest to the accessway/lot extension. The accessway/lot extension shall not be included when measuring the setback. The front yard setback will determine the orientation of the other required setbacks.

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### Additional Residential Development Standards

**Minimum Usable Yard Space**

All lots shall provide a contiguous rear or side usable yard space equivalent to at least 10% of the lot size. This usable yard space shall meet all of the following standards:

- Have no dimension less than 15-feet, except for lots that are less than 3500 SF, where the minimum dimension shall be no less than 12 feet
- Not include structures, parking, alley or driveway spaces or required buffers
- Not be located in the front yard

For townhouse and multi-family developments, this usable yard space requirement can be calculated based on the overall project site and the yard space(s) provided to meet the requirements can be any combination of individual and shared yard spaces, as long as each meets the above standards and as long as all dwellings have access to at least one qualifying yard space.

**Vehicular Access and Parking**

All on-site parking for dwellings and buildings other than dwellings shall be located in the rear portion of the lot and shall not be accessed from the front if suitable access to the rear is available, such as an abutting right-of-way that is or can practically be developed. If access is not practicably available to the rear yard or not practicably limited only to the rear and sides (such as for institutional and other large uses), subject to determination by the City Engineer, then vehicular access to the front may be developed. However, in all cases such access and parking shall be limited to the minimum necessary and in no case shall driveway and/or parking areas exceed a total of 50 percent of the front yard or 50 percent of a corner street side yard.
F. Accessory building standards. Accessory buildings permitted per Section 13.06.100.C.4, such as garages, sheds, common utility and laundry facilities, and business offices and recreational facilities for mobile home parks and multi-family uses, are subject to the following location and development standards:

1. The total square footage of all accessory building footprints shall be no more than 87.5% of the square footage of the main building footprint and no more than 15% of the square footage of the lot. In addition, the total building footprint square footage of structures accessory to a single-family dwelling shall not exceed 1,000 square feet, except where properties contain a detached accessory dwelling unit, in which case, when the total square footage of accessory building footprints (including the detached ADU) shall be no more than 1,500 square feet. See Section 13.06.150 for ADU standards on Accessory Dwelling Units.

2. A stable shall be located at least 25 feet from any street right-of-way line and at least seven and one-half feet from any side lot line. The capacity of a private stable shall not exceed one horse for each 20,000 square feet of lot area.

3. Except for an approved Accessory Dwelling Unit (ADU – see Section 13.06.150), an accessory building shall contain no habitable space. Plumbing shall not be permitted in an accessory building without a finding by the Building Official that such plumbing is not to be utilized in conjunction with habitable space within the accessory building or will not permit the accessory building to be utilized as habitable space.

* * *

G. Townhouse Standards. Refer to Section 13.06.501.O for design standards that apply to all townhouse developments in R-Districts. These requirements are intended to provide façade articulation that emphasizes individual units and reduces the apparent mass of structures, minimize impacts of vehicular access and service elements, and emphasize pedestrian access and building orientation to the street.

1. Building Mass:
   a. The maximum number of attached units in one cluster is six, with minimum spacing between clusters of 10 feet.
   b. Unit articulation. Facades with more than two townhouses facing a street, alley, common open space or common parking area shall be articulated to emphasize individual units. This can be accomplished by either roofline modulation consistent with Section 13.06.501.I and/or vertical building modulation. To qualify for vertical building modulation, the minimum depth and width of modulation shall be 2 and 4 feet, respectively, if tied to a change in building material/siding style. Otherwise, the minimum depth and width of modulation shall be 10 and 15 feet, respectively.
   c. At least 15 percent of the facade (all vertical surfaces facing the street) shall be comprised of transparent windows and/or doors. Rough openings shall be used to calculate this requirement.

2. Garage Orientation & Vehicular Access:
   a. Garage doors shall not face any street.
   b. Vehicular access and garages for all units shall be placed off of the alley, where suitable access is available, such as an abutting right-of-way that is or can practicably be developed.
   c. Where street front vehicular access is necessary, driveway approaches shall be limited to no more than one for every 9 units in the development.
   d. Driveway approach widths along public or private roads are limited to 14 feet when serving one unit and 20 feet in width when serving multiple units.

3. Pedestrian Orientation:
   a. Townhouses fronting on a street must all have individual, ground-related entries that are accessible from the sidewalk.
   b. A continuous pedestrian walkway composed of a raised sidewalk or a material that is distinct from adjacent parking or driving surfaces must be provided between the front entrance of each unit and the nearest public sidewalk. Walkways accessing individual units shall be a minimum of 4 feet wide and walkways accessing multiple units shall be a minimum of 5 feet wide.

4. Utilities:
   a. Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility from the street. If such elements are mounted in a location visible from the street, common open space, or shared auto courtyards, they shall be screened with vegetation or by architectural features.
b. Service, loading, and garbage areas. Developments shall provide a designated area for service elements (refuse and disposal). Such elements shall be sited along the alley, where available. Such elements shall not be located along the street frontage. Where there is no alley available, service elements shall be located to minimize the negative visual, noise, odor, and physical impacts and shall be screened from view from the street and sidewalk.

H. Common requirements. To streamline the Zoning Code, certain requirements common to all districts are consolidated under Section 13.06.500. These requirements apply to Section 13.06.100 by reference:

Refer to Section 13.06.500 for the following requirements in Section 13.06.100 districts:

13.06.501 Building design standards
13.06.502 Landscaping and/or buffering standards.
13.06.510 Off-street parking and storage areas.
13.06.511 Transit support facilities.
13.06.512 Pedestrian and bicycle support standards.
13.06.520 Signs
13.06.602 General restrictions (contains certain common provisions applicable to all districts, such as general limitations and exceptions regarding height limits, yards, setbacks and lot area)

13.06.140 PRD Planned Residential Development District.

* * *

B. Procedures. Application for reclassification to a PRD District shall be made in accordance with the provisions of Chapter 13.05 and Section 13.06.650. Applications for reclassification to a PRD District shall bear the written consent of the owners of all property within the proposed PRD. Applications for a major modification to an existing PRD District shall bear the written consent of the owners of the specific properties proposed to be modified.

An application for site approval shall accompany a request for reclassification to a PRD District. Applications filed subsequent to such a reclassification shall be considered by the Land Use Administrator. Where only a portion of the development is submitted for site approval, a preliminary plan for the remainder of the development shall also be submitted, indicating the intended layout for the remainder of the development.

The Hearing Examiner shall conduct a public hearing on all applications for site approval which accompany a reclassification request. In acting upon a request for site approval, the Hearing Examiner or Land Use Administrator shall consider, but not be limited to, the following criteria:

* * *

4. A plan or plans at a scale of not less than one inch equals 200 feet for the proposed development showing:

a. Proposed name of the development, north point, scale, date, legal description, and names and addresses of the developer, engineer, surveyor, land planner, and landscape architect.

b. The basic layout of the site or portion thereof, including lot design, if any, building locations, street layout, and roadway widths.

c. Horizontal alignment data for all streets and vehicular accessways.

d. Any areas proposed to be dedicated or reserved for public parks, schools, or playgrounds, or otherwise dedicated or reserved for public purposes.

e. Other undedicated open space set aside for the use of the residents of the development in common.

f. A general land use plan for the proposed district indicating the areas to be used for the various purposes.

g. Types of dwellings and site locations thereon.

* * *

C. General requirements.

* * *

20. There shall be adequate provisions to insure the perpetual maintenance of all non-dedicated accessways and all other areas used, or available for use, in common by the occupants of the PRD District.
F. Area regulations.

1. Setback regulations. A minimum 20-foot building setback shall be maintained from the district property line on the perimeter of the PRD District. Setbacks from dedicated arterial streets within the PRD District shall be maintained in accordance with the requirements of the residential district with which it is combined.

The distance separating buildings, exclusive of accessory buildings, shall be not less than twice the standard side yard setback for the applicable base zoning district, except that a building on a platted lot may be attached to any building or buildings on any adjoining platted lot or lots, or, if unattached, a building setback equal to that required in the base zoning district of not less than seven and one-half feet shall be maintained from such adjoining lot line or lines. Accessory buildings shall not be permitted within required setback areas.

Building setbacks from the PRD District boundary, from dedicated streets adjacent to and within the PRD District, and from other buildings shall be increased by one-half foot for each one foot the height of such a building or structure exceeds 35 feet.

6. Common Open Space. A minimum of one-third of the gross site area of the PRD District shall be provided as common open space. For the purpose of this section, common open space shall be defined as land which is provided or maintained for the general enjoyment of the residents of the PRD District or the general public and not used for buildings, dedicated public rights-of-way, private access/road easements, driveways, traffic circulation and roads, private yards, required sidewalks, utility areas, storm water facilities (unless also developed as a recreational area), parking areas, or any kind of storage. Common open space includes, but is not limited to woodlands, open fields, streams, wetlands, other water bodies, habitat areas, steep slope areas, landscaped areas, parks, beaches, community gardens, courtyards, or recreation areas.

13.06.145 Small-lot single-family residential development.

6. Functional yard space. All lots shall provide at least one contiguous yard space equivalent to at least 10% of the lot size. (See examples below) This usable yard space shall:

a. Feature minimum dimensions of 15 feet on all sides, except for lots that are less than 3,500 SF, where the minimum dimensions shall be no less than 12 feet.

b. Not include alleys or driveway space

c. Not be located within the front yard

13.06.150 Accessory dwelling units.

B. Procedures. Any property owner seeking to establish an ADU in the City of Tacoma shall apply for approval in accordance with the following procedures:

1. Application. Prior to installation of an ADU, the property owner shall apply for an ADU permit with Building and Land Use Services. A complete application shall include a properly completed application form, floor and structural plans for modification, fees as prescribed in subsection B.2 below, and an affidavit of owner occupancy as prescribed in subsection B.3 below.

2. Fees. Fees shall be required in accordance with Section 2.09.020. Upon sale of the property, a new owner shall be required to sign a new affidavit and to register the ADU, paying the applicable fee in accordance with Section 2.09.020.

3. Affidavit. The property owner shall sign an affidavit before a notary public affirming that the owner occupies either the main building or the ADU, and agrees to all requirements provided in subsection C.
4. Permit. Upon receipt of a complete application, application fees, and a notarized affidavit, and upon approval of the structural plans, an ADU permit shall be issued to the property owner.

45. Notice on titleConcomitant agreement. Upon issuance of the ADU permit, the property owner of any property containing an ADU shall record with the Pierce County Auditor a notice on title of the ADU authorized concomitant agreement. Such notice agreement shall be in a form as specified by Building and Land Use Services, and shall include as a minimum: (a) the legal description of the property which has been permitted for the ADU; and (b) the conditions necessary to apply the restrictions and limitations contained in this section. The property owner shall submit proof that the notice on titleconcomitant agreement has been recorded prior to inspection and issuance of an ADU permicertificate of approval by Building and Land Use Services. The notice on titlenotice on titleconcomitant agreement shall run with the land as long as the ADU is maintained on the property. The property owner may, at any time, apply to Building and Land Use Services for a termination of the notice on titleconcomitant agreement. Such termination shall be granted upon proof that the ADU no longer exists on the property.

5. Permit. Upon receipt of a complete application, application fees, a notarized affidavit, proof of recorded notice on title, and approval of any necessary building or other construction permits, an ADU permit shall be issued.

6. Inspection. After the City has: (a) received a completed application, application fees, and a signed affidavit; (b) approved an ADU permit; and (c) received a recorded concomitant agreement, the City shall inspect the property to confirm that minimum and maximum size limits, required parking and design standards, and all applicable building, health, safety, energy, and electrical code standards are met. Satisfactory inspection of the property shall result in the issuance of a certificate of approval.

7. Notification. Upon inspection and issuance of a certificate of approval for the ADU, the City will send a nonappealable notice to owners of property within 400 feet of the site, enclosing requirements for the ADU and a copy of the concomitant agreement signed by the applicant.

8. Reports. Building and Land Use Services shall report annually to the City Council regarding ADU applications. The report shall include: (a) the number of units established; (b) the geographic distribution of the units; (c) the average size of the units; and (d) the number and type of completed regulatory enforcement actions. The ADU ordinance will be reassessed every five years, or sooner, if records show that 20 percent of the single-family structures within any census tract or City-wide have ADUs.

79. Violations. A violation of this section regarding provision of ownership shall be governed by subsection C.5, and a violation of provision of legalization of nonconforming ADUs shall be governed by subsection C.10. Violations of any other provisions shall be governed by Section 13.05.100.

* * *

13.06.155 Day care centers.

A. Purpose. It is found and declared that day care centers are facilities which perform a needed community service. The City of Tacoma recognizes the need for locating day care centers within areas which they service and, when locating in R 1, R 2, R 2SRD, HMR SRD, and R 3 Districts, day care centers shall obtain a conditional use permit. Day care centers with an enrollment of more than 50 children or adults in R 4, R 4L, R 4, and R 5 Multiple-Family Dwelling Districts shall also obtain a conditional use permit. The purpose of requiring a conditional use permit is to ensuring, to the extent possible, that day care centers in residential districts will be compatible with the surrounding neighborhood and will not adversely affect adjacent neighboring properties.

* * *
13.06.200  **Commercial Districts.**

4. **District use table.**

<table>
<thead>
<tr>
<th>Uses</th>
<th>T</th>
<th>C-1</th>
<th>C-2</th>
<th>HM</th>
<th>PDB</th>
<th>Additional Regulations(^2,3) (also see footnotes at bottom of table)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brewpub</td>
<td>N</td>
<td>N</td>
<td>P</td>
<td>N</td>
<td>N</td>
<td>2,400 barrel annual brewpub production maximum, equivalent volume winery limit.</td>
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<td>Craft food and non-alcoholic</td>
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<td></td>
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<td>See Section 13.06.700.C for use definition, which includes certain size limitations.</td>
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<tr>
<td>beverage production</td>
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<td></td>
<td>In C-1 Districts, all production, processing, and distribution activities are to be</td>
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<td></td>
<td>conducted within an enclosed building.</td>
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<td>Eating and drinking</td>
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<td>In the C-1 and PDB districts, restaurants are permitted outright while drinking</td>
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<td>establishments require a conditional use permit. See Section 13.06.700.E for the</td>
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<td>definitions of restaurants and drinking establishments.</td>
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<td>In the C-2 district, live entertainment is limited to that consistent with either a</td>
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<td></td>
<td>Class “B” or Class “C” Cabaret license as designated in Chapter 6B.70. In all other</td>
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<td>districts, live entertainment is limited to that consistent with a Class “C” cabaret</td>
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<td>license as designated in Section 6B.70.</td>
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<td>a. In C-1 and PDB, live entertainment limited to that consistent with a Class “C”</td>
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<td>Cabaret license as designated in Chapter 6B.70.</td>
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<td>b. In C-2, live entertainment limited to that consistent with either a Class “B” or</td>
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<td></td>
<td>Class “C” Cabaret license as designated in Chapter 6B.70.</td>
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<td>c. Alcohol service, in C-1 and PDB, requires a conditional use permit.</td>
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<td>*Limited to 7,000 square feet of floor area, per business, in the HM and PDB</td>
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<td>Districts (See Table 13.06.200.D for size limitation in HM and PDB)</td>
</tr>
<tr>
<td>Food and non-alcoholic beverage production and</td>
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<td>Not to exceed 4,000 square feet or 45 percent of the floor area, whichever is less,</td>
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<td>processing, limited</td>
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<td>and must include a retail component fronting the street at the sidewalk level.</td>
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<tr>
<td>Microwinery, limited</td>
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<td>CU</td>
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<td>N</td>
<td>CU</td>
<td>Alcohol service, in C-1 and PDB zones, requires a conditional use permit.</td>
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<td>Must include a retail component that occupies a minimum of 500 gross square feet of</td>
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<td>usable space, fronts the street at sidewalk level or has a well-marked and visible</td>
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<td>entrance at sidewalk level, and is open to the public a minimum of forty (40) hours</td>
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<td>per week. All production activities must be conducted within an enclosed building.</td>
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<td></td>
<td>Within C-1 districts, no outside storage is allowed. Outside storage is allowed in all</td>
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<td>other districts where this use is permitted provided screening and/or buffer</td>
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<td>landscape planting areas are provided in accordance with Section 13.06.502.B.</td>
</tr>
<tr>
<td>Personal Services</td>
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<td>*Limited to 7,000 square feet of floor area, per business, in the HM and PDB</td>
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<td>Districts. See Table 13.06.200.D for size limitation in PDB and HM.</td>
</tr>
</tbody>
</table>
D. Building envelope standards.

<table>
<thead>
<tr>
<th>Uses</th>
<th>T</th>
<th>C-1</th>
<th>C-2</th>
<th>HM</th>
<th>PDB</th>
<th>Additional Regulations(^2,3) (also see footnotes at bottom of table)</th>
</tr>
</thead>
<tbody>
<tr>
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<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td></td>
</tr>
<tr>
<td>Retail</td>
<td>N</td>
<td>P</td>
<td>P</td>
<td>P(^*)</td>
<td>P(^*)</td>
<td>*Limited to 7,000 square feet of floor area, per business, in the HM and PDB Districts. See Table 13.06.200.D for size limitation in PDB and HM.</td>
</tr>
<tr>
<td></td>
<td>*</td>
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<td>*</td>
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</tr>
<tr>
<td>Self-storage</td>
<td>N</td>
<td>N</td>
<td>P</td>
<td>N</td>
<td>P</td>
<td>Any other use of the facility shall be consistent with this section. See specific requirements in Section 13.06.503.B.</td>
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<td>*</td>
<td>*</td>
<td>*</td>
<td></td>
</tr>
<tr>
<td>Vehicle service and repair</td>
<td>N</td>
<td>N/P(^*)</td>
<td>P</td>
<td>N</td>
<td>N</td>
<td>*In the C-1 District, car washes are allowed with a limited of 2 washing bays/stalls in C-1. Washing bays shall be enclosed on at least 2 sides and covered with a roof. No water shall spray or drain off-site. Subject to development standards contained in Section 13.06.510.E. Prohibited in any commercial district combined with a VSD View Sensitive Overlay District and adjacent to a Shoreline District (i.e., Old Town Area).</td>
</tr>
</tbody>
</table>

**D. Building envelope standards.**

<table>
<thead>
<tr>
<th>Maximum Height Limit</th>
<th>T</th>
<th>C-1</th>
<th>C-2</th>
<th>HM</th>
<th>PDB</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>35 feet</td>
<td>35 feet</td>
<td>45 feet</td>
<td>150 feet</td>
<td>45 feet</td>
</tr>
</tbody>
</table>

Height will be measured consistent with Building Code, Height of Building, unless a View Sensitive Overlay District applies. Height may be further restricted in View-Sensitive Overlay Districts, per Section 13.06.555.

*Certain specified uses and structures are allowed to extend above height limits, per Section 13.06.602.*

**Maximum Height Exceptions**

1. Schools, libraries, structures for religious assembly, colleges: In districts with a height limit of 35 feet, these facilities, when permitted as a use, are allowed at a maximum 45 feet in height.

2. Structures above height limits: Chimneys, tanks, towers, steeples, flagpoles, smokestacks, silos, elevators, fire or parapet walls, and/or similar necessary building appurtenances may exceed the district height limit provided all structural or other requirements of the City of Tacoma are met and no usable floor space above the district height limit is added.

<table>
<thead>
<tr>
<th>Maximum Floor Area per Building</th>
<th>T</th>
<th>C-1</th>
<th>C-2</th>
<th>HM</th>
<th>PDB</th>
</tr>
</thead>
<tbody>
<tr>
<td>20,000 square feet per building</td>
<td>None</td>
<td>30,000 square feet per building</td>
<td>None</td>
<td>7,000 square feet per business for eating and drinking, retail and personal services uses</td>
<td>7,000 square feet per business for eating and drinking, retail and personal services uses</td>
</tr>
</tbody>
</table>

F. Common requirements. To streamline the Zoning Code, certain requirements common to all districts are consolidated under Section 13.06.500. These requirements apply to Section 13.06.200 by reference.

Refer to Section 13.06.500 for the following requirements in Section 13.06.200 districts:

- 13.06.501 Building design standards.
- 13.06.502 Landscaping and/or buffering standards.
- 13.06.503 Residential transition standards.
13.06.510 Off-street parking and storage areas.
13.06.511 Transit support facilities.
13.06.512 Pedestrian and bicycle support standards.
13.06.520 Signs.
13.06.602 General restrictions (contains certain common provisions applicable to all districts, such as general limitations and exceptions regarding height limits, yards, setbacks and lot area)
13.06.300 Mixed-Use Center Districts.

B. Districts established. The following specific districts are established to implement the purposes of this section and the goals and policies of Tacoma’s Comprehensive Plan:

1. NCX Neighborhood Commercial Mixed-Use District. To provide areas primarily for immediate day-to-day convenience shopping and services at a scale that is compatible and in scale with the surrounding neighborhood, including local retail businesses, professional and business offices, and service establishments. This district is intended to enhance, stabilize, and preserve the unique character and scale of neighborhood centers and require, where appropriate, continuous retail frontages largely uninterrupted by driveways and parking facilities with street amenities and direct pedestrian access to the sidewalk and street. Residential uses are encouraged as integrated components in all development.

2. CCX Community Commercial Mixed-Use District. To provide for commercial and retail businesses intended to serve many nearby neighborhoods and draw people from throughout the City. These areas are envisioned as evolving from traditional suburban development to higher density urban districts. Walking and transit use are facilitated through designs which decrease walking distances and increase pedestrian safety. Uses include shopping centers with a wide variety of commercial establishments; commercial recreation; gas stations; and business, personal, and financial services. Residential uses are encouraged in CCX Districts as integrated development components.

3. UCX and UCX-TD Urban Center Mixed-Use District. To provide for dense concentration of residential, commercial, and institutional development, including regional shopping centers, supporting business and service uses, and other regional attractions. These centers are to hold the highest densities outside the Central Business District. An urban center is a focus for both regional and local transit systems. A TD designation is used for the Urban Center Mixed-Use District in the Tacoma Dome area to provide specific transit-oriented development, consistent with the Tacoma Dome Area Plan. Walking and transit use is facilitated through designs which decrease walking distances and increase pedestrian safety. Residential uses are encouraged in UCX Districts as integrated development components.

4. RCX Residential Commercial Mixed-Use District. To provide sites for medium- and high-intensity residential development in centers, with opportunities for limited mixed use. This district is primarily residential in nature and provides housing density on the perimeter of more commercial mixed-use zones. Commercial uses in this district are small in scale and serve the immediate neighborhood. These uses provide opportunities for employment close to home. This district frequently provides a transition area to single-family neighborhoods.

5. CIX Commercial Industrial Mixed-Use District. To provide sites for a mix of commercial establishments and limited industrial activities, including light manufacturing, assembly, distribution, and storage of goods, but no raw materials processing or bulk handling. Larger scale buildings are appropriate. Residential uses are permitted.

6. NRX Neighborhood Residential Mixed-Use District. To provide for a predominantly residential neighborhood, to discourage removal of existing single-family residential structures; and to encourage in-fill residential development of appropriate size and design. This district is designed for areas characterized by an established mix of housing types and limited neighborhood commercial uses, in areas which were formerly zoned to permit residential development at densities greater than single-family, where redevelopment removed many existing single-dwelling structures and where there is continued development pressure that threatens single-family dwellings. Adaptive reuse of existing single-family detached structures as duplexes or triplexes is permitted with special review. Multiple-family dwellings in existence at the time of reclassification to NRX are conforming uses.

7. URX Urban Residential Mixed-Use District. To provide sites for medium intensity residential development, such as townhouses, condos and apartments. This district is residential in nature and provides housing density in proximity to more commercial mixed use zones. This district serves as a transition between more intensive MUC uses and surrounding residential areas.

8. HMX Hospital Medical Mixed-Use District. 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-with limitations on non-medical and non-related uses—to only allow uses which may serve typical needs of medical centers such as food and lodging. It is not intended for introduction into areas not containing or non-contiguous to a hospital or similar facility. Residential uses are also appropriate. Walking and transit use is facilitated through designs which decrease walking distances and increase pedestrian safety. This classification is not appropriate inside Comprehensive Plan designated low-intensity areas.

* * *

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D. Land use requirements.

1. Use requirements. The following use table designates all permitted, limited, and prohibited uses in the districts listed. Use classifications not listed in this section or provided for in Section 13.06.500 are prohibited, unless permitted via Section 13.05.030.E.

2. Use table abbreviations.

<table>
<thead>
<tr>
<th>P</th>
<th>CU</th>
<th>TU</th>
<th>N</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted use in this district.</td>
<td>Conditional use in this district. Requires conditional use permit, consistent with the criteria and procedures of Section 13.06.640.</td>
<td>Temporary use consistent with Section 13.06.635.</td>
<td>Prohibited use in this district.</td>
</tr>
</tbody>
</table>

3. District use table.

<table>
<thead>
<tr>
<th>Uses</th>
<th>NCX</th>
<th>CCX</th>
<th>UCX</th>
<th>UCX-TD</th>
<th>RCX*</th>
<th>CIX</th>
<th>HMX</th>
<th>URX</th>
<th>NRX</th>
<th>Additional Regulations(^3,4,5) (also see footnotes at bottom of table)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Correctional facility</strong></td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td><strong>Craft food and non-alcoholic beverage production</strong></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>See Section 13.06.700.C for use definition, which includes certain size limitations. In NCX, CCX, and RCX Districts, all production, processing, and distribution activities are to be conducted within an enclosed building.</td>
</tr>
<tr>
<td><strong>Cultural institution</strong></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>N</td>
<td>P</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td><strong>Eating and drinking</strong></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P*</td>
<td>N</td>
<td>N</td>
<td>*Limited to 7,000 square feet of floor area, per businessdevelopment site, in the HMX District.</td>
</tr>
<tr>
<td><strong>Emergency and transitional housing</strong></td>
<td>CU</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>CU</td>
<td>N</td>
<td>CU</td>
<td>CU</td>
<td>CU</td>
<td>See Section 13.06.535. In NCX and CCX Districts, prohibited at street level along frontage of designated core pedestrian streets.²</td>
</tr>
<tr>
<td><strong>Extended care facility</strong></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>See Section 13.06.535. In NCX and CCX Districts, prohibited at street level along frontage of designated core pedestrian streets.²</td>
</tr>
<tr>
<td><strong>Food and non-alcoholic beverage production and processing, limited</strong></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>N</td>
<td>P</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>Not to exceed 4,000 square feet or 45 percent of the floor area, whichever is less, and must include a retail component fronting the street at the sidewalk level.</td>
</tr>
<tr>
<td>Uses</td>
<td>NCX</td>
<td>CCX</td>
<td>UCX</td>
<td>UCX-TD</td>
<td>RCX¹</td>
<td>CIX</td>
<td>HMX</td>
<td>URX</td>
<td>NRX</td>
<td>Additional Regulations²,³,⁴,⁵ (also see footnotes at bottom of table)</td>
</tr>
<tr>
<td>------------------------------</td>
<td>-----</td>
<td>-----</td>
<td>-----</td>
<td>--------</td>
<td>------</td>
<td>-----</td>
<td>-----</td>
<td>-----</td>
<td>-----</td>
<td>---------------------------------------------------------------------</td>
</tr>
<tr>
<td>Foster home</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>In NCX and CCX Districts, prohibited at street level along frontage of designated core pedestrian streets.⁷</td>
</tr>
<tr>
<td>Personal Services</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>*Limited to 7,000 square feet of floor area, per business development site, in the HMX District.</td>
</tr>
<tr>
<td>Retail</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>*Limited to 7,000 square feet of floor area, per business development site, in the HMX District.</td>
</tr>
<tr>
<td>Seasonal sales</td>
<td>TU</td>
<td>TU</td>
<td>TU</td>
<td>TU</td>
<td>TU</td>
<td>TU</td>
<td>TU</td>
<td>TU</td>
<td>TU</td>
<td>Subject to Section 13.06.635.</td>
</tr>
<tr>
<td>Self-storage</td>
<td>N</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>N</td>
<td>P</td>
<td>N</td>
<td>N</td>
<td>See specific requirements in Section 13.06.503.B. In NCX and CCX Districts, prohibited at street level along frontage of designated core pedestrian streets.⁷</td>
</tr>
<tr>
<td>Staffed residential home</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>See Section 13.06.535. See definition for bed limit. Prohibited at street level along designated core pedestrian streets in NCX and CCX Districts.⁷ Not subject to minimum densities found in Section 13.06.300.E.</td>
</tr>
<tr>
<td>Utilities</td>
<td>CU</td>
<td>CU</td>
<td>CU</td>
<td>CU</td>
<td>CU</td>
<td>CU</td>
<td>CU</td>
<td>CU</td>
<td>CU</td>
<td>In NCX and CCX Districts, prohibited at street level along frontage of designated core pedestrian streets.⁷ Not subject to RCX residential requirement.¹</td>
</tr>
<tr>
<td>Vehicle rental and sales</td>
<td>N*</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>N</td>
<td>P</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>In UCX-TD, only permitted if 50 percent of site contains an enclosed building. In CCX Districts, prohibited at street level along frontage of designated core pedestrian streets.⁷ *Use permitted in the 56th Street and South Tacoma Way Mixed-Use Center NCX only, if all activities occur within buildings; outdoor storage, repair, and sales are prohibited.</td>
</tr>
<tr>
<td>Vehicle service and repair</td>
<td>N*</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>N</td>
<td>P</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>All activities must occur within buildings; outdoor storage and/or repair is prohibited. Subject to development standards contained in Section 13.06.510.E. In UCX-TD, only permitted if 50 percent of site contains an enclosed building. In CCX Districts, prohibited along frontage of designated core pedestrian streets.⁷ *Use permitted in the 56th Street and South Tacoma Way Mixed-Use Center NCX only, provided all activities occur entirely within buildings; outdoor storage and/or repair is prohibited. Subject to additional development standards contained in Section 13.06.510.E.</td>
</tr>
<tr>
<td>Vehicle service and repair, industrial</td>
<td>N</td>
<td>N</td>
<td>P</td>
<td>P</td>
<td>N</td>
<td>P</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>Subject to additional development standards contained in Section 13.06.510.E.</td>
</tr>
<tr>
<td>Vehicle storage</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>P</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>Subject to development standards contained in Section 13.06.510.D.</td>
</tr>
<tr>
<td>Uses</td>
<td>NCX</td>
<td>CCX</td>
<td>UCX</td>
<td>UCX-TD</td>
<td>RCX^1</td>
<td>CIX</td>
<td>HMX</td>
<td>URX</td>
<td>NRX</td>
<td>Additional Regulations^3, 4, 5 (also see footnotes at bottom of table)</td>
</tr>
<tr>
<td>-------</td>
<td>-----</td>
<td>-----</td>
<td>-----</td>
<td>--------</td>
<td>-------</td>
<td>-----</td>
<td>-----</td>
<td>-----</td>
<td>-----</td>
<td>---------------------------------------------------------------</td>
</tr>
</tbody>
</table>

**Footnotes:**

1. The floor area of any development in RCX must be at least 75 percent residential, unless otherwise noted.
2. For uses that are restricted from locating at street-level along designated pedestrian or core pedestrian streets, the following limited exception is provided. Entrances, lobbies, management offices, and similar common facilities that provide access to and service a restricted use that is located above and/or behind street-level uses shall be allowed, as long as they occupy no more than 50-percent or 75 feet, whichever is less, of the site’s street-level frontage on the designated pedestrian or core pedestrian street. See Section 13.06.300.C. for the list of designated pedestrian and core pedestrian streets.
3. For historic structures and sites, certain uses that are otherwise prohibited may be allowed, subject to the approval of a conditional use permit. See Section 13.06.640.F for additional details, limitations and requirements.
4. Commercial shipping containers shall not be an allowed type of accessory building in any mixed-use zoning district. Such storage containers may be allowed as a temporary use, subject to the limitations and standards in Section 13.06.635.
5. Additional restrictions on the location of parking in mixed-use zoning districts are contained in the parking regulations – see Section 13.06.510.A.1 Table 2

---

* * *
E. Building envelope standards.
1. The following table contains the primary building envelope requirements. See Section 13.06.501 for additional requirements:

<table>
<thead>
<tr>
<th>NCX</th>
<th>CCX</th>
<th>UCX</th>
<th>UCX-TD</th>
<th>RCX</th>
<th>CIX</th>
<th>HMX</th>
<th>URX</th>
<th>NRX</th>
<th>Additional Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum height of structures (feet)</td>
<td>45 feet¹; 65 feet in the Stadium Mixed-Use Center³</td>
<td>60 feet; 75 feet, if at least 25 percent of floor area is residential or through use of TDRs from an identified TDR sending area³.</td>
<td>75 feet; 120 feet, if at least 25 percent of floor area is residential or through use of TDRs from an identified TDR sending area³.</td>
<td>75 feet²; 120 feet, if for a cultural institution or at least 25 percent of floor area is residential, including hotels, or through use of TDRs from an identified TDR sending area³.</td>
<td>60 feet¹</td>
<td>75 feet</td>
<td>150 feet</td>
<td>45 feet³</td>
<td>35 feet</td>
</tr>
</tbody>
</table>

¹ In NCX, RCX, and CIX Districts, additional height above these standard height limits may be allowed in certain areas through the X-District Height Bonus Program – see Section 13.06.300.E.2.

² In UCX-TD Districts, for all properties lying south of a line running parallel to the center line of the alley between East 26th Street and East 27th Street starting at the eastern boundary of the UCX-TD District and running east to the center line of East E Street, then north to the center line of East 26th Street, then east to the eastern boundary of the UCX-TD District, height is 120 feet, if at least 4 of the design elements found in Section 13.06A.080 (excluding Section 13.06A.080(8)) are incorporated into the project. Height can be increased to 225 feet, if at least 4 of the design elements are incorporated and 2 of the special features found in Section 13.06A.090 (excluding Section 13.06A.090(7)) are included.

³ In the McKinley Mixed-Use Center, the portion of the URX District that is north of the alley between East Wright Avenue and East 34ᵗʰ Street has a height limit of 35 feet instead of 45 feet.

⁴ Where the use of TDRs is indentified as a method for obtaining additional height, this option shall become effective as of the date of adoption of a TDR program by the City.
<table>
<thead>
<tr>
<th>Maximum individual business occupancy size (floor area)</th>
<th>NCX</th>
<th>CCX</th>
<th>UCX</th>
<th>UCX-TD</th>
<th>RCX</th>
<th>CIX</th>
<th>HMX</th>
<th>URX</th>
<th>NRX</th>
<th>Additional Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>30,000 square feet per business; 45,000 square feet for full service grocery stores only; offices shall be exempt from these limits.</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>7,000 SF per business for eating and, drinking, retail and personal service uses</td>
<td>None</td>
<td>None</td>
<td>See Section 13.06.300.D for limitations on the amount of non-residential space allowed in developments in RCX Districts.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Minimum density (units/acre)</th>
<th>NCX</th>
<th>CCX</th>
<th>UCX</th>
<th>UCX-TD</th>
<th>RCX</th>
<th>CIX</th>
<th>HMX</th>
<th>URX</th>
<th>NRX</th>
<th>Additional Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>30; 40 on designated pedestrian streets (see Section 13.06.300.C)</td>
<td>40</td>
<td>30</td>
<td>30; 40 on designated pedestrian streets (see Section 13.06.300.C)</td>
<td>None</td>
<td>None</td>
<td>25</td>
<td>None</td>
<td>Projects that do not include residential uses, and mixed-use projects (such as residential &amp; commercial, residential &amp; industrial, or residential &amp; institutional) are exempt from minimum-density requirements.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

For purposes of this provision, density shall be calculated by dividing the total number of dwelling units in a development by the area, in acres, of the development site, excluding any accessory dwelling units or areas dedicated or reserved for public rights-of-way or full private streets. In the same manner, to determine the minimum number of units required to meet this standard, multiply the size of the property, in acres, by the required minimum density, then round up to the nearest whole number. For example, the minimum number of units required on a 6,500 square foot (.15-acre) property located in the UCX-TD District would be 5 units (.15 x 30 = 4.47, which rounds up to 5 units).
2. X-District Height Bonuses. The X-District Height Bonus program provides a mechanism to allow for additional height for projects within certain portions of the Neighborhood Mixed-Use Centers. It is designed to encourage new growth and foster economic vitality within the centers, consistent with the State Growth Management Act and the City’s Comprehensive Plan, while balancing taller buildings and greater density with public amenities that help achieve the community’s vision for the centers, with improved livability, enhanced pedestrian and transit orientation, and a quality built environment, and realize other City-wide goals. Through this program, projects within certain areas may qualify for additional building height, above and beyond the standard maximum height limits outlined above, under Subsection E.1. In order to achieve these increased height limits, projects are required to provide one or more public benefit bonus features.

a. Applicability. Where applicable in the Mixed-Use Centers, the height bonus provision allows for projects to be eligible to increase the standard maximum height limit through the incorporation of one or more public benefit features into the development of the project. These public benefit features are divided into two levels, each of which is outlined below (see graphic on the next page). The following table details the areas within the various neighborhood centers that are eligible for this height bonus program and the maximum additional height allowed through each of the two bonus levels:

<table>
<thead>
<tr>
<th>Zoning District &amp; Center</th>
<th>Base Height Limit (allowed without any bonus items)</th>
<th>Maximum Height Allowed Through Level 1</th>
<th>Maximum Height Allowed Through Level 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>NCX – Neighborhood Commercial Mixed-Use District (Proctor, Lincoln, 6th &amp; Pine, McKinley, and Narrows Centers)</td>
<td>45 feet</td>
<td>65 feet</td>
<td>Not Available</td>
</tr>
<tr>
<td>NCX – Neighborhood Commercial Mixed-Use District (Stadium Center)</td>
<td>65 feet</td>
<td>75 feet</td>
<td>85 feet</td>
</tr>
<tr>
<td>NCX – Neighborhood Commercial Mixed-Use District (56th &amp; South Tacoma Way Center)</td>
<td>45 feet</td>
<td>65 feet</td>
<td>85 feet</td>
</tr>
<tr>
<td>NCX – Neighborhood Commercial Mixed-Use District (MLK Center – property within 200 ft of Core Pedestrian Street)</td>
<td>45 feet</td>
<td>65 feet</td>
<td>85 feet</td>
</tr>
<tr>
<td>NCX – Neighborhood Commercial Mixed-Use District (MLK Center – property not within 200 ft of core pedestrian street)</td>
<td>45 feet</td>
<td>65 feet</td>
<td>Not Available</td>
</tr>
<tr>
<td>RCX – Residential Commercial Mixed-Use District (MLK Center – east of MLK Jr. Way and between 9th and 13th Streets)</td>
<td>60 feet</td>
<td>70 feet²</td>
<td>80 feet</td>
</tr>
<tr>
<td>CIX – Commercial-Industrial Mixed-Use District (56th &amp; South Tacoma Way Center)</td>
<td>75 feet</td>
<td>90 feet</td>
<td>100 feet</td>
</tr>
</tbody>
</table>

Footnotes:
1. The 200-foot depth used to define some of the areas eligible for the height bonus program shall be extended to encompass an entire development site when at least 60% of the development site is within the standard 200-foot deep bonus area. For purposes of this provision, the “development site” can include multiple parcels as long as they are part of the same project proposal and are abutting or separated by no more than an alley right-of-way.
2. Within the RCX-zoned area, the “Residential Use” item that is provided within the Level 1 bonus palette is not available.
3. Projects that qualify for this program are still subject to the upper-story stepback restrictions found in Section 13.06.503.A.
b. Height Bonus Palettes. The two tables below outline the various public benefit features available for incorporation as part of a project in order to increase maximum height limits, as described above. The following limitations and guidelines apply to the use of the bonus palettes:

1. In no case, regardless of how many bonus features are incorporated, can the additional maximum height limits outlined above be exceeded.

2. In cases where the bonus height associated with a feature exceeds the maximum bonus height available, that bonus feature can be incorporated but shall only be worth the maximum amount available. For example, if the maximum amount available is 10 feet and a project incorporates the “Affordable Housing” bonus feature (which is normally worth 20 feet), that feature would only be worth 10 feet in that case.

3. Within each level, projects can include any combination of the available features to achieve the additional allowed height. In those areas where the maximum height bonus available is divided into two steps, the bonus features in the Level 2 palette can not be utilized for the first step of additional height and the bonus features in the Level 1 palette can not be utilized for the second step of additional height.

4. The bonus palettes identify the minimum of what must be incorporated in order to achieve each feature and qualify for the associated bonus height. Bonus features must be provided in full in order to qualify and partial credit is not available. For example, the “Residential Use” bonus feature requires that at least 50% of the project be residential in order to receive 10 feet of additional height – providing 25% of the project as residential is not worth 5 feet.

5. Bonus features can not be counted more than once toward the additional allowed height or be worth more than the maximum height identified for that feature, even if the project provides more than the minimum amount required to qualify (providing a bonus feature twice or at twice the level described is not worth twice the bonus amount). A limited exception to this restriction is allowed for green roofs, such that a green roof can count as the “Green Roof” bonus item and also be one part of a larger design strategy to achieve the “LID Stormwater Management” or “Energy Efficiency” bonus items.

6. Bonus features are not subject to variance.
<table>
<thead>
<tr>
<th>BONUS FEATURE</th>
<th>DEFINITION</th>
<th>BONUS HEIGHT</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>QUALITY OF LIFE</strong></td>
<td></td>
<td>--------------</td>
</tr>
<tr>
<td>Affordable Housing</td>
<td>At least 20% of residential units provided for households making less than 80% of area median income. In order to qualify, the affordable units shall meet all of the standards prescribed through the City’s Multi-family Property Tax Incentive program.</td>
<td>20 feet</td>
</tr>
<tr>
<td>Affordable Housing Trust Fund</td>
<td>Contribution to the City’s Housing Trust Fund in an amount equal to 0.5% of the value of the building (as calculated using the latest Building Valuation Data published by the International Code Council). This contribution would be made available in loans or grants to public or private developers for the development of housing for households making less than 80% of area median income. First priority for the use of the contribution would be within the mixed-use center where the project contribution is being made.</td>
<td>10 feet</td>
</tr>
<tr>
<td>Open Space Fund Contribution (0.5%)</td>
<td>Contribution to the City’s Open Space Fund in an amount equal to 0.5% of the value of the building (as calculated using the latest Building Valuation Data published by the International Code Council). These funds would be utilized for acquisition and management of open spaces within the City, with a particular focus, when appropriate, on acquiring and managing open spaces within and in close proximity to the subject Mixed-Use Center.</td>
<td>10 feet</td>
</tr>
<tr>
<td>Transfer of Development Rights (TDR)</td>
<td>Use of TDRs from an identified TDR sending area. This feature shall become effective as of the date of adoption of a TDR program by the City.</td>
<td>10 feet</td>
</tr>
</tbody>
</table>
F. Maximum setback standards. To achieve a pedestrian serviceable environment, where buildings are located in close proximity to the street and designed with areas free of pedestrian and vehicle movement conflicts, maximum building setbacks are required as follows:

<table>
<thead>
<tr>
<th></th>
<th>Non-residential buildings and/or shopping centers of 30,000 square feet or less floor area</th>
<th>Non-residential buildings greater than 30,000 square feet floor area</th>
<th>Shopping centers greater than 30,000 square feet floor area</th>
</tr>
</thead>
<tbody>
<tr>
<td>NCX, RCX, and UCX-TD Districts</td>
<td>• 5 feet maximum front and corner side setback from the property lines at the public right-of-way for 75 percent of front and corner side facade.</td>
<td>• 5 feet maximum setback from property lines at the public right-of-way for 75 percent of front and corner side facade.</td>
<td>• 5 feet maximum setback from property lines at the public right-of-way for at least 75 percent of the front and corner side frontage of the shopping center.</td>
</tr>
<tr>
<td>CCX Districts</td>
<td>• 10 feet maximum front and corner side setback from the property lines at the public right-of-way for 50 percent of front and corner side facade.</td>
<td>• 10 feet maximum setback from the property line at the public right-of-way for 50 percent of the front or side of the facade.</td>
<td>• 10 feet maximum setback from the property lines at the public right-of-way for at least 25 percent of the front and corner side frontage of the shopping center.</td>
</tr>
<tr>
<td>UCX, HMX and CIX Districts</td>
<td>• 20 feet maximum front and corner side setback from the property lines at the public right-of-way for 50 percent of front and corner side facade.</td>
<td>• 20 feet maximum setback from the property line at the public right-of-way on either 50 percent of the front or side of the facade.</td>
<td>• 20 feet maximum setback from the property lines at the public right-of-way for at least 25 percent of the front and corner side frontage of the shopping center.</td>
</tr>
<tr>
<td>Pedestrian Streets</td>
<td>• When the site is adjacent to a designated pedestrian street(s), the street(s) frontage shall be utilized to meet the maximum setback requirement with the front, side, and/or corner side of the facade, as indicated above.</td>
<td>• When the site has more than two pedestrian street frontages, the primary pedestrian street frontage shall be utilized to meet the maximum setback requirement.</td>
<td></td>
</tr>
<tr>
<td>Motor Vehicles</td>
<td>• Maximum setback areas shall be designed to be sidewalk, pedestrian plaza, public open space, landscaping, and/or courtyard, and to be free of motor vehicles at all times.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Corner Sites</td>
<td>• To allow additional flexibility on corner sites, particularly for features such as outdoor seating areas or other enhanced pedestrian amenities, the minimum percentage may be calculated based on the total of the front and corner side building frontage and the required percentage provided along any combination of the two, as long as the total percentage requirement is met.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exceptions</td>
<td>• In UCX-TD, setback distance beyond the maximum may be used if the additional area is devoted to pedestrian plazas, public open spaces, and/or courtyards, with no motor vehicle use and at least 25 percent of the building frontage meets the maximum setback.</td>
<td>• In all X-Districts, when there is a steep slope (at least 25% slope with a vertical relief of 10 or more feet) located adjacent to the sidewalk the maximum setback requirement shall be measured from the top or toe of the slope, as appropriate.</td>
<td>• When a residential buffer is required, the buffer requirement shall supersede the maximum setback requirement (see Section 13.06.502.D).</td>
</tr>
<tr>
<td>Exemptions in all Mixed-Use Center Districts</td>
<td>• Additions to legal, nonconforming buildings are exempt from maximum setbacks, provided, the addition reduces the level of nonconformity as to maximum setback.</td>
<td>• When a public easement precludes compliance with this standard, the setback requirement shall be measured from the back edge of the easement.</td>
<td></td>
</tr>
</tbody>
</table>

* * *

*Exceptions in all Mixed-Use Center Districts*:
- Buildings that are 100 percent residential do not have a maximum setback.
- The primary building of a fueling station, where fueling stations are allowed, is subject to the maximum setback on only one side of the building on corner parcels. Kiosks without retail, and intended for fuel payment only, are exempt.
- Public facilities on sites greater than 5 acres in neighborhood, community and urban mixed-use centers shall be exempt from maximum setback requirements. This exemption shall expire upon the establishment of a new Institutional Zoning designation, an Institutional Master Plan process, or similar zoning process for reviewing, evaluating and approving large, public, campus-like facilities.
G. Residential X-District Yard Space Standards. The following standards apply to all new duplex/triplex, townhouse, multi-family or mixed-use development in X-Districts. They are intended to provide yard space for residents of these developments.

1. Duplexes and Triplexes. At least 200 square feet of yard space is required for each dwelling unit. Required yard space could include a combination of front porches, private or shared rear yards, balconies, or rooftop decks. Vehicular access areas and required walkways and buffers shall not count as yard space and front yard areas may not be counted towards this requirement, except for those yard areas set back beyond the minimum requirement.

2. Townhouse Development. At least 200 square feet of yard space is required for each townhouse. Required yard space could include a combination of private front or rear yard space, porches, balconies, rooftop decks, or shared common yard space amongst groups of townhouses. Vehicular access areas and required walkways and buffers shall not count as yard space.

3. Multi-Family and Mixed-Use Development. At least 100 square feet of yard space is required for each dwelling unit. Required setback and buffer areas, vehicular access areas and required walkways and buffers shall not count towards the yard space requirement. Projects located within 300 feet of a public park or public school that includes outdoor recreational facilities are exempt from this requirement.

a. Common Yard space. Where accessible to all residents, common yard space may count for up to 100 percent of the required yard space. This includes landscaped courtyards or decks, front porches, community gardens with pathways, children’s play areas, or other multi-purpose recreational and/or green spaces. Special requirements and recommendations for common yard spaces include the following:

   **

H. Common requirements. To streamline the Zoning Code, certain requirements common to all districts are consolidated under Section 13.06.500. These requirements apply to Section 13.06.300 by reference. Refer to Section 13.06.500 for the following requirements for development in Mixed-Use Center Districts:

13.06.501 Building design standards.
13.06.502 Landscaping and/or buffering standards.
13.06.503 Residential transition standards.
13.06.510 Off-street parking and storage areas.
13.06.511 Transit support facilities.
13.06.512 Pedestrian and bicycle support standards.
13.06.520 Signs.
13.06.602 General restrictions (contains certain common provisions applicable to all districts, such as general limitations and exceptions regarding height limits, yards, setbacks and lot area)
13.06.400 Industrial Districts.

* * *

13.06.400.C Land use requirements.

1. Applicability. The following tables compose the land use regulations for all districts of Section 13.06.400. All portions of Section 13.06.400 and applicable portions of Section 13.06.500 apply to all new development of any land use variety, including additions and remodels. Explicit exceptions or modifications are noted. When portions of this section are in conflict with other portions of Chapter 13.06, the more restrictive shall apply.

2. Use Requirements. The following use table designates all permitted, limited, and prohibited uses in the districts listed.

Use classifications not listed in this section or provided for in Section 13.06.500 are prohibited, unless permitted via Section 13.05.030.E.

3. Use table abbreviations.

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>P</td>
<td>Permitted use in this district.</td>
</tr>
<tr>
<td>CU</td>
<td>Conditional use in this district. Requires conditional use permit consistent with the criteria and procedures of Section 13.06.640.</td>
</tr>
<tr>
<td>TU</td>
<td>Temporary Uses allowed in this district subject to specified provisions and consistent with the criteria and procedures of Section 13.06.635.</td>
</tr>
<tr>
<td>N</td>
<td>Prohibited use in this district.</td>
</tr>
</tbody>
</table>

4. District use table.

<table>
<thead>
<tr>
<th>Uses</th>
<th>M-1</th>
<th>M-2</th>
<th>PMI</th>
<th>Additional Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Correctional facility</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Craft food and non-alcoholic beverage</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>See Section 13.06.700.C for use definition, which includes certain size limitations.</td>
</tr>
<tr>
<td>production</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cultural institution</td>
<td>P/CU*</td>
<td>P/CU*</td>
<td>N</td>
<td>*Conditional use within the South Tacoma M/IC Overlay District, unless an accessory use.</td>
</tr>
<tr>
<td>Extended care facility</td>
<td>P/N*</td>
<td>N</td>
<td>N</td>
<td>In M-1 districts, permitted only within residential or institutional buildings in existence on December 31, 2008, the effective date of adoption of this provision, or when located within a mixed-use building where a minimum of 1/3 of the building is devoted to industrial or commercial use.</td>
</tr>
<tr>
<td>Food and non-alcoholic beverage production and processing, limited</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Foster home</td>
<td>P/N*</td>
<td>N</td>
<td>N</td>
<td>In M-1 districts, permitted only within residential or institutional buildings in existence on December 31, 2008, the effective date of adoption of this provision, or when located within a mixed-use building where a minimum of 1/3 of the building is devoted to industrial or commercial use.</td>
</tr>
<tr>
<td>Seasonal sales</td>
<td>TU</td>
<td>TU</td>
<td>TU</td>
<td>Subject to development standards contained in Section 13.06.635.</td>
</tr>
<tr>
<td>Uses</td>
<td>M-1</td>
<td>M-2</td>
<td>PMI</td>
<td>Additional Regulations¹</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>-----</td>
<td>-----</td>
<td>-----</td>
<td>--------------------------</td>
</tr>
<tr>
<td>Self-storage</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>See specific requirements in Section 13.06.503.B.</td>
</tr>
<tr>
<td>Staffed residential home</td>
<td>P/N*</td>
<td>N</td>
<td>N</td>
<td>In M-1 districts, permitted only within residential or institutional buildings in existence on December 31, 2008, the effective date of adoption of this provision, or when located within a mixed-use building where a minimum of 1/3 of the building is devoted to industrial or commercial use. *Not permitted within the South Tacoma M/IC Overlay District. See Section 13.06.535.</td>
</tr>
</tbody>
</table>

**E. Common requirements.** To streamline the Zoning Code, certain requirements common to all districts are consolidated under Section 13.06.500. These requirements apply to Section 13.06.400 by reference.

Refer to Section 13.06.500 for the following requirements for development in Industrial Districts:

- 13.06.502 Landscaping and/or buffering standards.
- 13.06.503 Residential transition standards.
- 13.06.510 Off-street parking and storage areas.
- 13.06.511 Transit support facilities.
- 13.06.512 Pedestrian and bicycle support standards.
- 13.06.520 Signs.
- 13.06.602 General restrictions (contains certain common provisions applicable to all districts, such as general limitations and exceptions regarding height limits, yards, setbacks and lot area)
### 13.06.400.D Building envelope standards.

<table>
<thead>
<tr>
<th></th>
<th>M-1</th>
<th>M-2</th>
<th>PMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>* * *</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Height Limit</td>
<td>75 feet</td>
<td>100 feet, unless such building or structure is set back on all sides one foot for each four feet such building or structure exceeds 100 feet in height.</td>
<td>100 feet, unless such building or structure is set back on all sides one foot for each four feet such building or structure exceeds 100 feet in height.</td>
</tr>
<tr>
<td>Maximum Height Exceptions</td>
<td>Certain specified uses and structures are allowed to extend above height limits, per See Sections 13.06.602.A.2 and 13.06.545.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
13.06.501 Building design standards.

A. General applicability. The design standards of this section are required to implement the urban design goals of the Comprehensive Plan of the City of Tacoma. The building design standards apply to all new development in C-1, C-2, HM, T, PDB, and Mixed-Use Center Districts and alterations, as outlined below, as well as to townhouses in R-districts, except as follows:

1. Standards. Each item of this section shall be addressed individually. Exceptions and exemptions noted for specific development situations apply only to the item noted.

2. Alterations/Remodels. Three thresholds are used to gauge the extent of design standard compliance on alterations/remodels to existing development:

   a. Level I remodels and additions/alterations include all remodels and/or additions within a two year period with cumulative value of less than 560% of the value of existing development or structures, as determined by the applicable Building Code. The requirement for such alterations/remodels and additions is only that the proposed improvements meet the standards and do not lead to further nonconformance with the standards. For example, if a property owner decides to replace a building façade’s siding, then the siding shall meet the applicable exterior building material standards, but elements such as building modulation would not be required.

   b. Level II alterations/remodels and additions include all remodels and/or additions within a two year period whose cumulative value ranges from 560% to 200% of the value of the existing development or structure, as determined by the applicable Building Code. All standards that do not involve repositioning the building or reconfiguring site development shall apply to Level II alterations/remodels.

   c. Level III alterations/remodels and additions include all remodels and/or additions within a two year period whose cumulative value exceeds 200% of the value of the existing development or structure, as determined by the applicable Building Code. Such alterations/remodels shall conform to ALL standards.

   d. The standards do not apply to remodels that do not change the exterior form of the building. However, if a project involves both exterior and interior improvements, then the project valuation shall include both exterior and interior improvements.

   e. No addition or remodel shall increase the level of nonconformity or create new nonconformities to the development or design standards.

3. Super regional malls. Additions to super regional malls of less than 10,000 square feet of floor area are exempt from the design standards of this section.

4. Temporary. Temporary structures are exempt from the design standards of this section.

5. Residential and/or mixed-use. Single, two, and three-family dwellings are subject only to the design standards in Subsection N. Townhouses are subject only to the design standards in Subsection O. For other residential uses, such as mixed-use buildings and multi-family dwellings of 4 units or more, the standards herein apply unless otherwise noted.

   a. Single-family dwellings legally established prior to August 1, 2011 are exempt from these standards. However, remodels and additions to such single-family dwellings shall not increase the level of nonconformity.

   b. Two and three-family dwellings are subject only to the design standards in Section N.

   c. Townhouses are subject only to the design standards in Section O.

   d. The standards herein apply to all other residential uses unless otherwise noted.

6. Historic. In any conflict between these standards and those applied by the Tacoma Landmarks Preservation Commission, the standards of the commission shall prevail.

7. Religious assembly facilities which can demonstrate that the design standards impose a substantial burden, administratively or financially, on their free exercise of religion, shall be exempt from compliance.

8. Floor area. For purposes of this section of the code (Section 13.06.501), “floor area” shall not include spaces below grade.
C. General Roofline Standards. The following requirements apply to the C-1, C-2, T, HM and PDB zoning districts. See Section 13.06.501.1, below, for X-District requirements. These requirements are intended to ensure that roofline is addressed as an integral part of building design to avoid flat, unadorned rooflines that can result in an industrial appearing, monotonous skyline. Roofline features are also intended to further reduce apparent building volume and further enhance features associated with residential and human scale development.

| Roofline Choices (All buildings shall use one or more of the roofline options) | 1. Sloped roof. Use of a roof form with a pitch no flatter than 5/12. Rounded, gambrel, and/or mansard forms may be averaged.   
2. Modulated roof. Use of features, which are a minimum of 2 feet in height, such as a terracing parapet, multiple peaks, jogged ridge lines, dormers, etc., with a maximum of 100 feet uninterrupted roofline between roof modulation elements. Modulation elements shall equal a minimum of at least 15 percent of the roofline on each elevation. The maximum shall be 50 feet of uninterrupted roofline along the eave between roof modulation elements in C-1 Districts and on sides facing residential uses or districts. Roof forms with a pitch flatter than 5/12 are permitted with this option; provided, the appropriate modulation is incorporated.   
3. Corniced roof*. A cornice of two parts with the top projecting at least 6 inches from the face of the building and at least 2 inches further from the face of the building than the bottom part of the cornice. The height of the cornice shall be at least 12 inches high for buildings 10 feet or less in height; 18 inches for buildings greater than 10 feet and less than 30 feet in height; and 24 inches for buildings 30 feet and greater in height. Cornices shall not project over property lines, except where permitted on property lines abutting public right-of-way.   
4. Canopy Exemption. Fueling station canopies, drive-through canopies, or similar canopies are exempt from roofline requirements. |
### D. General Windows and openings.
The following requirements apply to the C-1, C-2, T, HM and PDB zoning districts. See Section 13.06.501.J, below, for X-District requirements. These requirements are intended to increase public visibility for public safety, to provide visual interest to pedestrians that helps encourage pedestrian mobility, and to provide architectural detailing and variety to building elevations on each story.

#### 1. Street level
   a. Front, side, or corner side exterior walls facing streets or that contain customer entrances and face customer parking lots of 20 stalls or greater shall have transparent window or openings for at least 50 percent of the area of the ground level wall area, which is defined as the area between 2 feet and 8 feet above the sidewalk. This standard shall apply on a minimum or maximum of 2 such building elevations. The window and opening requirements shall be reduced to 30 percent of the ground level wall area for portions of facades where the grade level of the sidewalk of the abutting street is 4 feet or more above or below the adjacent floor level of the building elevations that are impacted by steep grades, as outlined below in the steep grade exemption section. The requirement shall be further reduced to 20 percent of the ground level wall area in instances where the application of this standard is not possible due to steep grades and the correlating location of the floor plates of the building. Rough openings are used to calculate this requirement.
   b. Required view. Required windows or openings must provide either views into building work areas, sales areas, lobbies, merchandise displays, or artworks. Art and display windows shall be at least 2 feet deep, recessed and integrated into the façade of the building (tack on display cases do not qualify)
   c. The “ground level wall area” is defined as the area between 2 feet and 8 feet above the adjacent finished grade.
   d. Limited alternatives. Alternatives of decorative grilles, art work, or similar features can be substituted for those portions of uses where the provision of natural light can be demonstrated to nullify the intended use (examples include movie theater viewing areas and light sensitive laboratories) and for parking structures, provided an equivalent wall area is covered.

#### 2. Upper levels
   a. Front, side, or corner side exterior walls facing streets or walls that contain customer entrances and face customer parking lots of 20 stalls or greater shall use a combination of transparent windows or openings and architectural relief that provide visual demarcation of each floor on a minimum of 2 such building elevations.
   b. Upper level windows shall be a different type than the ground level windows on the same elevation.
   c. For purposes of this requirement, a window type is either a grouping of windows, a window size, or a window shape.

#### 3. Exemptions
   a. Steep grades. The window and opening requirement shall not apply to that portion of a facade where the grade level of the sidewalk of the abutting street is 4 feet or more above or below the adjacent floor level of the building.
   b. Residential privacy. On sides where C, HM, T, or PDB District boundaries adjoin R-1, R-2, R-2SRD, or R-3 District boundaries, structures within the C, HM, T, or PDB District that are set back at least 7 feet from the property line and screened by landscaping to a minimum height of 6 feet are exempt from the window and opening requirements on the effected side.
   c. Residential buildings. Residential buildings or residential portions of mixed-use buildings are exempt from street level windows or openings.
**F. General Pedestrian Standards.** The following requirements apply to all development in the C-1, C-2, T, HM, and PDB districts, except where noted or specifically exempted. See Section 13.06.501.L, below, for X-District requirements. These requirements are intended to enhance pedestrian mobility and safety in commercial areas by providing increased circulation, decreasing walking distances required to enter large developments, and providing walkways partially shielded from rain and/or snow.

| 1. Customer entrances | a. Additional entrances. An additional direct customer entrance(s) shall be provided to the same building elevation which contains the primary customer entrance so that customer entrances are no further than 250 feet apart when such elevations face the public street or customer parking lot. If a corner entrance is used, this requirement applies to only 1 elevation.  
  
b. Designated streets. Non-residential or mixed-use buildings on designated pedestrian streets noted in Section 13.06.200.E or Section 13.06.300.C shall provide at least 1 direct customer entrance, which may be a corner entrance, within 20 feet, facing, and visible to the designated street. For such buildings over 30,000 square feet of floor area, the maximum distance is increased to 60 feet. |
| 2. Street level weather protection | a. Weather protection shall be provided above a minimum of 25 percent of the length of hard surfaced, public or private walkways and/or plazas along facades containing customer and/or public building entries or facing public street frontage.  
  
b. Weather protection may be composed of awnings, canopies, arcades, overhangs, marquees, or similar architectural features. It is required to cover only hard surfaced areas intended for pedestrian use and not areas such as landscaping.  
  
c. Weather protection must cover at least 5 feet of the width of the public or private sidewalk and/or walkway, but may be indented as necessary to accommodate street trees, street lights, bay windows, or similar building accessories to not less than 3 feet in width. |

* * *
### J. X-District Windows and Openings: Façade Transparency and Solar Access

The following requirements apply all development in any X District, unless specifically exempted. These requirements are intended to increase public visibility for public safety, to provide visual interest to pedestrians that helps encourage pedestrian mobility, to provide for natural lighting to buildings interiors to conserve energy, and to provide architectural detailing and variety to building elevations on each story.

#### 1. Street level transparency standards for non-residential uses:

<table>
<thead>
<tr>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Facades facing a designated Core Pedestrian Street shall have transparent windows or openings for at least 60 percent of the ground level wall area.</td>
</tr>
<tr>
<td>b. Facades facing a designated Pedestrian Street shall have transparent windows or openings for at least 50 percent of the ground level wall area.</td>
</tr>
<tr>
<td>c. Facades facing a non-pedestrian street, internal courtyard, plaza or containing customer entrances and facing customer parking lots of 20 stalls or greater shall have transparent windows or openings for at least 40 percent of the ground level wall area.</td>
</tr>
<tr>
<td>d. Flexibility for sloping properties. The window and opening requirements shall be reduced to 30 percent of the ground level wall area for building elevations where the finished grade level adjacent to the building is four feet above or below the level of the sidewalk. The requirement shall be further reduced to 20 percent of the ground level wall area in instances where the application of this standard is not possible due to steep grades running parallel to the elevation and crossing the floor plates of the building.</td>
</tr>
<tr>
<td>e. Flexibility for industrial uses. The window and opening requirements shall be reduced to 30 percent of the ground level wall area for the facades of industrial uses located along designated Pedestrian Streets and reduced to 20 percent of the ground level wall area for the facades of industrial uses facing a non-pedestrian street, internal courtyard, plaza or containing customer entrances and facing customer parking lots of 20 stalls or greater.</td>
</tr>
<tr>
<td>f. Flexibility for structured parking. For structured parking or portions of a building containing structured parking that is located at the ground level and subject to these requirements, the window and opening requirement for that portion of the ground-level wall area shall be reduced to 30 percent along facades facing designated Pedestrian Streets and 20 percent along facades facing a non-pedestrian street, internal courtyard, plaza or containing customer entrances and facing customer parking lots of 20 stalls or greater. Additionally, alternatives such as decorative grilles, art work, display windows, or similar features can be substituted for the transparency required in that portion of the ground-level façade.</td>
</tr>
<tr>
<td>g. Required view. Required windows or openings must provide either views into building work areas, sales areas or lobbies. Art or display windows may substitute for transparent elements for up to 25% of the requirement on facades facing designated Pedestrian Streets and up to 50% on all other applicable facades. Art and display windows shall be at least 2 feet deep, recessed and integrated into the façade of the building (tack on display cases do not qualify).</td>
</tr>
<tr>
<td>h. The “ground level wall area” is defined as the area between 2 feet and 8 feet above the adjacent finished grade sidewalk. For building elevations where the finished grade level adjacent to the building is four feet above or below the level of the sidewalk, the “ground-level wall area” shall be defined as the portion of the façade between 2 feet and 8 feet above the adjacent finished grade.</td>
</tr>
</tbody>
</table>

#### Development Requirements for Facades

**Windows/Openings**

![Diagram of window and opening requirements](image)

Ground-Level Wall Area

Facade providing 60% of ground-level wall area in transparency (in this case, through a combination of windows and doors)
### L. X-District Pedestrian Standards

The following requirements apply to all development in any X-District, except where noted or specifically exempted. These requirements are intended to enhance pedestrian mobility and safety in commercial areas by providing increased circulation, decreasing walking distances required to enter large developments, and providing walkways partially shielded from rain and/or snow.

| 1. Customer entrances | a. Additional entrances. An additional direct customer entrance(s) shall be provided to the same building elevation which contains the primary customer entrance so that customer entrances are no further than 250 feet apart when such elevations face the public street or customer parking lot. If a corner entrance is used, this requirement applies to only 1 elevation.  
   b. Designated streets. Non-residential or mixed-use buildings on designated pedestrian streets noted in Section 13.06.200.E or Section 13.06.300.C shall provide at least 1 direct customer entrance, which may be a corner entrance, within 20 feet, facing, and visible to the designated street. For such buildings over 30,000 square feet of floor area, the maximum distance is increased to 60 feet. |
|-----------------------|-------------------------------------------------------------------------------------------------|
| 2. Street level weather protection | a. Weather protection shall be provided above a minimum of 50 percent of the length of hard surfaced, public or private walkways and/or plazas along façades containing customer and/or public building entries or facing public street frontage. Façades or portions of façades where planting strips of more than 5 feet in width separate the walkway from the building wall are exempt from these standards.  
   b. Mixed-Use Center District designated pedestrian streets. Weather protection shall be provided above a minimum of 80 percent of the length of hard surfaced, public or private walkways and/or plazas along façades containing customer and/or public building entries or facing public street frontage.  
   c. Weather protection may be composed of awnings, canopies, arcades, overhangs, marquees, or similar architectural features. It is required to cover only hard surfaced areas intended for pedestrian use and not areas such as landscaping.  
   d. Weather protection must cover at least 5 feet of the width of the public or private sidewalk and/or walkway, but may be indented as necessary to accommodate street trees, street lights, bay windows, or similar accessories to not less than 3 feet in width.  
   e. Weather protection is required for all multi-family building entries. For private entries, required weather protection must be at least 3 feet deep along the width of the entry. For common building entries, the required weather protection shall be 5 feet. |
M. **X-District Fencing, Retaining Walls and Utility Standards.** The following requirements apply to all development in any X-District, unless specifically exempted. They are intended to provide for thoughtful placement and design of utilities, mechanical equipment, service areas and fences to mitigate visual impact on public views, general community aesthetics and residential privacy.

| 1. Utility screening | a. Rooftop. All rooftop mechanical for new construction shall be screened with an architectural element such as a high parapet, a stepped or sloped roof form or an equivalent architectural feature which is at least as high as the equipment being screened. Fencing is not acceptable. The intent of the screening is to make the rooftop equipment minimally visible from public rights-of-way within 125 feet of the building, provided said rights-of-way are below the roof level of the building. In those instances where the rights-of-way within 125 feet of the building are above the roof level of the building, the mechanical equipment should be the same color as the roof to make the equipment less visible. Limited flexibility in this standard is allowed to ensure that the function of the HVAC equipment is not compromised by the screening requirement.  
   b. All ground level. Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility from the street and other pedestrian areas. If such elements are mounted in a location visible from the street, common open space or pedestrian plaza, internal pedestrian pathway, customer parking lots (alleys are excluded), or shared internal access roads for residential uses, they shall be screened with vegetation or by architectural features. All landscape screening shall provide 50 percent screening at the time of planting and 100 percent screening within 3 years of planting. Items that exceed 4 feet in height must use an opaque fence or structure to screen the element. Limited flexibility in this standard is allowed to ensure that the function of the utility equipment is not compromised by the screening requirement.  
   c. Service, loading, and garbage areas. Developments shall provide a designated area for service elements (refuse and disposal). Such elements shall be sited along the alley, where available. Where there is no alley available, service elements shall be located and/or screened to minimize the negative visual, noise, odor, and physical impacts. |
| 2. Fencing type limitation | a. Chain link fencing, with or without slats, is prohibited for required screening.  
   b. Barbed or razor wire. The use of barbed or razor wire is limited to those areas not visible to a public street or to an adjacent residential use.  
   c. Chain link. Chain link or similar wire fencing is prohibited between the front of a building and a public street, except for wetland preservation and recreation uses.  
   d. Electrified. The use of electrified fencing is prohibited in all zoning districts.  
   e. The maximum height of free-standing walls, fences, or hedges between any public street and building shall be 3 feet. Exception: Decorative fences up to 8 feet in height may be allowed between a public street and any residential use provided the portion of the fence between 3 and 7 feet above grade is at least 50 percent transparent and features a planting strip at least 5 feet wide with Type C or D landscaping to soften the view of the fence and contribute to the pedestrian environment. Fences required by the Washington State Liquor Control Board shall also be exempt from the maximum height limitation, provided any portion of the fence between 3 and 7 feet above grade is at least 50 percent transparent.  
   f. The maximum height of free-standing fences along an alley shall be 3 feet, except that fences greater than 3 feet in height are allowed if the portion of the fence between 3 and 7 feet above grade is at least 20% transparent. |
| 3. Retaining Walls | a. Retaining walls located adjacent to public street rights-of-way shall be terraced such that individual sections are no greater than 4 feet in height. Bench areas between retaining wall sections shall be planted with Type C or D landscaping to soften the view of the wall and contribute to the pedestrian environment. |

* * *
### O. X-District Townhouse Standards

The following requirements apply to all townhouse dwellings in all X-Districts. These requirements are intended to provide façade articulation that emphasizes individual units and reduces the apparent mass of structures, minimize impacts of vehicular access and service elements, and emphasize pedestrian access and building orientation to the street.

#### 1. Building Mass:
   a. The maximum number of units in one building is six, with minimum spacing between clusters of 10 feet.
   b. Unit articulation. Facades with more than two townhouses facing a street, alley, common open space or common parking area shall be articulated to emphasize individual units. This can be accomplished by either roofline modulation consistent with Section 13.06.501.I.1 and/or vertical building modulation. To qualify for vertical building modulation, the minimum depth and width of modulation shall be 2 and 4 feet, respectively, if tied to a change in building material/siding style. Otherwise, the minimum depth and width of modulation shall be 10 and 15 feet, respectively.

#### 2. Garage Orientation & Vehicular Access:
   a. Garages shall not face any street
   b. Vehicular access and garages for all units shall be placed off of the alley, where suitable access, such as abutting right-of-way that is or can be developed, is available.
   c. Where street-front vehicular access is necessary, driveway approaches shall be limited to no more than one for every 9 units in the development.
   d. Driveway approaches shall also be consistent with the standards in Section 13.06.510.

#### 3. Pedestrian Orientation:
   a. All townhouses on lots with street frontage must have an individual entry that faces and is accessible from the street/sidewalk. Townhouses on corner lots only need to provide such an entry to one of the two adjacent streets/sidewalks.
   b. A continuous pedestrian walkway, which can be a shared walkway, must be provided between the front entrance of each unit and the nearest public sidewalk. Walkways shall be either a raised sidewalk or composed of materials different from any adjacent vehicle driving or parking surfaces. Walkways accessing individual units shall be a minimum of 4 feet wide and walkways accessing multiple units shall be a minimum of 5 feet wide.

#### 4. Windows on the street.
At least 15 percent of the facade (all vertical surfaces facing the street) shall be comprised of transparent windows and/or doors. Rough openings are used to calculate this requirement.

#### 5. Utilities:
   a. Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility from the street. If such elements are mounted in a location visible from the street, common open space, or shared auto courtyards, they shall be screened with vegetation or by architectural features.
   b. Service, loading, and garbage areas. Developments shall provide a designated area for service elements (refuse and disposal). Such elements shall be sited along the alley, where available. Such elements shall not be located along the street frontage. Where there is no alley available, service elements shall be located to minimize the negative visual, noise, odor, and physical impacts and shall be screened from view from the street and sidewalk.
6. Fencing.
   a. Chain link fencing, with or without slats, is prohibited for required screening.
   b. Barbed or razor wire. The use of barbed or razor wire is limited to those areas not visible to a public street or to an adjacent residential use.
   c. Chain link. Chain link or similar wire fencing is prohibited between the front of a building and a public street, except for wetland preservation and recreation uses.
   d. Electrified. The use of electrified fencing is prohibited in all zoning districts.
   e. The maximum height of free-standing walls, fences, or hedges between any public street and building shall be 3 feet. Exception: Decorative fences up to 8 feet in height may be allowed between a public street and any residential use provided such fence is at least 50 percent transparent and features a planting strip at least 5 feet wide with Type C or D landscaping to soften the view of the fence and contribute to the pedestrian environment.
13.06.502 Landscaping and/or buffering standards.

A. General requirements. The landscaping section is divided into four sections, with one each specifically addressing the landscaping requirements for development in Residential Zoning Districts, Commercial Zoning Districts, Mixed-Use Zoning Districts, or Industrial Zoning Districts. In addition to the standards outlined in each of those tables, the general requirements contained herein and the landscaping types outlined in subsection F apply to all districts.

1. Intent. The landscaping requirements, as a whole, are intended to contribute to the aesthetic environment of the City; provide green spaces that can support the urban citywide tree canopy, wildlife, such as birds, in the urban environment; help reduce storm water runoff; filter pollution; and buffer visual impacts of development.

2. Applicability. Unless specifically exempted, landscaping shall be provided consistent with this section for all new development, including structures and/or parking lots, as well as alterations to existing development, as outlined below.

   a. Alterations. Three thresholds are used to gauge the extent of landscaping standard compliance on alterations to existing development:

      (1) Level I alterations to a site include all remodels and/or additions within a two-year period whose combined value is less than 50% of the value of the existing development or structure, as determined by the Building Code, excluding purchase costs of the property and/or structure. The requirement for such alterations is only that the proposed improvements meet the standards and do not lead to further nonconformance with the standards. For example, for an expanded parking area, landscaping would be required for the new parking area, but the applicant would not be required to bring an existing parking area into conformance with these landscaping standards.

      (2) Level II alterations to a site include all remodels and/or additions within a two-year period whose combined value ranges from 50% to 200% of the value of the existing development or structure, as determined by the Building Code, excluding purchase costs of the property and/or structure. All standards that do not involve repositioning the building or reconfiguring site development shall apply to Level II.

      (3) Level III alterations to a site include all remodels and/or additions within a two-year period whose combined value exceeds 200% of the value of the existing development or structure, as determined by the Building Code, excluding purchase costs of the property and/or structure. Such developments shall be brought into conformance with ALL of the applicable landscaping standards.

      (4) The standards do not apply to remodels that do not change the exterior form of the building. However, if a project involves both exterior and interior improvements, then the project valuation shall include both exterior and interior improvements.

      (5) No alteration shall increase the level of nonconformity or create new nonconformities to these standards.

2. Required landscape plans shall be prepared by a licensed landscape architect, certified nursery professional, or certified landscaper. Exempted developments:

   a. Residential developments with less than 7 units.

   b. Non-residential and mixed-use developments featuring less than 500 square feet of landscaping.

3. Native landscaping. The retention and use of new native landscaping is encouraged and permitted for any and all landscaping. New landscaping materials shall include species native to the Puget Sound lowland region of the Pacific Northwest or non-invasive naturalized species that have adapted to the climactic conditions of the region in the following minimum amounts:

   a. 50 percent of trees.

   b. 75 percent of ground cover and shrubs.

4. Landscaping, visibility and safety. Except in cases where required landscaping is intended to provide dense visual buffers, trees and shrubs shall be selected and maintained to maximize visibility at eye level for safety. To meet this requirement, shrubs shall be chosen and maintained at no taller than 3 feet. Trees shall be selected and pruned (once tall enough) to maximize views below 7 feet in height. Limited flexibility in the selection of trees and shrubs shall be allowed to address unique circumstances such as unusual topography, existing features, or where strict adherence to this standard is not necessary to meet the intent. This provision does not apply to buffers required along property lines that abut residentially-zoned property and to Landscaping Type A in subsection D.

5. Street trees.
a. Street trees shall be compatible with other trees in the vicinity by variety, species, and planting pattern. Trees and any associated grates must comply with any applicable, adopted business area improvement plan, streetscape design plan, and/or the City’s Tree Planting Program.

b. Street trees should generally be evenly spaced to create or maintain a rhythmic pattern, but can be provided with variations in spacing and/or grouped to accommodate driveways, building entrances, other streetscape amenities, etc. To achieve consistency with an existing, well-established pattern of tree spacing, the quantity of required street trees may be modified.

c. Street trees shall, when possible, be planted within the right-of-way adjacent to the curb and between the pedestrian lane/sidewalk and curb. When this is not possible, street trees may be located within the right-of-way and behind the sidewalk. If neither of these preferred locations is possible, such as when existing infrastructure prevents trees from being planted within the right-of-way, trees located within 10 feet of the right-of-way may be counted as street trees.

d. In cases where street trees are provided adjacent to a required buffer, the trees provided as street trees may be used to reduce the number of trees required in the buffer area.

66. General tree size standards. Unless specified otherwise, deciduous trees provided to meet these landscaping requirements shall be consistent with these minimum size standards. For deciduous trees, at least 50% of the trees provided shall be a minimum 2-inch caliper at the time of planting, with the remaining deciduous trees a minimum 1½-inch caliper. The caliper of deciduous trees shall be measured 4½ feet above the root ball or grade (diameter at breast height, or DBH). For evergreen trees, provided to meet these requirements at least 50% of the trees provided shall be a minimum of 6 feet tall at the time of planting, with the remaining evergreen trees a minimum of 5 feet tall at the time of planting. Evergreen trees provided to meet these requirements shall also be species with the ability to develop a minimum branching width of 8 feet within 5 years. In all cases, trees that are provided that are above and beyond the landscaping requirements can be smaller trees may be integrated into the landscaping provided they are in addition to the required larger trees.

7. General tree variety standards. In order to improve and protect the health, aesthetic quality, and sustainability of the City’s urban forest, projects shall provide a mix of trees. For projects that involve the planting of between four and ten trees, at least two different kinds (genre) of trees shall be included. For projects involving the planting of more than ten trees, at least three different kinds (genre) of trees shall be included.

86. General shrub size standards. Unless specified otherwise, shrubs provided to meet these requirements shall be from a minimum 3-gallon container.

92. Landscaping quantity calculations. When a specified amount or number of trees or plants is specified, that shall be the minimum number required. Any requirement resulting in a fraction, when applied, shall be rounded up or down to the nearest whole number. In cases where the minimum is expressed as a ratio of a number of trees or shrubs per a specified amount of area or length of site frontage or buffer (such as 3 trees per 100 feet of street frontage), the number of required trees or shrubs shall be calculated by applying the ratio to the square footage of the area or length of the associated frontage or buffer. For example, under a street tree requirement of 3 trees per 100 feet of street frontage, a site with 50 feet of street frontage would require 2 trees (50 x 3/100 =1.5, which rounds up to 2) and a site with 90 feet of street frontage would require 3 trees (90 x 3/100 = 2.7, which rounds up to 3). The same planting may satisfy more than one requirement, unless specifically noted otherwise.

10. Minimum landscaped area – overall site. Where a minimum amount of landscaped area is identified for an entire site, that percentage shall be considered the minimum requirement. More specific requirements that also apply, such as buffering or parking lot landscaping, may necessitate more landscaping than this minimum.

118. Credits for retaining existing trees and shrubs. These requirements are provided to encourage tree preservation because of the greater visual and ecological benefits of mature plantings.

a. The following tree planting credits are available for existing trees, provided an arborist’s or landscape architect’s appraisal determines that the tree(s) is healthy and can be saved. If retained trees are damaged during or after construction, replacement shall be based upon the same ratios.

- One required tree for every retained tree of at least equal size;
- Two required trees for every retained tree that is 8 inches to 20 inches in diameter (measured at breast height);
- Three required trees for every retained tree 20 inches to 32 inches in diameter (measured at breast height);
- Four required trees for every retained tree over 32 inches in diameter (measured at breast height).
b. Existing shrubs, which comply with the minimum plant size specifications of this table, may count towards the required landscape plantings. Invasive plants, such as blackberry and scotch broom, shall not count towards the required plantings.

129. Minimum unpaved planting area per tree. Trees shall be provided with the following minimum planting areas:

a. Parking lot trees and other trees on private property; 60 square feet, 5-foot minimum width.

b. Street trees in the right-of-way; 24 square feet; 4-foot minimum width.

c. Street trees in right-of-way with tree grates; 16 square feet; 4-foot minimum width.

130. Minimum tree trunk setbacks. Trees shall be planted a minimum of 2 feet from a sidewalk or curb, 5 feet from a structure, and 10 feet from pedestrian light standards or parking lot light standards. However, limited flexibility in the placement of trees shall be allowed to address unique circumstances such as unusual topography or where other required or existing features limit the ability to strictly meet this standard.

144. Installation. Landscaping meeting the standards of this section shall be installed by the time of final occupancy.

152. Maintenance. Landscaping shall be maintained in a healthy, growing, and safe condition, and replaced or repaired as necessary, during the plant establishment period and for the life of the project. Pruning of required trees or shrubs shall be for the purpose of maintaining the tree or shrub in a healthy growing condition and/or to enhance its natural growing form. Trees and shrubs shall not be excessively pruned such that it adversely affects the healthy living condition of the plant, significantly damages the natural growing form of the plant, or eliminates or significantly reduces the purpose for the planting. Modifications to the landscaping shall be in conformance with these standards and subject to approval of the City.
### Section 13.06.502.B

**Residential District Landscaping**

| R-1, R-2, R-2-SRD, HMR-SRD, R-3, R-4, R-4-L, R-5, R-1-PRD, R 2-PRD, R-3-PRD, R-4-PRD, R-4-L-PRD, R-5-PRD |

#### Applicability

- Unless specifically exempted, a landscaping plan shall be provided consistent with this table for all new development of structures and/or parking lots, as well as additions and substantial remodels, as outlined below.

#### Exemptions

- Single-family detached, two-family, and three-family dwellings are exempt from all landscaping requirements contained in this table.
- Remodel projects valued at less than 60 percent of the building value, as calculated in the Building Code, are exempt from all landscaping requirements contained in this table.
- Building additions and buildings added to sites with existing structures are exempt from the landscaping requirements contained in this table, except for street tree requirements and Buffer Planting Areas. Street trees and Buffer Planting Areas are only required along property lines adjacent to the building addition. If the required Buffer Planting Area cannot be provided because of legally existing development, the maximum possible Buffer Planting Area shall be provided and this area shall be covered with a mixture of trees, shrubs, and groundcover plants.
- Parking lots of 20 stalls or less, located behind buildings and accessed by alleys, are exempt from the perimeter strip, buffer and interior landscaping distribution requirements below. This exemption does not apply to the minimum landscaping area requirement; provided, the minimum area is fully planted with a mixture including the required quantity of trees, shrubs, and/or groundcovers.
- Parking lots of 20 stalls or less and loading areas are exempt from the interior landscaping distribution requirements to allow flexibility in placement of required landscaping.

#### Minimum Landscaping Area

**Overall site**

- A minimum of 5 percent of the entire site minus the area covered by structures in R-4-L, R-4, and R-5 Districts, and for conditional uses permitted in Section 13.06.640, a minimum of 5 percent of the entire site, minus the area covered by structures, shall be planted with a mixture of trees, shrubs, and groundcover plants.
- The percentage identified above is the minimum requirement for these districts. Requirements that follow may necessitate more landscaping than this minimum.
- Parking lots of 20 stalls or less, located behind buildings and accessed by alleys, are only required to meet the minimum percent for overall site landscaping, outlined above.
- These landscaped areas shall be covered with a mixture of trees, shrubs, and groundcover plants.

**Site perimeter strip**

- Perimeter strips may be broken for primary structures, vehicle and pedestrian access crossings, and to allow limited access to and use of utility services located in alleys.
- A minimum 7-foot wide site perimeter strip shall be provided on sides without abutting street trees. The required perimeter strip shall be reduced to 5 feet for parcels of 150 feet or less in depth.
- A minimum 5-foot wide site perimeter strip shall be provided on sides with abutting street trees.
- The perimeter strip shall be covered with a mixture of trees, shrubs, and groundcover plants.
**Buffer Planting Areas.** In addition to the intent of the landscaping requirement noted above, buffer planting areas are intended to provide substantial vegetative screening between dissimilar districts to soften visual and aesthetic impacts (unless exempted above).

| Mobile home/trailer courts, parks abutting R-1, R-2, and R-3 districts. | • A wall, fence, vegetated wall, evergreen hedge, or other suitable enclosure of minimum height four and one half feet and maximum height of seven feet placed at least five feet from the side and rear lot lines. The area between such enclosures and the property lines shall be landscaped to form a permanent screening area.  
• A landscaped screening area at least five feet in depth must be provided along the street frontage on a non arterial street forming a boundary between a mobile home park site and an R-1, R-2, or R-3 District and must be located between the street curbline and a line five feet inside and parallel with the front lot line.  
• No signs shall be permitted on any part of a screening enclosure or within a screening area.  
• The Land Use Administrator may waive the requirement for a screening enclosure and/or screening area if equivalent screening is provided by existing parks, parkways, recreation areas, or by topography or other natural conditions. |
| --- | --- |

**Planting Requirements.** These requirements are intended to provide trees of sufficient maturity at planting to provide more immediate mitigation to the site, to provide trees adequate space to avoid damage and continue growth, and to visually break up parking lots.

| Tree size and quantity | • A minimum of 1 tree per 1,000 square feet of parking lot area shall be provided.  
• For parking areas behind buildings of 20 stalls or less that are shielded by buildings from public street view, a minimum of 1 tree per 2,000 square feet of parking lot area is required.  
• If more trees are needed to meet distribution or street tree requirements, that total is the minimum requirement. |
| --- | --- |
| Interior landscaping distribution | • Trees and planting areas shall be at aisle ends and evenly distributed throughout the parking lot with no stall more than 50 feet from a tree trunk.  
• At least 1 tree shall be located within 10 feet of required walkway for each 40 feet of said walkway. |
| Street trees | • 3 trees per 100 feet of site street frontage shall be provided, including buildings; at least 2-inch caliper, compatible with other trees in the vicinity by variety, species, and planting pattern.  
• Trees and grates must comply with adopted business area improvement plans and/or the City’s Tree Planting Program. |
**Section 13.06.502.C**  
**Commercial District Landscaping**  

### Applicability
- Unless specifically exempted, a landscaping plan shall be provided consistent with this table for all new development of structures and/or parking lots, as well as additions and substantial remodels, as outlined below.

### Exemptions
- Single-family, two-family, and three-family dwellings are exempt from all landscaping requirements contained in this table.
- New buildings that are less than 250 square feet of floor area are exempt from all landscaping requirements contained in this table. However, such new buildings shall not be constructed within required Buffer Planting Areas.
- Building remodels are exempt from all landscaping requirements contained in this table.
- Building additions and buildings added to sites with existing structures are exempt from the landscaping requirements contained in this table, except for street tree requirements and Buffer Planting Areas. Street trees and Buffer Planting Areas are only required along property lines adjacent to the building addition. If the required Buffer Planting Area cannot be provided because of legally existing development, the maximum possible Buffer Planting Area shall be provided and this area shall be covered with a mixture of trees, shrubs, and groundcover plants.
- Parking lots of 20 stalls or less, loading areas, and fueling stations are exempt from the Interior Landscaping Distribution requirements contained in the Planting Requirements section of this table, to allow flexibility in placement of required landscaping.
- Parking lots of 20 stalls or less, located behind buildings and accessed by alleys, are exempt from the Perimeter Strip, Buffer and Interior Landscaping Distribution requirements below.
- C, T, HM, or PDB property across an arterial street or highway from R-District property is not required to provide a Buffer Planting Area along the affected property line abutting the arterial street or highway.

### Minimum Landscaping Area (unless exempted above)

| Overall site | A minimum of 10 percent of the entire site, minus the area covered by structures, **shall be covered with a mixture of trees, shrubs, and groundcover plants** in T, C-1, C-2, HM, and PDB Districts.  
| Parking lots of 20 stalls or less, located behind buildings and accessed by alleys, are only required to meet the minimum percent for overall site landscaping, outlined above.  
| **Landscaped areas shall be covered with a mixture of trees, shrubs, and groundcover plants.**  
| Site perimeter strip | Perimeter strips may be broken for primary structures, vehicle and pedestrian access crossings, and to allow limited access to and use of utility services located in alleys.  
| A minimum 7-foot wide site perimeter strip shall be provided on sides without abutting street trees. The required perimeter strip shall be reduced to 5 feet for parcels of 150 feet or less in depth.  
| A minimum 5-foot wide site perimeter strip shall be provided on sides with abutting street trees.  
| The perimeter strip shall be covered with a mixture of trees, shrubs, and groundcover plants. |
Buffer Planting Areas. In addition to the intent of the landscaping requirements noted above, buffer planting areas are intended to provide substantial vegetative screening between dissimilar zoning districts to soften visual and aesthetic impacts (unless exempted above).

| C, T, HM, or PDB District property abutting R-District property | • A continuous planting area that has a minimum width of 15 feet and contains Type A Landscaping shall be provided on the required property, along the boundary with the R-District, with a minimum width of 15 feet that contains:
| | • A minimum of 6 trees per 100 lineal feet of abutting property line.
| | • A minimum of 12 shrubs per 100 lineal feet of abutting property line.
| | • Where the property required to provide a buffer is 150 feet or less in depth, measured perpendicularly from the residential parcel, the buffer can be reduced to the minimum 7-foot wide buffer listed below.
| C, T, HM, or PDB District property across the street or alley from R-District property | • A continuous planting area that has a minimum width of 7 feet and contains Type B or C Landscaping shall be provided on the required property, across from the R-District, with a minimum width of 7 feet that contains:
| | • A minimum of 4 trees per 100 lineal feet of abutting property line.
| | • A minimum of 10 shrubs per 100 lineal feet of abutting property line.
| | • Street trees are not required on frontage where a buffer is required, but may be used to satisfy buffer tree requirements.
| | • Buffer planting areas may be broken only for vehicle and pedestrian access crossings and to allow limited access to and use of utility services located in alleys.

Planting Requirements. These requirements are intended to provide trees of sufficient maturity at planting to provide more immediate mitigation to the site, to provide trees adequate space to avoid damage and continue growth, and to visually break up parking lots (unless exempted above).

| Tree size and quantity | • A minimum of 1 tree per 1,000 square feet of new parking lot area shall be provided.
| | • For parking areas behind buildings of 20 stalls or less that are shielded by buildings from public street view, a minimum of 1 tree per 2,000 square feet of parking lot area is required.
| | • If more trees are needed to meet distribution or street tree requirements, that total is the minimum requirement.
| Interior landscaping distribution | • Trees and planting areas shall be at aisle ends and evenly distributed throughout the new parking lot with no stall more than 50 feet from a tree trunk.
| | • At least 1 tree shall be located within 10 feet of required walkway for each 40 feet of said walkway.
| Street trees | • 3 trees per 100 feet of site street frontage shall be provided, including buildings, compatible with other trees in the vicinity by variety, species, and planting pattern.
| | • Trees and grates must comply with adopted business area improvement plans and/or the City’s Tree Planting Program.
Section 13.06.502.D
X-District Landscaping

RCX, NCX, CCX, UCX, UCX-TD, CIX, URX, HMX, NRX

Applicability

• Unless specifically exempted, a landscaping plan shall be provided consistent with this table for all new development of structures and/or parking lots, as well as additions and substantial remodels, as outlined below.

Exemptions

• Single-family detached dwellings are exempt from all landscaping requirements contained in this table.
• Buildings that are less than 250 square feet of floor area are exempt from all landscaping requirements contained in this table. However, such new buildings shall not be constructed within required Buffer Planting Areas.
• Parking lots of 15 stalls or less, loading areas, and fueling stations are exempt from the Interior Landscaping Distribution requirements contained in the Planting Requirements section of this table, to allow flexibility in placement of required landscaping.
• Parking lots of 15 stalls or less, located behind buildings and accessed by alleys, are exempt from the Perimeter Strip, Buffer and Interior Landscaping Distribution requirements below.
• Property across an arterial street or highway from R-District property is not required to provide a Buffer Planting Area along the affected property line abutting the arterial street or highway.

Additions/Remodels

Three thresholds are used to gauge the extent of landscaping standard compliance on additions/remodels:
• Level I remodels/additions include all remodels and/or additions within a two year period with value of less than 60% of the existing building value, as determined by the Building Code. The requirement for such remodels is only that the proposed improvements meet the standards and do not lead to further nonconformance with the standards. For example, for an expanded parking area, landscaping would be required for the new parking area, but the applicant would not be required to bring an existing parking lot into conformance with these landscaping standards.
• Level II remodels/additions include all remodels and/or additions within a two year period whose value ranges from 60% to 200% of the value of the existing structure, as determined by the Building Code. All standards that do not involve repositioning the building or reconfiguring site development shall apply to Level II.
• Level III remodels/additions include all remodels and/or additions within a two year period whose value exceeds 200% of the value of the existing structure, as determined by the Building Code. Such remodels shall conform to ALL standards. The standards do not apply to remodels that do not change the exterior appearance of the building. However, if a project involves both exterior and interior improvements, then the project valuation shall include both exterior and interior improvements.

Minimum Landscaping Area (unless exempted above)

Overall site
• For single-purpose residential developments, a minimum of 15 percent of the entire site, minus the area covered by structures, shall be covered with a mixture of trees, shrubs, and groundcover plants for single-purpose residential developments.
• Exceptions and departures to landscaped area requirement.
  i. Requirements for developments with structured parking are relaxed based on the percentage of structured parking to the total number of on-site parking spaces. For example, if all parking is structured, there is no overall site landscaping requirement. If 50 percent of the parking is structured, then the amount of required overall site landscaping is reduced by 50 percent (to 7.5 percent).
  ii. Green roofs and roof gardens may be used to meet up to one-third of the landscaped area requirements.
  iii. Planting strips within street rights-of-way shall not be counted toward this requirement included in required landscaped areas.
• Landscaped areas shall be covered with a mixture of trees, shrubs, and groundcover plants.
**Residential Buffer Planting Areas.** In addition to the intent of the landscaping requirements noted above, buffer planting areas are intended to provide substantial vegetative screening between dissimilar zoning districts to soften visual and aesthetic impacts (unless exempted above). These landscaping provisions are also intended to soften the appearance of buildings from the street and enhance the aesthetics of development.

| X District property abutting R-1, R-2 or R-2SRD District property | • A continuous planting area that has a minimum width of at least 15 feet and contains Type A Landscaping shall be provided on wide along abutting the property, along the boundary with the R-District property line containing Type A Landscaping.  
| | • Where the property required to provide a buffer is 150 feet or less in depth, measured perpendicularly from the residential parcel, the buffer can be reduced to 10 feet in width.  
| X District property across the alley from R-1, R-2 or R-2SRD District property | • A continuous planting area that has a required property with a minimum width of 7 feet and that contains Type B or C Landscaping shall be provided on the property, across from the R-District.  
| | • Buffer planting areas may be broken only for vehicle and pedestrian access crossings and to allow limited access to and use of utility services.  

**Front Yard**

| Front Yard Landscaping | • In areas where buildings are not located adjacent to the sidewalk, the area between the public sidewalk and buildings shall incorporate expanded sidewalk space, outdoor seating, plazas and/or landscaping with a combination of trees, shrubs, and/or ground cover plants.  

**Foundation Planting**

| Foundation Planting | • All street-facing elevations must have landscaping along any exposed foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to portions of the building facade that provide access for pedestrians or vehicles to the building. The foundation landscaping must meet the following standards:  
| | 1. The landscaped area must be at least three feet wide.  
| | 2. There must be at least one shrub for every three linear feet of foundation.  
| | 3. Groundcover plants must fully cover the remainder of the landscaped area.  

**Planting Requirements.** These requirements are intended to provide trees of sufficient maturity at planting to provide more immediate mitigation to the site, to provide trees adequate space to avoid damage and continue growth, and to visually break up parking lots (unless exempted above).  

| Street Trees | • Tree species, location, spacing, and grates must comply with adopted business area improvement plans, streetscape design plans, and/or the City’s Tree Planting Program.  
| | • Street trees shall be provided at a ratio of 3 trees per 100 feet of site street frontage shall be provided, including buildings, compatible with other trees in the vicinity by variety, species, and planting pattern.  
| | • Trees planted within the right-of-way are considered street trees for purposes of this requirement. Street trees shall generally be placed adjacent to the curb and between the pedestrian lane and curb.  

| Parking Lot Landscaping | 1. Perimeter parking lot landscaping:  
| | a. Streets: 10-foot wide planting strip with Type C Landscaping.  
| | b. Side and rear yards: 10-foot wide planting strips with Type B or C Landscaping. Where the subject property is 150 feet or less in depth, the perimeter strip can be reduced to 5 feet in width.  
| | c. Perimeter strips may be broken only for vehicle and pedestrian access crossings, and to allow limited access to and use of utility services located in alleys.  
| | 2. Internal parking lot landscaping:  
| | a. Planting areas with trees are required at all parking aisle ends.  
| | b. Long rows of parking shall be broken by islands or peninsulas with trees such that there are no more than eight parking stalls in a row without a tree.  
| | c. Trees shall be provided at an average of 30-foot intervals along walkways within or adjacent to parking lots.  
| | d. Type C Landscaping shall be used for internal parking lot landscaping.  
| | e. Bioretention cells or swales may be incorporated into required planting areas.
### Landscaping Types

**Landscaping Type A**—A dense landscaping screen separating different uses. Specifically:

- **a.** For landscaping strips 10 to 15 feet wide:
  
  - i. At least one row of evergreen trees, minimum 8 feet in height at the time of planting and 10 feet maximum separation.
  
  - ii. Shrubs at a rate of one shrub per 20 square feet of landscaped area. In addition to being from minimum 3-gallon-sized containers, shrubs shall be at least 16 inches tall at planting and have a mature height of at least 3 feet.
  
  - iii. Groundcover plants.
  
  - iv. Bioretention cells or swales can be incorporated into these landscaping strips.

- **b.** For landscaping strips wider than 15 feet:
  
  - i. A minimum of one evergreen tree for every 150 square feet arranged in a manner to obstruct views into the property.
  
  - ii. Shrubs and groundcover as required above.
  
  - iii. Bioretention cells or swales can be incorporated into these landscaping strips.

---

**For landscaping strips 15 feet wide or less:**

- Shrub@1/20sf
- 10' Min
- 8' tall min.
- Groundcover

**For landscaping strips wider than 15 feet:**

- A minimum of one evergreen tree at least 8' tall for every 150 square feet arranged in a manner to obstruct views into the property.

---

**View from public property**

**Shrub@1/20sf**

**View from public property**

**Groundcover**

**15' Min**
Landscaping Type B - A moderately dense and naturalistic vegetation screen to offer visual relief and integrate built elements into the natural environment. Specifically:

a. For landscaping strips less than 15 feet wide:
   i. Informal groupings of evergreen and/or deciduous trees. At least 50 percent of the trees must be evergreen. Trees to be spaced at an average of 20 feet on-center, but may be grouped in asymmetrical arrangements.
   ii. Shrubs at a rate of one shrub per 20 square feet of landscaped area.
   iii. Groundcover plants.
   iv. Bioretention cells or swales can be incorporated into these landscaping strips.

b. For landscaping strips wider than 15 feet:
   i. At least one tree per 300 square feet of landscaped area. At least 50 percent of the trees must be evergreen.
   ii. Tree species, shrubs, and groundcover as required above.
   iii. Bioretention cells or swales can be incorporated into these landscaping strips.

- 368 -
Landscaping Type C - Landscaping provides visual relief in parking areas and along roadways where both a canopy of trees and visibility is required.

a. For landscaping strips 5 to 20 feet wide:
   i. Trees at 20 feet on-center.
   ii. Shrubs at a rate of one shrub per 20 square feet of landscaped area.
   iii. Groundcover plants.
   iv. Bioretention cells or swales can be incorporated into these landscaping strips.

b. For landscaping strips wider than 20 feet:
   i. At least one tree per 300 square feet of landscaped area or 20 foot separation (on average). Place trees to create a canopy in desired locations without obstructing necessary view corridors.
   ii. Tree species, shrubs, and groundcover as required above.
   iii. Bioretention cells or swales can be incorporated into these landscaping strips.

Note: pedestrian pathways may be counted as part of this area when required trees are installed with tree grates.
Landscaping Type D—A decorative landscaped display with colorful flowers or foliage as a focal setting for signs, special site elements and/or high visibility or pedestrian areas. Specifically:

a. Shrub—At least 50 percent of which must exhibit decorative floral or foliage, shall cover at least 50 percent of the landscaped area within 3 years.

b. The remaining 50 percent of the landscaped area may be planted with trees, shrubs, perennials, groundcover plants, or cultivated flower beds.

Landscaping Type E—Enhancing natural areas to better integrate developments into existing conditions. Specifically:

a. Landscaping shall consist of trees, shrubs, and groundcover plants that are native to the Puget Sound and are appropriate to the conditions of the site.

b. Arrangement of plants shall be asymmetrical and plant material shall be sufficient in quantity to cover the soil in one growing season.

c. Minimum 20 feet in width if used as a screen or required front yard treatment.
### Section 13.06.502.E
#### Port Maritime and Industrial District Landscaping

<table>
<thead>
<tr>
<th>M-1, M-2, PMI</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Applicability</strong></td>
</tr>
<tr>
<td>• Unless specifically exempted, a landscaping plan shall be provided consistent with this table for all new development of parking areas over 20,000 square feet of gross lot area, for perimeter strips adjacent to arterial street frontages, for street trees, and for buffer plantings abutting R-District property.</td>
</tr>
<tr>
<td>• Required landscaping and perimeter strips may be substituted with central landscaping, except where necessary to screen an outdoor storage or industrial use from an R-District property. Central landscaping is in equal proportion to that which would have been required and that which can be provided with variations in spacing and/or grouped to accommodate driveways, building entrances, etc. Required landscaping and perimeter strips are those not otherwise exempted by the provisions in this section.</td>
</tr>
</tbody>
</table>

| **Exemptions** |
| • Building remodels are exempt from all landscaping requirements contained in this table. |
| • Building additions and buildings added to sites with existing structures are exempt from the landscaping requirements contained in this table, except for street tree requirements and Buffer Planting Areas. Street trees and Buffer Planting Areas are only required along property lines adjacent to the building addition. If the required Buffer Planting Area cannot be provided because of legally existing development, the maximum possible Buffer Planting Area shall be provided and this area shall be covered with a mixture of trees, shrubs, and groundcover plants. |
| • Single-family, two-family, and three-family dwellings are exempt from all landscaping requirements contained in this table. |
| • Required landscaped perimeter strips may be substituted with central landscaping, except where necessary to screen an outdoor storage or industrial use from an R-District property. Central landscaping is in equal proportion to that which would have been required and that which can be provided with variations in spacing and/or grouped to accommodate driveways, building entrances, etc. Required landscaped perimeter strips are those not otherwise exempted by the provisions in this section. |
| • Required landscaping and perimeter strips and street trees may be exempted if demonstrated that such requirement would interfere with adjacent or intersecting railroads, including private spur railroads, existing storm water ditches, or national security requirements, or if demonstrated that there is a 20-foot vertical grade difference between the properties that offers comparable protection. |
| • When there is a 20-foot vertical grade difference between M or PMI District property that is abutting R-District property, no buffer is required along the affected property line if such grade difference is demonstrated to provide comparable protection. |
| • When there is a 20-foot vertical grade difference between M or PMI District property that is located across the street or alley from R-District property or adjacent to R-District property within a mixed-use district center, no buffer is required along the affected property line if such grade difference is demonstrated to provide comparable protection. |

| **Minimum Landscaping Area (unless exempted above)** |
| **Overall site** |
| • Five percent of parking areas over 20,000 square feet of gross lot area shall be planted with a mixture of trees, shrubs, and groundcover plants. Not more than five percent is required for such parking areas, but this requirement is separate from the required site perimeter strip or buffer plantings. |
| • These landscaped areas shall be covered with a mixture of trees, shrubs, and groundcover plants. |
| • In M-1 districts, all projects adjacent to a developed public street right of way are required to plant street trees consistent with the street tree planting requirements detailed below. |
| **Site perimeter strip** |
| • Perimeter strips may be broken for primary structures and vehicle and pedestrian access crossings. |
| • A minimum 5-foot wide perimeter strip that is covered with a mixture of trees, shrubs, and groundcover plants shall be provided along arterial street frontages. |
| • The perimeter strip shall be covered with a mixture of trees, shrubs, and groundcover plants. |
**Buffer Planting Areas.** In addition to the intent of the landscaping requirements noted above, buffer planting areas are intended to provide substantial vegetative screening between dissimilar zoning districts to soften visual and aesthetic impacts, (unless exempted above).

<table>
<thead>
<tr>
<th>M or PMI District property abutting R-District property</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>-</strong> A continuous planting area that has on the required property with a minimum width of 15 feet and that contains Type A Landscaping shall be provided on the property, along the boundary with the R-District.</td>
<td></td>
</tr>
<tr>
<td><strong>-</strong> A minimum of 6 trees per 100 linear feet of abutting property line.</td>
<td></td>
</tr>
<tr>
<td><strong>-</strong> A minimum of 12 shrubs per 100 linear feet of abutting property line.</td>
<td></td>
</tr>
<tr>
<td><strong>-</strong> Where the property required to provide a buffer is 150 feet or less in depth, measured perpendicularly from the residential parcel, the buffer can be reduced to the minimum 7-foot wide buffer listed below.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>M or PMI District property across the street or alley from R-District property, or adjacent to R-District property within a mixed use center</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>-</strong> A continuous planting area that has on the required property with a minimum width of 7 feet and that contains Type B or C Landscaping shall be provided on the property, across from the R-District.</td>
<td></td>
</tr>
<tr>
<td><strong>-</strong> A minimum of 4 trees per 100 linear feet of abutting property line.</td>
<td></td>
</tr>
<tr>
<td><strong>-</strong> A minimum of 10 shrubs per 100 linear feet of abutting property line.</td>
<td></td>
</tr>
<tr>
<td><strong>-</strong> Street trees are not required on frontage where a buffer is required, but may be used to satisfy buffer tree requirements.</td>
<td></td>
</tr>
<tr>
<td><strong>-</strong> Buffer planting areas may be broken only for vehicle and pedestrian access crossings and to allow limited access to and use of utility services. Buffer planting areas may be broken only for vehicle lanes and/or walkways.</td>
<td></td>
</tr>
<tr>
<td><strong>-</strong> In cases where there is a demonstrated site constraint, the minimum buffer width may be reduced to a minimum 4 feet, with the integration of a continuous site-obscuring fence or vegetated wall.</td>
<td></td>
</tr>
</tbody>
</table>

**Planting Requirements.** These requirements are intended to provide trees of sufficient maturity at planting to provide more immediate mitigation to the site, to provide trees adequate space to avoid damage and continue growth, and to visually break up parking lots, (unless exempted above).

<table>
<thead>
<tr>
<th><strong>Tree size and quantity</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>-</strong> A minimum 1 tree per 1,000 square feet of new parking lot area shall be provided.</td>
<td></td>
</tr>
<tr>
<td><strong>-</strong> If more trees are needed to meet distribution or street tree requirements, that total is the minimum requirement.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Interior landscaping distribution</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>-</strong> Trees and planting areas shall be at aisle ends and evenly distributed throughout the new parking lot with no stall more than 50 feet from a tree trunk.</td>
<td></td>
</tr>
<tr>
<td><strong>-</strong> At least 1 tree shall be located within 10 feet of required walkway for each 40 feet of said walkway.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Street trees</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>-</strong> In M-1 Districts, 3 trees per 100 feet of site street frontage shall be provided, including buildings, compatible with other trees in the vicinity by variety, species, and planting pattern.</td>
<td></td>
</tr>
<tr>
<td><strong>-</strong> Trees and grates must comply with adopted business area improvement plans and/or the City’s Tree Planting Program.</td>
<td></td>
</tr>
</tbody>
</table>
Section 13.06.502.F
Landscaping Types

Landscape Type A - A dense landscaping screen separating different uses. Specifically:

a. For landscaping strips 10 to 15 feet wide:
   i. At least one row of evergreen trees, minimum 8 feet in height at the time of planting and 10 feet maximum separation.
   ii. Shrubs at a rate of one shrub per 20 square feet of landscaped area. In addition to being from minimum 3-gallon sized containers, shrubs shall be at least 16 inches tall at planting and have a mature height of at least 3 feet.
   iii. Groundcover plants.
   iv. Bioretention cells or swales can be incorporated into these landscaping strips.

b. For landscaping strips wider than 15 feet:
   i. A minimum of one evergreen tree for every 150 square feet arranged in a manner to obstruct views into the property.
   ii. Shrubs and groundcover as required above.
   iii. Bioretention cells or swales can be incorporated into these landscaping strips.
Landscaping Type B - A moderately dense and naturalistic vegetation screen to offer visual relief and integrate built elements into the natural environment. Specifically:

a. For landscaping strips less than 15 feet wide:
   i. Informal groupings of evergreen and/or deciduous trees. At least 50 percent of the trees must be evergreen. At least one tree per 500 square feet of landscaped area. Trees to be spaced at an average of 20 feet on-center, but may be grouped in asymmetrical arrangements.
   ii. Shrubs at a rate of one shrub per 20 square feet of landscaped area.
   iii. Groundcover plants.
   iv. Bioretention cells or swales can be incorporated into these landscaping strips.

b. For landscaping strips wider than 15 feet:
   i. At least one tree per 300 square feet of landscaped area. At least 50 percent of the trees must be evergreen.
   ii. Tree species, shrubs, and groundcover as required above.
   iii. Bioretention cells or swales can be incorporated into these landscaping strips.

Alternate for areas wider than 15 foot:
- At least one tree per 300 square feet of landscaped area

REQUIREMENTS
For landscaped areas less than 15 feet wide:
- Informal groupings of evergreen (min. Ht. 6') and deciduous trees (min. caliper 2” as measured from 4’ from root ball). Trees will be spaced at an average of 20’ on center but may be grouped in asymmetrical arrangements.
- At least 50% of the trees will be evergreen

Wheel stop: An extended curb or bumper or additional groundcover is encouraged to prevent damage from auto overhang. Typical for all landscape areas where cars overhang.
Landscaping Type C - Landscaping provides visual relief in parking areas and along roadways where both a canopy of trees and visibility is required.

a. For landscaping strips 5 to 20 feet wide:
   i. Trees at 20 feet on-center.
   ii. Shrubs at a rate of one shrub per 20 square feet of landscaped area.
   iii. Groundcover plants.
   iv. Bioretention cells or swales can be incorporated into these landscaping strips.

b. For landscaping strips wider than 20 feet:
   i. At least one tree per 300 square feet of landscaped area or 20 foot separation (on average). Place trees to create a canopy in desired locations without obstructing necessary view corridors.
   ii. Tree species, shrubs, and groundcover as required above.
   iii. Bioretention cells or swales can be incorporated into these landscaping strips.

Note: pedestrian pathways may be counted as part of this area when required trees are installed with tree grates.
Landscaping Type D - A decorative landscaped display with colorful flowers or foliage as a focal setting for signs, special site elements and/or high visibility or pedestrian areas. Specifically:

a. Shrubs, at least 50 percent of which must exhibit decorative floral or foliage, shall cover at least 50 percent of the landscaped area within 3 years.
b. The remaining 50 percent of the landscaped area may be planted with trees, shrubs, perennials, groundcover plants, or cultivated flower beds.

Landscaping Type E - Enhancing natural areas to better integrate developments into existing conditions. Specifically:

a. Landscaping shall consist of trees, shrubs, and groundcover plants that are native to the Puget Sound and are appropriate to the conditions of the site.
b. Arrangement of plants shall be asymmetrical and plant material shall be sufficient in quantity to cover the soil in one growing season.
c. Minimum 20 feet in width if used as a screen or required front yard treatment.
13.06.503 Residential transition standards.
The following items are required to help ensure appropriate transitions between non-residential and/or higher intensity development and adjacent residential districts, in terms of building bulk and scale, location of activity areas for privacy and noise reduction, provision of greenspace, and visual separation:

[See table below.]

<table>
<thead>
<tr>
<th>A. Upper Story Stepback</th>
<th>1. Structures shall not intercept a 25-degree daylight plane inclined into the C, T, PDB, HM, M, or PMI District from a height of 25 feet above existing grade at any R-District / C, T, PDB, HM, M, or PMI District boundaries, excluding boundaries with R-4 Districts, R-5 Districts, and/or non-residential uses in any R District (see diagram at right). For purposes of this provision, vacant land located in an R-District shall be considered a residential use.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2. The following requirements apply in all X-Districts, where a Mixed-Use Center boundary is adjacent to single-family zoning (R-1, R-2 and R-2SRD Districts), except where the adjacent use within the single-family zone is a park, permanent open space, undevelopable steep slope, public facility or freeway.</td>
</tr>
<tr>
<td></td>
<td>a. An upper story stepback equal to 10 feet back for each 10 feet up above 25 feet shall be incorporated in projects abutting a single-family zone at an alley or rear or side property line shall not intercept a 45-degree daylight plane inclined into the X-District from a height of 25 feet above existing grade, measured from the inside edge of the required buffer or setback (example of abutting scenario below). This stepback is measured from the inside edge of the required buffer or setback.</td>
</tr>
<tr>
<td></td>
<td>b. An upper story stepback equal to 10 feet back for each 10 feet up above 35 feet shall be incorporated in projects abutting a single-family zone at a street shall not intercept a 45-degree daylight plane inclined into the X-District from a height of 35 feet above existing grade at. This stepback is measured from the property line.</td>
</tr>
</tbody>
</table>

![Diagram](image-url)
Upper Story Stepback - Abutting Scenario

Provides for a 25' maximum height at the setback line (15' buffer in this case) with an allowance for a 10' height increase for every 10' of stepback (horizontal distance).
13.06.510 Off-street parking and storage areas.

A. Purpose. To ensure the safe and adequate flow of traffic in public right-of-way, it is deemed in the interest of the public health, safety, and general welfare that off-street parking areas be required as a necessary part of the development and use of land, and to ensure that required parking areas are designed to perform in a safe and efficient manner. Additionally, to minimize impacts to adjacent uses from areas used for storage of vehicles and other materials, specific design and development standards for such areas are provided in Subsection D.

Minimum parking requirements are particularly important in order to ensure resident, visitor, customer, and employee parking within reasonable distance to the uses served, reduce congestion on adjacent streets; and to minimize, to the extent possible, spillover parking into adjacent residential areas. The requirements herein set forth are also established to discourage under-used parking facilities and to minimize the amount of land dedicated to parking, consistent with the Comprehensive Plan, that encourages economic development, transit use, carpooling, energy conservation, and air quality improvement by providing for: only the minimum number of stalls necessary, compact stalls, shared parking between uses, transportation demand management, and incentives for reducing the size of parking areas.

* * *

**TABLE 1 – Required Off-Street Parking Spaces** 9,14

<table>
<thead>
<tr>
<th>Use</th>
<th>Unit</th>
<th>Required parking spaces Min.</th>
</tr>
</thead>
<tbody>
<tr>
<td>* * *</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Institutional</td>
<td>* * *</td>
<td></td>
</tr>
<tr>
<td>Elementary, middle, and junior high schools</td>
<td>Classroom Teaching station</td>
<td>1.20</td>
</tr>
</tbody>
</table>

**TABLE 2 – Parking in Mixed-Use Center Districts**

* * *

Exemptions

No parking is required for any structure in existence upon the date the Mixed-Use Center was created within which it exists (see Section 13.17.020). New development shall provide parking as required.

In NCX and CCX Districts, no parking is required for buildings located within 10 feet of the right-of-way of the designated core pedestrian streets (see Section 13.06.300.C).

In CCX Districts, no parking is required for buildings that are located within 10 feet of the right-of-way of a designated core pedestrian street.

In NCX, CCX, and UCX Districts, no parking is required for the first 3,000 square feet of each ground-level retail or eating and drinking establishment.

Parking Quantity Reductions. The parking requirements for mixed-use, multi-family, commercial, institutional and industrial developments within X-Districts may be reduced as follows:

Transit Access

Parking requirement shall be reduced by 25% for sites located within 500 feet of a transit stop and 50% for sites located within 500 feet of a transit stop at which a minimum of 2015-minute peak hour service is provided (routes which serve stops at least every 2015 minutes during peak hours). Applicants requesting this reduction must provide a map identifying the site and transit service schedules for all transit routes within 500 feet of the site.

* * *

Development Standards – Location.

NCX, RCX, NRX, URX and UCX-TD Districts

Parking shall be located to the rear, side, within, or under a structure, or on a separate lot.

**Surface Parking** located to the side of a structure shall not exceed a maximum of 60 feet in width for paved vehicular area along designated pedestrian street frontages.
**Development Standards – Driveways.** Driveways shall be located and developed in a manner that recognizes the overall goals for promoting pedestrian activity over vehicle orientation. They shall be limited in size and number and located in the preference order described below:

<table>
<thead>
<tr>
<th>Driveway location</th>
<th>1. Driveways shall be located from an alley when suitable access is available, such as an abutting right-of-way that is or can practicably be developed.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2. When suitable alley access is not available, driveways shall be limited to the lowest classified roadway adjacent to the site (non-designated street, designated pedestrian street, designated core pedestrian street)</td>
</tr>
<tr>
<td></td>
<td>3. Projects that utilize an alley for vehicle access and cannot practicably limit vehicular access only to the alley, shall also be allowed to have additional vehicular access from abutting non-designated pedestrian streets.</td>
</tr>
<tr>
<td></td>
<td>4. Driveways shall be located as close as practical to the property line most distant from any street intersections. Location shall be subject to the approval of the City Traffic Engineer.</td>
</tr>
</tbody>
</table>

**Development Standards – Parking Garages.** The following standards apply to parking garages. They are intended to limit parking garage impacts on the pedestrian environment and reduce opportunities for crime in parking garages.

<table>
<thead>
<tr>
<th>Core Pedestrian Streets</th>
<th>Parking garages are prohibited at street level along the frontage of designated core pedestrian streets. These areas are intended to include uses and portions of uses that encourage pedestrian activity and interaction between adjacent uses and the streetscape.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pedestrian Streets</td>
<td>Parking garages shall not occupy more than 50% of the length of a building’s street-level frontage along a designated pedestrian street. The remaining portions are intended to include uses and portions of uses that encourage pedestrian activity and interaction between adjacent uses and the streetscape.</td>
</tr>
<tr>
<td>Parking Garage Openings</td>
<td>These standards apply to parking garages for five or more vehicles. Parking garage openings, including vehicular access openings, shall not exceed 50% of the total ground floor façade adjacent to a public street or sidewalk. Parking garage openings at the level of and facing a street, alley, courtyard, plaza, or open parking area shall incorporate decorative grilles, architectural elements, planters, and/or artworks that effectively reduce the visibility of vehicles within the garage while still allowing for limited visibility into and out of the garage. Any portion of the screening that is between 3 and 7 feet above the adjacent grade shall be at least 20% transparent but not more than 80% transparent. Vehicular access openings shall be exempt from this standard.</td>
</tr>
</tbody>
</table>

**Development Standards – Drive-throughs in Mixed-Use Centers.** The following standards apply to drive-throughs located in Mixed-use Centers. See section 13.06.300.D for permitted zones.

| 1. Drive-through driveways and stacking lanes must be located at least 150 feet from any bus stop or transit center, as measured along the curb line between the driveway and the bus stop or transit center |
| 2. All vehicle use areas associated with a drive-through shall be located at the side or rear of the building |
| 3. Drive-through windows shall not face a designated pedestrian street and stacking areas shall not lie between a building and a designated pedestrian street |
| 4. Drive-through stacking lane(s) and service window(s) shall be designed and screened from the view of adjacent properties with landscaping and/or structures |
| 5. Pedestrian paths that cross a drive-through aisle shall use a raised platform and be marked with symbols, signage and/or special painting. |
| 6. Within Mixed Use Centers, drive-throughs shall be limited to 1 stacking lane maximum unless the portion with multiple lanes is fully screened from public view. |
| 7. Drive-through uses that are not located within a building are prohibited from locating within 100 feet of a light rail station or streetcar station |
| 8. Driveways are also subject to the standards contained in Section 13.06.510 |
2. Off-site parking. Parking areas for all uses shall be located on the same parcel with such uses; however, it is recognized that more efficient use of land, business, or organization growth, safety, or similar considerations may make off-site parking desirable. Therefore, an exception is provided that off-street parking areas may be constructed on a parcel separate from the main building or buildings occupied by such uses, under the following circumstances:

a. Where allowed. The parking area shall be considered an extension of the use it serves. The parking area shall be permitted, prohibited, or subject to conditional use permit in the same manner as the associated land use.

b. Proximity to use. The parcel(s) for such off-site parking area shall be located within 500 feet of the parcel(s) to be served. The distance shall be measured between the nearest points of pedestrian access between the two parcels.

3. Shared parking. Parking areas for all uses shall be located on the same parcel with such uses; however, it is recognized that more efficient use of land, business, or organization growth, safety, or similar considerations may make shared parking desirable. Therefore, two or more uses may share common parking facilities, subject to the following:

a. Off-site. The shared parking site shall comply with the provisions of off-site parking (subsection 2 above).

b. Performance. The applicant shall show that there is no substantial conflict in the principal operating hours of the two buildings or uses for which joint use of off-street parking facilities is proposed.

c. Availability confirmation. Required parking spaces within such a shared parking area are owned or under legal contract by the owner(s) or lease holder(s) of the property intended to be served.

d. Total spaces. When two or more uses share common parking facilities, the total number of parking spaces required shall be the sum of spaces required for those uses individually.

(1) General exception. Where the uses involved are both daytime and nighttime uses, as defined below, the total required parking for all uses may be reduced by 50 percent of the daytime use requirement or the nighttime use requirement, whichever is smaller.

(2) Religious assembly and school exception. All of the parking spaces required by this section for a religious assembly or for an auditorium incidental to a public or private school, college, or university may be supplied by the off-street parking areas provided by daytime uses.

(3) Daytime uses established. For the purposes of this section, the following uses are considered as daytime uses: banks; business and professional offices; retail stores; daycare centers, manufacturing and warehouse buildings; and similar primarily daytime uses as determined by the City Engineer.

(4) Nighttime uses established. For the purposes of this section, the following uses are considered as nighttime uses: auditoriums incidental to a public or private school; college; or university; churches; bowling alleys; dance halls; theatres; taverns; cocktail lounges; night clubs; or restaurants; and similar primarily nighttime uses as determined by the City Engineer.

(5) Similar sharing of parking may be allowed between other uses whose parking demand generally occurs at different times, such as between those that operate primarily on weekdays and those that operate primarily on weekends, as determined by the City Engineer.

5. Driveways. Except as otherwise stipulated in the TMC, driveways shall be constructed according to the requirements of TMC 10.14.050 (or as amended), which include the following standards:

a. Except as otherwise provided by TMC 10.14.050, the width of any driveway shall not exceed 30 feet, exclusive of the radii of the returns, the measurement being made parallel to the center line of the street, unless special authorization is given by the Director of Public Works;

b. The width of any driveway shall not be less than 10 feet, exclusive of the radii of the returns, the measurement being made parallel to the center line of the street;

c. All driveways for other than single-family residences and duplexes shall be a minimum of 20 feet in width, exclusive of the radii of the returns, the measurement being made parallel to the center line of the street. The radius of all driveway returns shall be a minimum of 10 feet, except on non-arterial streets for single-family residences or duplexes, which shall have a minimum radius of five feet;
d. The total width of all driveways on a street for any one parcel ownership shall not exceed 50 percent of the frontage of that parcel ownership along the street, and shall not be more than two in number except as allowed under TMC 10.14.050.B.6.e.

6. Vehicle access and parking in R-Districts. Additional limitations on vehicular access and parking in R-Districts are contained in Section 13.06.100.D. All on-site parking for dwellings and buildings other than dwellings shall be located in the rear portion of the lot and shall not be accessed from the front if suitable access to the rear is available, such as an abutting right-of-way that is or can practicably be developed. If access is not practicably available to the rear yard, subject to determination by the City Engineer, then vehicular access to the front may be developed. However, in no case shall driveway and/or parking areas exceed a total of 50 percent of the front yard or 50 percent of a corner street side yard.

* * *

13.06.511 Transit support facilities.

* * *

B. Applicability. These provisions apply Citywide to all new development and, alternations, remodels that, within a two-year period, exceeding 50% of the value of existing development or structures, building value as determined by the Building Code, and additions to existing buildings over 5,000 square feet of floor area or 75% of floor area on streets where regularly scheduled transit service is provided. The standards do not apply to remodels that do not change the exterior form of the building. However, if a project involves both exterior and interior improvements, then the project valuation shall include both exterior and interior improvements. No alteration shall increase the level of nonconformity or create new nonconformities to these standards.

* * *

D. Facility standards. Two benches and foundation pads are to be provided at a bus stop within 500 feet of the proposed project where at least five transit riders are expected to board buses on an average weekday. Two foundation pads and shelters are to be provided at a bus stop within 500 feet of the proposed project where at least ten transit riders are expected to board buses on an average weekday. Where there are multiple transit stops within 500 feet of the project site, Pierce Transit shall be consulted as to the need for an appropriate location for the transit support facilities.

<table>
<thead>
<tr>
<th>TABLE 13.06.511.D.1</th>
<th>2 Benches and Foundation Pads (for future transit provided shelters)</th>
<th>2 Foundation Pads and Shelters</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>16,000–32,000 square feet of floor area</td>
<td>Over 32,000 square feet</td>
</tr>
<tr>
<td>Retail and service</td>
<td>5,000–10,000 square feet of floor area</td>
<td>Over 10,000 square feet</td>
</tr>
<tr>
<td>Shopping center</td>
<td>4,000–8,000 square feet of floor area</td>
<td>Over 8,000 square feet</td>
</tr>
<tr>
<td>Convenience market</td>
<td>2,000–4,000 square feet of floor area</td>
<td>Over 4,000 square feet</td>
</tr>
<tr>
<td>Fast-food restaurant</td>
<td>1,000–2,000 square feet of floor area</td>
<td>Over 2,000 square feet</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>45,000–90,000 square feet of floor area</td>
<td>Over 90,000 square feet</td>
</tr>
<tr>
<td>Single-Family Housing</td>
<td>60–120 dwelling units</td>
<td>More than 120 dwelling units</td>
</tr>
<tr>
<td>Duplexes, Triplexes and Multi-family Housing</td>
<td>30–60 dwelling units</td>
<td>More than 60 dwelling units</td>
</tr>
</tbody>
</table>

Note: These project thresholds are generally based on trip generation rates published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 6th Edition, and Pierce Transit data showing 3% of weekday vehicular trips are on transit.
E. Exemptions. Projects shall be exempt from these requirements where the required transit support facility(ies) (a bench or shelter) already exist(s) at the nearest bus stop pair (the closest stops on both sides of the street), or when Pierce Transit determines that the required facilities would not enhance the capacity or function of the transit system, such as when there are accessibility issues or pending route changes. Projects shall be exempt from these requirements.

13.06.512 Pedestrian and bicycle support standards.

A. General Applicability.

1. Application. The pedestrian and bicycle support standards apply to all new development, and alternations that, within a two-year period, exceed 50 percent of the value of existing development or structures, as determined by the Building Code, unless specifically exempted herein. The standards do not apply to remodels that do not change the exterior form of the building. However, if a project involves both exterior and interior improvements, then the project valuation shall include both exterior and interior improvements. No alteration shall increase the level of nonconformity or create new nonconformities to these standards.

2. Standards. Each item of this section shall be addressed individually. Exceptions and exemptions noted for specific development situations apply only to the item noted.

3. Additions. Additions up to 5,000 square feet of floor area or 75 percent of floor area, whichever is less, shall be exempt from these standards. Larger additions shall meet the requirements of this table at a ratio of at least 1 to 5 (such that a 1 percent increase in floor area will necessitate provision of 5 percent of the requirements of this table for the site; a 2 percent increase in floor area will necessitate provision of 10 percent of the requirements; and so forth, up to where a 20 percent or larger increase in floor area will necessitate provision of 100 percent of the requirements).

4. Super regional malls. Additions to super regional malls which add less than 10,000 square feet of floor area shall be exempt from these standards. Larger additions shall meet the requirements of this table at a ratio of at least 1 to 3 for the entire mall site (in the same manner described above, under subsection 3), except that additions of an anchor tenant or 140,000 or more square ft. shall require full provision of these requirements for the entire mall site.

5. Temporary. Temporary structures are exempt from the standards of this section.

6. Remodel. Remodel projects valued below 50 percent of the building value, as determined by the Building Code are exempt from the standards of this section.

7. Residential or Mixed-Use. Residential structures of 4 dwelling units or fewer only need to comply with the standards of subsection B, below. Mixed-use structures shall comply with all of the standards.

8. Historic. In any conflict between these standards and those applied by the Tacoma Landmarks Preservation Commission, the standards of the commission shall prevail.

9. Fractions. Any requirement resulting in a fraction when applied shall be rounded up or down to the nearest whole number.

** C. Street Furniture. To support transportation choices, including walking, the following standards shall be met to assist pedestrian safety, comfort, and mobility, including resting places at reasonable intervals.

1. Minimum. A minimum of one fixed bench or equivalent seating area for every 250 feet of street frontage. This requirement determines quantity and not distribution, not required if site has less than 250 feet of street frontage. Projects in the PMI District are exempt from this requirement.

2. Minimum on designated pedestrian streets in Mixed-Use Center Districts. A minimum of one fixed bench or equivalent seating area for every 150 feet of street frontage. This requirement determines quantity and not distribution, not required if site has less than 150 feet of street frontage.
3. Design. Furniture shall be consistent with any applicable adopted business area improvement plans and shall utilize designs that discourage long-term loitering or sleeping, such as dividers or individual seating furniture. See examples below.

4. Credit. Any adjacent public street furniture can be counted toward this requirement.

**D. Bicycle Parking.** To support transportation choices, including biking, the following standards shall be met for more visible and secure locations for bicycle parking.

1. Quantity in T, C-1, C-2, HM, and PDB. Minimum 3 percent of the requirement for automobile parking spaces for the first 300 car stalls and 1 percent of car stalls in excess of 300. A minimum of 2 bike spaces is required, except sites requiring 5 or fewer car stalls are exempt from bike parking. Adjacent public bike racks can be counted toward this requirement.

2. Quantity in Mixed-Use Center Districts. Five percent of the requirement for automobile parking spaces for the first 300 automobile stalls and 1.5 percent of automobile stalls in excess of 300, but no less than 2 bicycle stalls. Sites requiring 5 or fewer automobile stalls are exempt from this requirement, except for sites exempted from parking requirements due to their location along core pedestrian streets in neighborhood mixed-use centers (see Section 13.06.510.A.1 Table 2), where the number of required bicycle parking stalls shall be based on the amount of parking that would’ve been required for the project if it were not exempted. Adjacent public bike racks can be counted toward this requirement. Any form of vehicle storage, including auto dealers, counts only customer and employee parking to determine bike parking requirement.

3. Location. Bicycle parking shall be located within 50 feet of the primary building entrance for individual sites. Bicycle parking may be grouped near an owner designated primary entrance in shopping centers. Bicycle parking may be shared at a common location on the same block and same side of the street; provided, the quantity meets the total requirement and is no more than 100 feet from any site served. Bicycle parking shall not block pedestrian use of a walkway and shall be located where there is sufficient space to allow bicycle maneuvering and allow access to the rack without moving another bicycle.

4. Design. Bicycle parking facilities, such as racks and lockers, shall be consistent with any applicable, adopted business area improvement plan or streetscape design plan. Racks and lockers shall also be securely anchored and designed to accommodate the required number of bicycles, support bicycles upright, and allow for the frame and at least one wheel to be secured with a standard U-lock. See examples below.
C. Definitions.

Abandoned sign. A sign that no longer correctly directs any person or advertises a bona fide business, lessee, owner, product, or activity conducted or available on the premises where such sign is located.

A-Board sign (sandwich board sign). A sign which consists of two panels hinged or attached at the top or side, designed to be movable and stand on the ground.

Animated sign. A sign that uses movement, by either natural or mechanical means, to depict action to create a special effect or scene.

Architectural blade. A sign structure which is designed to look as though it could have been part of the building structure, rather than something suspended from or standing on the building.

Awning sign. A sign affixed to the surface of an awning and which does not extend vertically or horizontally beyond the limits of such awning.

Banner sign. A sign intended to be hung either with or without a frame, possessing characters, letters, illustrations, or ornamentations applied to paper, plastic, or fabric of any kind.

1. Commercial banner. A banner used for commercial purposes, which includes “For Lease,” “Grand Opening,” “Sale,” etc.

2. Cultural, civil, and educational banner. A banner used for cultural, civic, or educational events, displays, or exhibits.

Blade sign – pedestrian oriented. A double-faced sign intended for pedestrian viewing installed perpendicular to the building facade for which it identifies.

Billboard sign. A sign which advertises goods, products, events, or services not necessarily sold on the premises on which the sign is located; however, a person, business, or event located on the premises shall not be identified. The sign may consist of:

1. Poster panels or bulletin normally mounted on a building wall or freestanding structure with advertising copy in the form of posted paper.

2. Painted bulletin, where the message of the advertiser is painted directly on the background of a wall-mounted or freestanding display area.

Building face or wall. All window and wall area of a building in one plane or elevation.

Center identification sign. Any sign which identifies a shopping, industrial center, or office center by name, address, or symbol. Center identification signs may also identify individual businesses and activities located within the center.

Changing message center. An electronically controlled sign, message center, or readerboard where copy changes of a public service or commercial nature are shown on the same lamp bank (i.e., time, temperature, date, news, or commercial information of interest to the traveling public).

Changeable copy sign (manual). Any sign that is designed so that characters, letters, or illustrations can be changed or rearranged by hand, without altering the face or the surface of the sign (i.e., readerboards with changeable pictorial panels).

Construction sign. A temporary sign giving the name or names of principal contractors, architects, lending institutions, or other persons or firms responsible for construction on the site where the sign is located, together with other information included thereon.

Corporate logo sign. A logo sign consists of a symbol or identifying mark(s) used as part of a corporation identification scheme that is meant to identify a corporation, company, or individual business or organization. Internally illuminated cabinet signs shall not be allowed for use as a logo sign above 35 feet in any of the downtown districts.

Directional sign. Any sign which serves solely to designate the location of any place, area, or business within the City limits of Tacoma, whether on-premises or off-premises.

Directory sign. A sign on which the names and locations of occupants or the use of a building is given.
Electrical sign. A sign or sign structure in which electrical wiring, connections, and/or fixtures are used as any part of the sign.

Flashing sign. An electrical sign or portion which changes light intensity in sudden transitory bursts, but not including signs which appear to chase or flicker and not including signs where the change in light intensity occurs at intervals of more than one second.

Freestanding sign. A permanently installed, self-supporting sign resting on or supported by means of poles, standards, or any other type of base on the ground.

Frontage.
1. Freestanding sign. For the purpose of computing the size of a freestanding sign, frontage shall be the length of the property line parallel to and abutting each public right-of-way bordered.
2. Building mounted sign. For the purpose of computing the size of building mounted signs, frontage shall be the length of that portion of the building containing the business oriented onto a right of way or parking lot. For a business with more than one frontage, the largest frontage with a public entrance shall be used.

Graphics. An aggregate of designs, shapes, forms, colors, and/or materials located on an exterior wall and relating to or representing a symbol, word, meaning, or message.

Ground sign. A sign that is six feet or less in height above ground level and is supported by one or more poles, columns, or supports anchored in the ground.

Identification or directory sign. A combination sign used to identify numerous buildings, persons, or activities which relate to one another, which is used as an external way-finding for both vehicular and pedestrians traffic.

Illuminated sign. A sign designed to give forth any artificial or reflected light, either directly from a source of light incorporated into or connected with such sign or indirectly from a source intentionally directed upon it, so shielded that no direct illumination from it is visible elsewhere than on the sign and in the immediate proximity thereof.

Incidental sign. A small sign intended primarily for the convenience and direction of the public on the premises, which does not advertise but is informational only, and includes information which denotes the hours of operation, telephone number, credit cards accepted, sales information, entrances and exits, and information required by law. Incidental information may appear on a sign having other copy as well, such as an advertising sign.

Landscaping. Any material used as a decorative feature, such as planter boxes, pole covers, decorative framing, and shrubbery or planting materials, used in conjunction with a sign, which expresses the theme of the sign but does not contain advertising copy.

Marquee sign. A sign attached to and made part of a marquee. A marquee (or canopy) is defined as a permanent roof-like structure attached to and supported by the building and projecting beyond a building, but does not include a projecting roof.

Multiple business center. A grouping of two or more business establishments which either share common parking and/or access drives on the lot where they are located or which occupy a single structure or separate structures which are physically or functionally related or attached. In order to be considered a separate business establishment, a business shall be physically separated from other businesses; however, businesses which share certain common internal facilities, such as reception areas, checkout stands, and similar features shall be considered one business establishment.

Mural. A decorative design or scene intended to provide visual enjoyment that is painted or placed on an exterior building wall. A mural contains no commercial messages, logo, or corporate symbol.

Nonconforming sign. A nonconforming sign shall mean any sign which does not conform to the requirements of this section.

Neutral surface. The building surface, cabinetry, and opaque surfaces which are not an integral part of the sign message.

Off-premises sign. A sign that identifies or gives directional information to a commercial establishment not located on the premises where the sign is installed or maintained.

Off-premises open house or directional sign. A sign advertising a transaction involving:
1. A product sold in a residential zone;
2. A product that cannot be moved without a permit; and/or
3. A product with a size of at least 3,200 cubic feet.
On-premises sign. Any sign identifying or advertising a business, person, activity, goods, products, or services primarily located on the premises where the sign is installed or maintained.

Parapet. A false front or wall extension above the roof line.

Person. Person shall mean and include a person, firm, partnership, association, corporation, company, or organization, singular or plural, of any kind.

Political sign. A temporary sign which supports the candidacy of any candidate for public office or urges action on any other matter on the ballot in a primary, general, or special election.

Portable sign. Any sign not permanently attached to the ground or a building. (Includes A-frame, sandwich boards, and portable readerboards.)

Projecting sign. A sign, other than a wall sign, which is attached to and projects from a structure or building face.

Public Facility. Any facility funded in whole or part with public funds, which provides service to the general public, including, but not limited to, public schools, public libraries, community centers, public parks, government facilities, or similar use.

Public information sign. A sign erected and maintained by any governmental entity for traffic direction or for designation of, or direction to, any school, hospital, historical site, or public service, property, or facility. Public signs include those of such public agencies as the Port of Tacoma, Pierce Transit, the Tacoma School District, and the MetroParks Tacoma.

Readerboard. A sign consisting of tracks to hold letters, which allows for frequent changes of copy; usually such copy is not electronic.

Real estate sign. Any sign which is only used for advertising the sale or lease of ground upon which it is located or of a building located on the same parcel of ground.

Repair. To paint, clean, or replace damaged parts of a sign, or to improve its structural strength, but not in a manner that would change the size, shape, location, or character.

Roof line or ridge line. The top edge of the roof or top of a parapet, whichever forms the top line of the building silhouette.

Roof sign. Any sign erected upon, against, or directly above a roof or parapet of a building or structure.

Rotating signs. Any sign or portion thereof which physically revolves about an axis.

Searchlight. An apparatus for projecting a beam or beams of light.

Sign. Any object, device, display, structure, or part thereof, which is used to advertise, identify, direct, or attract attention to a product, business, activity, place, person, institution, or event using words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images.

Sign area. The total area of a sign, as measured by the perimeter of the smallest rectangle enclosing the extreme limits of the letter, module, or advertising message visible from any one viewpoint or direction, excluding the sign support structure, architectural embellishments, decorative features, or framework which contains no written or advertising copy. (Includes only one side of a double-faced sign, unless noted otherwise.)

1. Individual letter signs, using a wall as the background without added decoration or change in wall color, shall be calculated by measuring the smallest rectangle enclosing each letter. The combined total area of each individual letter shall be considered the total area of the sign.

2. For a multiple face sign, the sign area shall be computed for the largest face only. If the sign consists of more than one section or module, all areas will be totaled.

3. Neutral surfaces (i.e., graphic design, wall murals and colored bands), shall not be included in the calculation. (See definition of “Neutral Surface.”)

4. The area of all regulated signs on a business premises shall be counted in determining the permitted sign area.

Sign height. The vertical distance measured from the adjacent grade at the base of the sign to the highest point of the sign structure; provided, however, the grade of the ground may not be built up in order to allow the sign to be higher.

Sign structure. Any structure which supports, has supported, is designed to support, or is capable of supporting a sign, including a decorative cover.
Street. A thoroughfare which provides the principal means of access to abutting property.

Swinging sign. A sign installed on an arm or spar that is fastened to an adjacent wall or upright pole, which sign is allowed to move or swing to a perceptible degree.

Temporary off-premises sign. An off-premises advertising sign attached to temporary fencing during the time of construction.

Temporary sign. An on-premises sign, banner, balloon, pennant, valance, a board, or advertising display constructed of cloth, canvas, fabric, paper, cardboard, plywood, wood, wallboard, plastic, sheet metal, or other similar light material, with or without a frame, which is not permanently affixed to any sign structure and which is intended to be displayed for a limited time only.

Under-marquee sign. Signs or other information-conveying devices that are affixed to the underside of a marquee and project down from the bottom of the marquee.

User. A user shall be understood to mean the lessee or purchaser of any sign.

Unlawful sign. Any sign which was erected in violation of any applicable ordinance or code governing such erection or construction at the time of its erection, which sign has never been in conformance with all applicable ordinances or codes.

Wall sign (fascia sign). A sign painted on or attached to or erected against the wall of a building with the face in a parallel plane of the building wall.

Warning sign. Any sign which is intended to warn persons of prohibited activities such as “no hunting” and “no dumping.”

Window sign. A sign painted on, affixed to, or installed inside a window for purposes of viewing from outside the premises.

* * *

13.06.545 Wireless communication facilities.

* * *

B. Exemptions. The following are exempt from the provisions of this section and shall be permitted in all zones:
1. Antennas and related equipment no more than three feet in height.
2. Wireless radio utilized for temporary emergency communications in the event of a disaster.
3. Licensed amateur (ham) radio stations not exceeding the permitted height requirements of the underlying zone. Amateur radio towers or antenna support structures exceeding the height limit shall be allowed only with approval of a Conditional Use Permit, in accordance only with the provisions of Section 13.06.640. Modification or use of such towers for commercial use shall require full compliance with this section.

* * *

C. Permits required.
1. Where a transmission tower or antenna support structure is located in a zoning district, which allows such use as a permitted use activity, administrative review, and a building permit shall be required, subject to the project’s consistency with the development standards set forth in Section 13.06.545.H. In instances where the antenna height exceeds the height limit of the zoning district or is not allowed as a permitted use activity, a conditional use permit and building permit shall be required in addition to a demonstration of consistency with all required development standards. Table A, below, specifies the permits required for the various types of wireless service facilities that meet the standards of this ordinance.

* * *

F. Site selection criteria. The following criteria shall be utilized to evaluate all conditional use permits, in addition to the criteria set forth in Section 13.06.640.C:
1. Any applicant proposing to construct an antenna support structure, or mount an antenna on an existing structure, shall demonstrate by engineering evidence that the antenna must be located at the site to satisfy its function in the applicant’s grid system. Further, the applicant must demonstrate, by engineering evidence, that the height requested is the minimum height necessary to fulfill the site’s function within the grid system, and that collocation is not
feasible. If a technical dispute arises, the Land Use Administrator may require a third-party technical study to resolve the dispute. The cost of the technical study shall be borne by the applicant or wireless service provider.

2. Applications for necessary permits will only be processed when the applicant demonstrates either that it is an FCC-licensed wireless communication provider or that it has agreements with an FCC-licensed wireless communication provider for use or lease of the support structure.

3. Wireless service facilities shall be located and designed to minimize any significant adverse impact on residential uses. Facilities shall be placed in locations where the existing topography, vegetation, buildings, or other structures provide the greatest amount of screening.

4. In all zones, location and design of facilities shall consider the impact of the facility on the surrounding neighborhood and the visual impact within the zoning district.

* * *

H. Development standards. The following special requirements and performance standards shall apply to any wireless communication tower or wireless facility:

1. Visual impacts. Wireless communication towers or antenna support structures and related facilities shall be located and installed in such a manner so as to minimize the visual impact on the skyline and surrounding area. The use of attached antennas, concealed facilities, or the camouflaging of towers, antennas, and associated equipment shall be used, strongly encouraged, to the greatest degree technically feasible, in and adjacent to all residential districts and in the URX, NRX, RCX, NCX, and CCX Mixed-Use Center Districts. Visual impacts shall be addressed in the following manner:

a. Site location and development shall preserve the pre-existing character of the surrounding buildings, land use, and the zoning district to the extent possible, while maintaining the function of the communications equipment. Wireless communication facilities shall be integrated through location, siting, and design to blend in with the existing characteristics of the site through application of as many of the following measures as possible (examples are also provide below):

(1) Existing on-site vegetation shall be preserved, insofar as possible, or improved, and disturbance of the existing topography shall be minimized, unless such disturbance would result in less visual impact of the site to the surrounding area;

(2) Towers or mounts shall be screened by placement of the structure among and adjacent to, within 20 feet, of three or more trees at least 50 percent of the height of the facility;

(3) Location of facilities close to structures of a similar height;

(4) Location of facilities toward the center of the site, and location of roof-mounted facilities toward the interior area of the roof and the use of screening, in order to minimize view from adjacent properties and rights-of-way;

(5) Provision of required setbacks; and

(6) Incorporation of the antenna, associated support structure, and equipment shelter as a building element or architectural feature;

(7) Designing freestanding towers to appear as another structure or object that would be common in the area, such as a flagpole or tree.
The examples of methods used to minimize the visual impacts of wireless facilities shown above include the preservation and use of existing vegetation (examples A and C), flush mounting and color-matching wireless facilities (example B), screening above-ground equipment (example C), disguising a wireless facility as another freestanding structure, (example D, as a flagpole; examples A and C, as a tree), and incorporation of wireless facilities into a building feature (example E, inside the cupola).

b. Related equipment facilities used to house wireless communications equipment shall be located within buildings or placed underground when possible. When they cannot be located in existing buildings or placed underground, equipment shelters or cabinets shall be limited to a maximum floor area of 400 square feet and a maximum height of 12 feet, shall be screened, and shall be insulated to ensure noise levels do not exceed the ambient pre-development noise level at any residential receiving property abutting the site with a maximum sound pressure level of 40 dB, pursuant to the 1993 ASHRAE Hardbook. Alternate methods for screening may include the use of building or parapet walls, sight-obscuring fencing and/or landscaping, screen walls, or equipment enclosures or camouflaging; and

c. Wireless communication facilities and related equipment facilities shall be of neutral colors such as white, gray, blue, black, or green, or other appropriate color designed to disguise, conceal, or camouflage the facility or equipment, or similar in building color in the case of facilities incorporated as part of the features of a building, unless specifically required to be painted another color by a federal or state authority. Other screening methods, such as the use of siding which is architecturally compatible with adjacent buildings, or site-obscuring fencing materials may also be utilized. Wooden poles are not required to be painted.

* * *

13.06.555 View-Sensitive Overlay District.
A building, structure, or portion thereof, hereafter erected, shall not exceed a height of 25 feet, except as provided in Sections 13.06.602, 13.06.640 and 13.06.645.B.3. This section shall not apply to any building, structure, or portion thereof within any development or subdivision which is greater than 30 acres in size and which has an approved site
plan or residential plat; provided, such site plans must have established the height or elevation of buildings, and such residential plats must have active architectural control committees, of which a resident or property owner of the plat shall be a member, and recorded covenants which give consideration to protection of views, and the architectural control committee must have reviewed and approved the plans of the building or structures before submittal to the City.

* * *

13.06.602 General restrictions.

* * *

3. Height. Any building, structure, or portion thereof, hereafter erected, shall not exceed the height limits established for the district wherein such building or structure is located except:

a. As provided in Section 13.06.640 relating to conditional uses.

b. As provided in Section 13.06.645 relating to height variances for residential structures located in the View-Sensitive Districts.

c. Schools, libraries, structures for religious assembly, colleges. In districts with a height limit of 35 feet, these facilities, when permitted as a use, are allowed at a maximum 45 feet in height.

d. Structures, above height limits. Chimneys, tanks, towers, cupolas, steeples, flagpoles, smokestacks, silos, elevators, fire or parapet walls, open railings, and/or similar necessary building appurtenances may exceed the district height limit provided all structural or other requirements of the City of Tacoma are met and no usable floor space above the district height limit is added.

e. Shipping cranes or other freight moving equipment are exempt from height limits.

f. Solar panels/collectors are allowed to exceed the maximum height limit provided they do not extend more than 12-inches above the surface of the roof, as measured to the upper side of the solar panel, and on pitched roofs do not extend above the ridgeline.

4. Area, setbacks and yards. Any building or structure hereafter built, enlarged, or moved on a lot shall conform to the area regulations of the district in which such building or structure is located.

a. No lot area, now existing or hereafter established, shall be so reduced or diminished such that the yards, setbacks, open spaces, or total lot area be made smaller than required by the chapter, except in conformity with the regulations of this chapter.

b. Primary access easements and lot extensions on pipestem lots shall not be included in the calculation of lot area. As used herein, a primary access easement is the easement that provides the primary vehicular and pedestrian access to a property that does not have frontage on a public right-of-way or to a property that does have frontage on a public right-of-way when such right-of-way is not practicable for use as vehicular or pedestrian access to the property, for reasons such as significant topography.

m. Projections into required setbacks and yards. Every part of a required setback or yard shall be open, from the ground to the sky, and unobstructed, except for the following:
(1) Accessory building in the required rear yard setback.

(2) Ordinary building projections such as cornices, eaves, belt courses, sills, or similar architectural features, may project into any required yard or setback not more than 24 inches.

(3) Chimneys may project into any required setback not more than 24 inches.

(4) Uncovered balconies, decks, or fire escapes whose surface is greater than 8 feet above the surrounding grade may project over a required front or rear yard setback four feet or over a required yard two feet.

(5) Uncovered terraces, platforms, and decks whose surface is greater than 30-inches but not more than 8 feet above the surrounding grade which do not extend above the level of the first floor of the building may project or extend into a required front or rear yard setback not more than eight feet or into a court not more than six feet.

(6) Uncovered, ground level decks (deck surface no more than 30-inches in height from surrounding grade) may occupy up to 50 percent of a required yard and may also extend into required side yard setbacks to within 3-feet of the property line.

(7) An uncovered landing which does not extend above the level of the first floor of the building may project or extend into a required side yard setback not more than three feet.

(8) Mechanical equipment may encroach 8-feet into the required rear yard setback and may encroach 8-feet into the functional rear yard setback on double-frontage lots (see Section 13.06.100.F.5 regarding “functional rear/front yards”). Mechanical equipment may not be located within a required side yard setback or yard space. The location of mechanical equipment shall not be used in the calculation of average setbacks.

(9) Covered porches which are open on three sides and do not extend above the level of the first floor may project 8-feet into the required front yard setback.

(10) Bay windows, garden windows and fireboxes may extend up to 24-inches into required side yard setbacks, as long as the total of such features does not exceed 25% of the side wall area.

(11) Uncovered, ground level decks (deck surface no more than 30-inches in height from surrounding grade) may occupy up to 50 percent of a required yard and may also extend into required side yard setbacks to within 3-feet of the property line.

* * *
13.06.640 Conditional use permit.

A. Purpose. In many zones there are uses that may be compatible but because of their size, operating characteristics, potential off-site impacts and/or other similar reasons warrant special review on a case-by-case basis. The purpose of the conditional use permit review process is to determine if such a use is appropriate at the proposed location and, if appropriate, to identify any additional conditions of approval necessary to mitigate potentially adverse impacts and ensure compatibility between the conditional use and other existing and allowed uses in the same zoning district and in the vicinity of the subject property. The zoning district use tables identify which uses require a conditional use permit (see Sections 13.06.100, -.200, -.300, and -.400). These uses may be authorized by the Land Use Administrator or Hearing Examiner in accordance with the procedures established in TMC 13.05 and the applicable criteria outlined below. The purpose of this section is to allow certain specified uses, which are deemed necessary to the public convenience but are found to possess characteristics which make impractical such uses being identified exclusively with any particular zone classification as herein defined. The conditional use permit is a mechanism by which the City may require special conditions on development or on the use of land in order to insure that designated uses or activities are compatible with other uses in the same land use district and in the vicinity of the subject property.

B. Conditional uses and height. Since certain conditional uses have intrinsic characteristics related to the function or operation of such uses, which may necessitate buildings or other structures associated with such uses to exceed the height limits of the zoning districts in which the conditional uses may be located, the Land Use Administrator or Hearing Examiner may authorize the height of buildings or other structures associated with the following conditional uses to exceed the height limit set forth in the zoning district in which such uses are located; provided, such height is consistent with the criteria contained in subsection C of this section:

1. Airports and airfields.
2. Religious assembly - such as churches, temples, and synagogues.
3. Schools, public or private - Educational institutions.
4. Public safety and public services facilities - Governmental buildings.
5. Hospitals.
6. Wireless communication towers or wireless facilities, subject to the requirements set forth in Section 13.06.545, and the time limitations set forth in Chapter 13.05, Table G.
7. Utilities - Necessary public utilities and public service uses or structures on approved sites.
8. Park and recreational facilities.
9. Surface Mining, and subject to the requirements of Section 13.06.540.

F. Uses in Historic Structures. A conditional use permit for the reuse of a historic structure and/or site for one of the below-listed uses (where not otherwise allowed by the underlying zoning) shall be authorized only if it can be found to be consistent with all of the following criteria. This provision shall be limited to only those structures and sites that are individually listed on the Tacoma Register of Historic Places. In granting such a conditional use permit the Land Use Administrator or Hearing Examiner may attach thereto such conditions regarding the location, character, orientation, layout, access and other features of the proposed development as may be deemed necessary to ensure consistency with the intent of the TMC and Comprehensive Plan and ensure that use of the building and site will be compatible with the existing, historic attributes of the building and site and surrounding uses.

13.06.650 Application for rezone of property.

* * *
E. Limitations on rezones in Mixed-Use Centers. After adoption of the area-wide reclassifications establishing and confirming the Mixed-Use Center zoning district boundaries in 2009, no property shall be reclassified to or from a Mixed-Use Center zoning (X-district) except through a subsequent area-wide reclassification.

F. Limitations on rezones in certain overlay zoning districts. The boundaries of the following area-wide zoning overlay districts can only be amended through another area-wide reclassification: view-sensitive, groundwater protection, manufacturing/industrial center, and historic and conservation overlay districts.

G. Area-wide reclassifications adopted by the City Council supersede any previous reclassifications and any conditions of approval associated with such previous reclassifications.

13.06.700 Definitions and illustrations.

Alteration. A physical change to a structure or a site. Alterations do not include normal maintenance and repair or any of the following:

1. Changes to the façade of a building;
2. Changes to the interior of a building;
3. Increases or decreases in floor area of a building;
4. Changes to other structures, including parking garages, on the site or the development of new structures;
5. Changes to landscaping, off-street parking spaces, and other improvements to a site; and/or
6. Demolition

Alteration, substantial. As used in Chapter 13.06A – Downtown Tacoma, alterations within a two-year period:

1. The total cost of which, excluding purchase costs of the property and/or building, exceeds 50 percent of the replacement value of a building or structure;
2. The total cost of which, excluding purchase costs of the property, exceeds 50 percent of the replacement value of site improvements;
3. Which increase the gross square footage by more than 50 percent of buildings and structures; or
4. Which increase the gross square footage by more than 50 percent of a surface parking lot.

Art/craft production. The production of arts and/or crafts with on-site production/assembly of goods by hand manufacturing involving the use of hand tools and/or small-scale equipment often operated in conjunction with a retail use with incidental sales of only those goods produced on-site. This category includes such uses as ceramic art, glass art, candle-making, and custom jewelry manufacture. All activity must be conducted totally within the structure with no outdoor storage or outdoor significant emissions of odor, smoke, fumes, or sound that extend beyond the site. Individual tenant spaces or units within a building may constitute the site.

Art gallery. A space with public access from the sidewalk in the space and which is located within a building for the interior exhibition or display of artworks which may or may not be offered for sale to the public.

Building, face or wall. All window and wall area of a building in one plane or elevation.

Building footprint. The outline of the total area that is surrounded by the exterior walls of a building or portion of a building, exclusive of courtyards. In the absence of surrounding exterior walls, the building footprint shall be the area under the horizontal projection of the roof, excluding any roof overhangs.

Building, height of. In commercial, mixed-use, industrial, and downtown districts, building height shall be measured consistent with the applicable Building Code, Height of Building. In residential districts (those addressed in Section 13.06.100), the method provided below shall be used:
1. The height limit shall be the vertical distance between existing grade and a plane essentially parallel to the existing grade. The corners of such plane shall be located above the base points.
2. The base points shall be located at the four corners of the foundation or, if the foundation of the structure does not form a rectangle, at the four corners of the smallest rectangle which surrounds the foundation.
3. The base points shall be located on existing grade, unless determined otherwise by the Land Use Administrator in accordance with the provisions of Section 13.06.645.B.3.a.
4. Additional height at the rate of one foot for each 6 percent of the slope shall be allowed. This additional height shall not be allowed on the uphill portion of the structure. For the purpose of this provision, the slope shall be the difference between the elevation of the highest base point and the elevation of the lowest base point divided by the distance between those two base points.
5. No portion of a structure, including the highest gable, unless specifically excepted, shall extend above the height limit; provided, however, that a legal structure that existed before June 18, 1989, that was destroyed by fire, natural disaster, explosion, or other calamity or act of God or the public enemy may be rebuilt to its previous height within the building’s prior actual dimensions, including, but not limited to, height, roof pitch, depth, and width. Such a structure cannot be enlarged, expanded, or otherwise increased in size without the enlargement or expansion meeting the zoning regulations in effect at the time of the expansion.

The height of a stepped or terraced building is the maximum height of any segment of the building.

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Cornice. Projection at the top of a wall; a term applied to construction where the roof and side walls meet. Illustrated as required in certain districts of this chapter.

* * *

Craft food and non-alcoholic beverage production. An establishment of no more than 4,000 square feet that is engaged in the production of food and/or non-alcoholic beverage products and which, due to the nature and limited scale of the activities, is compatible with retail sales and service uses and produces minimal off-site impacts. Such establishments must include an accessory and related on-site retail sales and/or eating and drinking component which occupies at least 10% of the total gross floor area. This classification allows wholesale and/or off-premises sales and includes, but is not limited to, bakeries, confectionaries, butchers, and coffee roasting establishments, but excludes microbrewery/winery uses and/or industry, light uses.

* * *

Daylight plane. An inclined plane, beginning at a stated height above grade, generally at a side or rear property line or setback line or buffer, and extending into the site at a stated upward angle to the horizontal, which may limit the height or horizontal extent of structures at any specific point on the site where the daylight plane is more restrictive than the height limit or the minimum setbacks applicable at such point on the site.

Daylight Plane

Decorative grille. An open framework of metal, wood, or other material arranged in a pattern that effectively obscures the views of parked cars located in an off-street parking structure from the public right-of-way.

* * *

Drive-through within a building. A drive-through in which the window and all driving and stacking lanes are contained within a building.
Eating and drinking. Establishments in which food and/or beverages are prepared and sold at retail for immediate consumption. Eating and drinking establishments include restaurants and drinking establishments as defined below, serving primarily prepared food or beverages for consumption on or off premises. This classification includes restaurants, sandwich shops, coffee shops, bars, cocktail lounges, and taverns, but does not include brewpubs, catering services, or industrial-scale food production facilities.

1. "Drinking establishment" means an establishment other than a restaurant, licensed to sell alcoholic beverages for consumption on premises; that limits patronage to adults of legal age for the consumption of alcohol; and in which limited food service may be accessory to the service of alcoholic beverages. Drinking establishments may include but are not limited to taverns, saloons, bars, pubs, or cocktail lounges associated with restaurants. This use does not include brewpubs, catering services, or industrial-scale food production facilities.

2. "Restaurant" means a use in which food and/or beverage preparation and service is provided for individual consumption either on- or off-premises, and in which any service of alcoholic beverages is accessory to the service of food. This classification includes, but is not limited to, cafés, eateries, bistro, diners, restaurants, sandwich shops, and coffee shops.

Floor Area Ratio (FAR). The amount of floor area within a building as a multiple of the lot area. Right-of-way that has had its air rights vacated shall be considered as lot area for calculating FAR. For the purposes of calculating allowable FAR within the downtown area, floor area shall exclude the following areas when calculating the maximum FAR:

1. Spaces below grade;
2. Space used for retail uses or restaurants that front the sidewalk; and
3. Space devoted to special features.
4. Area used for parking
5. Mechanical equipment, elevators, and stair shafts
6. Exterior decks, balconies, and corridors open to the air

Food and non-alcoholic beverage production and processing, limited. An establishment engaged in the production, processing, and distribution of food and non-alcoholic beverage products that are compatible with retail sales and service uses, and which, due to the nature and limited scale of the activities, produces minimal off-site impacts. Such establishments also include on-site retail sales as an accessory or principal use. This classification allows wholesale and/or off-premise sales and includes, but is not limited to, bakeries, confectionaries, and coffee roasting establishments, but excludes microbrewery/ winery uses and/or industry, light uses. All production, processing, and distribution activities are to be conducted within an enclosed building.

Frontage (for the purposes of the sign regulations).

1. Freestanding sign. For the purpose of computing the size of a freestanding sign, frontage shall be the length of the property line parallel to and abutting each public right-of-way bordered.
2. Building mounted sign. For the purpose of computing the size of building mounted signs, frontage shall be the length of that portion of the building containing the business oriented onto a right-of-way or parking lot. For a business with more than one frontage, the largest frontage with a public entrance shall be used.

Mixed-rate housing. Includes both affordable and market-rate housing units in the same housing or mixed-use development.

Mural. A decorative design or scene intended to provide visual enjoyment this is painted or placed on an exterior building wall. A mural contains no commercial messages, logo or corporate symbol.
Neutral surface (for purposes of the sign regulations). The building surface, cabinetry, and opaque surfaces which are not an integral part of the sign message.

* * *

Normal maintenance and repair. “Normal maintenance” includes those usual acts designed to keep a building, structure, or site, or portion thereof, in a sound condition and operation. “Normal repair” includes those usual acts designed to restore a building, structure, or site, or portion thereof, to a state comparable to its original condition within a reasonable period after decay or partial destruction. Maintenance or repair does not include acts that would noticeably change the size, shape, location, external appearance, potential impacts, or character of existing development.

* * *

Parapet. A protective railing, false front, or low wall along the edge of a roof, balcony or terrace and extending above the roof line, generally provided for decorative, drainage control, and/or fire separation purposes.

* * *

Parcel and mail services. A use which provides for the preparation of parcels and packages for shipping, delivery, and mailing for walk-in clientele.

* * *

Person. Person shall mean and include a person, firm, partnership, association, corporation, company, or organization, singular or plural, of any kind.

* * *

Pipestem lot. An interior lot in which the buildable area is not bound laterally by a public or private road, and which gains access by means of a lot extension, a driveway easement, or the terminus of a private or public road. Also commonly referred to as flag lots or panhandle lots. See diagram to right.

* * *

Public benefit use. As used in Chapter 13.06A – Downtown Tacoma, public benefit uses shall include any of the following uses:
1. Day care available to the general public
2. Human services, such as employment counseling and walk-in clinics
3. Recreation, such as health clubs
4. Community meeting rooms
5. Art gallery or museum
6. Drop-in centers for youth or seniors

Public facility. Any facility funded in whole or part with public funds, which provides service to the general public, including, but not limited to, public schools, public libraries, community centers, public parks, government facilities, or similar uses.

* * *

Replacement value. The value of a building as calculated using the latest “Evaluation Table” printed in the Building Standards magazine, published by the International Conference of Building Officials, based on the existing occupancy and the most closely appropriate type of construction.

* * *

Roof line or ridge line. The top edge of the roof or top of a parapet, whichever forms the top line of the building silhouette, excluding any cupola, pylon, chimney, mechanical equipment, or other minor projection.

* * *

Searchlight. An apparatus for projecting a beam or beams of light.
Shopping center. A unified grouping of two or more commercial establishments, such as retail, eating and drinking, office, and personal service uses, which are located on a single site with common/shared parking facilities. Shopping centers may occupy a single structure or separate structures that are physically or functionally related, but establishments with accessory uses, such as a grocery store with an accessory coffee shop, are not, by themselves, considered a shopping center. A unified group of retail businesses and service uses on a single site with common parking facilities. A shopping center may include pads for future buildings.

Sign. Any object, device, display, structure, or part thereof, which is used to advertise, identify, direct, or attract attention to a product, business, activity, place, person, institution, or event using words, letters, figures, designs, symbols, fixtures, colors, illuminations, or projected images.

Sign, abandoned. A sign that no longer correctly directs any person or advertises a bona fide business, lessor, owner, product, or activity conducted or available on the premises where such sign is located.

Sign, A-Board. A sign which consists of two panels hinged or attached at the top or side, designed to be movable and stand on the ground. Also commonly known as sandwich board signs.

Sign, animated. A sign that uses movement, by either natural or mechanical means, to depict action or create a special effect or scene.

Sign, architectural blade. A sign structure which is designed to look as though it could have been part of the building structure, rather than something suspended from or standing on the building.

Sign area. The total area of a sign, as measured by the perimeter of the smallest rectangle enclosing the extreme limits of the letter, module, or advertising message visible from any one viewpoint or direction, excluding the sign support structure, architectural embellishments, decorative features, or framework which contains no written or advertising copy. (Includes only one side of a double-faced sign, unless noted otherwise.)

1. Individual letter signs, using a wall as the background without added decoration or change in wall color, shall be calculated by measuring the smallest rectangle enclosing each letter. The combined total area of each individual letter shall be considered the total area of the sign.
2. For a multiple face sign, the sign area shall be computed for the largest face only. If the sign consists of more than one section or module, all areas will be totaled.
3. Neutral surfaces (i.e., graphic design, wall murals and colored bands), shall not be included in the calculation. (See definition of “Neutral Surface.”)
4. The area of all regulated signs on a business premises shall be counted in determining the permitted sign area.

Sign, awning. A sign affixed to the surface of an awning and which does not extend vertically or horizontally beyond the limits of such awning.

Sign, banner. A sign intended to be hung either with or without a frame, possessing characters, letters, illustrations, or ornamentations applied to paper, plastic, or fabric of any kind.
1. Commercial banner. A banner used for commercial purposes, which includes “For Lease,” “Grand Opening,” “Sale,” etc.
2. Cultural, civil, and educational banner. A banner used for cultural, civic, or educational events, displays, or exhibits.

Sign, billboard. A sign which advertises goods, products, events, or services not necessarily sold on the premises on which the sign is located; however, a person, business, or event located on the premises shall not be identified. The sign may consist of:
1. Poster panels or bulletins normally mounted on a building wall or freestanding structure with advertising copy in the form of posted paper.
2. Painted bulletins, where the message of the advertiser is painted directly on the background of a wall-mounted or freestanding display area.

Sign, blade - pedestrian oriented. A double-faced sign intended for pedestrian viewing installed perpendicular to the building facade for which it identifies.
Sign, center identification. Any sign which identifies a shopping center, industrial center, or office center by name, address, or symbol. Center identification signs may also identify individual businesses and activities located within the center.

Sign, changing message center. An electronically controlled sign, message center, or readerboard where copy changes of a public service or commercial nature are shown on the same lamp bank (i.e., time, temperature, date, news, or commercial information of interest to the traveling public).

Sign, changeable copy (manual). Any sign that is designed so that characters, letters, or illustrations can be changed or rearranged by hand, without altering the face or the surface of the sign (i.e., readerboards with changeable pictorial panels).

Sign, construction. A temporary sign giving the name or names of principal contractors, architects, lending institutions, or other persons or firms responsible for construction on the site where the sign is located, together with other information included thereon.

Sign, corporate logo. A logo sign consists of a symbol or identifying mark(s) used as part of a corporation identification scheme that is meant to identify a corporation, company, or individual business or organization. Internally illuminated cabinet signs shall not be allowed for use as a logo sign above 35 feet in any of the downtown districts.

Sign, directional. Any sign which serves solely to designate the location of any place, area, or business within the City limits of Tacoma, whether on-premises or off-premises.

Sign, directory. A sign on which the names and locations of occupants or the use of a building is given.

Sign, electrical. A sign or sign structure in which electrical wiring, connections, and/or fixtures are used as any part of the sign.

Sign, flashing. An electrical sign or portion which changes light intensity in sudden transitory bursts, but not including signs which appear to chase or flicker and not including signs where the change in light intensity occurs at intervals of more than one second.

Sign, freestanding. A permanently installed, self-supporting sign resting on or supported by means of poles, standards, or any other type of base on the ground.

Sign graphics. An aggregate of designs, shapes, forms, colors, and/or materials located on an exterior wall and relating to or representing a symbol, word, meaning, or message.

Sign, ground. A sign that is six feet or less in height above ground level and is supported by one or more poles, columns, or supports anchored in the ground.

Sign height. The vertical distance measured from the adjacent grade at the base of the sign to the highest point of the sign structure; provided, however, the grade of the ground may not be built up in order to allow the sign to be higher.

Sign, identification or directory. A combination sign used to identify numerous buildings, persons, or activities which relate to one another, which is used as an external way-finding for both vehicular and pedestrians traffic.

Sign, illuminated. A sign designed to give forth any artificial or reflected light, either directly from a source of light incorporated into or connected with such sign or indirectly from a source intentionally directed upon it, so shielded that no direct illumination from it is visible elsewhere than on the sign and in the immediate proximity thereof.

Sign, incidental. A small sign intended primarily for the convenience and direction of the public on the premises, which does not advertise but is informational only, and includes information which denotes the hours of operation, telephone number, credit cards accepted, sales information, entrances and exits, and information required by law. Incidental information may appear on a sign having other copy as well, such as an advertising sign.

Sign landscaping. Any material used as a decorative feature, such as planter boxes, pole covers, decorative framing, and shrubbery or planting materials, used in conjunction with a sign, which expresses the theme of the sign but does not contain advertising copy.

Sign, marquee. A sign attached to and made part of a marquee. A marquee (or canopy) is defined as a permanent roof-like structure attached to and supported by the building and projecting beyond a building, but does not include a projecting roof.

Sign, nonconforming. A nonconforming sign shall mean any sign which does not conform to the requirements of this Chapter.
Sign, off-premises open house or directional sign. A sign advertising a transaction involving:
1. A product sold in a residential zone;
2. A product that cannot be moved without a permit; and/or
3. A product with a size of at least 3,200 cubic feet.

Sign, off-premises. A sign that identifies or gives directional information to a commercial establishment not located on the premises where the sign is installed or maintained.

Sign, on-premises. Any sign identifying or advertising a business, person, activity, goods, products, or services primarily located on the premises where the sign is installed or maintained.

Sign, political. A temporary sign which supports the candidacy of any candidate for public office or urges action on any other matter on the ballot in a primary, general, or special election.

Sign, portable. Any sign not permanently attached to the ground or a building. (Includes A-frame, sandwich boards, and portable readerboards.)

Sign, projecting. A sign, other than a wall sign, which is attached to and projects from a structure or building face.

Sign, public information. A sign erected and maintained by any governmental entity for traffic direction or for designation of, or direction to, any school, hospital, historical site, or public service, property, or facility. Public signs include those of such public agencies as the Port of Tacoma, Pierce Transit, the Tacoma School District, and the MetroParks Tacoma.

Sign, readerboard. A sign consisting of tracks to hold letters, which allows for frequent changes of copy; usually such copy is not electronic.

Sign, real estate. Any sign which is only used for advertising the sale or lease of ground upon which it is located or of a building located on the same parcel of ground.

Sign repair. To paint, clean, or replace damaged parts of a sign, or to improve its structural strength, but not in a manner that would change the size, shape, location, or character.

Sign, roof sign. Any sign erected upon, against, or directly above a roof or parapet of a building or structure.

Sign, rotating. Any sign or portion thereof which physically revolves about an axis.

Sign structure. Any structure which supports, has supported, is designed to support, or is capable of supporting a sign, including a decorative cover.

Sign, swinging. A sign installed on an arm or spar that is fastened to an adjacent wall or upright pole, which sign is allowed to move or swing to a perceptible degree.

Sign, temporary off-premises. An off-premises advertising sign attached to temporary fencing during the time of construction.

Sign, temporary. An on-premises sign, banner, balloon, pennant, valance, A-board, or advertising display constructed of cloth, canvas, fabric, paper, cardboard, plywood, wood, wallboard, plastic, sheet metal, or other similar light material, with or without a frame, which is not permanently affixed to any sign structure and which is intended to be displayed for a limited time only.

Sign, under-marquee. Signs or other information-conveying devices that are affixed to the underside of a marquee and project down from the bottom of the marquee.

Sign, unlawful. Any sign which was erected in violation of any applicable ordinance or code governing such erection or construction at the time of its erection, which sign has never been in conformance with all applicable ordinances or codes.

Sign, wall. A sign painted on or attached to or erected against the wall of a building with the face in a parallel plane of the building wall. Also known as a fascia sign.

Sign, warning. Any sign which is intended to warn persons of prohibited activities such as “no hunting” and “no dumping.”

Sign, window. A sign painted on, affixed to, or installed inside a window for purposes of viewing from outside the premises.

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Telecommunications exchange facility. A structure where the majority of its floor area is used for equipment for the purposes of automatically receiving, decoding, routing, recoding, and sending of voice and data communications.

* * *

Total cost. All costs associated with an alteration incurred from project initiation to project completion, excluding the purchase costs for the building and site.

* * *

Transparency. Glazing through which it is possible to see clearly into and out of a building or into a window display.

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Tree. A self-supporting woody perennial plant that generally matures at a height greater than fifteen feet, has a minimum mature canopy width of ten feet, and is capable of being shaped and pruned to develop a branch-free trunk to at least seven feet in height.

* * *

Variance. The procedure by which the strict application of the provisions of this title relating to height, area, setbacks, parking, design and other such development standards may be modified for a particular project based on special circumstances applicable to the specific property and/or project. Variances cannot change the underlying zoning or allow for uses that are otherwise prohibited. Since variances are an adjustment to the standards, projects that have received approval of a variance shall be considered to be conforming to that standard.
Chapter 13.06A
DOWNTOWN TACOMA

* * *

13.06A.030 Definitions.

See Section 13.06.700. As used in this chapter, unless context dictates otherwise, the following definitions shall apply:

1. “Alteration” means a physical change to a structure or a site. Alteration does not include normal maintenance and repair or total demolition. Alteration does include any of the following:
   a. Changes to the facade of a building;
   b. Changes to the interior of a building;
   c. Increase or decrease to floor area of a building;
   d. Changes to landscaping, off-street parking spaces, and other improvements on a site.

2. “Alteration, substantial” means alterations within a two-year period:
   a. The total cost of which, excluding purchase costs of the property and/or building, exceeds 50 percent of the replacement value of a building or structure;
   b. The total cost of which, excluding purchase costs of the property, exceeds 50 percent of the replacement value of site improvements;
   c. Which increase the gross square footage by more than 50 percent of buildings and structures; or
   d. Which increase the gross square footage by more than 50 percent of a surface parking lot.

3. “Art Gallery” means a space with public access from the sidewalk into the space and which is located within a building for the interior exhibition or display of artworks which may or may not be offered for sale to the public.

4. “Decorative grille” means an open framework of metal, wood, or other material arranged in a pattern that effectively obscures the views of parked cars located in an off-street parking structure from the public right-of-way.

5. “Development” means all improvements on a site, including buildings, other structures, parking and loading areas, landscaping, paved or graveled areas, and areas devoted to exterior display, storage, or activities. Development includes improved open areas such as plazas and walkways, but does not include natural geologic forms or unimproved land.

6. “Drive-through within a building” means a retail or service use with a window offering goods and services to people in vehicles in which the window and all driving and stacking lanes are contained within a building.

7. “Floor Area” is the sum of the gross horizontal area of all floors of a building or portion thereof, measured to the inside face of exterior walls and excluding the area used for parking, mechanical equipment, elevators, stair shafts, exterior decks, balconies, and corridors open to the air.

8. “Floor Area Ratio (FAR)” is the amount of floor area within a building as a multiple of the lot area. Right-of-way that has had its air rights vacated shall be considered as lot area for calculating FAR. For the purposes of calculating allowable FAR within the downtown area, floor area shall exclude the following areas when calculating the maximum FAR:
   a. Spaces below grade.
   b. Space used for retail uses or restaurants that front the sidewalk.
   c. Space devoted to special features.

9. “Mixed rate housing” shall include both affordable and market rate housing units in the same housing or mixed-use development.

10. “Nonconforming development” means development or an element of development that lawfully existed on January 10, 2000, the date this chapter became effective, and which does not conform to the development standards and basic design standards of the district in which it is located.
11. “Normal maintenance” means physical changes which keep a building, structure, or site, or a portion thereof, in a sound condition and operation.

12. “Parcel and mail services” means a use which provides for the preparation of parcels and packages for shipping, delivery, and mailing for walk-in clientele.

13. “Primary pedestrian street” means a street that is intended to support pedestrian activity throughout the day. Primary pedestrian streets are:
   a. Pacific Avenue between S. 7th and S. 25th Streets.
   b. Broadway between S. 7th and S. 15th Streets.
   c. Commerce Street between S. 7th and S. 15th Streets.
   d. “A” Street between S. 7th and S. 12th Streets.
   e. Tacoma Avenue between S. 7th and S. 15th Streets.

14. “Public benefit use” means any of the following uses shall qualify:
   a. Day Care, available to the general public.
   b. Human Services, such as employment counseling and walk-in clinics.
   c. Recreation, such as health clubs.
   d. Community Meeting Room.
   e. Art Gallery or Museum.
   f. Drop-in centers for youth and seniors.

15. “Repair” means physical changes to a building, structure, or site, or a portion thereof, to fix or restore to sound condition after damage or deterioration.

16. “Replacement value” means the value of a building as calculated using the latest “Evaluation Table” printed in the Building Standards magazine, published by the International Conference of Building Officials, based on the existing occupancy and the most closely appropriate type of construction.

17. “Telecommunications exchange facility” means a structure where the majority of its floor area is used for equipment for the purposes of automatically receiving, decoding, routing, recoding, and sending of voice and data communications.

18. “Total cost” means all costs associated with an alteration incurred from project initiation to project completion excluding the purchase costs for the building and site.

19. “Transparency” means glazing through which it is possible to see clearly the internal activity of the building or into a window display.

20. “Works of art” means all forms of original, artist-produced creations of visual art, including, but not limited to, sculptures, murals, paintings, inlays, earthworks, mosaics, etc. Works of art can be both self-standing and/or integrated into the structure or its grounds. Not included in this definition is the reproduction of original works of art, mass-produced artworks, or architect-designed elements. Also not included are directional signage or super graphics, maps, etc., except where an artist is employed.

13.06A.040 Downtown Districts and uses.

A. After the area-wide reclassification establishing the following Downtown Districts, no property within the Downtown Districts shall be reclassified except through a subsequent area-wide reclassification as provided for in TMC 13.02.045.

B. No property shall be reclassified to a Downtown District except through an area–wide reclassification as provided for in TMC 13.02.045.

C. Downtown Commercial Core District (DCC).

This district is intended to focus high rise office buildings and hotels, street level shops, theaters, and various public services into a compact, walkable area, with a high level of transit service.

1. Preferred—retail, office, hotel, cultural, governmental.
2. Allowable—residential, industrial located entirely within a building.

3. Prohibited—industrial uses not located entirely within a building, drive-through uses not located within a building, and automobile service stations/gasoline dispensing facilities in addition to those noted in TMC 13.06A.050.

D. Downtown Mixed-Use District (DMU).

This district is intended to contain a high concentration of educational, cultural, and governmental services, together with commercial services and uses.

1. Preferred—governmental, educational, office, cultural.

2. Allowable—retail, residential, industrial located entirely within a building.

3. Prohibited—industrial uses not located entirely within a building, movie theaters greater than six screens, automobile service stations/gasoline dispensing facilities, and drive through uses that are not located within a building but are located within 100 feet of a light rail or streetcar street, in addition to those noted in TMC 13.06A.050.

E. Downtown Residential District (DR).

This district contains a predominance of mid-rise, higher density, urban residential development, together with places of employment and retail services.

1. Preferred—residential.

2. Allowable—retail, office, educational.

3. Prohibited—industrial, movie theaters greater than six screens in addition to those noted in TMC 13.06A.050.

F. Warehouse/Residential District (WR).

This district is intended to consist principally of a mixture of industrial activities and residential buildings in which occupants maintain a business involving industrial activities.

1. Preferred—industrial located entirely in a building, residential.

2. Allowable—retail, office, governmental.

3. Prohibited:

a. Movie theaters greater than six screens, in addition to those noted in TMC 13.06A.050.

b. Drive through uses that are not located within a building but are located within 100 feet of a light rail or streetcar street.

* * *

13.06A.052 Primary Pedestrian Streets.

A. Within the Downtown, the “primary pedestrian streets” are considered key streets in the intended development and utilization of the area due to pedestrian use, traffic volumes, transit connections, and/or visibility. The streetscape and adjacent development on these streets should be designed to support pedestrian activity throughout the day. They are designated for use with certain provisions in the Downtown zoning regulations, including setbacks and design requirements. Within the Downtown, the primary pedestrian streets are:

1. Pacific Avenue between S. 7th and S. 25th Streets.

2. Broadway between S. 7th and S. 15th Streets.

3. Commerce Street between S. 7th and S. 15th Streets.

4. “A” Street between S. 7th and S. 12th Streets.

5. Tacoma Avenue between S. 7th and S. 15th Streets.

* * *
13.06A.055 Nonconforming Development.

A. It is intended that nonconforming development or elements of nonconforming development that affect appearance, function, and design quality be brought into conformance with the development and basic design standards of this chapter. It is not intended to bring nonconforming development into compliance immediately, but to have future development comply with the purpose and intent of this code and eventually be brought into conformance with its standards. It is not intended to require extensive changes that are impractical, such as moving or lowering buildings.

B. For purposes of the Downtown zoning districts, nonconforming development shall mean development or an element of development that lawfully existed on January 10, 2000, the date this chapter became effective, and which does not conform to the current development standards and basic design standards of the district in which it is located.

CB. Nonconforming development may continue as set forth in Section 13.06.630, unless specifically limited by other regulations of this chapter.

DC. Additions to buildings nonconforming to the development standards or basic design standards must comply with these standards, unless otherwise exempted. No addition can increase the nonconformity to the development or basic design standards or create new nonconformity with these standards.

* * *

13.06A.070 Basic design standards.

* * *

C. Standards Applicable to Development in All Districts.

1. The basic design standards and additional standards applicable to the DCC and DR districts, except as otherwise noted, shall apply to all new construction, additions, and substantial alterations.

2. All rooftop mechanical for new construction shall be screened with an architectural element -such as a high parapet, a stepped or sloped roof form, or equivalent architectural feature that is at least as high as the equipment being screened. Fencing is not acceptable. The intent of the screening is to make the rooftop equipment minimally visible from public rights-of-way within 125 feet of the building, provided said rights-of-way are below the roof level of the building. In those instances where the rights-of-way within 125 feet of the building are above the roof level of the building, the mechanical equipment should be the same color as the roof to make the equipment less visible. If the project proponent demonstrates that the function and integrity of the HVAC equipment would be compromised by the screening requirement, it shall not apply. This standard shall not apply to existing buildings undergoing substantial alteration.

3. One street tree shall be provided per each 25 linear feet of frontage, with tree grates covering the pits, in conformance with City requirements. This standard, in its entirety, shall apply to all new construction, additions, substantial alterations, and when 50 percent or more of the existing sidewalk is replaced. One street tree shall be provided, consistent with the requirements of this standard, for each 25 linear feet of existing sidewalk that is replaced. Existing street trees shall be counted toward meeting this standard. Trees and grates should conform to the Tacoma Downtown Streetscape Study and Design Concepts.

a. The required street trees should generally be evenly spaced to create or maintain a rhythmic pattern, but can be provided with variations in spacing and/or grouped to accommodate driveways, building entrances, etc. To achieve consistency with the existing pattern of tree spacing, the quantity of required street trees may be modified.

* * *

4. All new surface parking lots, additions to parking lots, parking lots associated with buildings undergoing substantial alteration, parking lots increased in size by 50 percent, and parking lots altered on 50 percent of its surface shall provide a perimeter landscaping strip abutting adjacent sidewalks containing a combination of trees and shrubs.

* * *

5. The ground-level facades of new or substantially altered parking garages and additions shall be designed to obscure the view of parked cars. Where commercial or residential space is not provided to accomplish this, features such as planters, decorative grilles, architectural elements, or works of art shall be used. Parking garage openings at
the level of and facing a street, alley, courtyard, plaza, or open parking area shall incorporate such elements in a manner that effectively reduces the visibility of vehicles within the garage while still allowing for limited visibility into and out of the garage. Any portion of the screening that is between 3 and 7 feet above the adjacent grade shall be at least 20% transparent but not more than 80% transparent. Vehicular access openings shall be exempt from this standard. This standard also shall apply when 50 percent or more of the sidewalk level facade is altered.

a. “Works of art,” as used herein and in other portions of this Chapter, means all forms of original, artist-produced creations of visual art, including, but not limited to, sculptures, murals, paintings, inlays, earthworks, mosaics, etc. Works of art can be both self-standing and/or integrated into the structure or its grounds. The reproduction of original works of art, mass-produced artwork, or architect-designed elements are not included. Also not included are directional signage or super graphics, maps, etc., except where an artist is employed.

9. New driveways shall be located from an alley, court, or street which does not have light rail or streetcar lines or is not designated as a Primary Pedestrian Street. Existing driveways may remain and be maintained. Abandoned driveways shall be removed when required by the Traffic Engineer.

a. If a driveway is not feasible from a non-designated alley, court, or street, a driveway may be located from a street having light rail or a designation of Primary Pedestrian Street.

b. Maximum driveway width on a street having light rail or a defined Primary Pedestrian Street is 25 feet.

c. All driveways on a street having light rail or on a defined Primary Pedestrian Street shall be no closer than 150 feet as measured to their respective centerlines, provided that there will be allowed at least one driveway from each development to each abutting street.

d. All driveways on a street having light rail shall be equipped with a sign to warn exiting vehicles about approaching trains.

13.06A.080 Design Standards for Increasing Allowable FAR.

At least four of the following standards shall be incorporated into each development to increase allowable FAR as shown in the Development Standards Table. For each standard that is additionally met, the maximum allowable FAR indicated in the Development Standards Table may be increased by .5.

These standards suggest the result to be achieved. It is expected that the review process would allow for flexibility and creativity in meeting the intent. Meeting these standards shall be in addition to meeting the basic design standards and, if applicable, the additional standards specified for the DCC and DR districts.

13.06A.130 Severability.

Should any section, clause, or provision of this chapter be declared by the court to be invalid, the same shall not affect the validity of the chapter, as a whole or any part thereof, other than the part so declared to be invalid.
Application #2011-09: SEPA Regulations
2011 Annual Amendment Application No. 2011-09  
SEPA Code Changes

PLANNING COMMISSION RECOMMENDATION SUMMARY

<table>
<thead>
<tr>
<th>Application #:</th>
<th>2011-09</th>
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<tbody>
<tr>
<td>Applicant:</td>
<td>City of Tacoma, Community &amp; Economic Development Dept.</td>
</tr>
<tr>
<td>Contact:</td>
<td>Shirley Schultz and Ian Munce</td>
</tr>
</tbody>
</table>
| Type of Amendment: | Comprehensive Plan Text Amendments  
Regulatory Code Text Changes |
| Current Land Use Intensity: | City-Wide |
| Current Area Zoning: | N/A |
| Size of Area: | N/A |
| Location: | N/A |
| Neighborhood Council area: | All |
| Proposed Amendment: | Updates to, and simplification of, the existing regulatory procedures used to administer the State Environmental Policy Act (SEPA) to ensure consistency with other codes, including the Critical Areas Protection Ordinance, and with current statutes and the State administrative code. The amendment also includes 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. |

Planning Commission Recommendations:
The Planning Commission recommends approval of the proposed amendments to the City’s Environmental Code would update and simplify the existing procedures and ensure consistency with other codes, including the Critical Areas Protection Ordinance. The proposed amendments include reorganization and reformatting to simplify and assist in the use and administration of the code requirements by staff and the public. In addition, the proposed amendment clarifies the application of State Environmental Policy Act (SEPA) requirements when a project is otherwise exempt from review for a Critical Areas permit, incorporates recent State legislation regarding the support for infill development and environmental review in conjunction with planning activities, and clarifies the City’s authority to condition, modify, or deny permits based on environmental impacts. These changes will ensure consistency between the City’s environmental regulations and review processes while supporting the City’s efforts to encourage growth and redevelopment in designated areas by facilitating area-wide environmental review during the planning stage instead of at the individual project level.

Exhibits:
A. Proposed additions to the Comprehensive Plan
B. Proposed changes to Tacoma Municipal Code, Chapters 13.12 and 13.11
Proposed Text Changes to the Comprehensive Plan

The following changes (additions and deletions) are being proposed to the Introduction chapter and the Environmental Policy Element of the Comprehensive Plan:

A. Introduction (one change proposed):

1. Add a new section. This proposed addition is also included as a part of Amendment #2011-06 and is repeated here.

What is the State Environmental Policy Act?

The State Environmental Policy Act (SEPA) was adopted in 1971 as a basic environmental charter. It gives cities and other agencies the tools that allow them to both consider and mitigate for environmental impacts of proposals. Provisions are included to involve the public, tribes, and other interested governmental agencies in review of proposed actions before a decision on a proposal is made. Using SEPA requirements, applicants are required to answer questions about how their proposal will affect elements of the environment: earth, air, water, plants and animals, energy and natural resources, environmental health, land use, transportation, and public services and utilities.

SEPA requires that the City adopt environmental review procedures and appeal provisions, which are contained in the Tacoma Municipal Code. It also directs the City to adopt environmental policies. All of the policies set forth in the Comprehensive Plan and its elements as well as the policies contained in the Shoreline Master Program are the City’s policies to be used in the review of projects and non-project proposals. These policies may, and in some cases must, be used to modify proposals to mitigate identified impacts.

In addition, all policies contained in the Comprehensive Plan carry equal weight in the consideration of "substantive authority." "Substantive Authority" is the regulatory authority granted to the City to condition or deny a proposal to mitigate environmental impacts identified during the SEPA review. In order to use this authority, the City must have adopted SEPA regulations and required conditions or mitigation must be set forth in adopted SEPA policy. Since the Tacoma Municipal Code adopts all policies in this Plan, as well as all policies within the Tacoma Shoreline Master Program as the City's environmental policies all Plan policies may, and in some cases must, be utilized to effect changes in project proposals when they have a probable significant adverse impact on one or more elements of the environment.

B. Environmental Policy Element (6 changes proposed):

1. Add a new policy, E-P-3, to the “Pollution” policy category in Section II – General Goal and Policies, as follows:

E-P-3 Prevention and Mitigation
Prioritize prevention and avoidance of pollution when possible. Use SEPA Substantive Authority, where warranted, in conjunction with adopted policies to provide mitigation for unavoidable impacts to environmental quality.
2. Add a new policy, E-AQ-2, to the “Air Quality” policy category in Section II – General Goal and Policies, as follows:

   **E-AQ-2 Air Quality Studies**
   All developments subject to SEPA environmental review procedures should address air quality impacts resulting from the development and its operation. In order to adequately assess impacts, any development proposal that requires state or federal air permits or reporting shall provide a quantitative study as part of their environmental analysis.

3. Add a statement to the “Environmental Remediation” policy category in Section II – General Goal and Policies, as follows (and relocate the existing statement to Section III – Critical Areas):

   Prevention of contamination and clean-up of identified contaminated sites will improve the quality of Tacoma’s environment. The City has designated certain lands as environmentally sensitive or critical areas. These areas include aquifer recharge areas, fish and wildlife habitat conservation areas, flood hazard areas, geologically hazardous areas, natural resource areas, stream corridors, and wetlands. Because of the growing pressures and the increased understanding of the value of critical areas, the City has drafted standards to manage development for their protection and preservation. Critical areas warrant protection because they maintain and protect surface and ground water quality, provide erosion and storm water control, and serve as an essential habitat for fish and wildlife.

4. Modify Policy E-ER-2 in the “Environmental Remediation” policy category in Section II – General Goal and Policies, as follows:

   **E-ER-2 Contaminated Sites**
   Encourage the identification and characterization of all contaminated sites which adversely affect the City’s shoreline areas, surface waters, and groundwater, and soils.

5. Add a new policy, E-ER-7, to the “Environmental Remediation” policy category in Section II – General Goal and Policies, as follows:

   **E-ER-7 Intergovernmental Partnerships**
   Coordinate and cooperate with State and Federal programs (e.g., Department of Ecology, Environmental Protection Agency) in encouraging and monitoring the remediation of contaminated sites.

6. Add a statement to Section III – Critical Areas, as follows (relocated from the “Environmental Remediation” policy category in Section II – General Goal and Policies):

   The City has designated certain lands as environmentally sensitive or critical areas. These areas include aquifer recharge areas, fish and wildlife habitat conservation areas, flood hazard areas, geologically hazardous areas, natural resource areas, stream corridors, and wetlands. Because of the growing pressures and the increased understanding of the value of critical areas, the City has drafted standards to manage development for their protection and preservation. Critical areas warrant protection because they maintain and protect surface and ground water quality, provide erosion and storm water control, and serve as an essential habitat for fish and wildlife.
### Chapter 13.12

**ENVIRONMENTAL CODE**

#### Part One: Purpose and Authority

- 13.12.100 Purpose of this part and adoption by reference.
- 13.12.120 Authority.
- 13.12.130 Purpose, applicability, and intent.

#### Part Two - General Requirements


#### Part Three - Categorical Exemptions

- 13.12.300 Purpose of this part and adoption by reference.

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- 13.12.400 Purpose of this part and adoption by reference.
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#### Part Five - Environmental Impact Statement (EIS)

- 13.12.500 Purpose of this part and adoption by reference.
13.12.550 SEPA Planned Action EIS
13.12.560 Optional Plan Elements and Development Regulations

**Part Six - Commenting**
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**Part Seven - Using Existing Environmental Documents**
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**Part Eight - SEPA and Agency Decisions**
13.12.800 Purpose of this part and adoption by reference.
13.12.810 Substantive authority and mitigation.
13.12.820 Appeals of SEPA threshold determination and adequacy of final environmental impact statement.

**Part Nine - Definitions**
13.12.900 Purpose of this part and adoption by reference.
13.12.910 Additional definitions.

**Part Ten - Agency Compliance**
13.12.920 Purpose of this part and adoption by reference.
13.12.930 Critical areas.

**Part Eleven - Forms**
13.12.940 Purpose of this part and adoption by reference.

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**Part One: Purpose and Authority**

13.12.100 **Purpose of this part and adoption by reference.** The purpose of this section is to set forth the purpose of this Chapter, the authority under which the City has adopted this Chapter, and to adopt the following section of the Washington Administrative Code by reference.

197-11-030 Policy.

13.12.120 **Authority.**

The following regulations concerning environmental policies and procedures are hereby established and adopted pursuant to Washington State law, Chapter 109, Laws of 1971, Extraordinary Session (Chapter 43.21C RCW) as amended, entitled the “State Environmental Policy Act of 1971,” (SEPA), and Washington State Administrative Code regulations, Chapter 197-11, entitled “SEPA Rules.”
13.12.130 Purpose, applicability, and intent.

(1) The purpose of this chapter is to provide City regulations implementing the State Environmental Policy Act of 1971 (SEPA).

(2) This chapter is applicable to all City departments/divisions, commissions, boards, committees, and City Council.

(3) The intent of this chapter is to govern compliance by all City departments/divisions, commissions, boards, committees, and City Council with the procedural requirements of the State Environmental Policy Act of 1971.

(4) This chapter is not intended to govern compliance by the City with respect to the National Environmental Policy Act of 1969 (NEPA). In those situations in which the City is required by Federal law or regulations to perform some element of compliance with NEPA, such compliance will be governed by the applicable Federal statute and regulations and not by this chapter.

13.12.140 Environmental policy.

The environmental policies of the City of Tacoma are the policies set forth in the following documents and statute: the “comprehensive plan,” including all of its elements, the “Master Program for Shoreline Development,” and Chapter 43.21C RCW.

13.12.150 Severability.

If any provision of this chapter or its application to any person or circumstance is held invalid, the remainder of this chapter or the application of the provision to other persons or circumstances shall not be affected.

Part Two - General Requirements

13.12.200 Purpose of this part and adoption by reference. The purpose of this part is to set forth general requirements that apply to all environmental determinations and all environmental review responsibilities on the part of the City. The following sections apply to environmental review in general, and to specific regulations for cities planning under the Growth Management Act. They also describe the procedures when environmental review is applied in conjunction with other state environmental laws. It also incorporates the following sections of the Washington Administrative Code by reference:

- 415 -
197-11-228 Overall SEPA/GMA integration procedures.
197-11-230 Timing of an integrated SEPA/GMA process.
197-11-232 SEPA/GMA integration procedures for preliminary planning, environmental analysis, and expanded scoping.
197-11-235 Documents.
197-11-238 Monitoring.
197-11-250 SEPA/Model Toxics Control Act integration.
197-11-253 SEPA lead agency for MCTA actions.
197-11-256 Preliminary evaluation.
197-11-259 Determination of non-significance for MCTA remedial action.
197-11-262 Determination of significance and EIS for MCTA remedial actions.
197-11-265 Early scoping for MCTA remedial actions.
197-11-268 MCTA interim actions.


The City, when acting in the capacity of the lead agency, shall be the only agency responsible for complying with the threshold determination procedures of SEPA; and the responsible official of the City, as designated pursuant to Section 13.12.xxx of this chapter, shall be responsible for the supervision, or actual preparation, of any draft EIS pursuant to this chapter, including the circulation of such statements and the conduct of any public hearings required by this chapter. The responsible official of the City shall also prepare or supervise preparation of any required final EIS pursuant to WAC 197-11 and this chapter. {13.12.923}


(1) In instances in which the City is the lead agency, the responsible official as designated by subsections (2), (3), (4) and (5) of this section shall carry out such duties and functions assigned the City as a lead agency.

(2) The responsible official for General Government shall be the department director for projects initiated by that department or processed by that department. However, a department director may designate an environmental officer to carry out the duties and responsibilities mandated by this chapter, except that all threshold determinations shall only be made with the express consent and approval of the director.

(3) The responsible official for the Department of Public Utilities shall be the Director of Utilities or his or her designee for projects initiated or processed by the Department of Public Utilities.

(4) For proposals initiated jointly by several departments within General Government, designation of the responsible official shall be by common agreement among the directors of the involved departments. In the event such department directors are unable to agree on who shall be the responsible official for such matter, determination of the responsible official shall be made by the City Manager.

(5) For proposals initiated jointly by General Government and Public Utilities, designation of the responsible official shall be by common agreement between the City Manager and the Director of Utilities.

(6) City staff carrying out the SEPA procedures shall be different from the staff making the proposal. That is, the responsible official shall not be the staff person responsible for filling out and signing the environmental checklist.
(7) The director of the department with appropriate expertise shall be responsible for preparation of written comments responding to a consultation request from another lead agency prior to a threshold determination, participation in scoping, and reviewing a DEIS.

(8) The director shall be responsible for the City’s compliance with WAC 197-11-550 whenever such department is a consulted agency and is authorized to develop operating procedures that will ensure that responses to consultation requests are prepared in a timely fashion and include data from all appropriate departments of the City.

13.12.230 Designation and responsibility of the City’s SEPA public information center (SEPA PIC).

(1) The SEPA PIC shall maintain a DNS register.

(2) The SEPA PIC shall maintain an EIS register including for each proposal the location, a brief description of the nature of the proposal, the date first listed on the register, and a contact person or office from which further information may be obtained.

(3) The documents are required to be maintained at the information center for seven years, and shall be available for public inspection, and copies thereof shall be provided upon request. The City may charge for copies in the manner provided by Chapter 42.17 RCW (Public Disclosure and Public Records Law) and for the cost of mailing.

(4) The SEPA PIC shall be the contact listed on the Department of Ecology’s list of SEPA authorities. It shall receive and route consultation requests, information requests, checklists, threshold determinations, and all other SEPA materials to appropriate departments or divisions of the City.

(5) The SEPA PIC shall maintain a listing of recommended Federal, State, regional, local and private agencies/organizations and their addresses for use by responsible officials of the City in making scoping requests and circulating draft EISs.

(6) The SEPA PIC shall review all threshold determinations and final environmental impact statements submitted to the Information Center by departments of General Government and Tacoma Public Utilities and approve such determinations of nonsignificance as to form at the time of filing.

(7) The SEPA PIC shall maintain a general mailing list for the threshold determination distribution.

(8) The following location constitutes the SEPA public information center:

   Building and Land Use Services
   Tacoma Municipal Building
   747 Market Street
   Tacoma, Washington 98402


(1) The SEPA process shall be integrated with City activities to ensure that planning and decisions reflect environmental values, avoid delays later in the process, and seek to resolve potential problems.

(2) The responsible official shall prepare the threshold determination and environmental impact statement (EIS), if required, at the earliest possible point in the planning and decision
making process, once the principal features of a proposal and its environmental impacts can be reasonably identified.

(a) A proposal exists when:

1. The responsible official is presented with an application; or
2. The responsible official has a goal and is actively preparing to make a decision on one or more alternative means of accomplishing that goal; and
3. The proposal is not otherwise exempt; and
4. The environmental effects can be meaningfully evaluated.

The fact that proposals may require future City approvals or environmental review shall not preclude current consideration, as long as proposed future activities are specific enough to allow some evaluation of their probable environmental impacts.

(b) The environmental process shall commence when the responsible official receives an environmental document and request for a determination.

(c) Appropriate consideration of environmental information shall be completed before the responsible official commits to a particular course of action.

(3) At the latest, the responsible official shall begin environmental review, if required, when the application for both SEPA and the underlying action is determined to be complete. The responsible official may initiate review earlier and may have informal conferences with applicants. A final threshold determination or Final Environmental Impact Statement (FEIS) shall precede or accompany the staff report, if any, in a public hearing on an application.

(4) When the environmental effects can be meaningfully evaluated on a proposal, the responsible official shall begin the preparation of EIS on private proposals at the conceptual stage rather than the final detailed design stage.

(a) If the responsible official’s only action is a decision on a building permit or other license that requires detailed project plans and specifications, the responsible official shall provide applicants with the opportunity for environmental review under SEPA prior to requiring applicants to submit such detailed project plans and specifications.

(b) The responsible official may specify the amount of detail needed from applicants for such early environmental review, consistent with WAC 197-11-100 and 197-11-335.

(c) This subsection does not preclude the responsible official or applicants from preliminary discussions or exploration of ideas and options prior to commencing formal environmental review.

(5) An overall decision to proceed with a course of action may involve a series of actions or decisions by one or more agencies. If several agencies have jurisdiction over a proposal, they should coordinate their SEPA processes wherever possible. The responsible official shall comply with lead agency determination requirements in WAC 197-11 and this chapter.

(6) To meet the requirement to ensure that environmental values and amenities are given appropriate consideration along with economic and technical considerations, environmental documents and analyses shall be circulated and reviewed with other planning documents to the fullest extent possible.

(7) For their own public proposals, lead agencies may extend the time limits prescribed in these rules.
Part Three - Categorical Exemptions

13.12.300 Purpose of this part and adoption by reference. This section sets forth the proposed actions which are exempt from SEPA threshold determination and EIS requirements. Certain exemptions apply only to certain state agencies. In addition, the City has the authority to adopt certain flexible thresholds for proposals. This section describes those thresholds. It also incorporates the following sections of the Washington Administrative Code by reference:

- 419 -

Actions which must be undertaken immediately, or within a time too short to allow full compliance with this chapter, to avoid an imminent threat to public health and safety, to prevent an imminent danger to public or private property, or to prevent an imminent threat of serious environmental degradation, shall be exempt from the procedural requirements of this chapter. The responsible official shall determine on a case-by-case basis emergency actions which satisfy the general requirements of this section.

Part Four - Categorical Exemptions And Threshold Determination

13.12.400 Purpose of this part and adoption by reference. This part provides the rules for administering categorical exemptions, deciding on probable significant impacts on the environment, determining if mitigation is available, and integrating SEPA into the project review process. It also incorporates the following sections of the Washington Administrative Code by reference:

197-11-300 Purpose of this part.
197-11-310 Threshold determination required.
197-11-330 Threshold determination process.
197-11-335 Additional information.
197-11-360 Determination of significance (DS)/initiation of scoping.
197-11-390 Effect of threshold determination.

13.12.410 Categorical exemptions.

(1) Those activities excluded from the definition of “action” in WAC 197-11-704, or categorically exempted by WAC 197-11-800, are exempt from the threshold determination. No exemption is allowed for the sole reason that actions are considered to be of a “ministerial” nature or of an environmentally regulatory or beneficial nature.

(2) The applicability of the exemptions shall be determined by the responsible official.

(3) The responsible official who is determining whether or not a proposal is exempt shall ascertain the total scope of the proposal and the governmental licenses, permits, or approvals required:

(a) If a proposal includes a series of actions, physically or functionally related to each other, some of which are exempt and some of which are not, the responsible official shall determine the primary action.

(b) If a proposal includes a series of actions, physically or functionally related to each other, some of which are exempt and some of which are not, the proposal is exempt if the action determined to be the primary action by the responsible official is exempt.

(c) If the proposal includes a series of exempt actions which are physically or functionally related to each other, but which together may have a significant environmental impact, the proposal is not exempt. {13.12.305(2)-(6)}

(4) Pursuant to RCW 36.70B.140(2) Local Project Review, categorically exempt proposals shall be exempt from the procedural requirements for complete application and public notice under SEPA. {13.12.305(7)}

Any action or proposal which is not determined to be exempt shall require environmental review under SEPA, which shall commence with the filing of a SEPA checklist. However, a checklist is not needed if the responsible official has decided to prepare an EIS, or the responsible official and applicant agree an EIS is required; see section 13.12.400 for the requirements for an EIS.

(1) The Environmental checklist form shall be the same as that on file with the SEPA Public Information Center, titled “Environmental Checklist,” which is incorporated by reference in this chapter.

(2) The checklist shall be filed no later than the time an application is filed for a permit, license, certificate, or other approval. 13.12.315(1)

(3) For private proposals, the responsible official shall require the applicant to complete the environmental checklist, providing assistance as necessary. For public proposals, the department initiating the proposal shall complete the environmental checklist for that proposal.

(4) The items in the environmental checklist are not weighted. The mention of one or many adverse environmental impacts does not necessarily mean that the impacts are significant or that the impacts cannot be mitigated. Conversely, a probable significant adverse impact on the environment identified in the checklist may result in the need for an EIS.


(1) If the responsible official determines there will be no probable significant adverse environmental impacts from a proposal, the responsible official shall prepare and issue a determination of non-significance (DNS). If the City adopts another environmental document in support of a threshold determination as set forth in Part Six of this chapter, the City shall issue a notice of adoption and/or combine the documents.

(2) A DNS issued under the provisions of this section shall not become effective until the expiration of the appeal period. The filing of an appeal shall stay the effect of the DNS and no major action in regard to a proposal may be taken during the pendency of an appeal and until all action regarding the appeal is final. A decision to reverse the determination of the responsible official and uphold the appeal shall further stay any decision, proceedings, or actions in regard to the proposal.

(3) When a DNS is issued for any of the proposals listed below, the requirements in this subsection shall be met. The requirements of this subsection do not apply to a DNS issued when the optional DNS process (Section 13.12.xxx) is used.

(a) The City shall not act upon a proposal for 14 days after the date of issuance of a DNS if the proposal involves:

(i) Another agency with jurisdiction;

(ii) Non-exempt demolition of any structure or facility;

(iii) Issuance of clearing or grading permits not otherwise exempted; or

(iv) A DNS when the applicant has changed the project in response to early review by the responsible official in order to avoid or withdraw a Determination of Significance; or

(v) A mitigated DNS.

(b) The responsible official shall send the DNS and environmental checklist to agencies with jurisdiction, the Department of Ecology, and affected tribes, and each local agency or...
political subdivision whose public services would be changed as a result of implementation of the proposal, and shall give notice as set forth in this chapter.

(c) Any person, affected tribe, or agency may submit comments to the City within 14 days of the date of issuance of the DNS, or as may be extended by the planning and/or public hearing process for non-project actions.

(d) The date of issuance for the DNS is the date the DNS is sent to the Department of Ecology and agencies with jurisdiction and is made publicly available.

(e) An agency with jurisdiction may assume lead agency status only within this comment period.

(f) The responsible official shall reconsider the DNS based on timely comments and may retain or modify the DNS or, if the responsible official determines that significant adverse impacts are likely, withdraw the DNS. When a DNS is modified, the responsible official shall send the modified DNS to agencies with jurisdiction.

(4)(a) The responsible official shall withdraw a DNS if:

(i) There are substantial changes to a proposal so that the proposal is likely to have significant adverse environmental impacts;

(ii) There is significant new information regarding a proposal’s probable significant adverse environmental impacts (this section shall not apply when a nonexempt license has been issued on a project); or

(iii) The DNS was procured by misrepresentation or lack of material disclosure; if the DNS resulted from such actions by an applicant, any subsequent environmental checklist on the proposal shall be prepared directly by the responsible official or his or her consultants at the expense of the applicant.

(b) If the responsible official withdraws a DNS, a new threshold determination shall be made and other agencies with jurisdiction shall be notified of the withdrawal and new threshold determination.

13.12.440 Mitigated DNS.

(1) The responsible official may issue a determination of nonsignificance based upon conditions attached to the proposal by the responsible official or upon changes to, or clarifications of, the proposal made by the applicant.

(2) If an applicant requests early notice of whether a Mitigated Determination of Nonsignificance (MDNS) or a Determination of Significance (DS) is likely, the request must:

(a) Be written;

(b) Follow submission of a completed environmental checklist for a nonexempt proposal for which the department is lead agency; and

(c) Precede the department’s actual threshold determination for the proposal.

(d) The responsible official shall respond to the request in writing and shall state whether the responsible official is considering issuance of an MDNS or a DS and, if so, indicate the general or specific area(s) of concern that are leading to consideration of an MDNS or DS;

(e) The response must also state that the applicant may change or clarify the proposal to mitigate the impacts indicated in the letter, revising the environmental checklist as necessary to reflect the changes or clarifications. {13.12.350.2 and 3}
(3) As much as possible, the responsible official should assist the applicant with identification of impacts to the extent necessary to formulate mitigation measures.

(4) If the applicant submits a changed or clarified proposal, along with a revised environmental checklist, the responsible official will make a threshold determination based on the changed or clarified proposal:

(a) If the responsible official indicated specific mitigation measures in a response to the request for early notice that would allow him or her to issue a DNS, and the applicant changed or clarified the proposal to include those specific mitigation measures, the responsible official shall issue a determination of nonsignificance.

(b) If the responsible official indicated general or specific areas of concern, but did not indicate specific mitigation measures that would allow a DNS to be issued, the responsible official shall make the threshold determination, issuing a DNS or DS as appropriate.

(c) The applicant’s proposed mitigation measures (clarifications, changes, or conditions) must be in writing and must be specific.

(d) Mitigation measures which justify issuance of a DNS shall be incorporated in the DNS by inclusion in the determination, or by reference to staff reports, studies or other documents.

(5) Mitigation measures incorporated in the DNS or MDNS shall be deemed conditions of approval of the associated building, work order, land use, or other development permit or license, unless revised or changed by the decision maker, and shall be placed as conditions directly upon the permit decision. The conditions shall be incorporated into the permit and shall be enforced in the same manner as any term or condition of the permit. {13.12.350(7)}

(6) If the tentative decision for an approval of a permit does not include mitigation measures that were incorporated in the SEPA determination for the proposal, the threshold determination should be evaluated to assure consistency with Section 13.12.xxx of this chapter (withdrawal of DNS).

(7) The responsible official’s written response under subsection (2) of this section shall not be construed as a determination of significance. In addition, preliminary discussions of clarifications or changes to a proposal, as opposed to a written request for early notice, shall not bind the responsible official to a mitigated DNS.

13.12.450 Optional DNS process.

(1) The responsible official may use the optional DNS process if they have determined that significant adverse environmental impacts are unlikely, and a single integrated comment period is desired to obtain comments for the application and the likely threshold determination for the proposal. If this process is used, a second comment period will typically not be required when the DNS is issued.

(2) If the optional DNS process is used, the following shall apply:

(b) The notice shall state on the first page that the City expects to issue a DNS for the proposal, and that:

(i) The optional DNS process is being used;

(ii) This may be the only opportunity to comment on the environmental impacts of the proposal;
(iii) The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared; and

(iv) A copy of the subsequent threshold determination for the specific proposal may be obtained upon request.

(c) The notice shall list the conditions being considered to mitigate environmental impacts, if a mitigated DNS is expected.

(d) The City shall comply with the requirements for a notice of application and public notice in RCW 36.70B.110; and

(e) The City shall send the notice and environmental checklist to:

(i) Agencies with jurisdiction, the Department of Ecology, affected tribes, and each local agency or political subdivision whose public services would be changed as a result of implementation of the proposal; and

(ii) Anyone requesting a copy of the environmental checklist for the specific proposal.

(3) If the City indicates on the notice of application that a DNS is likely, an agency with jurisdiction may assume lead agency status during the comment period on the notice.

(4) The responsible official shall consider timely comments on the notice and either:

(a) Issue a DNS or mitigated DNS with no comment period using the procedures in subsection (5) of this section;

(b) Issue a DNS, or mitigated DNS with a comment period using the procedures in subsection (5) of this section, if the City determines a comment period is necessary;

(c) Issue a DS, or

(d) Require additional information or studies prior to making a threshold determination.

(5) If a DNS or mitigated DNS is issued under subsection (4)(a) of this section, the City shall send a copy of the DNS or mitigated DNS to the Department of Ecology, agencies with jurisdiction, those who commented, and anyone requesting a copy. A copy of the environmental checklist need not be re-circulated.

Part Five - Environmental Impact Statement (EIS)

13.12.500 Purpose of this part and adoption by reference. The purpose of this part is to describe the process, content, and format of an EIS, and to set forth the procedures for two specific kinds of non-project EIS reviews. It also incorporates the following sections of the Washington Administrative Code by reference:

197-11-400 Purpose of EIS.
197-11-402 General requirements.
197-11-405 EIS types.
197-11-406 EIS timing.
197-11-425 Style and size.
197-11-430 Format.
197-11-435 Cover letter or memo.
197-11-440 EIS contents.
197-11-442 Contents of EIS on nonprofit proposals.
197-11-443 EIS contents when prior non-project EIS.
197-11-444 Elements of the environment.

(1) The responsible official shall narrow the scope of every EIS to the probable significant adverse impacts and reasonable alternatives, including mitigation measures. For example, if there are only two or three significant impacts or reasonable alternatives, the EIS shall be focused on those.

(2) To ensure that every EIS is concise and addresses the significant environmental issues, the responsible official shall:

(a) Invite agencies with jurisdiction, if any, affected tribes, and the public to comment on the DS (WAC 197-11-360). The responsible official shall require comments in writing. Agencies with jurisdiction, affected tribes, and the public shall be allowed 21 days from the date of issuance of the DS in which to comment, unless expanded scoping is used. The date of issuance for a DS is the date it is sent to the Department of Ecology and other agencies with jurisdiction, and is publicly available;

(b) Identify reasonable alternatives and probable significant adverse environmental impacts;

(c) Eliminate from detailed study those impacts that are not significant;

(d) Work with other agencies to identify and integrate environmental studies required for other government approvals with the EIS, where feasible.

(3) Meetings or scoping documents, including notices that the scope has been revised, may be used but are not required. The responsible official shall integrate the scoping process with the existing planning and decision making process in order to avoid duplication and delay.

(4) The responsible official shall revise the scope of an EIS if substantial changes are made later in the proposal, or if significant new circumstances or information arise that bear on the proposal and its significant impacts.

(5) DEISs shall be prepared according to the scope decided upon by the responsible official in the scoping process.

(6) EIS preparation may begin during scoping.


The responsible official may expand the scoping process to include any or all of the provisions found in WAC 197-11-410, which may be applied on a proposal-by-proposal basis.


For draft, final, and supplemental EISs:

(1) Preparation of the EIS is the responsibility of the City, by or under the direction of its responsible official, as specified by Section 13.12.xxx of this chapter. Regardless of who participates in the preparation of the EIS, it is the EIS of the responsible official. The responsible official, prior to distributing an EIS, shall be satisfied that it complies with these rules and the procedures of the City of Tacoma.

(2) The responsible official may have an EIS prepared by City staff, an applicant or its agents, or by an outside consultant retained by either an applicant or the responsible official. The responsible official shall assure that the EIS is prepared in a professional manner and with
appropriate interdisciplinary methodology. The responsible official shall direct the areas of
research and examination to be undertaken as a result of the scoping process, as well as
the organization of the resulting document.

(3) If a person other than the responsible official is preparing the EIS, the responsible official or
designee shall:

(a) Coordinate any scoping procedures so that the individual preparing the EIS receives all
substantive information submitted by any agency or person;

(b) Assist in obtaining any information on file with another agency that is needed by the
person preparing the EIS;

(c) Allow any party preparing an EIS access to all public records of the City that relate to the
subject of the EIS, under Chapter 42.17 RCW (Public Disclosure and Public Records
Law);

(d) Review and examine pertinent sections of the EIS to assure the completeness,
accuracy, and objectivity of the EIS.

(4) Any outside person, firm, or corporation assisting in the preparation of an EIS shall have
expertise and experience in preparing environmental impact statements and shall be
approved by the responsible official prior to participation in the EIS development process.

(5) Field investigation or research by the applicant, reasonably related to determining the
environmental impacts associated with the proposal, may be required, with the cost of such
field investigation or research to be borne by the applicant.


(1) A FEIS shall be issued by the responsible official and sent to the Department of Ecology
(two copies), to all agencies with jurisdiction, to all agencies who commented on the DEIS,
and to anyone requesting a copy of the FEIS. (Fees may be charged for the FEIS, see WAC
197-11-504.)

(2) The responsible official shall send the FEIS, or a notice that the FEIS is available, to anyone
who commented on the DEIS or scoping notice and to those who received but did not
comment on the DEIS. If the responsible official receives petitions from a specific group or
organization, a notice or EIS may be sent to the group and not to each petitioner. Failure to
notify any individual under this subsection shall not affect the legal validity of the City’s
SEPA compliance.

(3) The responsible official shall make additional copies available for review in his or her office
and in the SEPA Public Information Center.

(4) The date of issue is the date the FEIS, or notice of availability, is sent to the persons and
agencies specified in the preceding subsections and the FEIS is publicly available. Copies
sent to the Department of Ecology shall satisfy the statutory requirement of availability to the
governor.

(5) The City shall not act on a proposal for which an EIS has been required prior to 15 days
after issuance of the FEIS. Further, filing of an appeal of the adequacy of a FEIS pursuant to
Section 13.12.xxx of this chapter shall stay the effect of such FEIS and no major action in
regard to a proposal may be taken during the pendency of an appeal and until the appeal is
finally disposed of by the Hearing Examiner. A decision that the FEIS is inadequate and
upholding the appeal shall further stay any decision, proceedings, or actions in regard to the
proposal.
(6) The responsible official shall issue the FEIS within 60 days of the end of the comment period for the DEIS, unless the proposal is unusually large in scope, the environmental impact associated with the proposal is unusually complex, or extensive modifications are required to respond to public comments.

(7) The form and content of the FEIS shall be as specified in WAC 197-11-400-460.

**13.12.550 SEPA Planned Action EIS**

(1) The Responsible Official may authorize preparation of a Planned Action for a specific type of development, other than for an essential public facility or facilities as defined in RCW 36.70A.200, or for a specific geographical area that is less extensive than the jurisdictional boundaries of the City. The Planned Action must have the significant impacts adequately addressed in an environmental impact statement prepared in conjunction with a comprehensive plan, a comprehensive plan amendment, a subarea plan or for the phased project.

(2) Ordinance. A Planned Action must be designated by ordinance of the City Council. The adopting ordinance must describe the planned action projects and may establish a time period for completion of the planned action projects.

(3) Project actions must be included in the designated ordinance and impacts addressed in an EIS prepared in conjunction with a comprehensive plan, amendment thereto, a subarea plan or a phased project.

(4) Planned action project review. Projects developed within a planned action area shall be exempted from further environmental review. However, the project proponent shall describe the environmental mitigation to be provided by subsequent or implementing projects, and must include a checklist (not a SEPA Checklist, but as set forth in the planned action EIS) that is to be filed with the project application and used to verify that:

   (a) the project meets the description in, and will implement, any such mitigation and

   (b) the probable significant adverse environmental impacts of the project have been adequately addressed in the EIS.

(5) The adopting ordinance will state that if notice is otherwise required for the underlying permit the notice shall state that the project has qualified as a planned action and that if notice is not otherwise required for the underlying permit no special notice is required. The adopting ordinance may limit a planned action to a time period identified in the ordinance.

**13.12.560 Optional Plan Elements and Development Regulations**

(1) The City may adopt optional comprehensive plan elements and optional development regulations that apply within designated centers or for subareas within one-half mile of a major transit stop zoned for higher density housing consistent with RCW 43.21C.240.

(2) Designation of areas: The centers must be designated by the Puget Sound Regional Council as a Regional Growth Center or a Manufacturing-Industrial Center, or be an area within one-half mile of a major transit stop that is zoned to have an average minimum density of fifteen dwelling units or more per gross acre.

(3) The City shall prepare a non-project (as defined in WAC 197-11-774) environmental impact statement.

   (a) The EIS must assess and disclose probable adverse impacts of the optional comprehensive plan element and development regulations and of future development consistent with the plan and regulations.
(b) The EIS may have appended to it an analysis of the extent to which the proposed plan may result in the displacement or fragmentation of existing businesses, existing residents, including people living with poverty, families with children, and intergenerational households, or cultural groups; the results of the analysis must be discussed at a community meeting that is separate from the EIS/plan public hearings.

(4) Community Meeting.

(a) At least one community meeting must be held on the proposed optional plan and development regulations before the scoping notice is issued. Notice of scoping and notice of the community meeting must be mailed to all taxpayers of record within the sub-area to be studied, and within four hundred feet of the boundaries of the subarea, to affected Tribes and to agencies with jurisdiction over the future development within the subarea. See Part Five for notice requirements.

(b) Notice must also be mailed to all small businesses as defined in RCW 19.85.020 and to all community preservation and development authorities established under chapter 43.167 RCW. The process for community involvement must have the goal of fair treatment and meaningful involvement of all people with respect to the development and implementation of the subarea plan.

(c) The notice of the community meeting must include general illustrations and descriptions of buildings generally representative of the maximum building envelope that will be allowed under the proposed plan and indicate that future appeals of proposed developments that are consistent with the plan will be limited. Notice of the community meeting must include signs located on major travel routes in the sub-area posted within 7 days of the mailing of the meeting notice. If the building envelope increases during the process, another notice complying with the requirements of this section must be issued before the next public involvement opportunity.

(5) Appeal. Any person that has standing to appeal the adoption of the sub-area plan or the implementing regulations under RCW .70A.280 has standing to bring an appeal of the non-project EIS as set forth in this chapter.

(6) Transfer of Development Rights. As an integral part of preparing a sub-area plan/non-project EIS the City shall consider establishing a transfer of development rights program in consultation with Pierce County, a program that that conserves county-designated agricultural and forest land of long-term commercial significance. If the city decides not to establish a transfer of development rights program, the city must state in the record the reasons for not adopting the program. The city's decision not to establish a transfer of development rights program is not subject to appeal. Nothing in this sub-section may be used as a basis to challenge the sub-area plan.

(7) Fees for Environmental Review. The City may recover its reasonable expenses of preparation of a non-project EIS prepared under this section through access to financial assistance under RCW 36.70A.490 or funding from private sources. In addition, the City is authorized to recover a portion of its reasonable expenses of preparation of such a non-project EIS by the assessment of reasonable and proportionate fees upon subsequent development that is consistent with the plan and development regulations adopted under this section as long as the development makes use of and benefits from the non-project EIS prepared by the City. Any assessment fees collected from subsequent development may be used to reimburse funding received from private sources. In order to collect such fees, the city must enact an ordinance that sets forth objective standards for determining how the fees to be imposed upon each development will be proportionate to the impacts of each development and to the benefits accruing to each development from the non-project EIS. Any disagreement about the reasonableness or amount of the fees imposed upon a
development may not be the basis for delay in issuance of a project permit for that
development. The fee assessed by the city may be paid with the written stipulation "paid
under protest" and if the city provides for an administrative appeal of its decision on the
project for which the fees are imposed, any dispute about the amount of the fees must be
resolved in the same administrative appeal process.

(8) Additional Environmental Review. If a proposed development is inconsistent with the
subarea plan policies and development regulations, the City shall require additional
environmental review in accordance with this chapter.

(9) Effective Dates.

(a) Until July 1, 2018, a proposed development that is consistent with the sub-area plan
policies and development regulations adopted under this section and that is
environmentally reviewed under this section may not be challenged in administrative or
judicial appeals for noncompliance with this chapter as long as a complete application
for such a development that vests the application or would later lead to vested status
under city or state law is submitted to the City within a time frame established by the
City, but not to exceed ten years from the date of issuance of the final EIS.

(b) After July 1, 2018, the immunity from appeals under this section of any application that
vests or will vest under this subsection or the ability to vest under this subsection is still
valid, provided that the final subarea EIS is issued by July 1, 2018. After July 1, 2018, a
city may continue to collect reimbursement fees under this section for the proportionate
share of a subarea EIS issued prior to July 1, 2018.

Part Six - Commenting

13.12.600 Purpose of this part and adoption by reference. The purpose of this part of the
Chapter is to provide the regulations for public notice and public availability of
environmental documents, for circulation of environmental decisions to agencies
and members of the public, public hearings and meetings, and response to
comments received during the process. This section should be read in conjunction
with the applicable administrative provisions in TMC 13.05 as they apply to land
use permitting decisions. It also incorporates the following sections of the
Washington Administrative Code by reference:

197-11-500 Purpose of this part.
197-11-502 Inviting comment.
197-11-504 Availability and cost of environmental documents.
197-11-508 SEPA Register.
197-11-535 Public hearings and meetings.
197-11-545 Effect of no comment.
197-11-550 Specificity of comments.
197-11-560 FEIS response to comments.
197-11-570 Consulted agency costs to assist lead agency.


(1) When notice is required, the responsible official must use reasonable methods to inform the
public and other agencies that an environmental document is being prepared or is available
and that public hearing(s), if any, will be held.
(2) Notice Requirements, DNS

(a) When a land use decision is required for a proposal, notice of the SEPA pre-threshold determination or the availability of the final environmental impact statement shall be provided in conjunction with notification of the proposed land use action. The notice shall inform recipients where the SEPA records are located and that a final environmental determination shall be made following a comment period.

(b) Notice of the SEPA pre-threshold environmental determination for projects which do not require a land use decision shall be published in a newspaper of general circulation within the area in which the project is located, and shall include information as stated above.

(c) Notice of the SEPA pre-threshold environmental determination for non-project actions shall be provided in conjunction with notification of the earliest hearing (e.g., Planning Commission). Such notice shall be published in a newspaper of general circulation within the area in which the project is located, and shall include information as stated above.

(d) If an appeal is filed, notification of hearing such appeal shall be mailed to parties of record and to all parties who have indicated in writing an interest in the proposed land use action.

(3) Notice Requirements, EIS

(a) Notice of determination of significance, scoping, and availability of draft and final EISs shall be published in a newspaper of general circulation within the area in which the project is located.

(b) The determination of significance and scoping notice shall be mailed by first class mail to the applicant; property owner (if different from applicant); Neighborhood Councils, and qualified neighborhood or community organizations in the vicinity where the proposal is located; the Puyallup Tribal Nation for substantial actions defined in the “Agreement Between the Puyallup Tribe of Indians, Local Governments in Pierce County, the State of Washington, the United States of America, and Certain Property Owners,” dated August 27, 1988; and to taxpayers as indicated by the records of the Pierce County Assessor, within 400 feet of the proposed action. Those parties who comment on the project shall receive notice of the draft and final EISs.

(c) A public information sign shall be erected on the site by the applicant, in a location determined by the staff responsible for carrying out the SEPA responsibilities, within seven calendar days of the date of issuance of the determination of significance. The sign shall contain, at a minimum, the following information: type of application, name of applicant, description and location of proposal, and where additional information can be obtained. The sign shall remain on the site until a final decision on the project is made.

(4) Documents which are required to be sent to the Department of Ecology will be published in the SEPA register, which will also constitute a form of public notice. However, publication in the SEPA register shall not, in itself, meet the notice requirements.

13.12.620 Responding to SEPA Requests for Comment from Other Lead Agencies

A. The director of the department with appropriate expertise shall be responsible for preparation of written comments responding to a consultation request from another lead agency prior to a threshold determination, participation in scoping, and reviewing a DEIS.
B. The director shall be responsible for the City's compliance with WAC 197-11-550 whenever such department is a consulted agency and is authorized to develop operating procedures that will ensure that responses to consultation requests are prepared in a timely fashion and include data from all appropriate departments of the City.

Part Seven - Using Existing Environmental Documents

13.12.700 Purpose of this part and adoption by reference. This part of the Chapter sets forth the rules for using existing environmental documents. It describes the process, noticing procedures, and appeal provisions when existing environmental review is used to fulfill all or part of the City’s SEPA responsibilities. It also incorporates the following sections of the Washington Administrative Code by reference:

- 197-11-600 When to use existing environmental documents.
- 197-11-610 Use of NEPA documents.
- 197-11-620 Supplemental environmental impact statement – Procedures.
- 197-11-625 Addenda – Procedures.
- 197-11-630 Adoption – Procedures.
- 197-11-635 Incorporation by reference – Procedures.
- 197-11-640 Combining documents.

Part Eight - SEPA and Agency Decisions

13.12.800 Purpose of this part and adoption by reference. This section of the Chapter is intended to ensure that complete, quality information is used in the SEPA process, that SEPA is incorporated with other laws and decisions, and provide a clear, concise description of the City’s substantive authority under SEPA. The section includes appeal provisions for SEPA determinations. It also incorporates the following sections of the Washington Administrative Code by reference:

- 197-11-650 Purpose of this part.
- 197-11-655 Implementation.

13.12.810 Substantive authority and mitigation.

1. Any action by the City of Tacoma on public or private proposals that is not exempt may be conditioned or denied under SEPA to mitigate the environmental impact subject to the following limitations:

   a. Mitigation measures or denials shall be based on the policies, plans, rules, or regulations formally designated by the City as a basis for the exercise of substantive authority and in effect when a complete SEPA checklist is submitted.

   b. Mitigation measures shall be related to specific, adverse environmental impacts clearly identified in an environmental document on the proposal and shall be stated in writing by the responsible official. The responsible official shall cite the City’s SEPA policy that is the basis of any condition or denial under this chapter. The responsible official shall make available to the public, in his or her office, a document that states the decision. The document shall state the mitigation measures, if any, that will be implemented as part of the decision, including any monitoring of environmental impacts. Such a document may be the permit itself, or may be combined with other City documents, or may reference relevant portions of environmental documents.

   c. Mitigation measures shall be reasonable and capable of being accomplished.
(d) Responsibility for implementing mitigation measures may be imposed upon an applicant only to the extent attributable to the identified adverse impacts of its proposal. Voluntary additional mitigation may occur.

(e) Before requiring mitigation measures, the responsible official shall consider whether local, State, or Federal requirements and enforcement would mitigate an identified significant impact.

(f) To deny a proposal under SEPA, the decision maker must cause an EIS to be prepared and subsequently find that:

(i) The proposal would be likely to result in significant adverse environmental impacts identified in a final or supplemental environmental impact statement prepared under this chapter; and

(ii) Reasonable mitigation measures are insufficient to mitigate the identified impact.

(g) If, during project review, the responsible official determines that the requirements for environmental analysis, protection, and mitigation in the City's development regulations, or comprehensive plan, or in other applicable local, state, federal laws, or rules, provide adequate analysis of, and mitigation for the specific adverse environmental impacts of the project action, the responsible official shall not impose additional mitigation under this chapter.

(2) The decision maker should judge whether possible mitigation measures are likely to protect or enhance environmental quality. The EIS should briefly indicate the intended environmental benefits of mitigation measures for significant impacts. An EIS is not required to analyze in detail the environmental impacts of mitigation measures, unless the mitigation measures:

(a) Represent substantial changes in the proposal so that the proposal is likely to have significant adverse environmental impacts, or involve significant new information indicating, or on, a proposal's probable significant adverse environmental impacts; and

(b) Will not be analyzed in a subsequent environmental document prior to their implementation.

(3) The City has prepared the comprehensive plan, which contains agency SEPA policies and has further set them forth in this chapter for the information of the public and of other agencies. This document includes by reference the regulations, plans, or codes formally designated under this section and RCW 43.21C.060 as possible bases for conditioning or denying proposals. This document is available to the public in the SEPA PIC and shall be available to applicants prior to preparing a draft EIS.

13.12.820 Appeals of SEPA threshold determination and adequacy of final environmental impact statement.

A. All appeals under this chapter shall be conducted in accordance with RCW 43.21C.075 concerning appeals of Environmental Determinations. Except in the following cases, appeals on Environmental Determinations shall be heard at the same time as appeals on the underlying governmental action:

(a) An appeal of a determination of significance;

(b) An appeal of a procedural determination made by an agency when the agency is a project proponent, or is funding a project, and chooses to conduct its review under
this chapter, including any appeals of its procedural determinations, prior to submitting an application for a project permit;

(c) An appeal of a procedural determination made by an agency on a nonproject action; or

(d) An appeal to the local legislative authority under RCW 43.21C.060 or other applicable state statutes.

B. Appeal to the Hearing Examiner.

(1) Initiating an Appeal

(a) Threshold determination or adequacy of a final environmental impact statement for a proposed land use action shall be appealable to the Hearing Examiner. All other appeals under this chapter shall be made as set forth in 13.12.820.B, below.

(b) Appeal Procedure/Fee. A notice of appeal, together with a filing fee as set forth in Section 2.09 of the Tacoma Municipal Code, shall be filed with Building and Land Use Services. Building and Land Use Services shall process the appeal in accordance with Chapter 13.05 of this title.

(c) Time Requirement. An appeal shall be filed within 14 calendar days after issuance of the determination by the responsible official. If the last day for filing an appeal falls on a weekend day or holiday, the last day for filing shall be the next working day.

(d) Content of the Appeal. Appeals shall contain:

(i) The name and mailing address of the appellant and the name and address of his/her representative, if any;

(ii) The appellant’s legal residence or principal place of business;

(iii) A copy of the decision which is appealed;

(iv) The grounds upon which the appellant relies;

(v) A concise statement of the factual and legal reasons for the appeal;

(vi) The specific nature and intent of the relief sought;

(vii) A statement that the appellant has read the appeal and believes the contents to be true, followed by his/her signature and the signature of his/her representative, if any. If the appealing party is unavailable to sign the appeal, it may be signed by his/her representative.

(e) Dismissal of Appeal. The Hearing Examiner may summarily dismiss an appeal without hearing when such appeal is determined by the Examiner to be without merit on its face, frivolous, or brought merely to secure a delay, or that the appellant lacks legal standing to appeal.

(f) Effect of Appeal. The filing of an appeal of a threshold determination or adequacy of a final environmental impact statement (FEIS) shall stay the effect of such determination or adequacy of the FEIS and no major action in regard to a proposal may be taken during the pendency of an appeal and until the appeal is finally disposed of by the Hearing Examiner. A decision to reverse the determination of the responsible official and uphold the appeal shall further stay any decision, proceedings, or actions in regard to the proposal.

(2) Withdrawal of Appeal. An appeal may be withdrawn, only by the appellant, by written request filed with Building and Land Use Services. Building and Land Use Services shall
inform the Hearing Examiner and responsible official of the withdrawal request. If the withdrawal is requested before the response of the responsible official, or before serving notice of the appeal, such request shall be permitted and the appeal shall be dismissed without prejudice by the Hearing Examiner, and the filing fee shall be refunded.

(3) Response of responsible official. The responsible official shall respond in writing to the appellant’s objections. Such response shall be transmitted to Building and Land Use Services. Building and Land Use Services shall forward all pertinent information to the Hearing Examiner, appellant, and responsible official no later than seven days prior to hearing. The official’s response shall contain, when applicable, a description of the property and the nature of the proposed action. Response shall be made to each specific and explicit objection set forth in the appeal, but no response need be made to vague or ambiguous allegations. The response shall be limited to facts available when the threshold determination was made. In the case of a response to an appeal of the adequacy of a final environmental impact statement, the response shall be limited to facts available when the final environmental impact statement is issued. No additional environmental studies or other information shall be allowed.

(4) Hearing.

(a) The hearing of an appeal of a determination of nonsignificance or adequacy of an environmental impact statement on a proposed land use action which requires a hearing shall be held concurrently with the hearing on the application request.

(b) The hearing of an appeal of a determination of nonsignificance or adequacy of the final environmental impact statement for a proposal which requires an administrative land use decision shall be expeditiously scheduled upon receipt of a valid appeal. If the SEPA determination and land use decision are appealed, the SEPA appeal and the land use hearing shall be held concurrently.

(c) The hearing of an appeal by a project sponsor of a determination of significance issued by the responsible official shall be expeditiously scheduled upon receipt of a valid appeal.

(d) The public hearing shall be conducted in accordance with the provisions of Chapter 1.23 of the Tacoma Municipal Code.

(e) The Hearing Examiner may affirm the decision of the responsible official or the adequacy of the environmental impact statement, or remand the case for further information; or the Examiner may reverse the decision if the administrative findings, inferences, conclusions, or decisions are:

(i) In violation of constitutional provisions as applied; or

(ii) The decision is outside the statutory authority or jurisdiction of the City; or

(iii) The responsible official has engaged in unlawful procedure or decision-making process, or has failed to follow a prescribed procedure; or

(iv) In regard to challenges to the appropriateness of the issuance of a DNS clearly erroneous in view of the public policy of SEPA; or

(v) In regard to challenges to the adequacy of an EIS shown to be inadequate employing the “rule of reason.”

(f) Evidence – Burden of Proof. In each particular proceeding, the appellant shall have the burden of proof, and the determination of the responsible official shall be presumed prima facie correct and shall be afforded substantial weight. Appeals shall be limited to the records of the responsible official.
(g) Continuation of Hearing.

(i) Cause. A hearing may be continued by the Hearing Examiner with the concurrence of the applicant for the purpose of obtaining specific pertinent information relating to the project which was unavailable at the time of the original hearing.

(ii) Notification. The Hearing Examiner shall announce the time and place of a continued hearing at the time of the initial hearing or by written notice to all parties of record.

(5) The Examiner's decision for an appeal shall be made in accordance with Chapter 1.23 of the Tacoma Municipal Code.

C. Appeals of non-land use actions.

(1) Appeals for environmental determinations which are not related to land use actions (i.e., permits issued pursuant to TMC 13.05), including building permits, shall be made to Superior Court.

(a) The SEPA appeal period commences upon issuance of the underlying permit, not with the issuance of the SEPA determination.

(b) Appeals shall be made to Superior Court within 21 days of the action.

(2) Appeals of non-project actions (e.g., decisions made in the course of planning under the Growth Management Act/GMA or the Shoreline Management Act/SMA) shall be appealable to the Growth Management Hearings Board.

(a) Appeals of GMA actions shall be made within 60 days of the City's publication of the adopting ordinance;

(b) Appeals of SMA actions shall be made within 60 days of the City's publication of the Department of Ecology's approval of the adopted document.

(3) Appeals of other actions shall be processed in accordance with the appeal provisions of the underlying action.

C. Notice of Action

Pursuant to RCW 43.21C.080, notice of any action taken by a governmental agency may be publicized by the applicant for, or proponent of, such action in the form as provided by Building and Land Use Services and WAC 197-11-990.

The publication establishes a time period wherein any action to set aside, enjoin, review, or otherwise challenge any such governmental action on grounds of noncompliance with the provisions of SEPA must be commenced, or be barred. Any subsequent action of the City for which the regulations of the City permit use of the same detailed statement to be utilized and as long as there is not substantial change in the project between the time of the action and any such subsequent action, shall not be set aside, enjoined, reviewed, or thereafter challenged on grounds of noncompliance with RCW 43.21C.030(2)(c).

Part Nine - Definitions

13.12.900 Purpose of this part and adoption by reference. The terms in this Chapter are primarily adopted from those set forth in WAC 197-11-700 to -700. Except for the definitions below, this terminology is uniform throughout the state as applied to SEPA. These definitions are specific to this Chapter and are meant to clarify the specific terms used in SEPA review in the City. It also incorporates the following sections of the Washington Administrative Code by reference:
In addition to those definitions contained within WAC 197-11-700 to 197-11-799, the following terms shall have the following meanings, and shall be applicable only to this chapter:

(1) “Applicant” means the party responsible for completing the environmental checklist and requesting the environmental determination, regardless of the nature of the proposal (i.e., project or non-project action).

(2) “Application” means the request for an environmental determination, done in the form of the submission of an environmental checklist.

(3) “Battery charging station” means an electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles, which meets or exceeds any standards, codes, and regulations set forth by Chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540.

(4) “Battery exchange station” means a fully automated facility that will enable an electric vehicle with a swappable battery to enter a drive lane and exchange the depleted battery with a fully charged battery through a fully automated process, which meets or exceeds any standards, codes, and regulations set forth by chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540.
(5) “The City” means the City of Tacoma, or any department or division thereof acting in a SEPA lead agency capacity. This includes, but is not limited to, Tacoma Public Utilities and the Departments of Public Works and Community & Economic Development.

(6) “Department” means any division, subdivision, or organizational unit of the City established by ordinance.

(7) “Major Transit Stop” means (a) a stop on a high capacity transportation service funded or expanded under the provisions of chapter 81.104 RCW; (b) commuter rail stops; (c) stops on rail or fixed guide-way systems, including transit-ways; (d) stops on bus rapid transit routes or routes that run on high occupancy vehicle lanes; or, (e) stops for a bus or other transit mode providing fixed route service at intervals of at least thirty minutes during the peak hours of operation.

(8) “SEPA Rules” means WAC Chapter 197-11 adopted and as may be amended by the Department of Ecology.

(9) “Responsible Official” for City Government means the Department Director for projects initiated or processed by that department, and for the Department of Public Utilities means the Superintendent or Division Head of the respective division for projects initiated or processed by that division. Responsible official duties may be delegated to appropriate staff persons, but the respective Director or Superintendent shall approve and is responsible for the determination of Environmental Significance and the adequacy of an Environmental Impact Statement. See additional information in Section 13.12.xxx.

(10) “EPA Public Information Center” means the section within the Community & Economic Development Department that performs the functions and duties as described in Section 13.12.905 of this chapter.

Part Ten - Agency Compliance

13.12.920 Purpose of this part and adoption by reference. This section responds to the state’s requirement that the City adopt its own SEPA rules and procedures to carry out its environmental responsibilities. It sets forth the responsibilities of staff and officials within the City in fulfilling SEPA duties, identifies agencies with expertise, provides for public availability of SEPA documents, and provides rules for determination of lead agency. It also incorporates the following sections of the Washington Administrative Code by reference:

197-11-900 Purpose of this part.
197-11-902 Agency SEPA policies.
197-11-904 Agency SEPA procedures.
197-11-906 Content and consistency of agency procedures.
197-11-912 Procedures on consulted agencies.
197-11-914 SEPA fees and costs.
197-11-916 Application to ongoing actions.
197-11-917 Relationship to Chapter 197-10 WAC.
197-11-918 Lack of agency procedures.
197-11-920 Agencies with environmental expertise.
197-11-922 Lead agency rules.
197-11-924 Determination of lead agency – Procedures.
197-11-926 Lead agency for governmental proposals.
197-11-928 Lead agency for public and private proposals.
197-11-930 Lead agency for private projects with one agency with jurisdiction.
197-11-932 Lead agency for private projects requiring licenses from more than one agency, when one of the agencies is a county/city.
197-11-934 Lead agency for private projects requiring licenses from a local agency, not a county/city, and one or more state agencies.
197-11-936 Lead agency for private projects requiring licenses for more than one state agency.
197-11-938 Lead agencies for specific proposals.
197-11-940 Transfer of lead agency status to a state agency.
197-11-942 Agreements on lead agency status.
197-11-944 Agreements on division of lead agency duties.
197-11-946 DOE resolution of lead agency disputes.
197-11-948 Assumption of lead agency status.
197-11-955 Effective date.

13.12.930 Critical areas.

(1) The City may, at its option, designate areas within its jurisdiction which are environmentally sensitive areas pursuant to WAC 197-11-908.

(2) The South Tacoma Groundwater Protection District, as described in Chapter 13.09 of this title, is hereby designated a critical area, subject to the requirements set forth in Chapter 13.09 of this title.

(3) Fish and wildlife habitat conservation areas, erosion hazard areas, landslide hazard areas, steep slopes, wetlands and streams, as described in Chapter 13.11 of this title, are hereby designated critical areas, subject to the requirements set forth in Chapter 13.11 of this title.

(4) The scope of environmental review of actions within these areas shall be limited to:

(a) Documenting whether the proposal is consistent with the requirements of the critical areas ordinance; and

(b) Evaluating potentially significant impacts on the critical area resources not adequately addressed by GMA planning documents and development regulations, if any, including any additional mitigation measures needed to protect the critical areas in order to achieve consistency with SEPA and other applicable environmental review laws.

Part Eleven - Forms

13.12.940 Purpose of this part and adoption by reference. This section adopts the following forms, unchanged except as to formatting, and sets forth the official forms for use with SEPA.

197-11-960 Environmental checklist.
197-11-965 Adoption notice.
197-11-970 Determination of non-significance (DNS).
197-11-980 Determination of significance and scoping notice (DS).
197-11-985 Notice of assumption of lead agency status.
197-11-990 Notice of action.
13.11.170 Critical Area Designation and SEPA.

A. Pursuant to WAC 197-11-908 and Section 13.12.908 of the TMC, aquifer recharge areas, fish and wildlife habitat conservation areas (FWHCAs), flood hazard areas, geologically hazard areas, wetlands, and streams are hereby designated as critical areas. These areas are mapped on Tacoma’s Generalized Critical Areas Maps available in the Tacoma Community and Economic Development Department or as defined by this chapter. The following SEPA categorical exemptions shall not apply within these areas, unless the changes or alterations are confined to the interior of an existing structure or unless the project does not require a permit under this chapter: Section 13.12.801 of the TMC and the following subsections of WAC 197-11-800(1)(b); (2)(d) excluding landscaping, (e), (f), and (g); (3); 24(a), (b), (c), and (d).

B. The scope of environmental review of actions within critical areas shall be limited to: (a) documenting whether the proposal is consistent with the requirements of this chapter; and (b) evaluating potentially significant impacts on the critical area resources not adequately addressed by development regulations, if any, including any additional mitigation measures needed to protect the critical areas in order to achieve consistency with SEPA and other applicable environmental review laws.
D.

Summary of Public Testimony and Staff Responses Report

March 30, 2011
## #2011-01 – 49th and Pine Intensity and Zoning Change

<table>
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<tr>
<th>COMMENTS</th>
<th>SOURCE(S)</th>
<th>STAFF RESPONSE</th>
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<tr>
<td>1. This area is currently underserved by park and recreation facilities, especially with all of the recent growth in the West Mall area. This project will exacerbate that problem and the City does not have the tools to appropriately address this issue.</td>
<td>Grant, Art</td>
<td>There are a few recreational facilities located in and around this general area, including South Park, the Water Ditch Trail, and the play areas at the former Madison School. However, staff acknowledges Mr. Grant’s concerns, which has also been expressed by others in the community, about a perceived lack of park facilities. While the city does not have impact fees for parks, in 2008, partly in response to this issue, the City Council adopted a new “yard space” requirement for residential developments. This new requirement will ensure that this project, if developed, provides at least 10% of its site as a functional open space and recreation area. However, while this private recreational area would help ensure that this project does not exacerbate such concerns it will also not provide additional recreational space for the general community. While staff recognizes this remaining issue, it is not appropriate, particularly in light of this new requirement, to hold up this proposal based on a concern about how other projects and other areas have been developed. It should also be noted that MetroParks, who is the primary provider of public recreational facilities in the city, has not expressed any concern about this proposal or its impact on the park and recreation system in this area.</td>
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<td>2. Expressed concern about any new park space that might be required as part of this project as those spaces often become magnets for gang activity and an unfunded mandate for enforcement.</td>
<td>Abaun, Tony</td>
<td>Concerns noted. As indicated above, the only required park space associated with this project would be private yard space within the proposed complex.</td>
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<td>3. Expressed concern about the increased traffic that this project would bring to the neighborhood.</td>
<td>Russell, Kathy</td>
<td>See Comment #10.</td>
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<td>4. If this proposal is allowed, there should be traffic calming measures put in place along South Pine Street to slow speeding and cut-through traffic along this residential street.</td>
<td>Russell, Kathy; Johnson, Elly (also a petition signed by approximately 15 neighbors)</td>
<td>Staff concurs with this neighborhood concern and has indicated that as part of the development review of this project (or any other significant project on this site), additional traffic analysis will be conducted. It is anticipated that a proposed project of this scale will be required to provide measures to address neighborhood traffic impacts. As noted below under Comment #6, the applicant has also expressed and concurred with this concern and has expressed their desire to implement additional traffic calming along South Pine Street as part of the development of their project.</td>
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<td>5.</td>
<td>Proposed change would be consistent with Growth Management Act (GMA) by placing new growth adjacent to the Mixed-Use Center, a transit center, and a major employment center.</td>
<td>Holcomb, Mark; Casey, Paul</td>
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<td>6.</td>
<td>The applicant owns numerous apartment complexes in this area and shares many of the community’s concerns, including the applicant shares many of the community’s concerns about speeding along Pine Street and has indicated their willingness to install traffic calming measures along Pine Street as part of the street improvements that will be required for this project.</td>
<td>Casey, Paul</td>
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<td>7.</td>
<td>The proposed change will provide a reasonable transition between the mixed-use center and the adjacent single-family neighborhood while preserving the residential character of the area and adding new, diverse housing opportunities.</td>
<td>Casey, Paul</td>
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<td>8.</td>
<td>The proposal would eliminate the existing commercial zoning on the property, develop of which has the potential to negatively impact the neighborhood even more.</td>
<td>Casey, Paul</td>
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<td>9.</td>
<td>The requested zoning includes development standards that will help ensure the project is reasonably compatible with the surrounding neighborhood.</td>
<td>Casey, Paul</td>
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<td>10. The applicant submitted a traffic generation study that compares</td>
<td>Casey, Paul</td>
<td>The preliminary report has been reviewed by the City’s Traffic Engineering Division. Staff concurs with the general assertion of the report – that while the proposed multi-family complex will generate more traffic than the previous use did, that it is less than the amount of traffic associated with some uses that are currently allowed on the property. While this report does not address all potential traffic issues associated with future development and additional analysis will be necessary at the project development stage, its findings are informative in the sense that the proposed zoning does not necessarily represent a significant increase in potential traffic generated by redevelopment of this site over what could be allowed under the current zoning.</td>
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<td>estimated vehicle trips generated by the previous use of the site, the</td>
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<td>allowed uses under the proposed zoning and intensity, and the allowed</td>
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<td>uses under site’s current zoning and intensity (such as single-family</td>
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<td>homes and a convenience store in the C-1 portion).</td>
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<td>#2011-02 – Historic Preservation Plan and Code Revisions</td>
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<td>11. Support the conservation district code and comprehensive plan</td>
<td>Quilicy, Joe; Turner, Ted;</td>
<td>Support noted.</td>
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<td>amendments.</td>
<td>Zurfluh, David; Rickey, Tom;</td>
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<td>Adkins, Jori; Geehan-Shilley,</td>
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<td>Victoria; Fleming, Mike &amp; Nancy</td>
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<td>12. Support the preservation plan and regulatory code amendments.</td>
<td>Adkins, Jori; Knudson, Gary;</td>
<td>Support noted.</td>
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<td>Bardwill, Mark; Moore, Chris;</td>
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<td>Pinto, Mark; Turner, Julie &amp; Jay;</td>
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<td>Winters, Sharon; Zurfluh, David</td>
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<td>13. Suggest that that the amendment language regarding conservation</td>
<td>Quilicy, Joe</td>
<td>Currently, under a proposed modification to 13.06.100.C, contributing properties within historic districts may be granted relief from development standards that conflict with the application of the historic standards. There currently is no language reflecting a need to exempt Conservation District properties with similar conflicts (design review guidelines conflicting with development standards). In effect, this would mean that the City would be substituting some land use regulatory review with discretionary design review. This may present issues beyond the scope of the current amendment; however, if directed, Staff could develop this policy proposal further.</td>
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<td>districts be changed to reflect that conservation district should</td>
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<td>supersede other codes.</td>
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<td>14. MultiCare Medical Center is generally supportive of the goals in the proposed Historic Preservation Plan and Code Revisions, but there are several areas that need some scrutiny before adoption. He stated that their attorney felt that some of the language was un-orthodox and not clear enough as to what would be considered a conservation district and what is a historic district.</td>
<td>Gary, Mark</td>
<td>Thank you for your comment. Please see Staff Responses at Comments 21-24.</td>
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<td>15. We are concerned that the transfer of design guidelines to administrative rules not diminish enforcement by Building and Land Use Services (BLUS), and therefore we suggest that the TMC section establishing a historic district, e.g. TMC 13.07.230, reference the specific section of the LPC administrative rules containing that district's design review guidelines. This would also help property owners be aware of these rules and where to locate them.</td>
<td>Bardwill, Mark</td>
<td>Staff recommends incorporating this suggestion into the amended code.</td>
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<td>16. If the North Slope Historic District (NSHD) guidelines currently located at TMC 13.07.310 are to be moved to LPC administrative rules, then it seems that the same should be done with the Specific Exemptions section currently located at 13.07.330. The current markup shows these will remain in the code as TMC 13.07.240. This inconsistency will only cause confusion.</td>
<td>Bardwill, Mark</td>
<td>The district exemptions define the Commission’s scope of authority for design review, and this language, along with other language relating to design review requirements, is proposed to remain in TMC 13.07. The design guidelines themselves, which do not describe or establish jurisdiction, are proposed to be administratively managed for the sake of efficiency. However, there is no reason why the district exemptions cannot be also included as a part of the administrative guidelines document. Staff therefore recommends that the exemptions for historic districts be included in any future design guidelines.</td>
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<td>17. Because historic district design guidelines are currently in the regulatory code, certain public hearing procedures and notifications are required when changes are proposed, as with this current code update. We think that, even as LPC administrative rules, the process for how, how frequently and with what notifications these design guidelines will be amended should be, at least, minimally outlined in the proposed TMC 13.07.120 section.</td>
<td>Bardwill, Mark</td>
<td>Staff recommends incorporating this suggestion into the draft code, to include basic public hearing notification consistent with that for landmarks designation, as well as limiting review to the design guidelines to an annual basis.</td>
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<td>18.</td>
<td>Section TMC 13.05.047.F. Economic Hardship outlines a process whereby an applicant for a Certificate of Approval may claim special consideration due to economic hardship. The focus of this section appears to be demolition rather than remedying an enforcement violation, though it is used for both. Currently this process does not require the applicant to meet any guidelines for income as, for example, the city's LID Assistance Program does. For LPC to make an informed decision regarding economic hardship, we think that the applicant should provide some evidence to substantiate their need.</td>
<td>Bardwill, Mark</td>
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<td>19.</td>
<td>We believe that proposed section TMC 13.06.510.A.1.d. Historic buildings and sites and Note 15 at TMC 13.06A.060 are potentially misleading. We understand that this exemption from all parking quantity requirements is supposed to apply primarily to downtown commercial buildings that are individually listed on the Tacoma Register of Historic Places. However, historic districts are also individually listed on the Register and contributing structures within districts are individually identified. While we understand and support the intent of the exemption individually listed commercial buildings, we believe that as written it could be misconstrued as applying to residential historic districts. Therefore, we request that this exemption in these two locations be clarified.</td>
<td>Bardwill, Mark</td>
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<td>20.</td>
<td>The proposed Conservation District is a good middle ground between zoning and the much more stringent requirements of a Historic District.</td>
<td>Fleming, Mike &amp; Nancy; Quilici, Joe</td>
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<td>21.</td>
<td>The Code amendments make the mere nomination of any property for landmark designation as the basis for invoking the lengthy and expensive process for securing a Certificate of Approval. This is an open invitation to abuse by any person or group seeking to oppose a development project, and could chill development throughout the City of Tacoma. Our understanding of how the code amendments would work is that a nomination submitted any time prior to the issuance of a building permit would bar the permit from receiving final approval until a Certificate of Approval is issued. See proposed §13.05.047.A.1. This raises serious questions regarding an applicant's right to due process of law and the vested rights doctrine. Pursuant to the Washington State Constitution and common law, an applicant has the right to fix the law applicable to a building permit by filing a complete application. The code amendments appear to allow any resident of Tacoma to change the rules by nominating the applicant's site or existing structure for landmark status after a complete permit application is filed. We urge staff and the Planning Commission to seek careful review of this proposal by the City Attorney.</td>
<td>Gary, Mark; Kendall, Bruce</td>
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<td>22.</td>
<td>The proposed changes would stop demolition of any structure for which a nomination has simply been received. The current code requires the designation to be in place to stop issuance of a demolition permit, with SEPA (the State Environmental Policy Act) providing some grounds for possibly stopping immediate issuance of a demolition permit if a structure is truly a &quot;historic resource.&quot; We believe the current code allows adequate checks and balances and the proposed changes are not necessary.</td>
<td>Gary, Mark; Kendall, Bruce</td>
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<td>23.</td>
<td>The criteria for designation of a Conservation District remain unclear. The proposed Code amendment relies on the vague terms of &quot;traditional development pattern.&quot; What does this mean? We suggest that the Code amendments provide a definition for the terms &quot;traditional development pattern&quot; and otherwise clarify the criteria and purpose for designation of a Conservation District.</td>
<td>Gary, Mark; Kendall, Bruce</td>
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<td>24. We suggest the LPO be empowered to approve all Certificates of Necessity for properties located in a Conservation District. This is appropriate, given the Comprehensive Plan mandate that Conservation Districts merit a lower level of historic protection. The Comprehensive Plan speaks repeatedly to the need to distinguish between Historic and Conservation Districts, yet the proposed amendments fail to implement any distinction in administration of the Certificate of Approval regulations. Perhaps allow for the option of the LPO to refer a request to the Commission if deemed to pose a significant problem of compliance with the purpose of the Conservation District, or for the property owner to request review of the LPO decision. The Conservation District tool would perhaps merit greater use if the process is made more efficient for both staff and an applicant.</td>
<td>Gary, Mark; Kendall, Bruce</td>
<td>The proposed amendments to the plan and regulations define a much lower threshold of review in Conservation Districts than in Historic Districts (limited primarily to new construction, demolition, and in some cases, changes in footprint of existing buildings). New construction within Conservation Districts will likely merit significant public interest and response, which is suitable for review in a public meeting context under the current code, given the discretionary nature of the design guidelines. In addition, there is language in the existing code that allows the Commission to delegate authority to the Historic Preservation Officer under certain circumstances (defined in the Commission bylaws).</td>
</tr>
<tr>
<td>25. The proposed conservation district language would allow the West Slope to apply to become a conservation district, preserving its designed character.</td>
<td>Geehan-Shilley, Victoria</td>
<td>Thank you for your comment.</td>
</tr>
<tr>
<td>26. Adoption of the Preservation Plan and regulatory amendments will better integrate preservation into other city policy areas.</td>
<td>Knudson, Gary</td>
<td>Thank you for your comment.</td>
</tr>
<tr>
<td>27. Adoption of the Preservation Plan and regulatory amendments will provide more predictability for owners renovating historic properties.</td>
<td>Knudson, Gary</td>
<td>Thank you for your comment.</td>
</tr>
<tr>
<td>28. Incorporation of the Preservation Plan as public policy will directly contribute to the stabilization and enhancement of our older neighborhoods.</td>
<td>Knudson, Gary</td>
<td>Thank you for your comment.</td>
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<td>29.</td>
<td>Preserving a building for the sole purpose of view preservation regardless of its condition or historic significance is a new purpose. If a Conservation District is now intended to conserve views that have historically existed in neighborhoods that new purpose should be stated. That way, it is not the structure itself that is conserved but the neighborhood's view. It would seem that a new structure that fits into the character of traditional neighborhoods and &quot;conserves&quot; the view for the neighborhood could still be allowed. Prohibiting demolition or significant remodeling, however, is not the only way to preserve views. Regulating what is built after a demolition can preserve views as well without preventing demolition of a building that is cost prohibitive to &quot;conserve&quot;.</td>
<td>Pierce, Kathleen</td>
</tr>
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<td>30.</td>
<td>The study that was done for the West Slope apparently confirmed that most of the homes are not &quot;historic&quot; because they are not 50 years old or more and there is not a uniform type of house to preserve, as there are in Tacoma's North End. Consequently, conserving the homes on the West Slope or conserving the area in general may, in some cases, preserve views, but it may also make it difficult to upgrade and improve homes in the area to take advantage of the views from these expensive properties. If, in fact, the designation as a &quot;conservation district&quot; requires people to spend significant money to preserve structures that were very poorly built to begin with or that were never built to maximize the view from the house, the value of the properties may be impacted in a negative fashion and the City's tax base will be adversely affected.</td>
<td>Pierce, Kathleen</td>
</tr>
<tr>
<td>31.</td>
<td>Making an area a &quot;Conservation District&quot; will most definitely increase the cost of remodeling or otherwise renovating homes in this area. A home that cannot be changed or modified without special permitting or without meeting certain specific conservation requirements may not be as valuable as another home.</td>
<td>Pierce, Kathleen</td>
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<td>COMMENTS</td>
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<td>32. When commenting on the expansion of the Conservation District, the Staff report regarding the Economic Impact Assessment states that &quot;While this ultimately may limit development potential for certain sites within these districts, if established, this impact is offset by an anticipated improvement in property values, stability and livability within these neighborhoods.&quot; I would be interested in seeing any economic data that would support this assertion.</td>
<td>Pierce, Kathleen</td>
<td>There are numerous studies that support the assertion that historic preservation is economically beneficial and improves property values and livability. In Washington State, the State Department of Archaeology and Historic Preservation released a study in 2006, titled “The Economic Benefits of Historic Preservation in Washington State,” that concluded, among other findings, that historic districts did not diminish property values in comparison to similar non-historic district neighborhoods (and may have increased property values at a higher rate).</td>
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<tr>
<td>33. I am concerned that changes to the code that define the Conservation District will require that structures be preserved no matter what their condition instead of structures and buildings that should be preserved and conserved because they are exceptionally well built, have unusual architecture, contain incredible craftsmanship (such as coved ceilings, staircases and banisters, lead glass windows etc) or are historically significant.</td>
<td>Pierce, Kathleen</td>
<td>The objectives and purpose of each conservation district would be defined at the time of designation. Please note that, at this time, the merits of a “West Slope Conservation District” are not under consideration by the Planning Commission.</td>
</tr>
<tr>
<td>34. It seems that the logical approach for the protection of views would be an amendment to the restrictive covenants in the neighborhood that would specifically address the height of structures and vegetation or an amendment to the view sensitive portion of the City Code that would be specific to the West Slope rather than identical to the North End, where homes are often two or three stories tall on very narrow lots. In the North End a 25-foot restriction makes sense. On the West Slope it may not be adequate to protect and preserve the views. The configuration of the development on the West Slope is quite different from the North End and contains much larger lots with primarily single-story homes. It would seem appropriate for the height restriction in this view sensitive area to be lower than in the North End and it seems that the concerns of the West Slope Neighborhood Coalition could be addressed more directly and more fully in that fashion.</td>
<td>Pierce, Kathleen</td>
<td>Please note that, at this time, the merits of a “West Slope Conservation District” are not under consideration by the Planning Commission.</td>
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<td>35.</td>
<td>TMC 13.07.120.F states that one of the purposes of the Tacoma Landmarks and Historic Special Review Districts Code is now going to be the &quot;conservation of resources through retention and enhancement of existing building stock&quot; without any reference to it being historic in nature or whether the existing building stock is viable or worthy of restoration or the cost of retaining that stock.</td>
<td>Pierce, Kathleen</td>
</tr>
<tr>
<td>36.</td>
<td>The expansion of the definition of a Conservation District in TMC 13.07.030 to include the protection of &quot;overall characteristics of traditional development patterns&quot; is so broad that it lacks meaning. The previous definition tying a conservation district to a historic district or landmark is an objective criteria that is measurable. The new language would allow virtually any neighborhood to qualify as a conservation district if it had some sort of &quot;traditional development pattern&quot;.</td>
<td>Pierce, Kathleen</td>
</tr>
<tr>
<td>37.</td>
<td>TMC 13.07.040(C) defines Conservation Districts. There appears to be very inconsistent language in this definition. When considering whether to impose a Conservation District the proposed language states that the district &quot;should meet one of the following criteria&quot; but then there are only two numbers: 1 and 3 and it appears that the criteria are actually listed in the subparts of #1 (a) through (c). The language says &quot;should meet&quot; but in the same section number 3 states that the District &quot;shall possess&quot; historic character. This seems inconsistent. The changes suggest that a conservation district would not have to possess the same requirements as a historic district but yet this language of &quot;shall possess&quot; remains.</td>
<td>Pierce, Kathleen</td>
</tr>
<tr>
<td>38.</td>
<td>Are all applications or requests for status as a Conservation District supposed to be required to show that the objectives of the community cannot be adequately achieved using other land use tools? If so, then the legislation should use the word &quot;AND&quot; following TMC 13.07.060(6) instead of the word &quot;OR&quot;. In any event, my concern is simply that it is very unclear what will be required to be shown to have a district approved.</td>
<td>Pierce, Kathleen</td>
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<tr>
<td>39. There are other cities that have utilized similar Conservation Districts for these purposes, and it works. A couple examples are Dallas, Texas, and closer to home - Portland Oregon; there are others.</td>
<td>Quilici, Joe</td>
<td>Thank you for your comment.</td>
</tr>
<tr>
<td>40. The Union Station Conservation District is an example of a conservation district that achieved its purpose.</td>
<td>Quilici, Joe</td>
<td>Thank you for your comment.</td>
</tr>
<tr>
<td>41. Suggest that paragraph d. proposed as an addition to 13.06.510 Off-street parking and storage be removed as potentially conflicting and redundant. By reading the current and unchanged use tables pertinent to this section it is obviously not the intent to impose this exemption on all properties within designated historic and conservation districts. The intent of this proposed addition is adequately and properly expressed in the proposed change at added Note 15 to Chapter 13-06A—Downtown.</td>
<td>Tomberg, Ralph</td>
<td>Please see Staff Response at Comment #19. Staff concurs that this is potentially confusing and recommends a language change. However, staff also notes that TMC 13.06.510 is general zoning, whereas 13.06A is Downtown. Therefore, Staff recommends that the exemption language be retained in both code areas.</td>
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<tr>
<td>42. Encourage further integration of preservation policies into other City functions by: • educate staff in the importance of the values expressed in the Preservation Plan • adopt regulations that encourage partial, incremental development, use and occupancy • bring Code Enforcement within the purview of Building and Land Use • Develop a Demolition by Neglect ordinance, in particular with an enforcement component which forestalls the ultimate failure of owners to maintain their historic properties by imposing strictly enforceable maintenance standards.</td>
<td>Winters, Sharon</td>
<td>Some of these issues lie outside of the scope of the Annual Amendment currently under review; however, the Planning Commission may make recommendations with regard to further study concerning building codes and minimum buildings/unfit buildings code.</td>
</tr>
<tr>
<td>43. Encourage the creation of a Public Development Authority for preservation.</td>
<td>Winters, Sharon</td>
<td>Language regarding Public Development Authorities is included within the plan. Staff recommends, due to recently increasing interest in this tool, that additional language on this subject be included in the Preservation Plan.</td>
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**#2011-04 – Water Level of Service Standard**

| 44. | No comment received. |

**#2011-05 Transportation Element**

<p>| 45. | No comment received. |</p>
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<th>#2011-06 – Regional Centers &amp; Safety-Oriented Design</th>
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<td>46.</td>
<td>Support policies for safety-oriented design and the use of CPTED as one tool to help prevent crime</td>
<td>Buck, Donna; Grote, Tilinda; Peterson, Jeanine; Langford, Mark;</td>
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<tr>
<td>47.</td>
<td>The use of CPTED strategies in the design of Ben Gilbert Park (adjacent to Municipal Building) demonstrates how attractive, accessible public spaces can be achieved while promoting public safety. CPTED should be applied to public open spaces, public/private projects and highly visible private projects.</td>
<td>Johnson, Blaine</td>
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<td>48.</td>
<td>Opposed to proposed downtown regional center boundary.</td>
<td>Gannett, Alexandra</td>
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<tr>
<td>49.</td>
<td>The Downtown boundary should not include the Stadium District, North Slope Historic District or Dome area. Including them will impact many historic homes.</td>
<td>Silva, Dorothy</td>
</tr>
<tr>
<td>50.</td>
<td>Opposed to expansion of downtown boundary from MLK to L Street. The expansion will affect many homes. Vacant spaces in downtown should be filled before any expansion occurs.</td>
<td>Stave, Kelly</td>
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<th>#2011-07 – Park Zoning and Permitting</th>
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<td>51.</td>
<td>Expressing support for making community gardens an outright Permitted land use in residential zones.</td>
<td>McIlvor, Kristen</td>
</tr>
<tr>
<td>52.</td>
<td>Expressing support for the proposed amendments as a balanced approach to permitting many types of park improvements outright while ensuring a conditional use process for improvements that could impact the neighborhood.</td>
<td>Stark, Lois</td>
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<td>53.</td>
<td>Expressing support for the proposal to improve the permitting process for pre-existing schools, parks, recreation, and open space uses.</td>
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<td>53.</td>
<td>Support noted.</td>
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| 54. | Requesting clarification that proposed landscaping exemptions for parks and recreation uses would also apply to athletic field, playfield, and recreation areas located on a school site. |

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<td>54.</td>
<td>No changes recommended. Staff concur that school playgrounds and athletic fields are similar to parks – typically undeveloped except for play and athletic equipment, grass, pavement and similar features and are generally open and available to the public during non-school hours. The Comprehensive Plan recognizes schools as often providing important recreational assets. However, unlike parks, school sites always include a building as the primary feature and the grounds are more likely to be substantially developed with parking and other paved areas. Therefore, there is more likely to be a need to provide a vegetated buffer to address potential impacts to adjacent residents. Furthermore, schools have not been the subject of this project, and in staff’s view further analysis is needed to determine the appropriate landscaping approach. A comprehensive landscaping review is currently being conducted by the City’s Urban Forester, in order to implement the recently adopted Urban Forest Policy Element. Staff recommend taking up this issue as part of that process.</td>
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| 55. | Requesting that one readerboard sign be allowed for schools and churches in residential districts (on larger sites) in addition to the current allowance of one freestanding sign and one building face sign. |

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<td>55.</td>
<td>Staff recommends extending, to schools and churches, the proposed change to allow parks one additional free-standing sign, 30 square feet in area, on each additional street frontage. Readerboards are already an allowed sign type for conditional uses in residential zones, including churches and schools. The current allowance of one wall mounted and one free-standing sign can already be, or incorporate, readerboard signs. Since churches and schools, like parks, are often on large sites potentially with multiple street frontages, allowing an additional sign for each frontage is consistent with the proposed approach for parks. Limiting the number of signs to one free-standing sign per frontage ties the total number to the size of the site and prevents any single frontage from having a proliferation of signs.</td>
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| 56. Requesting that the Planning Commission consider future zoning code amendments to expedite the process for siting portable facilities on school sites. | Wall, Peter | Per staff’s analysis, one of the changes already proposed under the current draft would effectively address the school district’s concern by enabling a certain number of portables to be sited without the need for a Major Modification to the site’s Conditional Use Permit. Staff have been in contact with the School District to discuss the issue.  

The proposed amendments include a change to Section 13.06.640 which would indicate that pre-existing parks and schools which were not required to obtain a Conditional Use Permit at the time they were developed, will be viewed for zoning purposes as having a Conditional Use Permit authorizing the extent of development as of August 1, 2011. This change is intended to clarify that such uses are to be viewed as appropriate in residential zones, rather than as nonconforming uses that are intended to be phased out.  

Modifications or expansions to Conditional uses are subject to Section 13.05.080, which defines the thresholds under which a Major Modification would be required. In most cases, expansions (including siting portables) resulting in less than a 10 percent increase in square footage, and less than 25 percent increase in overall impervious surface, are not required to obtain a Major Modification to their Conditional Use Permit.  

The proposal would set August 1, 2011 as the date from which to measure the extent of development, for purposes of determining when a Major Modification is required. Parks and schools would be allowed a 10 percent square footage increase from that benchmark, before a Major Modification would be required.  

Based on information regarding typical school square footages, provided by Tacoma School District staff, there would be ample room for portables to be sited without triggering a Major Modification. Per the school district, most portables are approximately 900 square feet in size, and the following are typical school sizes: Elementary Schools 50,000-65,000 square feet; Middle schools 118,000-119,000 square feet; high schools 260,000-280,000 square feet. Based on this information, multiple portables would be permitted for most school sites without triggering the Major Modification process. Therefore, in staff’s view it is unnecessary to modify the permitting process for portables at this time. |
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<td>57.</td>
<td>Staff recommend several technical and minor policy changes intended to improve code mechanics and better implement the policy intent.</td>
<td>Staff</td>
<td>Staff have continued to vet the draft code to ensure it will function as intended, and recommend the following changes to the public review draft:</td>
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<td>1. Clarify when an existing site would require a Major Modification to its Conditional Use Permit: Staff noted that the public review draft did not clearly indicate when a Major Modification would be required for High-intensity recreation uses. The proposed changes clarify this issue and will increase predictability in terms of the permit pathway for future parks expansions and modifications.</td>
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<td>2. Exempting accessory/ancillary structures from the Mixed-Use Centers/Commercial Districts’ Maximum setback requirements: Within Mixed-Use Centers and some Commercial Districts, buildings have a maximum setback distance from the street, in order to promote the pedestrian vision of these areas. This is appropriate for primary park structures such as community centers. However, it is not necessarily appropriate to the design and function of a park to require that accessory structures such as picnic shelters, playground equipment and restrooms be located on the street.</td>
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<td>3. Applying the Landscaping Overall Site requirement to parks: Staff, in discussion with Metro Parks staff, recommend applying this requirement to parks in residential and commercial zoning districts, in order to work toward achieving the City’s tree canopy coverage objectives. This minimal requirement will not be difficult to achieve for parks, which are typically mostly landscaped area.</td>
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<td>4. Minor wording and numbering clarifications, including clarifying two definitions (Assembly Facilities and Parks, Recreation and Open Space).</td>
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#2011-08 – Regulatory Code Refinements

58. No comment received.

#2011-09 – SEPA Regulations Amendment

59. No comment received.
## 2011 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code
### Source Key

**Oral Testimony on March 2, 2011**

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<thead>
<tr>
<th>No.</th>
<th>Last Name</th>
<th>First Name</th>
<th>Affiliation</th>
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<tr>
<td>1.</td>
<td>Quilici</td>
<td>Joe</td>
<td>West Slope</td>
<td>1530 Fernside Dr. S.</td>
<td>Tacoma</td>
<td>WA</td>
<td>98465</td>
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<td>2.</td>
<td>Turner</td>
<td>Ted</td>
<td>West Slope</td>
<td>636 N. Fairview</td>
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<td>Zurluh</td>
<td>David</td>
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<td>Tom</td>
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<td>Mike</td>
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<td>Adkins</td>
<td>Jori</td>
<td>Dome District</td>
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<tr>
<td>7.</td>
<td>Casey</td>
<td>Paul</td>
<td>The Casey Group Architects</td>
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<td>98499</td>
<td><a href="mailto:pcasey@caseygrouparch.com">pcasey@caseygrouparch.com</a></td>
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<td>8.</td>
<td>Holcomb</td>
<td>Mark</td>
<td></td>
<td>820 A St., #600</td>
<td>Tacoma</td>
<td>WA</td>
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<td><a href="mailto:meholcomb@bjmm.com">meholcomb@bjmm.com</a></td>
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<td>9.</td>
<td>Gary</td>
<td>Mark</td>
<td>MultiCare</td>
<td>222 N. J St.</td>
<td>Tacoma</td>
<td>WA</td>
<td>98403</td>
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<td>Russell</td>
<td>Kathy</td>
<td></td>
<td>5005 S. Pine St.</td>
<td>Tacoma</td>
<td>WA</td>
<td>98409</td>
<td>K <a href="mailto:lij555@hotmail.com">lij555@hotmail.com</a></td>
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<td>11.</td>
<td>Geenan-Shilley</td>
<td>Victoria</td>
<td></td>
<td>PMB 323, 6th F St.</td>
<td>University Place</td>
<td>WA</td>
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<td>Langford</td>
<td>Mark</td>
<td>Tacoma Police Department</td>
<td>3701 S. Pine St.</td>
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- #2011-09 – SEPA Regulations Amendment
E.

Oral Testimony

Received at
Planning Commission Public Hearing
March 2, 2011
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  • #2011-08 – Regulatory Code Refinements
  • #2011-09 – SEPA Regulations Amendment
Summary of Oral Testimony
Planning Commission Public Hearing Minutes
Wednesday, March 2, 2011, 5:00 p.m.

1. Joe Quilici:
   Mr. Quilici submitted and read a letter regarding the Historic Preservation Plan and Code Revisions (Amendment #2011-02). He gave a concise history of the character of Tacoma’s neighborhoods and said that the code should protect and preserve neighborhoods. He felt that this amendment will help the neighborhoods preserve their own character and would like to see it pass. He suggested that the amendment language be changed to reflect that conservation districts should supersede other codes.

2. Ted Turner:
   Mr. Turner would like to have his neighborhood added as a conservation district, even though it does not quite meet the current criteria in that it is considered a “stand alone neighborhood” and not abutting a historic site. He would like to make sure that Amendment #2011-02 takes into account neighborhoods such as the one he lives in and that each neighborhood be judged by a Historic Preservation Officer. Mr. Turner also submitted a letter for the record.

3. David Zurfluh:
   Mr. Zurfluh, Chairman of West Slope Neighborhood Coalition, representing some 300 residents, indicated that the residents would like to have their neighborhood designated as a conservation district. He went over the statistics that he felt would make a case for being a part of a conservation district. Mr. Zurfluh also submitted a letter for the record.

4. Tom Rickey:
   Mr. Rickey indicated that the West Slope Neighborhood Coalition would like to be included in the conservation district amendment. Since his neighborhood has been designated a “stand alone neighborhood”, they went through the steps to make it an historic district but found that they actually fit more of the criteria for being designated a conservation district. He felt that the current amendment will accomplish the goal of the neighborhood coalition. Mr. Rickey also submitted a letter for the record.

5. Mike Fleming:
   Mr. Fleming indicted that he and his wife wholeheartedly support the implementation of the conservation district amendment. He provided the rationale for why his neighborhood should be allowed to be a part of a conservation district. He also urged the Commissioners to accept the updates for the sake of all the neighborhoods in Tacoma and not just the neighborhood that he lives in. Mr. Fleming also submitted a letter for the record.

6. Jori Adkins:
   Ms. Adkins indicated that the Historic Preservation Plan amendment is an important tool to preserve the character and “heart” of Tacoma and save some of the older buildings in downtown and not let them be torn down as has happened to some buildings.
7. Paul Casey:
Mr. Casey, representing the applicant for the S. 49th and Pine Intensity and Zoning Change (Amendment #2011-01), indicated that this amendment offers a diverse means of preserving the residential character of the neighborhood. He also submitted a traffic study which indicates that the proposed uses would be more compatible with the neighborhood than the uses currently allowed on the property.

8. Mark Holcomb:
Mr. Holcomb, in support of the S. 49th and Pine Intensity and Zoning Change, indicated that the site should be changed from two zones to one zone, as proposed. He feels that it is a “good fit” with the area and with the goals of the Growth Management Act.

9. Mark Gary:
Mr. Gary, MultiCare Health System, indicated their general support for the goals in the proposed Historic Preservation Plan and Code Revisions, but indicated there are several areas that need some scrutiny before adoption. He stated that their attorney felt that some of the language was unorthodox and not clear enough as to what would be considered a conservation district and what is a historic district. Mr. Gary also submitted a letter for the record.

10. Kathy Russell:
Mrs. Russell stated that her main objection to the passing of the S. 49th and Pine Street amendment was because of traffic concerns. She felt that if the amendment were allowed to pass this would just bring too much traffic. She asked that the City take a better look at this and institute some measures to control this.

11. Victoria Geehan-Shilley:
Ms. Geehan-Shilley, a resident of many years of Narrowmoor II, would like to see the conservation district pass in order to preserve the quality of life that both she and her family have enjoyed for many years in her unique neighborhood. She felt that the inclusion of Narrowmoor II would act as a model and a symbol of what a conservation district should be. Mr. Geehan-Shilley also submitted a letter for the record.

12. Mark Langford:
Capt. Langford, Tacoma Police Department, was in support of the Crime Prevention Through Environmental Design (CPTED) component of Amendment #2011-06, as a tool for preventing crime in neighborhoods. He believed adequate design will go a long way toward reducing crime.

13. Gary Knudson:
Mr. Knudson encouraged the adoption of the Historic Preservation Plan as an important policy tool to help preserve and protect neighborhoods, encourage communication between developers and citizens, and preserve commercial buildings. He indicated that Tacoma has many areas that would benefit by passage of this amendment.
14. Donna Buck:
Ms. Buck, speaking in support of the CPTED component of Amendment #2011-06, saw it as a safety issue. She talked about lighting as one example of CPTED applications that has had a very beneficial effect on fighting crime in her area.

15. Tilinda Grote:
Ms. Grote was in support of Amendment #2011-06 for the CEPTED features that helps cut down on crime. She has put the principles into practice and feels that this is an important step for the City to move into the future.

16. Jeanine Peterson:
Ms. Peterson of the Hilltop Action Coalition, a strong advocate for CPTED principles, spoke on crime prevention. She said that even though these may appear to be simple steps they are important in crime prevention and if incorporated properly in design plans would accomplish much good.

17. Art Grant:
Mr. Grant expressed concerns about the proposed S. 49th and Pine Intensity and Zoning Change. He was mainly worried about the additional young adults that would be brought to the neighborhood with the proposed development of approximately 150 multifamily units. Currently, there is no safe place for all the new teenagers that have moved to the neighborhood to go and that would be worsened with the increased housing proposed. He did not believe the City has the tools and capability to appropriately address that issue.

18. Elly Johnson:
Ms. Johnson indicated that if the S. 49th and Pine Intensity and Zoning Change is to be approved that there should be traffic calming put in place along South Pine Street. She suggested adding such things as roundabouts, speed bumps, etc., to accomplish this.

19. Tony Abuan:
Lt. Abuan, Tacoma Police Department, expressed some concerns about any additional park space associated with the S. 49th and Pine Intensity and Zoning Change and Amendment #2011-07 (Park Zoning) because the potential for them to allow gang activity. He noted the negative impact that neighborhoods sometimes have when open spaces are turned into parks, which also become unfunded mandates for enforcement. He would like the Commissioners to consider that point when looking at these amendments.

20. Diane Walkup:
Ms. Walkup is an enthusiastic supporter of the revisions that are put forth in the Historic Preservation Plan and Code Revisions. She stated that the revisions would only be a positive step in preserving older neighborhoods and act as a tool toward making sure that neighborhood buildings are not made targets for demolition. The proposed components of the amendment will be wonderful tools to help accomplish this.
F.

Written Comments

Letters and E-mails
Received through
March 11, 2011
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<td>Chris</td>
<td>Washington Trust for Historic Preservation</td>
<td>-02</td>
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<tr>
<td>13.</td>
<td>Pierce</td>
<td>Kathleen</td>
<td></td>
<td>-02</td>
<td>524</td>
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<td>14.</td>
<td>Pinto</td>
<td>Mark</td>
<td></td>
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<td>534</td>
</tr>
<tr>
<td>15.</td>
<td>Quilici</td>
<td>Joe</td>
<td>West Slope</td>
<td>-02</td>
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</tr>
<tr>
<td>16.</td>
<td>Rickey</td>
<td>Tom</td>
<td></td>
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<td>536</td>
</tr>
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<td>17.</td>
<td>Silva</td>
<td>Dorothy</td>
<td></td>
<td>-06</td>
<td>538</td>
</tr>
<tr>
<td>18.</td>
<td>Stark</td>
<td>Lois</td>
<td>Metro Parks Tacoma</td>
<td>-07</td>
<td>539</td>
</tr>
<tr>
<td>19.</td>
<td>Stave</td>
<td>Kelly</td>
<td></td>
<td>-06</td>
<td>540</td>
</tr>
<tr>
<td>20.</td>
<td>Tomberg</td>
<td>Ralph</td>
<td></td>
<td>-02</td>
<td>541</td>
</tr>
<tr>
<td>21.</td>
<td>Turner</td>
<td>Julie &amp; Jay</td>
<td></td>
<td>-02</td>
<td>542</td>
</tr>
<tr>
<td>22.</td>
<td>Turner</td>
<td>Ted</td>
<td></td>
<td>-02</td>
<td>543</td>
</tr>
<tr>
<td>23.</td>
<td>Wall</td>
<td>Peter</td>
<td>Tacoma Public Schools</td>
<td>-07</td>
<td>544</td>
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<td>24.</td>
<td>Winters</td>
<td>Sharon</td>
<td>Historic Tacoma</td>
<td>-02</td>
<td>546</td>
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<tr>
<td>25.</td>
<td>Zurfluh</td>
<td>David</td>
<td>West Slope Neighborhood Coalition</td>
<td>-02</td>
<td>548</td>
</tr>
</tbody>
</table>

*Comment Key* indicates which of the following applications was addressed:

- #2011-01 – 49th and Pine Intensity and Zoning Change
- #2011-02 – Historic Preservation Plan and Code Revisions
- #2011-04 – Water Level of Service Standard
- #2011-05 – Transportation Element
- #2011-06 – Regional Centers & Safety-Oriented Design
- #2011-07 – Park Zoning and Permitting
- #2011-08 – Regulatory Code Refinements
- #2011-09 – SEPA Regulations Amendment
March 7, 2011

RE: 2011 Annual Amendment Package

Dear Commissioners:

First, we wish to voice our support for the inclusion of the new Historic Preservation Element in the proposed Comprehensive Plan. This is a significant step, and one that we believe will greatly benefit the city as well as our own neighborhood.

We also support the proposed updates to TMC 13.07 Landmarks and Historic Special Review Districts, which primarily consists in moving individual historic district design review guidelines from the regulatory code to the Landmarks Preservation Commission’s (LPC) administrative rules. However, we do have a few moderate concerns about this transfer:

- We are concerned that this transfer not diminish enforcement by Building and Land Use Services (BLUS), and therefore we suggest that the TMC section establishing a historic district, e.g. TMC 13.07.230, reference the specific section of the LPC administrative rules containing that district’s design review guidelines. This would also help property owners be aware of these rules and where to locate them.

- If the North Slope Historic District (NSHD) guidelines currently located at TMC 13.07.310 are to be moved to LPC administrative rules, then it seems that the same should be done with the Specific Exemptions section currently located at 13.07.330. The current markup shows these will remain in the code as TMC 13.07.240. This inconsistency will only cause confusion.

- Because historic district design guidelines are currently in the regulatory code, certain public hearing procedures and notifications are required when changes are proposed, as with this current code update. We think that, even as LPC administrative rules, the process for how, how frequently and with what notifications these design guidelines will be amended should be, at least, minimally outlined in the proposed TMC 13.07.120 section.

In addition, we have two concerns with changes in TMC chapters 13.05 Land Use Procedures and 13.06 Zoning:

- Section TMC 13.05.047 F. Economic Hardship outlines a process whereby an applicant for a Certificate of Approval may claim special consideration due to economic hardship. The focus of this section appears to be demolition rather than remediating an enforcement violation, though it is used for both. Currently this process does not require the applicant to meet any guidelines for income as, for example, the city’s LID Assistance Program does. For LPC to make an informed decision regarding economic hardship, we think that the applicant should provide some evidence to substantiate their need.
We believe that proposed section TMC 13.06.510.A.1.d. Historic buildings and sites and Note 15 at TMC 13.06A.060 are potentially misleading. We understand that this exemption from all parking quantity requirements is supposed to apply primarily to downtown commercial buildings that are individually listed on the Tacoma Register of Historic Places. However, historic districts are also individually listed on the Register and contributing structures within districts are individually identified. While we understand and support the intent of the exemption individually listed commercial buildings, we believe that as written it could be misconstrued as applying to residential historic districts. Therefore, we request that this exemption in these two locations be clarified.

As always we appreciate the hard work of the planning staff and the Planning Commission, and we appreciate this opportunity to make these several comments.

Sincerely,

Mark Bardwil
Chair
March 1, 2011

Jeremy C. Dcty, Chair
Tacoma Planning Commission
747 Market Street, Room 1036
Tacoma, WA 98402-3793

Re: Application 2011-01: South 49th & Pine Intensity Change and Rezone

Dear Mr. Doty:

I am writing you to summarize the key points that support our applications for Intensity Change and Rezone. Since our application last summer, the development team has met with:

✓ The South Tacoma Neighborhood Council on November 17, 2010.

The purposes of these meetings were for the development team to better understand the neighborhood concerns and for the development team to explain its development vision for the subject properties. After attending these meetings, we continue to feel that the proposed intensity and zone changes will be an overall benefit to the city by concentrating population growth adjacent to a Mixed-Use Center while at the same time help preserve the character of the existing adjacent single family neighborhood for the following reasons:

1. Properties are a transitional island located between existing diverse uses:
   - High intensity mixed-use to the north.
   - Low intensity cemetery use to the west.
   - Single family intensity to the east and south.

Over the last several decades the largest property was occupied by a Boys and Girls Club that successfully provided a higher intensity use along the edge of the single family neighborhood. Approval of our application for an Intensity Change and Rezone will enable the subject properties to continue to serve as a transition (with medium intensity apartments) between the existing higher intensity uses north of 48th Street and the lower intensity single family neighborhood south of 48th Street.

2. Commercial Zoning Removed: The northwest corner of the properties, adjacent to the Pine Street and S. 48th Street intersection, is now zoned General Neighborhood Commercial District (C-1). The C-1 zoned area is approximately 15,000 S.F. and large enough to accommodate a convenience store or other similar intensity neighborhood type commercial uses. Approval of the Rezone will remove the potential for future commercial uses on the subject property.

3. Requested Zoning has development standards to protect neighborhood: The requested R4-L zoning (that is allowed in both the Low and Medium Intensity classifications) has density, building height, lot coverage, and setback requirements to help insure compatibility with the adjacent single family neighborhood.
One of the messages received during our neighborhood meetings was the potential for additional vehicular traffic generated by the apartments that are allowed by the proposed intensity and zone changes. Because of this concern, we contracted to have a vehicle trip generation study completed. Attached as Exhibit A is the Trip Generation Study provided by Heath and Associates, Transportation and Civil Engineers. This study estimates probable vehicle trip generated by the previous site uses, trips generated by uses allowed with the current land use intensity and zoning, and by the most intense use allowed by the proposed land use intensity and zoning. Summary of this study is as follows:

<table>
<thead>
<tr>
<th>Uses</th>
<th>Probable Trip Generation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Previous Site Use</td>
<td></td>
</tr>
<tr>
<td>Boys and Girls Club and (1)</td>
<td>424 vpd (vehicle trips per day)</td>
</tr>
<tr>
<td>Single Family Home</td>
<td>27 PM (total peak hour trips)</td>
</tr>
<tr>
<td>Current Land Use</td>
<td></td>
</tr>
<tr>
<td>Intensity/Zoning</td>
<td></td>
</tr>
<tr>
<td>Convenience Store and 21 single</td>
<td>2,784 vpd (vehicle trips per day)</td>
</tr>
<tr>
<td>Family Homes</td>
<td>204 PM (total peak hour trips)</td>
</tr>
<tr>
<td>Proposed Land Use</td>
<td></td>
</tr>
<tr>
<td>Intensity/Zoning</td>
<td></td>
</tr>
<tr>
<td>145 Apartment Homes</td>
<td>964 vpd (vehicle trips per day)</td>
</tr>
<tr>
<td></td>
<td>90 PM (total peak hour trips)</td>
</tr>
</tbody>
</table>

The above summary shows that the trip generation for the proposed Medium Intensity and R4-L Zoning uses is higher than the previous site uses, but about one-third to one-half of the trip generation from probable uses allowed by the current Low/Single Family Intensity and R2/C1 zoning.

This study also mentioned that as part of the development review by city staff of any future development proposal, they could influence or dictate where the site vehicular access drive would be located. They agreed that a site access point at the Pine Street/S. 48th Street intersection would be the logical choice. This location would significantly reduce increased traffic trips through the neighborhood since a majority of traffic to and from the site would be to/from the north and east.

Another message from the neighborhood meetings was the fear of more speeding and erratic driving along Pine Street caused by the increased residential density. In response to this concern, the development team committed to work with city staff to install appropriate traffic calming devices as part of the normally required frontage improvements.

The ownership group of the properties have a substantial investment in the neighborhood and have been improving and renovating older apartments in the area and throughout Tacoma while at the same time providing infill apartments in the same areas. Attached as Exhibit B are photographs of some of these developments with before and after pictures. This Exhibit in part shows the owner's commitment to quality and to good neighborhood, recreation, and defensible space planning concepts. Thank you.

Sincerely,

The Casey Group Architects

Paul Casey, RA
Principal
February 25, 2011

Mr. David Dearth
Dobler Management Co., Inc.
P.O. Box 111088
Tacoma, WA 98411

Subject: 49th & Pine Comprehensive Plan Amendment and Rezone Traffic

Dear Mr. Dearth:

This letter serves to provide trip generation summaries for the previous, current, and proposed land use scenarios for the subject sites at 4910 and 4924 South Pine Street. Trip distribution and general traffic impacts are also discussed.

Previous Site Use

The previous use on the larger 4.89 acre parcel of the subject site was a Boys and Girls Club facility, comprised of a 18,112 square foot building and a play field. The smaller parcel of 6,000 square feet contained one single family home. The applicable land use codes from the Institute of Transportation Engineers (ITE) publication, *Trip Generation, 8th Edition*, are Recreational Community Center (LUC 495) and Single Family Detached Housing (LUC 210). Trip generation sheets may be found attached to this letter. Average ITE rates were used. Daily volumes, AM peak trips, and PM peak trips for the previous site use are summarized in Table 1 below.

<table>
<thead>
<tr>
<th>Time Period</th>
<th>18,112 sf</th>
<th>1 unit</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>B &amp; G Club</td>
<td>Single Family</td>
<td></td>
</tr>
<tr>
<td>AWDT</td>
<td>414 vpd</td>
<td>10 vpd</td>
<td>424 vpd</td>
</tr>
<tr>
<td>AM Peak Inbound</td>
<td>18 vph</td>
<td>0 vph</td>
<td>18 vph</td>
</tr>
<tr>
<td>AM Peak Outbound</td>
<td>11 vph</td>
<td>1 vph</td>
<td>12 vph</td>
</tr>
<tr>
<td>AM Peak Total</td>
<td>29 vph</td>
<td>1 vph</td>
<td>30 vph</td>
</tr>
<tr>
<td>PM Peak Inbound</td>
<td>10 vph</td>
<td>1 vph</td>
<td>11 vph</td>
</tr>
<tr>
<td>PM Peak Outbound</td>
<td>16 vph</td>
<td>0 vph</td>
<td>16 vph</td>
</tr>
<tr>
<td>PM Peak Total</td>
<td>26 vph</td>
<td>1 vph</td>
<td>27 vph</td>
</tr>
</tbody>
</table>

As shown in the table, similar volumes may be expected during the AM and PM peak hours, with 30 trips at most expected in an hour. These trips would be expected to distribute roughly equally via S 48th Street, S 49th Street, and S 50th Street easterly to S Oakes Street, and via S Junett Street and S Pine Street northerly to S 47th Street. The
Boys and Girls Club would also likely have had an increased pedestrian element due to the nature of the use on the site.

Current Plan

A Low Intensity/Single Family Comprehensive Plan is currently in use, with R2/C1 zoning. The conceptual layout under this plan includes 21 single family houses along with a 15,000 square foot commercially zoned area. The most probable commercial uses are a convenience store, fueling station, office, and/or retail. For analysis purposes, a 3,500 square foot convenience store is assumed. The applicable ITE land use codes are Single Family Detached Housing (LUC 210) and Convenience Market (LUC 851).

Note that a significant amount of the traffic volume associated with convenience stores is in the form of pass-by trips and diverted trips with only a portion of the project volume defined as primary trips. A pass-by trip is defined as a trip made as an intermediate stop on the way to a primary destination. Such a trip is attracted from traffic "passing by" a site on an adjacent street which contains direct access to the generator. In this case the trip to and from the site is in some sense "spur of the moment" and convenience based. ITE assumes a pass-by rate of 61% for LUC 851.

The following table presents the trips associated with the 49th & Pine project under the current Comprehensive Plan, including pass-by trips as described above. Total project volumes are shown in the far right column. Net new trips to the roadway would be determined by subtracting the pass-by trips.

<table>
<thead>
<tr>
<th></th>
<th>21 units</th>
<th>3,500 sf Convenience Mkt</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Single Fam</td>
<td>Primary</td>
</tr>
<tr>
<td>AWDT</td>
<td>201</td>
<td>1007</td>
</tr>
<tr>
<td>AM Peak Inbound</td>
<td>4</td>
<td>46</td>
</tr>
<tr>
<td>AM Peak Outbound</td>
<td>12</td>
<td>46</td>
</tr>
<tr>
<td>AM Peak Total</td>
<td>16</td>
<td>92</td>
</tr>
<tr>
<td>PM Peak Inbound</td>
<td>13</td>
<td>36</td>
</tr>
<tr>
<td>PM Peak Outbound</td>
<td>8</td>
<td>35</td>
</tr>
<tr>
<td>PM Peak Total</td>
<td>21</td>
<td>71</td>
</tr>
</tbody>
</table>

Based on the above, somewhat higher volumes may be generated during the AM peak over the PM peak. 204 total trip movements are expected during the PM peak hour, with 92 as net new trips and 112 as pass-by or diverted trips.

Primary trip distribution would likely be similar as in the previous use, with roughly equal splits to S Oakes Street and S 47th Street. The pass-by trips would tend to favor right turn movements.
Proposed Plan

The proposed Comprehensive Plan and rezone would be for a medium intensity use and R-4L zoning. If the rezone is approved, the zoning would allow up to 145 apartment units. The applicable ITE land use code is Apartments (LUC 220). The intent of the proposed Comprehensive Plan is to build 120 units, however the maximum of 145 units is provided in the trip generation shown below in Table 3.

### TABLE 3
Project Trip Generation
145 Apartment Units

<table>
<thead>
<tr>
<th>Time Period</th>
<th>Volume</th>
</tr>
</thead>
<tbody>
<tr>
<td>AWDT</td>
<td>964 vpd</td>
</tr>
<tr>
<td>AM Peak Inbound</td>
<td>15 vph</td>
</tr>
<tr>
<td>AM Peak Outbound</td>
<td>59 vph</td>
</tr>
<tr>
<td>AM Peak Total</td>
<td>74 vph</td>
</tr>
<tr>
<td>PM Peak Inbound</td>
<td>58 vph</td>
</tr>
<tr>
<td>PM Peak Outbound</td>
<td>32 vph</td>
</tr>
<tr>
<td>PM Peak Total</td>
<td>90 vph</td>
</tr>
</tbody>
</table>

As shown in the above table, 90 trips are expected during the PM peak hour for the maximum 145 apartment units. These would all be primary trips, showing a comparable volume to the primary trips for the current plan volumes. However, this proposed plan does not add any pass-by trip element to the volumes. For the lower expected number of 120 apartment units, 74 primary trips would be expected during the PM peak hour (trip generation sheet attached). Trip distributions would be similar to the current plan.

However, as part of any subsequent specific development and environmental reviews, the city’s development review staff would probably have the opportunity to locate the development’s vehicular access location to mitigate the additional traffic impacts on the adjacent single family neighborhood by the proposed development. The most logical vehicular access location to minimize the traffic impact would be at the northeast corner of the larger subject site as currently suggested by the applicant in their proposed planning.

Please call if you would like to discuss the above information.

Sincerely,

[Signature]

Gregary B. Heath, P.E., PTOE
Summary of Trip Generation Calculation
For 18,112 Th.Sq.Ft. GFA of Recreation Community Center
February 24, 2011

<table>
<thead>
<tr>
<th></th>
<th>Average Rate</th>
<th>Standard Deviation</th>
<th>Adjustment Factor</th>
<th>Driveway Volume</th>
</tr>
</thead>
<tbody>
<tr>
<td>Avg. Weekday 2-Way Volume</td>
<td>22.88</td>
<td>0.00</td>
<td>1.00</td>
<td>414</td>
</tr>
<tr>
<td>7-9 AM Peak Hour Enter</td>
<td>0.99</td>
<td>0.00</td>
<td>1.00</td>
<td>18</td>
</tr>
<tr>
<td>7-9 AM Peak Hour Exit</td>
<td>0.63</td>
<td>0.00</td>
<td>1.00</td>
<td>11</td>
</tr>
<tr>
<td>7-9 AM Peak Hour Total</td>
<td>1.62</td>
<td>1.45</td>
<td>1.00</td>
<td>29</td>
</tr>
<tr>
<td>4-6 PM Peak Hour Enter</td>
<td>0.54</td>
<td>0.00</td>
<td>1.00</td>
<td>10</td>
</tr>
<tr>
<td>4-6 PM Peak Hour Exit</td>
<td>0.91</td>
<td>0.00</td>
<td>1.00</td>
<td>16</td>
</tr>
<tr>
<td>4-6 PM Peak Hour Total</td>
<td>1.45</td>
<td>1.28</td>
<td>1.00</td>
<td>26</td>
</tr>
<tr>
<td>AM PK Hr, Generator, Enter</td>
<td>1.43</td>
<td>0.00</td>
<td>1.00</td>
<td>26</td>
</tr>
<tr>
<td>AM PK Hr, Generator, Exit</td>
<td>1.26</td>
<td>0.00</td>
<td>1.00</td>
<td>23</td>
</tr>
<tr>
<td>AM PK Hr, Generator, Total</td>
<td>2.69</td>
<td>1.64</td>
<td>1.00</td>
<td>49</td>
</tr>
<tr>
<td>PM PK Hr, Generator, Enter</td>
<td>0.96</td>
<td>0.00</td>
<td>1.00</td>
<td>17</td>
</tr>
<tr>
<td>PM PK Hr, Generator, Exit</td>
<td>1.43</td>
<td>0.00</td>
<td>1.00</td>
<td>26</td>
</tr>
<tr>
<td>PM PK Hr, Generator, Total</td>
<td>2.39</td>
<td>0.00</td>
<td>1.00</td>
<td>43</td>
</tr>
<tr>
<td>Saturday 2-Way Volume</td>
<td>9.10</td>
<td>0.00</td>
<td>1.00</td>
<td>165</td>
</tr>
<tr>
<td>Saturday Peak Hour Enter</td>
<td>0.58</td>
<td>0.00</td>
<td>1.00</td>
<td>11</td>
</tr>
<tr>
<td>Saturday Peak Hour Exit</td>
<td>0.49</td>
<td>0.00</td>
<td>1.00</td>
<td>9</td>
</tr>
<tr>
<td>Saturday Peak Hour Total</td>
<td>1.07</td>
<td>1.14</td>
<td>1.00</td>
<td>19</td>
</tr>
<tr>
<td>Sunday 2-Way Volume</td>
<td>13.60</td>
<td>0.00</td>
<td>1.00</td>
<td>246</td>
</tr>
<tr>
<td>Sunday Peak Hour Enter</td>
<td>0.83</td>
<td>0.00</td>
<td>1.00</td>
<td>15</td>
</tr>
<tr>
<td>Sunday Peak Hour Exit</td>
<td>0.65</td>
<td>0.00</td>
<td>1.00</td>
<td>12</td>
</tr>
<tr>
<td>Sunday Peak Hour Total</td>
<td>1.48</td>
<td>0.00</td>
<td>1.00</td>
<td>27</td>
</tr>
</tbody>
</table>

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers

TRIP GENERATION BY MICROTRANS

- 480 -
Summary of Trip Generation Calculation
For 1 Dwelling Units of Single Family Detached Housing
February 24, 2011

<table>
<thead>
<tr>
<th></th>
<th>Average Rate</th>
<th>Standard Deviation</th>
<th>Adjustment Factor</th>
<th>Driveway Volume</th>
</tr>
</thead>
<tbody>
<tr>
<td>Avg. Weekday 2-Way Volume</td>
<td>9.57</td>
<td>3.69</td>
<td>1.00</td>
<td>10</td>
</tr>
<tr>
<td>7-9 AM Peak Hour Enter</td>
<td>0.19</td>
<td>0.00</td>
<td>1.00</td>
<td>0</td>
</tr>
<tr>
<td>7-9 AM Peak Hour Exit</td>
<td>0.56</td>
<td>0.00</td>
<td>1.00</td>
<td>1</td>
</tr>
<tr>
<td>7-9 AM Peak Hour Total</td>
<td>0.75</td>
<td>0.90</td>
<td>1.00</td>
<td>1</td>
</tr>
<tr>
<td>4-6 PM Peak Hour Enter</td>
<td>0.64</td>
<td>0.00</td>
<td>1.00</td>
<td>1</td>
</tr>
<tr>
<td>4-6 PM Peak Hour Exit</td>
<td>0.37</td>
<td>0.00</td>
<td>1.00</td>
<td>0</td>
</tr>
<tr>
<td>4-6 PM Peak Hour Total</td>
<td>1.01</td>
<td>1.05</td>
<td>1.00</td>
<td>1</td>
</tr>
<tr>
<td>AM Pk Hr, Generator, Enter</td>
<td>0.20</td>
<td>0.00</td>
<td>1.00</td>
<td>0</td>
</tr>
<tr>
<td>AM Pk Hr, Generator, Exit</td>
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<td>1.00</td>
<td>1</td>
</tr>
<tr>
<td>AM Pk Hr, Generator, Total</td>
<td>0.77</td>
<td>0.91</td>
<td>1.00</td>
<td>1</td>
</tr>
<tr>
<td>PM Pk Hr, Generator, Enter</td>
<td>0.65</td>
<td>0.00</td>
<td>1.00</td>
<td>1</td>
</tr>
<tr>
<td>PM Pk Hr, Generator, Exit</td>
<td>0.37</td>
<td>0.00</td>
<td>1.00</td>
<td>0</td>
</tr>
<tr>
<td>PM Pk Hr, Generator, Total</td>
<td>1.02</td>
<td>1.05</td>
<td>1.00</td>
<td>1</td>
</tr>
<tr>
<td>Saturday 2-Way Volume</td>
<td>10.08</td>
<td>3.68</td>
<td>1.00</td>
<td>10</td>
</tr>
<tr>
<td>Saturday Peak Hour Enter</td>
<td>0.49</td>
<td>0.00</td>
<td>1.00</td>
<td>0</td>
</tr>
<tr>
<td>Saturday Peak Hour Exit</td>
<td>0.44</td>
<td>0.00</td>
<td>1.00</td>
<td>0</td>
</tr>
<tr>
<td>Saturday Peak Hour Total</td>
<td>0.93</td>
<td>0.99</td>
<td>1.00</td>
<td>1</td>
</tr>
<tr>
<td>Sunday 2-Way Volume</td>
<td>8.77</td>
<td>3.33</td>
<td>1.00</td>
<td>9</td>
</tr>
<tr>
<td>Sunday Peak Hour Enter</td>
<td>0.46</td>
<td>0.00</td>
<td>1.00</td>
<td>0</td>
</tr>
<tr>
<td>Sunday Peak Hour Exit</td>
<td>0.40</td>
<td>0.00</td>
<td>1.00</td>
<td>0</td>
</tr>
<tr>
<td>Sunday Peak Hour Total</td>
<td>0.86</td>
<td>0.95</td>
<td>1.00</td>
<td>1</td>
</tr>
</tbody>
</table>

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers

TRIP GENERATION BY MICROTRANS

- 481 -
Summary of Trip Generation Calculation
For 21 Dwelling Units of Single Family Detached Housing
February 24, 2011

<table>
<thead>
<tr>
<th></th>
<th>Average Rate</th>
<th>Standard Deviation</th>
<th>Adjustment Factor</th>
<th>Driveway Volume</th>
</tr>
</thead>
<tbody>
<tr>
<td>Avg. Weekday 2-Way Volume</td>
<td>9.57</td>
<td>3.69</td>
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<td>201</td>
</tr>
<tr>
<td>7-9 AM Peak Hour Enter</td>
<td>0.19</td>
<td>0.00</td>
<td>1.00</td>
<td>4</td>
</tr>
<tr>
<td>7-9 AM Peak Hour Exit</td>
<td>0.56</td>
<td>0.00</td>
<td>1.00</td>
<td>12</td>
</tr>
<tr>
<td>7-9 AM Peak Hour Total</td>
<td>0.75</td>
<td>0.90</td>
<td>1.00</td>
<td>16</td>
</tr>
<tr>
<td>4-6 PM Peak Hour Enter</td>
<td>0.64</td>
<td>0.00</td>
<td>1.00</td>
<td>13</td>
</tr>
<tr>
<td>4-6 PM Peak Hour Exit</td>
<td>0.37</td>
<td>0.00</td>
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<td>8</td>
</tr>
<tr>
<td>4-6 PM Peak Hour Total</td>
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<td>4</td>
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<td>AM Pk Hr, Generator, Exit</td>
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<td>1.00</td>
<td>12</td>
</tr>
<tr>
<td>PM Pk Hr, Generator, Total</td>
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<td>0.91</td>
<td>1.00</td>
<td>16</td>
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<td>PM Pk Hr, Generator, Exit</td>
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<td>Saturday 2-Way Volume</td>
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<td>3.68</td>
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<td>Saturday Peak Hour Enter</td>
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<td>0.00</td>
<td>1.00</td>
<td>10</td>
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<tr>
<td>Saturday Peak Hour Exit</td>
<td>0.44</td>
<td>0.00</td>
<td>1.00</td>
<td>9</td>
</tr>
<tr>
<td>Saturday Peak Hour Total</td>
<td>0.93</td>
<td>0.99</td>
<td>1.00</td>
<td>20</td>
</tr>
<tr>
<td>Sunday 2-Way Volume</td>
<td>8.77</td>
<td>3.33</td>
<td>1.00</td>
<td>184</td>
</tr>
<tr>
<td>Sunday Peak Hour Enter</td>
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<td>10</td>
</tr>
<tr>
<td>Sunday Peak Hour Exit</td>
<td>0.40</td>
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<tr>
<td>Sunday Peak Hour Total</td>
<td>0.86</td>
<td>0.95</td>
<td>1.00</td>
<td>18</td>
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</table>

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers

TRIP GENERATION BY MICROTRANS

- 482 -
<table>
<thead>
<tr>
<th></th>
<th>Average Rate</th>
<th>Standard Deviation</th>
<th>Adjustment Factor</th>
<th>Driveway Volume</th>
</tr>
</thead>
<tbody>
<tr>
<td>Avg. Weekday 2-Way Volume</td>
<td>737.99</td>
<td>336.24</td>
<td>1.00</td>
<td>2583</td>
</tr>
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<td>7-9 AM Peak Hour Enter</td>
<td>33.52</td>
<td>0.00</td>
<td>1.00</td>
<td>118</td>
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<tr>
<td>7-9 AM Peak Hour Exit</td>
<td>33.52</td>
<td>0.00</td>
<td>1.00</td>
<td>117</td>
</tr>
<tr>
<td>7-9 AM Peak Hour Total</td>
<td>67.03</td>
<td>33.78</td>
<td>1.00</td>
<td>235</td>
</tr>
<tr>
<td>4-6 PM Peak Hour Enter</td>
<td>26.73</td>
<td>0.00</td>
<td>1.00</td>
<td>97</td>
</tr>
<tr>
<td>4-6 PM Peak Hour Exit</td>
<td>25.68</td>
<td>0.00</td>
<td>1.00</td>
<td>90</td>
</tr>
<tr>
<td>4-6 PM Peak Hour Total</td>
<td>52.41</td>
<td>21.41</td>
<td>1.00</td>
<td>183</td>
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<tr>
<td>AM Pk Hr, Generator, Enter</td>
<td>35.82</td>
<td>0.00</td>
<td>1.00</td>
<td>125</td>
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<tr>
<td>AM Pk Hr, Generator, Exit</td>
<td>37.28</td>
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<td>1.00</td>
<td>130</td>
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<tr>
<td>AM Pk Hr, Generator, Total</td>
<td>73.10</td>
<td>30.67</td>
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<td>256</td>
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<tr>
<td>PM Pk Hr, Generator, Enter</td>
<td>27.78</td>
<td>0.00</td>
<td>1.00</td>
<td>97</td>
</tr>
<tr>
<td>PM Pk Hr, Generator, Exit</td>
<td>25.64</td>
<td>0.00</td>
<td>1.00</td>
<td>90</td>
</tr>
<tr>
<td>PM Pk Hr, Generator, Total</td>
<td>53.42</td>
<td>19.25</td>
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<td>511.99</td>
<td>1.00</td>
<td>3021</td>
</tr>
<tr>
<td>Saturday Peak Hour Enter</td>
<td>38.56</td>
<td>0.00</td>
<td>1.00</td>
<td>135</td>
</tr>
<tr>
<td>Saturday Peak Hour Exit</td>
<td>38.56</td>
<td>0.00</td>
<td>1.00</td>
<td>135</td>
</tr>
<tr>
<td>Saturday Peak Hour Total</td>
<td>77.11</td>
<td>27.79</td>
<td>1.00</td>
<td>270</td>
</tr>
<tr>
<td>Sunday 2-Way Volume</td>
<td>758.45</td>
<td>415.86</td>
<td>1.00</td>
<td>2655</td>
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<tr>
<td>Sunday Peak Hour Enter</td>
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<tr>
<td>Sunday Peak Hour Exit</td>
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<td>65.00</td>
<td>28.49</td>
<td>1.00</td>
<td>228</td>
</tr>
</tbody>
</table>

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers

TRIP GENERATION BY MICROTRANS
### Summary of Pass-by Trips
**For 3.5 Th.Sq.Ft. GPA of Convenience Market (Open 24 Hours)**  
February 25, 2011

<table>
<thead>
<tr>
<th>Time Period</th>
<th>Driveway Volume</th>
<th>Pass-by Trips</th>
<th>Volume Added to Adjacent Streets</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Average Weekday</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7-9 AM Peak Hour Enter</td>
<td>117</td>
<td>0</td>
<td>117</td>
</tr>
<tr>
<td>7-9 AM Peak Hour Exit</td>
<td>117</td>
<td>0</td>
<td>117</td>
</tr>
<tr>
<td>7-9 AM Peak Hour Total</td>
<td>235</td>
<td>0</td>
<td>235</td>
</tr>
<tr>
<td>4-6 PM Peak Hour Enter</td>
<td>57</td>
<td>57</td>
<td>36</td>
</tr>
<tr>
<td>4-6 PM Peak Hour Exit</td>
<td>55</td>
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<td>35</td>
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<tr>
<td>4-6 PM Peak Hour Total</td>
<td>112</td>
<td>71</td>
<td></td>
</tr>
<tr>
<td><strong>Saturday</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Saturday Peak Hour Enter</td>
<td>135</td>
<td>0</td>
<td>135</td>
</tr>
<tr>
<td>Saturday Peak Hour Exit</td>
<td>135</td>
<td>0</td>
<td>135</td>
</tr>
<tr>
<td>Saturday Peak Hour Total</td>
<td>270</td>
<td>0</td>
<td>270</td>
</tr>
</tbody>
</table>

**Note:** A zero indicates no data available.

Pass-By Trips were calculated on the basis of the following:

**Weekday P.M. Peak Period Average Pass-By Trip Percentage = 61**  
**Saturday Midday P.M. Peak Period Average Pass-By Trip Percentage = 0**

**Number of Pass-By Studies: 19**

Source: Institute of Transportation Engineers  

**TRIP GENERATION BY MICROTRANS**
### Summary of Trip Generation Calculation

For 145 Dwelling Units of Apartments  
February 24, 2011

<table>
<thead>
<tr>
<th></th>
<th>Average Rate</th>
<th>Standard Deviation</th>
<th>Adjustment Factor</th>
<th>Driveway Volume</th>
</tr>
</thead>
<tbody>
<tr>
<td>Avg. Weekday 2-Way Volume</td>
<td>6.65</td>
<td>3.07</td>
<td>1.00</td>
<td>964</td>
</tr>
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<td>7-9 AM Peak Hour Enter</td>
<td>0.10</td>
<td>0.00</td>
<td>1.00</td>
<td>15</td>
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<td>7-9 AM Peak Hour Exit</td>
<td>0.41</td>
<td>0.00</td>
<td>1.00</td>
<td>59</td>
</tr>
<tr>
<td>7-9 AM Peak Hour Total</td>
<td>0.51</td>
<td>0.73</td>
<td>1.00</td>
<td>74</td>
</tr>
<tr>
<td>4-6 PM Peak Hour Enter</td>
<td>0.40</td>
<td>0.00</td>
<td>1.00</td>
<td>58</td>
</tr>
<tr>
<td>4-6 PM Peak Hour Exit</td>
<td>0.22</td>
<td>0.00</td>
<td>1.00</td>
<td>32</td>
</tr>
<tr>
<td>4-6 PM Peak Hour Total</td>
<td>0.62</td>
<td>0.82</td>
<td>1.00</td>
<td>90</td>
</tr>
<tr>
<td>AM Pk Hr, Generator, Enter</td>
<td>0.16</td>
<td>0.00</td>
<td>1.00</td>
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<tr>
<td>AM Pk Hr, Generator, Exit</td>
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<td>0.00</td>
<td>1.00</td>
<td>57</td>
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<tr>
<td>AM Pk Hr, Generator, Total</td>
<td>0.55</td>
<td>0.76</td>
<td>1.00</td>
<td>80</td>
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<tr>
<td>PM Pk Hr, Generator, Enter</td>
<td>0.41</td>
<td>0.00</td>
<td>1.00</td>
<td>59</td>
</tr>
<tr>
<td>PM Pk Hr, Generator, Exit</td>
<td>0.26</td>
<td>0.00</td>
<td>1.00</td>
<td>38</td>
</tr>
<tr>
<td>PM Pk Hr, Generator, Total</td>
<td>0.67</td>
<td>0.85</td>
<td>1.00</td>
<td>97</td>
</tr>
<tr>
<td>Saturday 2-Way Volume</td>
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<td>2.99</td>
<td>1.00</td>
<td>927</td>
</tr>
<tr>
<td>Saturday Peak Hour Enter</td>
<td>0.00</td>
<td>0.00</td>
<td>1.00</td>
<td>0</td>
</tr>
<tr>
<td>Saturday Peak Hour Exit</td>
<td>0.00</td>
<td>0.00</td>
<td>1.00</td>
<td>0</td>
</tr>
<tr>
<td>Saturday Peak Hour Total</td>
<td>0.52</td>
<td>0.74</td>
<td>1.00</td>
<td>75</td>
</tr>
<tr>
<td>Sunday 2-Way Volume</td>
<td>5.86</td>
<td>2.73</td>
<td>1.00</td>
<td>850</td>
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<tr>
<td>Sunday Peak Hour Enter</td>
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<td>0.00</td>
<td>1.00</td>
<td>0</td>
</tr>
<tr>
<td>Sunday Peak Hour Exit</td>
<td>0.00</td>
<td>0.00</td>
<td>1.00</td>
<td>0</td>
</tr>
<tr>
<td>Sunday Peak Hour Total</td>
<td>0.51</td>
<td>0.75</td>
<td>1.00</td>
<td>74</td>
</tr>
</tbody>
</table>

**Note:** A zero indicates no data available.

**Source:** Institute of Transportation Engineers  

**TRIP GENERATION BY MICROTRANS**
Summary of Trip Generation Calculation
For 120 Dwelling Units of Apartments
February 24, 2011

<table>
<thead>
<tr>
<th></th>
<th>Average Rate</th>
<th>Standard Deviation</th>
<th>Adjustment Factor</th>
<th>Driveway Volume</th>
</tr>
</thead>
<tbody>
<tr>
<td>Avg. Weekday 2-Way Volume</td>
<td>6.65</td>
<td>3.07</td>
<td>1.00</td>
<td>798</td>
</tr>
<tr>
<td>7-9 AM Peak Hour Enter</td>
<td>0.10</td>
<td>0.00</td>
<td>1.00</td>
<td>12</td>
</tr>
<tr>
<td>7-9 AM Peak Hour Exit</td>
<td>0.41</td>
<td>0.00</td>
<td>1.00</td>
<td>49</td>
</tr>
<tr>
<td>7-9 AM Peak Hour Total</td>
<td>0.51</td>
<td>0.73</td>
<td>1.00</td>
<td>61</td>
</tr>
<tr>
<td>4-6 PM Peak Hour Enter</td>
<td>0.40</td>
<td>0.00</td>
<td>1.00</td>
<td>48</td>
</tr>
<tr>
<td>4-6 PM Peak Hour Exit</td>
<td>0.22</td>
<td>0.00</td>
<td>1.00</td>
<td>26</td>
</tr>
<tr>
<td>4-6 PM Peak Hour Total</td>
<td>0.62</td>
<td>0.82</td>
<td>1.00</td>
<td>74</td>
</tr>
<tr>
<td>AM Pk Hr, Generator, Enter</td>
<td>0.16</td>
<td>0.00</td>
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</tr>
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<td>AM Pk Hr, Generator, Exit</td>
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</tr>
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<td>1.00</td>
<td>66</td>
</tr>
<tr>
<td>PM Pk Hr, Generator, Enter</td>
<td>0.41</td>
<td>0.00</td>
<td>1.00</td>
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</tr>
<tr>
<td>PM Pk Hr, Generator, Exit</td>
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<tr>
<td>PM Pk Hr, Generator, Total</td>
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<td>1.00</td>
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<td>Saturday 2-Way Volume</td>
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<td>2.99</td>
<td>1.00</td>
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<tr>
<td>Saturday Peak Hour Enter</td>
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<td>0.00</td>
<td>1.00</td>
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</tr>
<tr>
<td>Saturday Peak Hour Exit</td>
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<tr>
<td>Saturday Peak Hour Total</td>
<td>0.52</td>
<td>0.74</td>
<td>1.00</td>
<td>62</td>
</tr>
<tr>
<td>Sunday 2-Way Volume</td>
<td>5.86</td>
<td>2.73</td>
<td>1.00</td>
<td>703</td>
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<tr>
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<td>0.00</td>
<td>1.00</td>
<td>0</td>
</tr>
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<td>Sunday Peak Hour Exit</td>
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<tr>
<td>Sunday Peak Hour Total</td>
<td>0.51</td>
<td>0.75</td>
<td>1.00</td>
<td>61</td>
</tr>
</tbody>
</table>

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers

TRIP GENERATION BY MICROTRANS
“Converted a 1950's apartment building into contemporary housing with all the latest amenities.”

Renovated 31 existing apartment units and added 9 new units.

Created a new contemporary exterior that replaced the original 50's style walkway exterior. A third floor was added with a new roof. The exterior envelope was upgraded to meet current energy efficiency standards.

The site received new landscaping, a new rock retaining wall, and a security fence. Parking was reconfigured to increase the total spaces provided.

The interiors completely redone to include washers and dryers.
"Renovated 4 existing buildings into modern, class A apartments."

Renovated four existing buildings giving them a more contemporary look. Remodeled 53 existing units and converted multi-use space into 8 new units.

Utilized the slope of the site to give better and more convenient access from the parking areas.

Interior work included new finishes, cabinets, fixtures, and a washer-dryer in each unit.
Location: Tacoma, Wa
Construction costs: $3,580,000
Number of units: 61 existing and 35 new

The Goal of the Renovation was:
- Improve curb appeal
- Give pride of ownership
- Refreshing, modernizing
- Defensible space principle
- Closed street concept to give more control to the residents
- Create a mini-neighborhood
- Designed to facilitate access, but discourage through-traffic

Renovations were done in several phases
- Vacated a portion of Alder Street
- Did renovation to existing buildings
- Built infill buildings
- Site work and landscaping
New 122 unit apartment complex located near the Tacoma Mall. Most units have covered parking.

Utilized the slope of the site to give as many units as possible ground level entrances. The slope was beneficially used to enrich and vary the building orientations.

The recreation building includes a tot lot and a community room on the ground floor. The manager's unit is upstairs. It's location next to the entrance to the site facilitates control of residents and their guests.
New 81 unit apartment complex located near the Tacoma Mall. Most units have covered parking.

Utilized the slope of the site to give as many units as possible ground level entrances. The slope was beneficially used to enrich and vary the building orientations.

The recreation building includes a tot lot and a community room on the ground floor. The manager's unit is upstairs. It's location next to the entrance to the site facilitates control of residents and their guests.
Renovated 39 existing apartment units and added 3 new units.

Created a new contemporary exterior that replaced the original 60's style outside walkway. The exterior envelope was upgraded to meet current energy efficiency standards.

The site received new landscaping and a security fence. Parking was reconfigured to increase the total spaces provided.

The interiors completely redone to include washers and dryers, new cabinets, and finishes. Fire sprinkler system was added throughout.
Location: Tacoma, WA
Construction costs: $1,320,000
Number of units: 39 existing and 3 new

Renovation work includes:
- New exterior balcony and stairs
- New siding
- New energy efficient windows
- Replace existing private decks
- New fire sprinkler system
- Replace finishes and cabinets
- Washer-dryers in each unit

Other work includes:
- Converting 2 storage areas into units
- New Manager's office
- New security fence and gate
This project is the rejuvenation of an existing 1960's era apartment complex into one that meets the style and configuration desired in today's market rate apartments.

Interior renovation of 45 existing units. Adding 6 new units and a manager's office.

Work consists of doing redesigned exterior elevations, and adding new private decks and stairways.

Sitework includes reconfigured parking and new landscaping.
Dear Commissioners;

We’d like to offer our comments on the Historic Preservation Plan, Annual Amendment Application 2011-02.

We whole heartedly support the proposed updates in that section, including the policy update on Conservation District formation and qualification. We believe these proposed updates are good. They are appropriate. They are needed.

This update better aligns Tacoma’s policy with many other cities our size. And when adopted, will be a positive and useful tool for qualifying neighborhoods in Tacoma. Especially where other means of control, such as a Home Owners Association, are lacking or non-existent. And it’s a great compromise - or gap filler - between that and the much more stringent requirements of a Historic District, which in many cases are inappropriate or impractical for a given neighborhood.

During your prior sessions on these proposed updates, discussion was limited to exchanges between commissioners and city staff members, so we would like to take this public comment opportunity to “amend the record” on something mentioned in one of those earlier sessions...namely, that to deal with local issues, our neighborhood has a Home Owners Association, which we do not have.

A possible cause of confusion regarding having a Home Owners Association may be, because there are two major home developments in our area, with very similar names.

The bigger, older one is the Narrowmoor development, containing over 300 homes, most of which (according to the City’s Historic Survey Study in 2010) qualify as Mid-century structures, dating from the late 1940 and 1950’s.

Abutting us is a separate, smaller and newer area named “The Narrows Development”. It covers about 4 square blocks, and contains under a 100 homes. The Narrows Development does have a Homeowners Association, and to our knowledge, folks in that development are not among those who are seeking to become a Conservation District.

We hope this helps clear up any confusion between developments in our neighborhood. And to conclude.....

We appreciate all the work the City’s Historic Preservation staff had done on our behalf so far, conducting the survey and study of homes in our neighborhood, and holding the series of public meetings in our area.

We thank the West End Neighborhood Council for their support, and the West Slope Neighborhood Coalition for representing the many residents in our neighborhood who share our interest in becoming a Conservation District.

Also, on behalf of other qualifying neighborhoods, we want to complement the Historic Preservation staff and this Planning Commission for developing (and hopefully) implementing this creative and practical means to better preserve the character and quality of historically significance and unique areas within our city.

And for that effort to be able to proceed further, we encourage this Commission to endorse the proposed updates in The Historic Preservation Plan, and pass them on with your stamp of approval.

Thank you.

Mike & Nancy Fleming

March 2, 2010
From: A.J. Gannett [mailto:ajgannett71@yahoo.com]
Sent: Thursday, January 27, 2011 1:47 PM
To: Munce, Ian
Subject: I oppose the proposed boundary designation!

Mr. Munce:

I want to go on record as opposing the proposed boundary designation (please see attached)!

I currently live at 936 S Ainsworth Ave. I have been a Hilltop resident/renter since January 2000 (11 years).

My parents live next door to me at 942 S Ainsworth Ave, in the house that my Mom's family moved into in 1948 (63 years).

Sincerely,

Alexandra (AJ) Gannett
936 S Ainsworth Ave
Tacoma WA  98405
(cell) 253.278.8182
March 2, 2011

City of Tacoma
Planning Commission
Community & Economic Development Department
747 Market Street, Room 1036
Tacoma, WA 98402

RE: Proposed Historic Preservation Comprehensive Plan and Code Amendments

Dear Members of the Commission:

This letter is in response to the City of Tacoma’s proposed changes to the Historic Preservation Comprehensive Plan and Code Amendments. MultiCare is a not-for-profit, integrated health care system that is committed to providing care and services to improve the health and well-being of the people in our community and the region. With more than 93 sites of care throughout Pierce, King, Thurston, and Kitsap counties and more than 9,100 employees, MultiCare is committed to being a good community partner and neighbor.

With roots in Tacoma dating back to 1882, we are honored to serve individuals and families throughout the South Puget Sound region. We greatly appreciate the trust that our community places in us. As the largest private employer in Pierce County, we strongly believe in fostering partnerships with community organizations to further serve the needs of our community.

MultiCare has worked hard to balance the health care needs of the community with available resources and we look to the City of Tacoma as a valuable partner in this process. We need to anticipate the region’s future growth patterns in our planning while also maintaining a balance with our neighbors and community.

We have concerns that the proposed Historic District Comprehensive Plan and Conservation District Code Amendments greatly broaden both the effect of a mere nomination for landmark status, and the purpose, scope, and application of Historic Conservation Districts. Specifically, here are some of our concerns:

1. **Effect of Nomination on Due Process and Vested Rights.** The Code amendments make the mere nomination of any property for landmark designation as the basis for invoking the lengthy and expensive process for securing a Certificate of Approval. This is an open invitation to abuse by any person or group seeking to oppose a development project, and could chill development throughout the City of Tacoma. Our understanding of how the code amendments would work is that a nomination submitted any time prior to the issuance of a building permit would bar the permit from receiving final approval until a
Certificate of Approval is issued. See proposed § 13.05.047.A.1. This raises serious questions regarding an applicant’s right to due process of law and the vested rights doctrine. Pursuant to the Washington State Constitution and common law, an applicant has the right to fix the law applicable to a building permit by filing a complete application. The code amendments appear to allow any resident of Tacoma to change the rules by nominating the applicant’s site or existing structure for landmark status after a complete permit application is filed. We urge staff and the Planning Commission to seek careful review of this proposal by the City Attorney.

2. Demolition – The proposed changes would stop demolition of any structure for which a nomination has simply been received. The current code requires the designation to be in place to stop issuance of a demolition permit, with SEPA (the State Environmental Policy Act) providing some grounds for possibly stopping immediate issuance of a demolition permit if a structure is truly a “historic resource.” We believe the current code allows adequate checks and balances and the proposed changes are not necessary.

3. Conservation District Designation Criteria. The criteria for designation of a Conservation District remain unclear. The proposed Code amendment relies on the vague terms of “traditional development pattern.” What does this mean? We suggest that the Code amendments provide a definition for the terms “traditional development pattern” and otherwise clarify the criteria and purpose for designation of a Conservation District.

4. Expand Authority of the Landmarks Preservation Officer (LPO). We suggest the LPO be empowered to approve all Certificates of Necessity for properties located in a Conservation District. This is appropriate, given the Comprehensive Plan mandate that Conservation Districts merit a lower level of historic protection. The Comprehensive Plan speaks repeatedly to the need to distinguish between Historic and Conservation Districts, yet the proposed amendments fail to implement any distinction in administration of the Certificate of Approval regulations. Perhaps allow for the option of the LPO to refer a request to the Commission if deemed to pose a significant problem of compliance with the purpose of the Conservation District, or for the property owner to request review of the LPO decision. The Conservation District tool would perhaps merit greater use if the process is made more efficient for both staff and an applicant.

Thank you for listening to our concerns with the proposed changes. We appreciate being involved in this process and would be happy to provide additional comments. We look forward to working with you on revising the proposed changes to address some of the concerns we raised above.
Please don’t hesitate to contact me at mark.gary@multicare.org or (253)-403-1533 if you have any questions.

Sincerely,

Mark Gary
Assistant General Counsel
MultiCare Health System
Call to Action: Attend Public Meeting on March 2

Why does this matter to you?
* Restrain tear-downs from happening
* Prevents building heights from rising
* Preserves your view
* Preserves the consistency, look and feel, & integrity of the neighborhood
* All of which impacts YOUR property value and that of your neighbors

for: Planning Commission
from: Victoria Geenen - Shilley

received Mar 02 2011
RESTRICTIONS for Narrowmoor Second Addition recorded under Auditor's Fee No. 1449604, records of Pierce County, Washington, as follows: Recorded May 16, 1947.

All covenants shall run with the land as a condition binding on all parties and all persons claiming title thereto. If the parties hereto, or any of them, or their heirs or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing, or to recover damage or other dues for such violations. Invalidation of any one of these covenants of Judgment of Court Order shall in no wise affect any of the other provisions which shall remain in full force and effect.

A. Except as otherwise herein specifically stated, no building improvement shall be erected, placed, altered or permitted to remain on any building plot other than one detached single-family dwelling, not to exceed two stories in height, and a private garage. No tall growing trees such as Southern Poplar, Maple or other similar species that would obstruct the panoramic view of the Sound shall be permitted to grow West of Fairview Drive. No billboards or other Commercial Advertising signs shall be permitted within the subdivision. A certain portion or all of the property located in Block 6 may be used for development of a Central Community Center, the extent and design of which at the time of this recording has not fully determined. Any building plot in Block 6 not so used shall be subject to the same restrictions as Block 5 hereof.

B. No building shall be located nearer than 30 feet to the City street line at Fairview Drive, Fernside Drive and Ventura Drive, nor nearer than 20 feet to Street line at Jackson Avenue, Aurora Avenue, Karl Johan Avenue and Mt. View Avenue. The minimum setback on S. 12th Street and on Suspension Drive shall be not less than 15 feet, nor shall any building be located nearer than 7½ feet to any side lot line. Wherever necessitated by natural contours or grade condition at the side, a detached private garage may be located within 10 feet of the street line. A garage so located shall be of masonry or stucco exterior construction.

C. No dwelling structure shall be erected or placed on any residential plot in Block 1 costing less than $5,500. No dwelling structure shall be erected or placed in Block 2 costing less than $7,000. No dwelling structure shall be erected or placed in Block 4 costing less than $6,000. No dwelling structure costing less than $5,000 shall be permitted on any of the remaining lots in the subdivision. The minimum cost as herein referred to is to represent a type dwelling as generally produced for said cost in an open market as of January 1, 1940 and for the further purpose of establishing a standard basis, the ground floor area of dwelling in a $5,000 zone shall measure not less than 1100 square feet in $5,500 zones 1150 square feet in $6,000 zones 1200 square feet and in $7,000 zones 1280 square feet exclusive of one story porches and garages. Any dwelling or structure or alteration placed or erected on any building plot in this subdivision shall be completed within 6 months from date of commencement and maintained in good repair at all times thereafter including roofs and exterior painting. Where public sewers are not available sanitary disposal shall be made by septic tank and field tile disposal system, installed in accordance with the regulations of the City Department of Public Health.

D. No trailer, tent, shack, barn or other outbuilding shall be erected, permitted or maintained in the subdivision nor used as a residence temporarily or permanently.
E. No swine, goats, cattle or horses, poultry, rabbits or any species of livestock shall be kept or maintained for personal or commercial purpose. This is not intended to include household pets, not calculated to become and not becoming a nuisance to owners of, or inhabitants of said subdivisions. Household poultry and rabbits excepted.

F. No part or parcel of land or improvement thereon shall be rented or leased to or used or occupied, in whole or in part, by any person of African or Asiatic descent, nor by any person not of the white or Caucasian race, other than domestic servants domiciled with an owner or tenant and living in their home.

G. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
March 2, 2011

Good evening Chairman Doty; Vice-Chair O'Connor and members of the Planning Commission.

Thank you for allowing me the opportunity to speak this evening.

My name is Victoria Beehan-Shiley. I am a resident of Narrowmoor I and I reside in the home my late parents, Jerry and Dolores Beehan, built in 1950.

The original covenants for the Narrowmoor development plainly set the guidelines, the character, the uniqueness, the view, of what Narrowmoor was intended to and has become.

Large lots with beautiful, expansive views. Those original covenants show the intention of everyone who chose to purchase lots in Narrowmoor - to be able to enjoy the breathtaking views as long as they resided in Narrowmoor.

And as a result of that, many who were lucky enough to grow up in Narrowmoor, who later moved away, perhaps to attend school elsewhere, take a job, or get married, often end up returning and living in the family home, another home they admire or Narrowmoor or building a new home on one of the very few remaining lots.

They return to enjoy the same beautiful views and large lots of their youth. And they often return specifically to reside their own families in Narrowmoor.

The designation of the West Slope as a "Conservation District" would allow Narrowmoor to serve as a model for the rest of Tacoma. And the residents of the West Slope are ready,
willing and asking you to allow them to be that model.

Let me share just a very few of my memories of growing up on the West Slope with you.

After my Parents passed away, I returned to the home of my childhood, and I truly appreciate and enjoy everything about Narrowmoor that my parents lived back in 1950 when they purchased their lot. Back when, quite frankly, Narrowmoor I was just a hill of dirt. My Mother was hooked the moment she stepped out of the car, into the dirt and turned to the West. She never tired of the view.

When Mom's Dad retired—his business was next door to she and Grandma's home and they sold the house and business as a “package”—the only place that they considered moving to was Narrowmoor. and they had traveled the World many times over. They wanted a big garden and a view to enjoy as they cultivated it. Mom found them the perfect home in Narrowmoor.

But the best thing was that it was close enough for me to walk to.

My most vivid memory of my Mother is of her sitting quietly at her kitchen table, having her coffee. She loved her house so very much. Not, as most would think, because of the house itself, but because of the view. After Grandma was gone, she confided in me that she found comfort in all of the views beauty because it was the very same view, beautiful, clear, unobstructed view that Grandma had sat and enjoyed with her coffee.
Mom always had an "open door" policy with all of my friends. And I can't begin to guess how many teenage "girlish" talk sessions took place at our kitchen table. And when the inevitable "too much information" moment occurred, and the table fell into an uncomfortable silence, someone would always exclaim "Wow! Look at that boat/airplane/those mountains!" That view came to our rescue and bailed us out every time! But I digress!

Such large lots allow room for children to safely play in their own, or a neighbor's yard. Or for friends and/or family get-togethers. And the yards are plenty big enough for a dog or 2.

But perhaps it's my memory of one certain Christmas day view that stands out most in my mind. I was 4 or 5 years old and as hard as it is for me to admit, I could be a bit of a "pest." I was always full of questions. I prefer to call it "curiosity."

Evidently, on that Christmas day, brunch wasn't coming fast enough for me and I wouldn't leave Mom alone. I was trying to taste everything and, as the story goes, asking Mom every minute or 2 "when are we going to eat?" Not to mention being underfoot. Mom and my older (and he says "much wiser") cousin Buck came up with a plan. The next time I came into the kitchen, they were passing Dad's special for "Bluesky Football Games Only." Binoculars back and forth and squealing "Look! Look!"

Yep, I fell for it. They told me they were watching the "Abominable Snowman" come down one of the snow-covered peaks in the Olympics!" And to "take the binoculars and look. You can't miss him." So there I sat,
quietly, binoculars pressed tight to my eyes, searching, for at least the next 2 hours.

And the one thing that never fails to happen when anyone comes to my home for the very first time. They walk in the front door, right past whoever has opened the door, totally ignoring them, never stopping to take off their coat or say “hello” and go straight to the huge living room windows, saying “WOW!” which is inevitably followed by a few moments of silence followed by “What a view. You are so so so lucky!”

I always wonder what they would say on those few nights each year that the sky is 100% clear, that view unobstructed and the moon is full, making the water look like rich, shining platinum.

Not to mention the multiple fireworks shows that are clearly available every 4th of July. Or the breathtakingly beautiful lightning storms over the mountains. All free and better than any show money could buy.

Please designate Tacoma's West Slope as a Conservation District. Not only to serve as a model for the rest of Tacoma, but also to preserve those beautiful views that can never be replaced—so that many more generations can enjoy their beauty and their uniqueness in years to come.

Thank you

Victoria Stefan Shilley
In the beginning - Narrowmoor really was a hill of dirt! (Karl Johan)

Looking West - 1950
This needs no caption

The Olympics - Jan, 2011
from mchen Window
The Bridge - Jan., 2011
from my Kitchen Window

Day Island - Jan., 2011
from 510 upper deck
Members of the City of Tacoma Planning Commission:

It is my understanding that you are considering ways that the CPTED program might be more formally included in the process of designing projects that can include public spaces and significant private sites. I support engaging CPTED in as many projects as possible and I base this on the positive experiences involved in the development of Ben Gilbert Park. This amenity, developed on City property immediately north of the Municipal Building, would not have happened without the strategic involvement of CPTED.

The CPTED involvement was defined as a demonstration project and it achieved praiseworthy marks in several important aspects. By way of background, neighborhood representatives and city staff looked at this site nearly five years ago and tried to determine what could be done to address the blighted and crime-encouraging conditions. Mike Teskey was involved in those initial discussions and it was with that understanding he brought forward positive ideas several years later as manger of the CPTED program. There was discussion of putting a fence around the site and installing two garbage compactors. Instead, the transformation to the pleasant, accessible public park illustrates how safety and aesthetics can be achieved through CPTED design. In this case, Mike defined the types of vegetation that would be appealing and yet eliminate potential hiding places. As the park design evolved, CPTED identified strategic lighting and the seat wall as components that would encouraging use of the park. Funds were provided for the lighting and seat wall as part of the demonstration project.

What those funds provided were leverage to make the park happen. A number of other sources for funding were applied, including landscaping by Tacoma Water as its own demonstration project, materials and labor by the general contractor building the Broadway LID, and contributions from neighborhood fundraising sources. This is a formula that can be particularly valuable with CPTED's participation – providing design strategies to promote safety and public use, and, in some cases, small amounts of strategically applied funding. This approach brings in CPTED expertise and inspires others to take on positive projects that would otherwise not be pursued.

Whether applied to public open spaces, public-private projects or highly visible private projects, CPTED's involvement as an advisor will undoubtedly enhance the City of Tacoma. I encourage you to make CPTED part of those types of projects.

Sincerely,
Blaine Johnson

-----------------------------------------------
Blaine Johnson                Voice: 253-284-3727
Passages Building            Cell: 253-617-8545
708 Broadway, Suite M113     Fax: 253-284-3724
Tacoma, WA 98402             Email: blaine@graphserv.com
-----------------------------------------------
I am very sorry, the original letters were water spotted/damaged, I accidentally set them on the hood of my car and it was snowing and they got wet, but I do have the originals for your viewing if you need to see them. I AM STILL WORKING ON SIGNATURES. This task is hard for me as I am not comfortable with knocking on doors. I wait till I see someone out in their yard and then I ask them if they would like to sign the letter. I know, without a doubt and all of the people up and down Pine Street would happily agree to sign this, again it is a hard task. I work full time and it’s getting dark when I get home. Another neighbor was going to look in to a petition but I don’t know how far it went or if one would do any good or if one could even be done.

I think, however, that you understand the importance of our concerns. We all feel that this will be the end of trying to get anything done. With all of the red tape, so far we have not gotten anywhere. If nothing happens with moving 400 some new people into our neighborhood to implement some traffic calming plans then we will just have to live with it. We appreciate your attempt to help us. Thank you.

Elly Johnson
472-3746
City of Tacoma
Attn: Planning Committee
747 Market St. Rm 1036
Tacoma, Wa. 98402

RE: Rezone/Traffic Calming on Pine St (application 2011-01 So 49th & Pine
Intensity Change and rezone)

I attended a Neighborhood Council meeting a couple of months ago at the So.
Park Community Ctr. There was a presentation from Brian regarding this re-
zone/apartment complex which will be located at the former property of the
Sound End Boys Club (49th & Pine). I brought up the topic of the ever increasing
fast moving traffic on Pine Street. The traffic travels both North and South from
So. 47th St. to So. 54 & Pine St. This traffic issue has been discussed at other
meetings in the past, home buyers and owners both sharing their thoughts. A
member of our neighborhood has informed me that she worked with the city in
one fashion or another to assist in getting the traffic on Pine St. to slow down by
several different means. She did use the radar gun that was suggested. None of
which did any good. We have not had any "DEATHS" -Topic apparently dropped
by all. Brian advised us at the meeting that there was a study done and the area
can handle the increased traffic coming and going from the proposed new
compound up to and including traffic coming and going from the Tacoma Mall on
So. 47th & Oakes Street. Some of the traffic on our Pine street comes from
drivers using Pine instead of Oakes street because they can go faster on Pine
and get to their destination quicker. We have one speed bump mid way on the
5200 Block of Pine.

Cars literally "lauch" off of the speed bump. Traffic going East and West on the
side streets from 47th to 54th do not have any yield signs (like the side streets
South of 56th and Pine has- and they have a few round-a-bouts.) We on the
North side of So. 54th and Pine get one speed bump to cover several blocks from
54th to 47th & Pine. Also, you need to be informed that there is a water drainage
issue at the corners of So. 52 and 53rd & Pine. At the So. 52nd intersection water
can flow over the entire street, then we have drivers launching like speed boats off
the water, then launch off of the one speed bump. This has been ongoing and I
bought my home 7 years ago... I/we understand you have rules and regulations in
assisting with these types of traffic/speed issues but we do ask now that you
seriously consider our traffic and speed issues in your plans to approve this new
complex. We ask that you work with the owners/builders to help make "traffic
calming/speed issues" work in the best interest of the neighborhood. I gathered
some signatures from our neighborhood, they can be found on the reverse side
of this letter that they agree with the issues brought to your attention in this letter.

Thank you
E. Johnson
253-472-3746
City of Tacoma
Attn: Planning Committee
747 Market St. Rm 1036
Tacoma, Wa. 98402

RE: Rezone/Traffic Calming on Pine St (application 2011-01 So 49th & Pine
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of this letter that they agree with the issues brought to your attention in this letter.
Ruth Schelbach
Gaye Schelbach
Renee M. Brighton
Paul Whipp
5301 Pine
Dr. Handy
5220 So Pine
Marty Schelbach
5123 So Pine

Jay & Leette Shue
5204 S. Oaks

Conchita Carraga
5115 S. Pine St

Pamela Beaton
5209 S. Pine St

Betty Crum
5224 So Pine

Joanne Fitzgerald
5336 S. Pine

Deborah A. Horn
5311 S. Pine St

- 515 -
March 8, 2011

City of Tacoma
Planning Commission
Community & Economic Development Department
747 Market Street, Room 1036
Tacoma, WA 98402

RE: Proposed Historic Preservation Plan and Code Amendments

Dear Members of the Commission:

This letter addresses proposed amendments to the city’s Historic District Preservation Plan and Code that could substantially impact the growth of high-wage jobs in Tacoma. The proposed amendments greatly broaden both the effect of a nomination for landmark status, and the purpose, scope, and application of Historic Conservation Districts, including:

(a) The proposed Code amendments make the simple nomination of any property for landmark designation as the basis for invoking the lengthy and expensive process for securing a Certificate of Approval. It appears that this would allow a resident to change the rules by nominating a structure for landmark status even after a complete permit application is filed. This recommendation requires careful review by the Commission and City.

(b) The proposed changes would stop demolition of any structure for which a nomination has simply been received. It is understood that the current code requires the designation to be in place to stop issuance of a demolition permit, with SEPA (the State Environmental Policy Act) providing some grounds for possibly stopping immediate issuance of a demolition permit if a structure is truly a “historic resource.” The code appears to allow adequate checks and balances and the proposed changes are not necessary.

(c) Vis a vis the designation of a Conservation District, the proposed Code amendment relies on the vague terms of “traditional development pattern.” It is not clear what this means. The Code amendments should provide a definition for the terms “traditional development pattern” and otherwise clarify the criteria and purpose for designation of a Conservation District.

Also,
(d) Consideration should be given to empowering the Landmarks Preservation Officer (LPO) to approve all Certificates of Necessity for properties located in a Conservation District. This is appropriate, given the Comprehensive Plan mandate that Conservation Districts merit a lower level of historic protection. The Comprehensive Plan speaks repeatedly to the need to distinguish between Historic and Conservation Districts, yet the proposed amendments fail to implement any distinction in administration of the Certificate of Approval regulations. Perhaps allow for the option of the LPO to refer a request to the Commission if deemed to pose a significant problem of compliance with the purpose of the Conservation District, or for the property owner to request review of the LPO decision. The Conservation District tool would perhaps merit greater use if the process is made more efficient for both staff and an applicant.

Sincerely,

Bruce Kendall
President & CEO
March 1, 2011

City of Tacoma Planning Commission
747 Market Street
Tacoma, WA 98402

Re: In Support of Adoption of the
Preservation Plan

Dear Members of the Planning Commission,

The Preservation Plan element of the City of Tacoma Comprehensive Plan currently before you represents the opportunity to bring Tacoma in line with other cities of its size with regard to the enactment of clear policies governing the adoption and application of building and land use codes for the stabilization, improvement and development of historic properties within the established fabric of the City.

A major portion of the City’s building stock and its established neighborhoods are of an age that may be considered ‘historic’, and this quality represents a core value of the City. Our citizens feel a strong identification with the various diverse neighborhoods of the city, based on the established character of the built environment. We belong to the Proctor, South Tacoma, Lincoln Park or any other of our many long-established neighborhoods. The unique qualities of our local built environments cut across social, economic and ethnic boundaries to define for us what it means to be ‘from Tacoma’. Indeed, many of the same qualities that connect us to our neighborhoods are those that we use to promote our city to visitors and investors. The historical nature and quality of our city is a de-facto community value, ranking with environmental purity, safety and site development controls, yet this value is only peripherally addressed in our canon of codes and regulations. Adoption of the Preservation Plan will encode these values as important to the City and set the stage for appropriate integration of historic values into our canon of land use and building regulations.

Although Tacoma has adopted a range of building codes for general use, existing and residential construction and energy, permitting for historic districts and structures has been on a relatively case-by-case basis.
As a graduate architect in 1969, I was apprenticed to the late, visionary architect, William Hocking, AIA, and under his guidance, was privileged to work on the saving of two of Tacoma's iconic historic structures, One Pacific and Engine House No. 9. In the case of One Pacific, the acquisition price paid by our client included the payment of the anticipated profit of the demolition contractor, who was already under contract with the City. Engine House No. 9 was acquired by the original owners as surplus from the City at auction for $2,500.00. The stabilization of these properties and their ultimate development were accomplished over time through many phases and with several owners through the cooperation of professional BLUS staff, largely on an ad hoc basis. The specificity of the building and land use codes now in use, and the updated cultural assets survey will dovetail with the policies in the Preservation Plan to permit a predictable application of the current code structure to historic properties while the ultimate modification and adoption of codes is underway.

The scope and detail of the Preservation Plan are a measure of the degree to which broad historic preservation issues are not addressed under current legislation. The comprehensiveness of the document is also the result of pains taken to assure that code administration relative to historic properties and districts may be immediately enhanced even as new and existing legislation are reviewed and crafted. The document breaks little or no new ground in the preservation field, but thoroughly discusses how historic preservation in Tacoma may be brought in line with practices in evidence elsewhere throughout the nation.

Incorporation of the Preservation Plan as public policy will directly contribute to the stabilization and enhancement of our older neighborhoods.

In recent years we have witnessed an increase of viable public interaction of neighborhoods and business districts with City agencies toward the improvement of the architecture and streetscape of local areas. Incorporation of the Preservation Plan into the Comprehensive Plan will effectively script an expanded and more effective dialogue between citizens and units of City government. An example is the recommended establishment of standards governing the formation of Conservation Districts. By extension, this contextual and comprehensive message will radiate outward to potential owners and investors in our city, whose acquisitions and developments will very likely be located in historical or conservation districts, and whose value will be enhanced by competently supported preservation policy.
City of Tacoma  
Planning Commission  
March 1, 2011  
Page Three

I have focused my comments on the long-standing need for this policy and clear benefits to the City for its adoption, rather than on its technical implications. I look forward to the swift passage of this policy measure and the opportunity to work with you in crafting further policy and legislation to fully integrate the principles contained in this document into the canon of Tacoma’s building and land use regulations.

Very Truly Yours,

Gary Knudson  
253-752-3014  
gknudson@harbor.net.com
Hi Elliott,

As Community Garden Coordinator, I would like to voice my support for the changes in the zoning changes that will allow Community Gardens to develop in our communities as an allowed use of urban land.

Community gardens have known social, health and environmental benefits, and those of use that support them are grateful to the City of Tacoma for its cooperation for allowing them to flourish.

Thanks for your work on this,

Kristen
March 2, 2011

Mr. Jeremy C. Doty  
Chair, Tacoma Planning Commission  
747 Market Street, Room 1036  
Tacoma, WA 98402-3793

Dear Chairman Doty,

Thank you for the opportunity to comment on proposed amendments to Tacoma’s Comprehensive Plan and Land Use Regulatory Code for 2011. The Washington Trust for Historic Preservation is a nonprofit membership organization dedicated to safeguarding the state’s historic resources through advocacy, education, stewardship and collaboration. On behalf of the Washington Trust, please accept this letter of support for the proposed amendments to the city’s Comprehensive Plan as they relate to Tacoma’s Historic Preservation Program.

In the 2009-10 Biennial Budget, the Tacoma City Council provided funds to conduct an update of the city’s historic preservation plan and policies. The result is a comprehensive set of recommendations and proposals designed to achieve several goals, including but not limited to improved communication and outreach about the city’s historic preservation program, education regarding the vital role Tacoma’s historic resources play in creating a sense of place, and highlighting the direct connection between historic preservation and a strong local economy that is both vibrant and diverse. The updated historic preservation plan also includes proposed amendments to the Regulatory Code: amendments that will work to eliminate existing inconsistencies between city policies and stated preservation goals and increase efficiencies in implementing the directives of Tacoma’s Preservation Program.

The scope of the updated historic preservation plan takes into consideration broader planning goals in place for Tacoma identified in through the Growth Management Act (GMA) and the city’s Comprehensive Plan. While the connection of historic resources to cultural and art-related amenities is clear, historic preservation also has direct links with issues such as sustainability goals, increasing density, creation of affordable housing, and a range of other issues identified in the GMA.

Overall, the proposed updates to Tacoma’s historic preservation plan are rooted in best practices being implemented across the nation. The Washington Trust for Historic Preservation commends the City Council funding this initiative and we encourage the Planning Commission to adopt the
proposed historic preservation-related amendments as presented as part of Tacoma’s 2011 Comprehensive Plan and Land Use Regulatory Code.

Thank you again for the opportunity to comment on this important matter.

Sincerely,

Chris Moore
Field Director
March 5, 2011

Planning Commission
747 Market Street, Room 1036
Tacoma, WA 98402-3793

Re: Amendments to Comprehensive Plan
Conservation Districts TMC

To Whom It May Concern:

Please accept this letter as part of the public comment on the proposed changes to the Conservation District section of the Comprehensive Plan. I understand that comment will be received until March 11, 2011. I believe in historic preservation and the need for a conservation district as well. It appears to have been created to conserve buildings or areas that have some type of historic significance. I certainly understand wanting to preserve historic places and landmarks. I am not opposed to the idea of a Conservation District as it has been described in the City Code. I am also not opposed to preserving views in a neighborhood.

What I am concerned about is using the law that seeks to preserve and/or conserve historic structures and architecture to conserve or save buildings for the sole purpose of preserving views. The enclosed neighbor letter that we received reveals that the intent of the West Slope Neighborhood Coalition\(^1\) appears to be just that. They suggest that by supporting the amendments to the comprehensive plan that relate to Conservation Districts they hope to have the West Slope designated as such in order to prevent demolition of homes and preserve views on the West Slope of Tacoma. Prohibiting demolition or significant remodeling, however, is not the only way to preserve views. Regulating what is built \textit{after} a demolition can preserve views as well without preventing demolition of a building that is cost prohibitive to "conserve".

I am certainly a supporter of preserving the views. The West Slope certainly has some properties that have great views. The problem is that not all of the lots have views and many of the lots of varying different buildings of varying heights. There are some restrictive covenants but they are not all uniform and they do not apply to all areas of what is designated to be the West Slope. The study that was done for the area apparently confirmed that most of the homes are not "historic" because they are not 50 years old or more and there is not a uniform type of house to preserve, as there are in Tacoma’s North End. Consequently, conserving the homes on the West Slope or conserving the area in general may, in some cases, preserve views, but it may also make it

\(^1\) Note that this organization is not a homeowner’s association. Membership is voluntary and the organization does not necessarily represent all of the tax payers who own property in the West Slope area of Tacoma.
difficult to upgrade and improve homes in the area to take advantage of the views from these expensive properties. If, in fact, the designation as a “conservation district” requires people to spend significant money to preserve structures that were very poorly built to begin with or that were never built to maximize the view from the house, the value of the properties may be impacted in a negative fashion and the City’s tax base will be adversely affected.

Making an area a “Conservation District” will most definitely increase the cost of remodeling or otherwise renovating homes in this area. That means when people want to sell their homes or their heirs inherit them, anyone buying in the area will have to consider how the specific requirements of the code will impact the cost of changes they may wish to make or whether any changes can be made at all. A home that cannot be changed or modified without special permitting or without meeting certain specific conservation requirements may not be as valuable as another home. Some smaller homes might be restricted to remain at that size with an identical footprint, discouraging a buyer from paying a higher price for a home that does not take full advantage of the view. If, because the home is in a conservation district, it is not able to be modified, buyers may not be able to upgrade a home to justify a high price for its view.

I think that it goes without saying that remodeling or building a home in a Preservation District is quite a bit more expensive that it is in a neighborhood without that designation. A recent article in the News Tribune featured a resident in the North End whose vinyl windows were an impermissible modification of wood frame windows that cost considerably more to install than vinyl. It appears that a Conservation District would contain similar restrictions and increase the cost of remodeling and prohibit demolition entirely. The question is whether all of the homes in an area like the West Slope should be “conserved” whether it is as they presently exist or as they were originally built. Many of the homes on the West Slope have already been remodeled and many were built in different eras. Quite a number were built in post World War II era and early 1950s out of clinker brick. They are one story ramblers, many without garages. There are 1960s modern open concept homes and there are two story and split level homes as well. Some have very steep pitched roofs and some are flat. The variety is endless because the homes have been newly built all the way up until the late 2000s.

When commenting on the expansion of the Conservation District, the Staff report regarding the Economic Impact Assessment states that “While this ultimately may limit development potential for certain sites within these districts, if established, this impact is offset by an anticipated improvement in property values, stability and livability within these neighborhoods.” I would be interested in seeing any economic data that would support this assertion. If the homes are quite small or narrow, are constructed poorly, have not been maintained, have energy inefficient features, do not comply with existing building codes or are not designed to maximize the views from or use of the lot, and they cannot be affordably remodeled or developed under the Conservation District regulations and restrictions, those homes may actually lose value. If they cannot affordably be remodeled to match the value of the land, they will not be upgraded but will
remain in their present condition. Over time, those homes might deteriorate and that might have an adverse affect on property values and livability in the neighborhood.

The home that we now own on the West Slope is a remodel. The house was demolished and the foundation preserved. The original home belonged to my parents and was built in the early 1950s. It was a very narrow brick home on a corner lot. It had no garage. It had a great view but significant other issues, unknown to us until we began looking into remodeling it. Following the death of my parents, the estate got an appraisal of the property based upon it being a 3 bedroom, 2 ½ bath home with a living room and kitchen. We intended to remodel it. As our plans progressed we learned things about the house that made remodeling it to "preserve" it cost prohibitive. There was asbestos. The bathrooms upstairs and downstairs had leaked and caused significant dry rot. The downstairs had been remodeled in the 1970s to be a “family room” but the duct work hung down so low, it was not very usable. Rerouting it was expensive. The laundry area had never been finished. The downstairs bedroom, we learned, did not actually qualify as a bedroom because the building inspector or architect (I don’t remember now) said the one window was so high up on the wall (in light of the location of the foundation) that it did not provide adequate access to exit in the event of a fire. So, the house was then considered a two bedroom. We needed three. That required cutting the foundation and digging out in front of it to make a larger window.

The windows of the original home were single pane aluminum. Many of the homes in the neighborhood were built with these windows. They are not only energy inefficient but they tend to “sweat” terribly when it is cold. By the time we acquired the home in 2005, this had been a problem with the windows for over 50 years and there was dry rot around most of the windows. Are these original aluminum windows something to be “conserved” as part of the style of these one story brick ramblers built on the West Slope? In addition, the shear size of the small aluminum windows did not take advantage of the views at all. Larger picture windows and French doors was what we had hoped to install. This might not be possible if the home was required to be “conserved” as it was built. The more inquiries we made, the more we learned that made remodeling the home in its present configuration expensive and impractical. We decided to tear down the structure, save the foundation and add to it. When we finally did tear down the brick structure we learned that there was absolutely no re-bar in the foundation. This was unacceptable to the building department and so steel beams had to be installed into that foundation at great expense.

Some of our neighbors were upset when they saw the house demolished. They requested that we present our plans to the Neighborhood Coalition. We did so and neighbors located directly behind us requested that we lower the roof line to preserve their view. We modified the roof design and lowered it. The roof pitch is 3/12, one of the flattest in the neighborhood. It is flatter than all of the other roofs on our block. The over all height is the same as other homes on the block. Other homes near ours have been remodeled and several have red tile roofs with steep
pitches that are actually taller than ours. Before the remodel our home had a chimney, now it
does not. The chimney leaked.

The bottom line was that the value of the lot at the time of the appraisal (2005) was primarily the
land, not the house, especially once it was reduced to a two bedroom home. As the price of the
remodel continued to skyrocket it became obvious that the only way to maximize the value of the
land was to maximize the view from the home on it. The only way to do that in a way that made
economic sense was a complete tear down that would allow for larger windows, an expansive
deck and a three car garage. Ultimately we re-configured the entrance to face diagonally on the
corner of the lot and that design allowed an increase in square footage that allowed a dining room
and office. The house is now worth significantly more that it was in 2005 and the City receives
increased tax revenue. Many neighbors have stopped by and complemented us on our home and
expressed how it fits into the neighborhood as a one story home with brick trim and a very low
pitched three tab roof. If a Conservation District designation regulates that the exterior of the
house must be preserved, significant improvements may be prevented to conserve the building
instead of the view.

I am concerned that changes to the code that define the Conservation District will require that
structures be preserved no matter what their condition instead of structures and buildings that
should be preserved and conserved because they are exceptionally well built, have unusual
architecture, contain incredible craftsmanship (such as coved ceilings, staircases and banisters,
lead glass windows etc) or are historically significant. Preserving a building for the sole purpose
of view preservation regardless of its condition or historic significance is a new purpose. If a
Conservation District is now intended to conserve views that have historically existed in
neighborhoods that new purpose should be stated. That way, it is not the structure itself that is
conserved but the neighborhood’s view. It would seem that a new structure that fits into the
character of traditional neighborhoods and “conserves” the view for the neighborhood could still
be allowed.

It seems that the logical approach for the protection of views would be an amendment to the
restrictive covenants in the neighborhood that would specifically address the height of structures
and vegetation or an amendment to the view sensitive portion of the City Code that would be
specific to the West Slope rather than identical to the North End, where homes are often two or
three stories tall on very narrow lots. In the North End a 25 foot restriction makes sense. On the
West Slope it may not be adequate to protect and preserve the views. The configuration of the
development on the West Slope is quite different from the North End and contains much larger
lots with primarily single story homes. It would seem appropriate for the height restriction in this
view sensitive area to be lower than in the North End and it seems that the concerns of the West
Slope Neighborhood Coalition could be addressed more directly and more fully in that fashion.
According to the newsletter enclosed, efforts to lower the view sensitive overlay were initially
unsuccessful, so maybe changing the purpose of the Conservation District to include
the preservation of the views, in neighborhoods that have historically done so, is the right way to go.
I am unaware if there have been any efforts to amend the View Sensitive Overlay with respect to the West Slope specifically since it was initially adopted. It just seems that it is the view that needs to be conserved, not necessarily a structure that has no historical significance or that may not be in a condition that can affordably be “preserved”.

Having outlined my concerns about the proposed changes to the Conservation District in general, my specific concerns regarding the proposed amendments to Tacoma City Code Section 13.07 are as follows:

TMC 13.07.120 (F) states that one of the purposes of the Tacoma Landmarks and Historic Special Review Districts Code is now going to be the “conservation of resources through retention and enhancement of existing building stock” without any reference to it being historic in nature or whether the existing building stock is viable or worthy of restoration or the cost of retaining that stock. Retention of the current stock of buildings is not necessarily a conservation of resources if indeed the structure is so poorly built, with cheap energy inefficient materials that is actually consumes more resources in its present condition. This purpose appears to be to prevent demolition completely, even if the consistency or the integrity of the neighborhood is preserved. The expansion of the definition of a Conservation District in TMC 13.07.030 to include the protection of “overall characteristics of traditional development patterns” is so broad that it lacks meaning. The previous definition tying a conservation district to a historic district or landmark is an objective criteria that is measurable. The new language would allow virtually any neighborhood to qualify as a conservation district if it had some sort of “traditional development pattern”. But would it require that all homes stay in that traditional pattern? Would it mean that homes that were designed without garages, wine cellars, great rooms, master bathrooms, skylights, decks, picture windows, swimming pools, or French doors could not have these features added if they affected the footprint of the house or its outward appearance? I anticipate that much of the detail would be left to the “design standards” that would be developed in the future but if the purpose is protect the view, the design standards should deal with the fact that a home could only be one story above the ground or a certain height rather than requiring the existing structure be conserved in its present condition?

TMC 13.07.040(C) defines Conservation Districts. There appears to be very inconsistent language in this definition. When considering whether to impose a Conservation District the proposed language states that the district “should meet one of the following criteria” but then there are only two numbers: 1 and 3 and it appears that the criteria are actually listed in the subparts of #1 (a) through (c). The language says “should meet” but in the same section number 3 states that the District “shall possess” historic character. This seems inconsistent. The changes suggest that a conservation district would not have to possess the same requirements as a historic district but yet this language of “shall possess” remains.

This legislation appears to have initially been enacted to preserve historic neighborhoods containing a large number of similar style homes that are recognized as a particular style of
architecture that quite often contain evidence and examples of craftsmanship no longer affordable or even used. If indeed it is true that in order to qualify to be a Conservation District, the area need only meet ONE of the criteria listed in TMC 13.07.040(C)(1)(a), (b) or (c) then it won’t take much to qualify. For example, because of the use of the disjunctive term “or” the proposed language taken out of the laundry list of terms in subsection (b) reveals that the following could be the basis for designating an area as a Conservation District:

It possesses a significant...continuity of buildings...united...aesthetically by...physical development.

Or it could be read to qualify if:

It possesses a significant concentration...of structures...united aesthetically by plan.

Under the broad definition proposed, the use of the disjunctive term “or” removes entirely any requirement of historic significance and simply allows for the designation of tract housing to amount to a conservation district as long as it is united “aesthetically by plan”. Most large lot subdivisions developed by a single entity have many spec homes that look alike. They have similar designs with only the floor plan changing but repeated over and over again throughout the development. All of those houses are buildings and structures and all would be united aesthetically by the development plan. The definition is so broad that it seems to lose sight of what the staff report indicates is its purpose: to preserve the physical character of older established neighborhoods.

TMC 13.07.060 governs the process by which an area is nominated for Conservation District status. The proposed language appears to require that residents who want to have their neighborhood designated as a Conservation District would have to first show that there is survey material that reveals that “the area appears to have a distinctive character that is desirable to maintain”. This criterion does not mention anything about the historic nature or style of a building or structure. The distinctive character could, therefore, be that the homes are built to take advantage of the view of the Narrows and Olympic mountains. Because of the use of the word “and” following criteria number 3, it appears that the residents who petition for their area to be a Conservation District must also show that “a demonstrated substantial number of property owners appear to support such a designation, as evidenced by letters, petitions or feedback from public workshops” and only one of three other things. They must show that either

(5) the creation of the district is compatible with and supports community and neighborhood plans or
(6) the area abuts another area already listed as a historic district or conservation district or
(7) the objectives of the community cannot be adequately achieved using other land use tools.

It does not appear that these last three criteria should be used in the disjunctive. It would be hard to imagine how the creation of a Conservation District would not be compatible and support community and neighborhood plans. Thus, most requests will satisfy the requirement by meeting criteria number 5. It seems more likely that the first two of these criteria are alternatives to each other but the last one should be a stand alone item. Are all applications or requests for status as a Conservation District supposed to be required to show that the objectives of the community cannot be adequately achieved using other land use tools? If so, then the legislation should use the word “AND” following TMC 13.07.060(6) instead of the word “OR”. In any event, my concern is simply that it is very unclear what will be required to be shown to have a district approved.

Don’t get me wrong. The West Slope has astonishing and spectacular views. They should be protected from interruption by buildings and vegetation, but not necessarily by requiring that no demolition can ever occur or by requiring that non-historic buildings be preserved in their present state. Originally this law was designed to protect historic landmarks, buildings and structures that are valuable because of their architecture, craftsmanship, and the history making events that transpired within them. Now it is being expanded “to protect the character of traditional neighborhoods through design guidelines and demolition protections”. I am worried that the proposed changes to the law will broadly expand a Conservation District well beyond the intent of the Tacoma Landmarks and Historic Special Review Districts. The changes may end up “saving” poorly built, poorly insulated buildings that have no historic significance or unique recognizable architecture. I am concerned that those supporting the proposed changes to this law seek to use it to completely prevent demolition or significant remodels even where those activities are done in a manner that maintains views, regardless of the condition, type, status or age of the buildings and the cost required to “conserve” them. I hope that any changes to the definition of a Conservation Districts focus on preserving the neighborhood characteristic that is common rather than a blanket conservation of all buildings. In the case of the West Slope many of the homes (although not all) have the common characteristic of a low roof that preserves views. Preventing demolition does not preserve views: regulating the new buildings that follow and ensuring that they fit into the neighborhood design does. At this point, whether the West Slope is designated as a Conservation District will have little or no adverse impact on my property but I am concerned that other properties with older homes might not enjoy the opportunity to maximize the use and value of the land in a manner that could actually improve the values and livability of this neighborhood while preserving its views.

Sincerely,

Kathleen E. Pierce

- 530 -
Call to Action: Attend Public Meeting on March 2

Submitted by Mike Fleming and Tom Rickey

At our Oktoberfest, we voted unanimously to actively support Neighborhood Conservation as an important component to Tacoma’s “Historic Preservation Plan”. As a result of that vote, WSNC sent another formal letter to City Council in support of updating City policy, just to allow neighborhoods like ours, to be eligible to seek that designation. (Current policy is: Conservation District must be adjacent to or surround an existing Historic Site, as a buffer.)

Why does this matter to you?

- Restrain tear-downs from happening
- Prevents building heights from rising
- Preserves your view
- Preserves the consistency, look and feel, & integrity of the neighborhood
- All of which impacts YOUR property value and that of your neighbors

We strongly encourage all residents of the West Slope to join us in a show of support by attending the March 2 meeting of Tacoma Planning Commission (TPC) at 5 p.m. in the City Council Chambers Room, at 747 Market Street. The Commission is taking “Public Comment” on proposed updates to the City’s Comprehensive Plan, which includes a policy change that would allow Narrowmoor to become eligible to seek designation as a Conservation District.
From the fall of 2010 into 2011, there have been ongoing communications with City officials and we intend to have our neighborhood’s request for Conservation District designation considered this year. To that end, we invited members of the City Council to attend our annual Oktoberfest event to share the most current information and hear our concerns. Unfortunately none came. Apparently, we need to go to them to gain their support.

We have 2 hurdles to clear

First, to convince the Planning Commission to support the proposed policy change, and recommend (versus oppose) it when they forward an entire package of proposed Plan “updates” up the chain of command to the City Council for their consideration and action. So if desired policy change doesn’t make it past the TPC on March 2, it’s a real set back!

Second, once this policy change has been approved by both groups, our next hurdle takes us through another set of reviews and approvals by the Planning Commission and the City Council to officially designate our neighborhood as a Conservation District.

Obtaining that designation “green lights” working with Tacoma’s Historic Preservation office to develop “Design Standards” for exterior remodeling and landscaping, to insure “compatibility” with what already exists in our neighborhood. Future building permits “enforce” those standards.

Your next opportunity to do that, is attending this March 2nd public meeting. We will have speakers to address and stress our position. We invite you to come, listen, and speak also. If you do want to speak, please contact us now, so we don’t have several speakers each saying the same thing. Feel free to email Tom Rickey, the WSNC rep-at-large trickey@remax.net or call his cell: (253) 318-0036. And whether you listen or speak, please come!
BACKGROUND

What is this Historic Preservation Plan and Its purpose?

A historic preservation plan sets forth policies and a course of action for treatment of cultural resources within a community. In Tacoma, it is an element of the City’s Comprehensive Plan. This is updated only once a year. Preservation plans are designed to recognize our unique historic and cultural resources, create strategies for their care, and capitalize on their social and economical potential.

Preserving West Slope Character, Values, and Views

After meeting at Geiger Elementary on April 29, 2010 to hear City of Tacoma’s Historic Preservation Officer Reuben McKnight’s presentation concerning our neighborhood’s proposal to be designated a Historic District, our WSNC board then considered the best way to achieve neighborhood preservation in the least restrictive way for homeowners. Also, we wanted to lend support to the option with the most chance of success, after all these years of working and waiting on neighborhood studies and the City’s responses to our requests.

As a result of the long-awaited report by the Consultants, we were given 3 options:

1. Apply for special Zoning Codes
2. Apply for a Historic District designation
3. Apply for a Conservation District designation

Option 1. Apply for special zoning codes to further restrict building heights to help preserve views. Our past experience with changing zoning codes, has proven that such change is very difficult to accomplish. It took years to finally get through the View Sensitive Overlay which reduced allowable building heights from 35 to 25 feet. (A historical note: in the City’s View Sensitive Overlay study, the report noted the typical structure height in Narrowmoor area was only 18 feet. However, in spite of our efforts at the time, nothing ended up in the final Ordinance to assure Narrowmoor any special height consideration.

Option 2. The City’s latest Historic Resource Study Report makes it clear that our neighborhood is “borderline” at best, in qualifying for Historic Preservation designation. Only 3/4ths of homes are over 50 years old (the minimum for “Mid-Century” structures). Over the years, many homes have been updated, resulting in only 50% of the homes retaining their mid-century “originality”. The City’s “Integrity Criteria” looks for a minimum of 60% of buildings to maintain their original look, in order to gain Historical designation. Plus, the City’s consultant found our neighborhood only qualified under one of six other possible criteria for such designation. (That criteria being our development’s “uniqueness”.)

Option 3. Our best hope for fitting into a category to protect our views long-term is to apply for a Conservation District designation. We feel this has the best chance of getting support from residents, as it is much less “restrictive” than a Historical District designation would be. Also, this request is more likely to be supported by the City, in light of the findings in the recent Historical Study Report, which emphasizes the uniqueness of our Narrowmoor area. (Notably for our low-roofed buildings, all sited on deep lots with sloped topography to “optimize views.”) Under this designation, we could include areas like Narrowmoor 4th Addition (homes north of 6th Avenue) and Sunset Drive, which the Study considered to be “too new” for Historic designation.

For a copy of the consultant’s Study (with quite interesting findings and recommendations), contact your WSNC representative, or go the City’s website, http://www.tacomaculture.org/westslope.asp and near the bottom of this page, under “Documents”, click on the recently revised link entitled: West Slope Historic District Study (1/2010).
My name is Mark Pinto, and I am a homeowner in North Tacoma's Proctor District. My partner and I moved to Tacoma about a year ago. In large part, we were drawn to the city because of its manageable size and scale, its historic flavor and its architectural integrity. Since arriving, we have come to realize that that architectural integrity is in jeopardy. This is of great concern to us. While I have control over the design of my own home and, to a lesser extent, to the homes in my neighborhood (via historic districting), I feel I have very little control over the design of Tacoma's public and commercial structures. The Historic Preservation Plan currently under review provides that control, helping to ensure that Tacoma's architectural treasures aren't destroyed only to be replaced by mini malls and parking lots.

While preservation and thoughtful re-use has personal meaning to me, I also believe strongly that it can provide long term commercial benefits to the city. I lived for a number of years in Pasadena, CA, a city that honors its architectural history and that has harnessed that architectural history to fuel economic redevelopment. If you've ever been to Old Town Pasadena, you'll know what I mean. A blighted area was transformed through the restoration of blocks and blocks of old storefronts, storefronts now occupied by the likes of Barnes & Noble, Banana Republic and Tiffany. I'm sure you can imagine the financial benefit that this redevelopment has had for the city coffers.

In closing, I urge you to adopt the Preservation Plan currently under consideration. I truly believe that Tacoma's future is tied to its past. By honoring that past through preservation and creative re-use, I believe Tacoma can prosper.

Sincerely,

Mark Pinto
3419 N. 27th St.
Tacoma, WA 98407
March 2, 2011

Tacoma City Planning Commission
747 Market Street
Tacoma, WA 98402

RE: Draft Conservation District Policy and Regulations

This letter is in regards to the 2011 Comprehensive Plan Amendments specifically allowing neighborhood Conservation Districts and attendant regulations; Historic Preservation Plan.

Tacoma is about 135 years old and essentially is a built city. Redevelopment slowly is occurring and more can be expected including the established neighbors, whether it’s additions or tear-downs and replacements. The Comprehensive Plan takes great care in elaborating the importance of the city’s neighborhoods, and further states that it is Tacoma’s goal to be a low density city, placing even further emphasis and attention on the single family residential areas.

The City should do whatever is possible to foster established neighborhoods, especially those possessing identifiable character and a willingness to have added controls. The changes being considered for inclusion into the Historic Preservation Element regarding neighborhoods can be valuable mechanisms in addressing neighborhood protection and preservation. There are other cities that have utilized similar Conservation Districts for these purposes, and it works. A couple examples are Dallas, Texas, and closer to home – Portland Oregon; there are others.

Tacoma has historic property regulations and a decades old Conservation District in the Union Station area. It was specifically aimed at preserving commercial buildings and character, as well providing a linkage and transition to the downtown. It is important to recognize that District has served its purpose, and has functioned well and as initially intended. The City’s vision about preservation should reach beyond - to the neighborhoods; in a creative manner. Another important aspect emerges with passage; Conservation District policy and regulations as proposed are less rigorous than the well defined Historic District regulations. This will allow the City’s preservation efforts to proceed as intended, while still achieving the City’s overall preservation goals and objectives.

Conservation District regulations are tools that need to be added to Tacoma’s tool box of land use policy and regulations. The door then opens to permit, if appropriate, a defined neighborhood to determine its’ own certain character that is worthy of preserving and protecting. This necessarily would require neighborhood support. It would be essential that there be clear and identifiable characteristics that can be documented and applied via design guidelines and regulations. Remodeling and additions should have narrowly defined limitations.

The amendment language to the land use regulatory code clearly should state that in established Conservation Districts, a new building, or an exterior remodel, or additions to existing buildings, must conform to the Conservation District regulations and guidelines which shall have precedence. Other codes, which include ‘pre-existing use rights’ should not be allowed to circumvent and enable, in effect, "essentially new structures" inconsistent with an approved Conservation District or policy intent. This will insure that the spirit and intent of the District is met, and a measure of confidence and certainty is afforded the neighborhoods.

Tacoma must continue to be a most livable city and possess the quality of life we value. Please recommend approval, taking the above into consideration. Thank you.

Sincerely yours,

Joseph A. Quilici
1530 Fernside Dr.
Tacoma, WA 98465
Tom & Sharon Rickey  
1522 South Fernside Drive, Tacoma 98465

Tacoma Planning Commission  March 2, 2011
747 Market Street, Room 1036
Tacoma, WA 98402-3793

Commissioners,

We’re writing in favor of the proposed policy updates in the Historic Preservation Plan, Annual Amendment Application 2011-02. This update impacts current and future local preservation efforts, including our West Slope Neighborhood Coalition effort which started over 4 years ago. Following is a brief chronology of what’s happened so far:

In our letter dated January 25, 2007 we requested the City to conduct a study to see if our neighborhood would qualify for Historical designation.

That year, we started working with Tacoma’s Historic Preservation Officer, Mr. Rueben McKnight. On April 16, 2007 he held a local public meeting to verify there was sufficient interest to proceed. Subsequently, the requested study of homes in our neighborhood was authorized and then commissioned by the City in 2008.

In 2009, that study was conducted by a specialized team of Historic Preservation consultants. Their findings are on the City’s Historic Preservation website, entitled: “Tacoma West Slope, Historic District Development Project, Historic Resource Survey Report”, dated January 2010.

In one of the key findings in that study’s Report summary, the City’s consultant attributed the uniqueness of our neighborhood to the developer’s vision for plotting homesites on deep, sloping lots, that extend from street to street, and only allowing structures with low-rooflines to “optimize views” from these Mid-Century style homes.

The Study concluded that our area was an ideal candidate for designation as a Conservation District, more so than as a Historic District, and made that their primary recommendation.

Here’s a key reason why we supported having the City proceed with that recommendation:

The Study noted that the developer of our neighborhood, Arvin Anderson, by reviewing each proposed building plan, verified it conformed to his “vision”. If it did, he approved it. If it didn’t, he would not allow building to start, until those building plans met with his “requirements”.

That was a half a century ago, when 3 of 4 local subdivisions were essentially completed.
Now fast forward to 50 years later, these older homes are being torn down and replaced with new ones. Some of these “remodels” fit in very well with the existing homes. Some don’t!

Since our original developer is deceased, we are merely seeking to “restore” our prior review and approval process, with a similar updated version for both new construction and major remodels, within the framework of a Conservation District for our neighborhood.

Continuing with the background on our 4 year old preservation efforts.....

In April of 2010, the Historic Survey study results were presented by Mr. McKnight to our community at Geiger School.

On May 17, 2010, we requested the City to proceed with the report’s recommendation to seek becoming a Conservation District. Tacoma already had several other Conservation Districts, so adding another one was expected to be routine.

But a technical hitch turned up. Tacoma’s Historic Preservation Plan’s doesn’t have a provision allowing “stand-alone” neighborhoods to apply for Conservation District status.

As you know from your recent discussions with City staff, Tacoma’s current policy calls for an area to abut or surround an existing Historic Site, in order to be designated a Conservation District. That is not typical of Conservation Districts in other cities in the state, or our nation.

In spite of Tacoma’s current policy limitation, the City’s Historic Preservation consultant recommended the option of becoming a Conservation District, as the most appropriate one for our neighborhood. However, in order for such neighborhood requests to be officially considered, a policy “tweak” is called for.

To wrap this up, the proposed updates, now before you, add language to the Plan, which would allow qualified “stand-alone” neighborhoods, to become eligible to apply for such designation. We would appreciate the opportunity to continue with our 4 year old quest.

So, we’re encouraging this Commission to accept these proposed updates in The Historic Preservation plan, and then to recommend them to the City Council for their consideration.

Thank you,

Tom Rickey
Hilltop boundaries are: 6th Ave to 27th, and Tacoma Ave to State St. This change impacts far beyond the Hilltop boundaries. Including the Stairum District, part of the North Slope Historical District, also the Dome area, etc. To me these areas are historical places and should be left alone. Many of the historical homes are in the areas impacted, this seriously impacts the potential to lose these homes and the history they provide everyone.

Dorothy Silva
March 11, 2011

RE: Annual Amendment 2011-07 - Park Zoning and Permitting

Dear Chair Doty and Members of the Tacoma Planning Commission,

Metro Parks Tacoma would like to thank the Commission and City staff for taking a very positive approach to developing the proposed Park Zoning and Permitting amendments.

Parks are a very important community resource that has been shown to positively contribute to the quality of life. Well designed and maintained parks provide important greenspace areas in our neighborhoods, and create opportunities for our residents to get some exercise, meet and interact with neighbors, celebrate birthdays and events, and enjoy nature. We are very pleased that the proposed Park Zoning and Permitting amendment recognizes that parks should be a permitted use in our residential districts.

The Planning Commission and staff have taken a balanced approach to parks in our community, and we support the efforts made to permit outright many types of parks and recreation facilities, while ensuring that a conditional use process is available to more thoroughly review improvements that could have impacts to the surrounding community.

With the ongoing economic downturn, usage of our parks has increased significantly as people choose to vacation in their hometown. We are supportive of the proposed Park Zoning amendments since the changes will allow us to more quickly and efficiently make park improvements to meet the needs and expectations of Tacoma residents.

We will continue to stay involved with this amendment process. Please contact me with any questions you may have. Thank you again for your time and efforts on this project.

Sincerely,

Lois Stark, Chief Planner Metro Parks Tacoma
From: Kelly Stave [mailto:markandkelly88@yahoo.com]
Sent: Thursday, February 03, 2011 7:20 PM
To: Munce, Ian
Subject: Tacoma downtown boundary change

Hello, Ian,
I wanted to check in with you regarding the proposed expansion of the downtown boundary from MLK to L Street. This small change will impact many homes in that the land value will rise, possibly forcing homeowners to sell. It would also encourage development in a residential neighborhood. It may possibly put homeowners at risk for having their homes razed in favor of income-producing business. There are many vacant spaces in the downtown area now; I would encourage these spaces be completely filled before any expansion is even considered. I am a homeowner on the 900 block of South Pine.
Thank you,
Kelly Stave
Suggest that paragraph d. proposed as an addition to 13.06.510 Off-street parking and storage be removed as potentially conflicting and redundant.

By reading the current and unchanged use tables pertinent to this section it is obviously not the intent to impose this exemption on all properties within designated historic and conservation districts. The intent of this proposed addition is adequately and properly expressed in the proposed change at added Note 15. to Chapter 13-06A—Downtown.

Ralph Tomberg
Dear Commissioners,

We commend you for including a Preservation Plan in the annual update for regulatory codes. The vulnerable nature of many historic buildings and neighborhoods will be mitigated with the proposed Plan.

As residents of the North Slope Historic District, we know we are dependent upon the Tacoma Municipal Codes to protect our homes, as well as the neighborhood ambiance. Without the historic district ordinance and our zoning category of HMR-SRD, we would be subject to constant pressure to raze and rebuild. Then, vital pieces of Tacoma's past would slowly be eroded until the traces of life at the turn of the 20th Century would be gone.

The past points the way to the future!

Julie and Jay Turner
817 N. J. St.
Tacoma, WA 98403
March 2, 2011

Tacoma Planning Commission
747 Market Street, Room 1036
Tacoma, WA 98402-3793

Commissioners,

I’m commenting in support of the proposed policy updates in the Historic Preservation Plan, Annual Amendment Application 2011-02.

This update addresses the current barrier to Mid-century neighborhoods like mine, from even being able to obtain designation as a Conservation District, because our neighborhood doesn’t abut or surround an already existing officially designated Historic site.

In your discussion sessions with City Staff on this, neighborhoods such as ours were referred to as “stand-alone” neighborhoods.

Also, I clearly understand this “public comment” opportunity is not the time or place to make a case for my own neighborhood’s application.....but this comment period is the appropriate time to voice our support for updating current City Policy to enable qualified stand-alone neighborhoods just to be eligible to apply for designation as a Conservation District.

Further, this proposed update includes a stipulation that each neighborhood’s request meet specific “qualification” criteria, which are spelled out in section 13.07.060 under paragraph A, which lists current and proposed new threshold requirements numbered 1 thru 7.

Adding these new criteria makes sense, to go along with broadening policy for qualifying to become a Conservation District. And any future application can be objectively evaluated on its own merits, by Historic Preservation members, you commissioners, and the City Council.

To move that forward, we respectfully request this Commission to accept these proposed updates in The Historic Preservation plan, and recommend them to the City Council.

Respectfully,

Ted Turner
636 N Fairview
Tacoma, WA 98406
Jeremy C. Doty, Chair  
Planning Commission  
City of Tacoma  
747 Market Street, Room 1036  
Tacoma, WA 98402-3793

Staff: lwung@cityoftacom.org.

RE: Proposed Amendment No. 2011-07

Dear Chair Doty and Members of the Planning Commission:

The Tacoma School District (the “District”) appreciates the opportunity to comment regarding proposed zoning amendments for parks, recreation, and open space land uses. We have discussed Proposed Amendment No. 2011-07 with City staff and offer the following comments:

- The District appreciates and endorses the Proposed TMC 13.06.640(I), which would recognize that pre-existing parks, recreation, open space and school uses not originally required to obtain a conditional use permit at the time of development shall be viewed as conditional use if those uses subsequently have become conditional uses. This proposed amendment is logical and avoids the unintended consequence that these necessary public uses could be phased out.

- The District requests that the Planning Commission clarify that the application of the proposed landscape exemptions in proposed amendments to TMC 13.06.502.B, 13.06.502.C, and 13.06.502.D apply to athletic field, playfield, and recreation areas located on a school site. The proposed exemption states: “Park and recreation uses are only required to meet the Planting Requirements of this table. Passive open space areas of such uses are exempt from all landscaping requirements of this table.” Because the proposed amendment to the definition of “parks, recreation and open space” in TMC 13.06.700 includes playgrounds and active-use open spaces (such as recreational facilities) owned by other public entities, the District assumes that the exemption would apply to athletic field, playfield, and recreation areas located on a school site. The District understands that this exemption would not apply to the building/parking areas of a school site. Affirmatively including such areas of school site within the exemption will support the provision of such recreation areas consistent with the City’s Comprehensive Plan.

- The District requests that the Planning Commission consider the following additional amendment to the proposed amendment to TMC 13.06.522 (note that the staff’s proposed deletion of “public park facilities” is not shown in the below):

- 544 -
For conditional uses in residential districts limited to public and private schools, and churches on sites that are over one acre in area an have a minimum of 100 feet of street frontage, one freestanding sign, not exceeding 40 square feet in area per face and not greater than 15 feet in height, one readerboard sign, and one building face sign, of the same maximum dimension, shall be allowed for each conditional use……”

This amendment will permit the District to place a commonly used, yet unobtrusive, school sign at school sites located in residential areas.

- The District also requests that the Planning Commission consider future zoning code amendments that would expedite the process for siting portable facilities on school sites. While City staff have been extremely helpful in processing portable siting requests, the District often finds it problematic to permit the timely placement of a portable on an existing school site. This issue results from the fact that the District most often needs portables to address program changes or enrollment fluctuations at individual schools. These needs are commonly not identified until the late spring (in anticipation of fall enrollment), leaving the District with only two-three months to receive a permit for the portable siting. In order to provide for increased flexibility and efficiency in response to program and enrollment needs, the District would appreciate an expedited process for siting portables. This expedited process may be provided through a mechanism such as master planning for school sites or a similar flexible permitting process specific to portable additions under a certain square footage threshold. The District understands that this request is outside of the scope of the current proposal and highlights the issue for future consideration.

Again, thank you for the opportunity to comment. Please let me know if you have any questions.

Sincerely,

Peter J. Wall

C: Sam Bell, TSD
    Lois Stark, MPD
    Denise Stiffarm, K&L Gates
February 24, 2011

City of Tacoma Planning Commission
747 Market Street
Tacoma WA, 98402

Re: Comments on draft Preservation Plan Element of Comprehensive Plan

Dear Members of the Planning Commission,

Historic Tacoma has followed with interest the development of the draft Preservation Plan, now under review by City of Tacoma agencies. We have received valuable input from our membership and from colleagues both in the City of Tacoma and neighboring communities. Accordingly, we offer the following recommendations regarding the adoption of the Preservation Plan as well as follow-up steps which we believe will lead to the orderly integration of historic values into Tacoma’s civic and legislative life.

1. **Adopt** the Preservation Plan as a full and vital element of the Comprehensive Plan and as a major component of the City’s canon of core values. The rehabilitation of older structures outstrips the occurrence of new construction in Tacoma. Most residents identify themselves as belonging to older neighborhoods, many of which are anchored by historically significant public, commercial and residential structures. City legislation should thus reflect the importance of the historicity of its neighborhoods and its building assets. Adoption of the Preservation Plan is a critical first step in the concrete expression of these values.

2. **Complete** the updating and expansion of the historic building survey and fully integrate it into the Building and Land Use database for use in the administration of zoning, land use and building code administration.

3. **Integrate** the administration of existing codes to reflect the intrinsic nature of the core values articulated in the Preservation Plan.
   A. Educate staff in the importance of the values expressed in the Preservation Plan.
   B. Use the recent precedents and prudent application of land use and building codes to permit individuals and neighborhood groups to take responsible first steps in stabilizing neighborhood areas or portions of historic structures through partial, incremental development, use and occupancy
February 24, 2011
Page Two

C. Bring Code Enforcement within the purview of Building and Land Use to better reflect the broader community values represented in the aforementioned integrated codes and the more integrated approach to community rights and responsibilities reflected in those values.

D. Develop a Demolition by Neglect ordinance, in particular with an enforcement component which forestalls the ultimate failure of owners to maintain their historic properties by imposing strictly enforceable maintenance standards.

Looking beyond adoption of the Preservation Plan, Historic Tacoma looks forward to continued communication and collaboration with City agencies in the formulation of implementation policies and procedures. As an adjunct to this all-important legislative phase, we strongly recommend the consideration of a Preservation–oriented Public Development Authority as a proven and effective tool in the revitalization of our architectural heritage, as evidenced in cities of Tacoma’s size all over the nation.

We appreciate the opportunity to comment on the Preservation Plan, and look forward to continued consultation with you on this important document.

Sincerely,

Sharon Winters
President

Gary Knudson
Board Member
March 2, 2011

Tacoma Planning Commission
747 Market Street, Room 1036
Tacoma, WA 98402-3793


Commissioners,

Our West Slope Neighborhood Coalition supports the proposed updates.

If some of you are unfamiliar with West Slope Neighborhood Coalition, that’s understandable, because in our 25 year existence, only on 3 or 4 occasions have we encountered neighborhood issues so significant, that it required engaging the City in them.

This is one of those rare occasions, involving over 300 of the residents in our neighborhood, the majority of who would like to have an opportunity for their mid-century development to be designated a Conservation District. These folks comprise the “core” of our WSNC membership.

For members of this commission who aren’t familiar with the WSNC, I’ll briefly cover our Coalition’s role and typical activities in this community:

We serve an area covering over a square mile of homes, roughly from Narrows bridges SR-16, south to S 15th St. City Limits, and from the bay by Titlow Park, to several blocks east of Jackson where it joins Bridgeport Way.

Our “West Slope” membership area encompasses over 1,000 homes; about half are in named planned developments, and most of those are in a mid-century development.

The West Slope Neighborhood Coalition is an all volunteer organization. It’s guided by a board of officers and trustees who represent each of the four subdivisions within Narrowmoor, plus three other adjacent and distinct areas including: Mount Narrowmoor – east of Jackson Street, as well as some residents in the Titlow park area, and in the Sunset area.

Continued,
Our membership is comprised of property owners, who choose to be members. So it’s quite different from an actual Homeowner’s Association, where participation and compliance is mandatory. The WSNC’s primarily activity is “communicating neighborhood related activities and concerns” to residents within our membership area.

Our WSNC organization has a long history of supportive interaction with City Officials & Staff.

Going back to mid 1980’s, our group spear-headed the biggest Power LID in Tacoma’ history, (at least it was at the time). It extended over a mile long and 6 blocks wide, which undergrounded an unsightly collection of overhead Power lines, transformers, telephone and cable TV lines. And I might add, that LID investment years ago, by hundreds of residents has further enhanced the appearance and appeal of our West Slope neighborhood.

In the 1990’s our area had one of the City’s largest and most active Neighborhood Watch Programs, in conjunction with the Tacoma Police Department’s Sector Two Liaison officers.

In the 2000’s, our WSNC committee, which focused on Neighborhood Disaster Preparedness, got additional folks involved in the Tacoma Fire Department’s sponsored CERT program, and formed a Citizens Emergency Response Team, which still serves our neighborhood.

I hope this brief background has given you a clearer picture of our neighborhood organization, and our range of involvement in community activities.

Currently, we’re focusing on assisting residents in the mid-century development, who have expressed their support for seeking designation as a Conservation District. For the record, I’m submitting copies of our past correspondence with the City related to this preservation effort.

On their behalf, and of other neighborhood groups interested in preservation efforts, we urge this Commission to support the proposed updates to the City’s Historic Preservation Plan.

Sincerely,

David Zurfluh
WSNC Co-chairman

Enclosures [3]
Mayor William Baarsma

January 25, 2007

Members of the City Council
747 Market Street, Suite 1200
Tacoma, WA 98402-3766

Dear Mayor Baarsma and Council Members,

We, the West Slope Neighborhood Coalition (WSNC), request the City’s assistance in initiating the process of establishing a West Slope Historic District. This process has grown from a grass roots effort, begun two years ago; culminating in a vote at our annual October full-membership meeting that we should pursue historic designation with the city as a “Mid-Century Architecture” neighborhood. We propose that this district cover the area known as “Narrowsmoor”, bordered by Geiger/Meyer Streets on the east, Sunset Drive on the west, 6th Avenue on the north, and 19th Street on the south. This area encompasses about 350 Homes. (Please see map, attached)

The history of this unique residential development provides a glimpse into one of the most vital periods of the twentieth century - the years immediately following the end of World War II. In a very real way, it was the war itself that brought together the individuals who created Narrowsmoor, as well as providing the aesthetic, cultural, economic, and technological setting for its realization. It is a pioneering modernist style of architecture influenced by Frank Lloyd Wright and other prominent national and local architects that should be preserved. In the past two years at least 2 homes have been demolished, the resulting new construction is totally incompatible with the existing dominant architecture of the neighborhood. We are extremely concerned about losing the character of this unique neighborhood as development pressures continue to rise.

We respectfully request a resolution authorizing the City’s Historic Preservation Officer to proceed with the initial Data collection and Research necessary to establish this for the benefit of the City of Tacoma.

Respectfully,

David Zurfluh
Chairman, WSNC

encl: Map

RECEIVED
JAN 31 2007
The Mayor/Council Office
May 17, 2010

Mr. Eric A. Anderson
City Manager
747 Market Street
Tacoma, WA 98402

Re: Tacoma West Slope Historic District Development Project

The purpose of this letter is to request that the City proceed with
the Report’s recommendations to create a Conservation District for
the Narrowmoor area in Tacoma’s West End.

We thank the City for authorizing and conducting this study in
response to our original request regarding historic district possibilities;
letter dated 01/25/2007. And, we appreciate the time and efforts of
Rueben McKnight, Historic Preservation Officer, for conducting
multiple public meetings, plus evening updates with us. His assistance
is appreciated.

Our board carefully reviewed the Report’s findings and conclusions.
We found the expertise of the consultant, Diana J. Painter, PhD to be
very helpful and enlightening regarding the preservation of our
neighborhood, its views and uniqueness, together with certain other
features such as site size, orientation, landscaping, building form,
height, and scale. It is our belief that Design Guidelines also
incorporating these important elements into an adopted Conservation
District would provide added protection, stability and enhancement
measures for this well defined mid-century neighborhood of Tacoma.

Therefore, we respectfully request the City to proceed with the next
steps to amend the Comprehensive Plan and Land Use Regulatory
Code by establishing a Conservation District for our neighborhood, as
outlined above.

Sincerely,

[Signature]

David Zurfluh
WSNC Chairman

cc: Mayor and
    Members of the City Council

cc: Ginny Eberhardt, Chair
    West End Community Council

cc: Ryan Petty, Director, Community and
    Economic Development Department
A copy of this May 5, 2010 E-mail was included as an enclosure with our May 17, 2010 Letter to City Manager, because it serves as good background to briefly inform the Mayor and City Council members of the City’s involvement in this effort over the last 3 years, and where it stands now (awaiting our decision).

Message Center

From: Reuben McKnight <Reuben.McKnight@ci.tacoma.wa.us>
To: "McKnight, Reuben" <Reuben.McKnight@ci.tacoma.wa.us>
Sent: Wed, May 05, 2010 02:48 PM
Subject: LPC DISTRIBUTION: Draft historic survey report for West Slope Neighborhood available online

Dear Interested Parties, Commissioners and City Staff:

A draft of the West Slope Neighborhood Historic District Study and Historic Survey Report is available for download at http://tacomaculture.org/westslope.asp.

This study was commissioned by the Community and Economic Development Department in response to a request from the West Slope Neighborhood Coalition, to study the feasibility of a historic district in the Narrowmoor 1, 2 and 3 Additions. The document contains a survey report, a review of the history and development of the subject area, an analysis of historic significance, and preliminary recommendations for further actions.

Please note that at this time, this is a discussion document only, provided to the neighborhood for consideration.

Please contact us with any questions.

Reuben M. McKnight, MUP
Historic Preservation Officer
City of Tacoma
Community and Economic Development Department (C.E.D.)
747 Market Street Room 1036
Tacoma, WA 98402
v: 253.591.5220
c: 253.255.4669
f: 253.591.2002

Arts and Heritage in Tacoma: www.tacomaculture.org
City of Tacoma main website: www.ci.tacoma.wa.us

“Prosperity on Purpose”

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*Full agenda packets are now available online at http://tacomaculture.org/historicresources.asp.
**Applicants please note: an agenda will also be sent via regular mail to your address. Please plan to attend the meeting to present your application to the Commission.
You have received this email as an interested stakeholder in Landmarks Preservation Commission business. If you have received this message in error, or to be removed from this list, please contact Reuben.McKnight@ci.tacoma.wa.us. If you are already on the regular mailing list, you will continue to receive paper copies of Landmarks Preservation Commission agendas unless specified otherwise. If you would like to be added to the regular mailing list, please send us your mailing address.

http://webmailbb.netzero.net/webmail/new/5?userinfo=f8b07790faa32b20b033038b56f6b678f&count=1274133374
October 19, 2010

Tacoma Planning Commission
Room 1036
747Market Street
Tacoma, WA 98402

Subject: Support for Historic Preservation Plan and regulations to establish a Conservation District for the West Slope area of Tacoma

The purpose of this letter is to provide the West Slope Neighborhood Coalition’s “comments and recommendations” concerning the City’s Draft Historic Preservation Plan which is part of the up-coming annual Comprehensive Plan update cycle. We understand that some draft implementing regulations are intended to be included at that time.

Our neighborhood area is rather large and contains over 400 mid-century homes. It was envisioned and developed with certain goals, Restrictive Covenants, and the like to create a sustainable and long lasting neighborhood with compatibility and character. The neighborhood is cohesive, and it is our desire to preserve and enhance these qualities now, and for future generations.

On October 3, 2010, our West Slope Neighborhood Coalition held its Annual Meeting of members. Our general membership and guests were given an overview concerning the City’s study entitled: Tacoma West Slope, Historic District Development Project, Historic Resource Survey Report, dated January 2010. Its findings, conclusions and recommendations were that rather than a Historical District for our area, a Conservation District should be pursued. This is supported by facts, data, and observations by the independent consultant, who authored the Study. For additional information, please refer to our previous letter to the City Manager, dated May 17, 2010, a copy of which is attached.

After discussion, the following motion was passed:

"That the West Slope Neighborhood Coalition actively support Tacoma’s draft Historic Preservation Plan, which includes policy for creating Neighborhood Conservation Districts with design standards tailored to their community", including attendant regulations that would enable a Conservation District to be created.

We feel it important to clearly express our position concerning a Conservation District with “tailored” design standards and guidelines for our neighborhood. Also, it was understood that the neighborhood would be involved in the development of regulations for our area related to establishing a Conservation District.

It is our intent to participate in the public process, and we thank the City of Tacoma for its efforts and long range vision concerning the City’s important and cohesive neighborhoods, promoting their individual character, strength, and contribution to Tacoma’s sense of place.

Sincerely,

David Zurchuh,
WSNC Chairman

cc: Mayor and Members of the
Tacoma City Council
cc: Ginny Eberhardt, Chair
West End Community Council

cc: Tacoma Landmarks Commission

cc: Mr. Eric A. Anderson
City Manager
cc: Ryan Petty, Director, Community and Economic Development Department