



Planning Commission Public Hearing

2014 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code

Planning Commission Public Hearing

Wednesday, March 19, 2014,
5:00 p.m.

City Council Chambers
Tacoma Municipal Building
747 Market Street, 1st Floor

Informational Session with Staff

Wednesday, March 12, 2014,
5:00 p.m.

Rm. 335, Tacoma Municipal Building
747 Market Street, 3rd Floor

(A question-and-answer session to learn more about the proposed amendments and what they might mean for you)

How to Provide Comments

1. Testify at the public hearing on March 19, 2014; and/or
2. Provide written comments by March 21, 2014, 5:00 p.m., via:
 - E-mail to planning@cityoftacoma.org;
 - Fax to (253) 591-5433; or
 - Letter to:
Planning Commission
747 Market Street, Room 345
Tacoma, WA 98402

PROPOSED AMENDMENTS:

The proposed amendments for 2014 include the following nine (9) applications. A summary of the amendments can be found at the Planning and Development Services Department, and on the Planning Division's website (www.cityoftacoma.org/planning and linked to "2014 Annual Amendment"). A summary packet of the amendments can be found at all branches of the Tacoma Public Library.

1. Point Ruston Mixed-Use Center	Designating that portion of the former ASARCO property located in the City of Tacoma (a 29-acre site) as a Mixed-Use Center and a residential target area. (A private application by Point Ruston LLC).
2. Point Defiance Park Land Use Policies	Adding a policy to the Comprehensive Plan to recognize Point Defiance Park as a unique asset and a regional destination; and clarifying in the Land Use Regulatory Code potential permitting pathways that Metro Parks Tacoma could utilize, including the City's Development Regulation Agreement (DRA) process. The proposed changes would allow for additional flexibility for the types of uses allowed at the park. (A private application by Metro Parks Tacoma).
3. Mixed-Use Centers Code Review (MUC-Lite)	Conducting an evaluation of the existing development requirements within the Neighborhood Mixed-Use Centers, and particularly those applicable to mixed-use projects in the core of these districts.
4. Affordable Housing	Amending the Comprehensive Plan and Land Use Regulatory Code to implement Affordable Housing incentive, bonus, and inclusionary strategies which are part of a package of initiatives recommended by the City Council's Affordable Housing Policy Advisory Group.
5. Container Port Element	Creating a new element in the Comprehensive Plan that specifically addresses and provides goals and policies relative to the "Port Industrial Area."
6. Open Space Habitat and Recreation Element	Amending this element of the Comprehensive Plan to reaffirm the vision and goals, reflect progress and changing circumstances since its adoption, update inventories, and enhance guidance on implementation.
7. Sustainability Code Amendment	Amending the Land Use Regulatory Code to encourage and incent sustainable development practices, advance City's goals for sustainable development, and promote public health and active living.
8. Urban Forestry Landscaping Code Update	Amending the Comprehensive Plan and Land Use Regulatory Code to improve trees and landscaping related regulations.
9. Plan and Code Cleanup	Amending various sections of the Comprehensive Plan and the Land Use Regulatory Code to keep information current, correct minor errors, provide additional clarity, and improve administrative efficiency.

ENVIRONMENTAL REVIEW:

The City has made a preliminary determination that this proposal does not have a probable significant adverse impact on the environment and has issued a preliminary Determination of Environmental Nonsignificance after review of an environmental checklist, a copy of which is available upon request. Comments on the preliminary determination must be submitted by **5:00 pm on Friday, March 21, 2014**. The City may reconsider or modify the preliminary determination in light of timely comments. The preliminary determination will become final on **March 28, 2014**, unless modified.



City of Tacoma
Planning Commission
747 Market Street – Room 345
Tacoma, WA 98402

PRSR STANDARD
US POSTAGE
PAID
TACOMA WA
PERMIT NO 2

Public Notice

PLANNING COMMISSION PUBLIC HEARING

2014 ANNUAL AMENDMENT TO THE
COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE