



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

ASSESSMENT REPORT

(approved by the Planning Commission on August 21, 2013)

The analysis process for the Proposed Amendments to the Comprehensive Plan and the Land Use Regulatory Code for 2014 (“2014 Annual Amendment”) has begun as of August 1, 2013, when applications were due. (See Attachment 1 – “2014 Annual Amendment Schedule”).

The next step is for the Planning Commission to review and approve of the Assessment Report, pursuant to Tacoma Municipal Code (TMC), Section 13.02.045 Adoption and amendment procedures. This Assessment Report, prepared for the Commission’s consideration on August 21, 2013, includes four parts:

- A. Summary of Applications
- B. Assessment
- C. Recommendation
- D. Attachments

A. Summary of Applications

The 2014 Annual Amendment package includes eleven applications; two submitted by private entities and nine initiated by or required of the Planning and Development Services Department. A summary of the applications is as follows:

APPLICATION	APPLICANT	PLAN OR CODE AMENDMENT	DESCRIPTION OF PROPOSED AMENDMENT
1. Point Ruston Mixed-Use Center	Loren Cohen, Point Ruston LLC	Plan & Code Amendment	Designate the Tacoma portion of the former ASARCO property as a mixed-use center and a residential target area. (See Attachment 2)
2. Point Defiance Park Land Use Policies	Curtis Hancock, Metro Parks Tacoma	Plan Amendment	Recognize Point Defiance Park as a Destination facility to allow potential development that would typically not be permitted in the R-1 zone. Policies could be added to the Open Space Habitat and Recreation Element. A Development Regulations Agreement (DRA) is being pursued as appropriate for a public facility of this size. The DRA will formalize allowable development within the Park along with conditions that will need to be met so that impacts are minimized to acceptable levels, and include a review process that will be required for specific development. (See Attachment 3)

APPLICATION	APPLICANT	PLAN OR CODE AMENDMENT	DESCRIPTION OF PROPOSED AMENDMENT
3. Growth Strategy and Mixed-Use Centers Review	Planning & Development Services Department (PDS)	Plan Amendment	Review the vision, growth strategies, and development concept as portrayed in the Comprehensive Plan; review the effectiveness of the Mixed-Use Centers in achieving the City’s vision as intended; revise or modify the vision, growth strategies, development concept, and the designation of the Mixed-Use Centers, as appropriate; amend various elements of the Comprehensive Plan accordingly; and incorporate the adopted amendments into the GMA mandated 2015 Comprehensive Plan Update.
4. Mixed-Use Centers Code Review (MUC-lite)	PDS	Code Amendment	Review development and design requirements currently applicable in the Neighborhood Mixed-Use Centers; identify barriers to desired development and develop alternatives; and amend the Land Use Regulatory Code to address the identified issues.
5. Land Use Designations (Intensities)	PDS	Plan & Code Amendment	Revise and update the Comprehensive Plan’s land use designation approach, from the current Land Use Intensities to a more simplified and easily understood classification system. This is a multi-phased, multi-year effort that began in the 2013 Annual Amendment cycle. The first phase, adopted by the City Council in June 2013, resulted in the removal of the <i>Intensity</i> designations from all Mixed-Use Centers and Shoreline Districts and the approval of a new Land Use Designation Framework. The framework will guide the second phase of work which will update the land use designations in the rest of the city and modify zoning, as appropriate, to ensure consistency and implement the new designations.

APPLICATION	APPLICANT	PLAN OR CODE AMENDMENT	DESCRIPTION OF PROPOSED AMENDMENT
6. Affordable Housing Regulations (Phase 2)	PDS	Plan & Code Amendment	To implement the Affordable Housing Policy Principles adopted into the Housing Element by the City Council in June 2012 (Phase 1), this proposal (Phase 2) would amend various sections of the Land Use Regulatory Code, and various elements of the Comprehensive Plan as appropriate, to address affordable housing issues including, but not limited to: Voluntary Housing Incentive Program, Inclusionary Requirements for Voluntary Residential Rezones, Regulatory Assistance to Developers of Affordable Housing, and Affordable Housing Design Practices for Accessory Dwelling Units (ADUs).
7. Container Port Element	PDS	Plan Amendment	Add a new Container Port Element to the Comprehensive Plan to: (1) define and protect the core area(s) of container port industrial uses; (2) identify and resolve key land use conflicts at the edges of the core area(s); and, (3) ensure access to freight corridors that serve container port industrial uses and recommend necessary transportation improvements. This work is mandated by a 2009 addition to the Growth Management Act relating to land use and transportation planning for marine ports in Seattle and Tacoma, and will be accomplished in collaboration with the Port of Tacoma.
8. Open Space Habitat and Recreation Element	PDS	Plan Amendment	Amend the element and obtain certification from the State Recreation and Conservation Office (RCO) to maintain the City's eligibility for certain funding programs administered by RCO. The current element was adopted in December 2008 and certified by RCO in June 2009, and provided Tacoma six years of RCO grants eligibility through December 2014. Issues to be addressed in the amendment may include: planning process for recreation issues, needs assessments and benchmarks for success, and inventory of capital projects and assets.

APPLICATION	APPLICANT	PLAN OR CODE AMENDMENT	DESCRIPTION OF PROPOSED AMENDMENT
9. Sustainability Code Amendment	PDS	Code Amendment	Amend the Land Use Regulatory Code to incorporate and address sustainability related issues identified through recent projects and analyses, including LEED-ND (LEED for Neighborhood Development), STAR (Sustainability Tracking and Assessment Rating System), and NPDES LID (National Pollutant Discharge Elimination System – Low Impact Development) Review, and other relevant code issues reviewed by the Regional Code Coordinating Committee.
10. Urban Forestry / Landscaping Code Update	PDS	Code Amendment	Amend the Land Use Regulatory Code to strengthen trees and landscaping related regulations, with a focus on achieving such policy intents as incentives, flexibility, quality, and tree health (right tree; right place; right caring). This code amendment effort is one of the implementation strategies of the Urban Forestry Policy Element, and has gone through the first-phase review by the Planning Commission in 2011-2012.
11. Plan and Code Cleanup	PDS	Plan & Code Amendment	Amend various elements of the Comprehensive Plan and sections of the Land Use Regulatory Code to update information, address inconsistencies, correct minor errors, provide additional clarity, and improve administrative efficiency.

B. Assessment

The applications were reviewed against the following assessment criteria pursuant to TMC 13.02.045, and the review is summarized in the table that follows:

1. If the amendment request is legislative and properly subject to Planning Commission review, or quasi-judicial and not properly subject to Commission review;
2. If there have been recent studies of the same area or issue, which may be cause for the Commission to decline further review, or if there are active or planned projects that the amendment request can be incorporated into; and
3. If the amount of analysis necessary is reasonably manageable given the workloads and resources of the Department and the Commission, or if a large-scale study is required, the amendment request may be scaled down, studied in phases, delayed until a future amendment cycle, or declined.

APPLICATION	REVIEW OF APPLICATION AGAINST ASSESSMENT CRITERIA
1. Point Ruston Mixed-Use Center	<ul style="list-style-type: none"> Legislative and properly subject to Planning Commission review; No recent studies of the same area or issue; Needs to be coordinated with Proposals #3, #4 and #6 below.
2. Point Defiance Park Land Use Policies	<ul style="list-style-type: none"> Legislative and properly subject to Planning Commission review; The scope of policy amendments is expected to be relatively small; No recent studies of the same area or issue; Needs to be coordinated with Proposal #8.
3. Growth Strategy and Mixed-Use Centers Review	<ul style="list-style-type: none"> Legislative and properly subject to Planning Commission review; A continuation of recent reviews of the mixed-use centers; Needs to be coordinated with Proposals #1, #4 and #6.
4. Mixed-Use Centers Code Review (MUC-lite)	<ul style="list-style-type: none"> Legislative and properly subject to Planning Commission review; Needs to be coordinated with Proposals #1, #3 and #6.
5. Land Use Designations (Intensities)	<ul style="list-style-type: none"> Legislative and properly subject to Planning Commission review; A continuation of previous work and could be continued into the 2015 Annual Amendment process.
6. Affordable Housing Regulations (Phase 2)	<ul style="list-style-type: none"> Legislative and properly subject to Planning Commission review; Needs to be coordinated with Proposals #1, #3 and #4.
7. Container Port Element	<ul style="list-style-type: none"> Legislative and properly subject to Planning Commission review; A continuation of previous work and could be continued into the 2015 Annual Amendment process.
8. Open Space Habitat and Recreation Element	<ul style="list-style-type: none"> Legislative and properly subject to Planning Commission review; Needs to be coordinated with Proposal #2; Amendments are expected to be technical in nature.
9. Sustainability Code Amendment	<ul style="list-style-type: none"> Legislative and properly subject to Planning Commission review; In response to recent reviews of relevant subjects by the City and other jurisdictions in the region, and could be continued into the 2015 Annual Amendment process.
10. Urban Forestry / Landscaping Code Update	<ul style="list-style-type: none"> Legislative and properly subject to Planning Commission review; A continuation of previous work.
11. Plan and Code Cleanup	<ul style="list-style-type: none"> Legislative and properly subject to Planning Commission review; Specific amendments are to be determined, but the scope will be kept at technical, non-policy level and manageable with the current staffing resources.

C. Recommendation

According to TMC 13.02.045, the Planning Commission will review this assessment and make its decision within 120 days of receiving the applications, as to:

- a) Whether or not the application is complete, and if not, what information is needed to make it complete;
- b) Whether or not the scope of the application should be modified, and if so, what alternatives should be considered; and
- c) Whether or not the application will be considered, and if so, in which amendment cycle. The Planning Commission shall make determinations concerning proposed amendments.

Staff has reviewed the two private applications and concluded that they are complete. Applications are not required to be filled out for the proposals initiated by or required of the Department. Based on the review of the applications/proposals against the assessment criteria, staff concludes that they are ready for technical analysis without the need to modify the respective scopes of work. Staff recommends that the Planning Commission accept all applications, as submitted, for consideration during the 2014 Annual Amendment cycle.

D. Attachments

1. 2014 Annual Amendment Schedule (August 15, 2013 Draft)
2. "Point Ruston Mixed-Use Center" Application
3. "Point Defiance Park Land Use Policies" Application

E. Approval

The Planning Commission reviewed and approved this Assessment Report on August 21, 2013, and moved forward all applications for consideration during the 2014 Annual Amendment cycle.