



Application

To Amend

The Comprehensive Plan or Land Use Regulatory Code

Application No.:

#2014 - 2

Date Received:

8/1/13

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| Year of Amendment | 2014 | |
| Application Deadline | Thursday, August 1, 2013, 5:00 p.m. | |
| Application Fee | \$1,400 (Waived) | |
| Type of Amendment (Check all that apply) | <input checked="" type="checkbox"/> Comprehensive Plan Text Change <input type="checkbox"/> Regulatory Code Text Change <input type="checkbox"/> Land Use Designation Change <input type="checkbox"/> Area-wide Rezone <input type="checkbox"/> Interim Zoning or Moratorium | |
| Summary of Proposed Amendment (Limit to 100 words) | <p>Add language to address development within Point Defiance Park as a Destination facility with potential development that would typically not be permitted in the R-1 zone. Policies could be added to Section IV, Recreation Lands and Facilities under the Open Space Habitat and Recreation Element.</p> <p>A Development Regulation Agreement 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.</p> | |
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| Contact (if not Applicant) | Name | Christine Phillips |
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| | Relationship to Applicant | Agent for applicant |

I hereby state that I am the applicant listed above and the foregoing statements and answers made, and all the information and evidence submitted are, in all respects and to the best of my knowledge and belief, true and complete. I understand that submitting this application does not result in automatic acceptance of this application or guarantee its final approval.

Signature: 

Date: 2/31/13

REQUIRED QUESTIONNAIRE

1. Describe the proposed amendment. If submitting text changes to the Comprehensive Plan or Regulatory Code, provide the existing and the proposed language. If submitting changes to the Comprehensive Plan land use designation(s) or the zoning classification(s), provide the current and the proposed land use designations and/or zoning classifications for the affected/proposed area.

The proposed Comprehensive Plan Text amendment would allow for the potential future development of uses within Point Defiance Park that are not typically allowed within the existing R-1 zone designation. Point Defiance Park is a Destination facility as described under TMC 13.06.560 that sees approximately 2 million visitors a year. Destination Point Defiance is a long-term planning initiative by Metro Parks intended to enhance the visitor's experience and honor the character of the Park by improving access throughout the entire 702 acres, creating year-round activities and stewarding the Park's natural and historic resources.

The proposed amendment would allow for accessory and complementary land uses such as; additional eating establishments, gift shops, a visitor's center, additional pavilion buildings, a public farmers market, new entertainment facilities, additional educational facilities, commercial concessions serving food, selling gifts and souvenirs, and bike and kayak rental facilities. All which have been discussed in the Destination Point Defiance planning effort to support the visitor experience in the Park.

In addition, the applicant (Metro Parks Tacoma) is seeking to pursue a Development Regulation Agreement, per TMC 13.05.095, with the City of Tacoma that would further guide and regulate potential future development within Point Defiance Park. The Development Regulation Agreement would ensure that any future project complies with required conditions and development guidelines, including architectural design and development standards, and follow review procedures for compliance.

The proposed comprehensive plan text amendment should read something like this:

Allow for the development of publicly or privately operated commercial and retail establishments within the boundaries of Point Defiance Park that provide for an enhanced user experience and support the goals and policies of the Destination Point Defiance long-term planning effort. Any such development must be in accordance with an approved Development Regulation Agreement between Metro Parks Tacoma and the City of Tacoma.

2. Why is the amendment needed and being proposed?

Currently, development proposed within Point Defiance must go through a conditional use process to become permitted. Metro Parks Tacoma is seeking a Development Agreement for Point Defiance to create a Master Plan which will effectively change the procedural process for future development. Changes to the text of the Comprehensive Plan would bring the Comp Plan consistent with recent changes to the Municipal Code, particularly Sections 13.05.095 and 13.06.560.

3. Please demonstrate how the proposal is consistent with the applicable policies of the Comprehensive Plan, and consistent with the criteria for amending the Comprehensive Plan or

development regulations.

The proposed amendment will be consistent with the current goals and policies of the Comprehensive Plan by aligning it with recent changes to the Tacoma Municipal Code. Also, pursuant to RCW 36.70B.170-210, Development Regulation Agreements (DRA) are allowed as an optional application procedure that can authorize a major project to be reviewed, rated, approved and conditioned according to the extent to which they advance the Comprehensive Plan's goals and policies. A DRA would support the policies of the Open Space Habitat and Recreation Element of the Comprehensive Plan.

4. If the proposed amendment is associated with a geographic area, please provide a more detailed description, along with maps, if applicable, of the affected area and the surrounding areas, showing all parcels (with parcel numbers), ownership of each parcel, current land uses, site characteristics, and natural features.

The proposed amendment would be for those areas located within the established boundaries of Point Defiance Park. Parcels include: #0221103000, #0221221011, #0221221021, #8950100015, #8950100016, #8950100017

5. If the proposed amendment is associated with a geographic area, please describe how it is compatible with the existing and planned land uses and development patterns of the adjacent neighborhood and explain how it may further enhance the adjacent neighborhood.

The surrounding neighborhoods directly adjacent to Point Defiance Park contain a mix of land uses, including retail, commercial and residential developments. This amendment would allow for additional commercial and retail uses within the boundary of the Park that would support and enhance the public users' experience in Point Defiance.

The proposed amendment would allow for accessory and complementary land uses that may include: additional eating establishments, gift shops, a visitor's center, additional pavilion buildings, a public farmers market, new entertainment facilities, additional educational facilities, commercial concessions serving food, selling gifts and souvenirs, and bike and kayak rental facilities. These uses are under consideration in the *Destination Point Defiance* planning effort to support the visitors experience in the Park.

Great efforts are being taken to ensure that the long-term vision of Point Defiance Park is compatible with the existing surrounding land uses, protects and enhances the natural environment and is complimentary to the programs, facilities and venues that are a big part of Point Defiance Park's regional attraction. This includes obtaining input from the many park stakeholders.

6. If the proposed amendment is associated with a geographic area, please describe the applicant's interest in the affected property. Describe any plans for future activity related to or connected with this site. If you are not the owners, submit proof that the property owners have been notified and are aware of the application.

The property is owned by the City of Tacoma and managed by Metro Parks Tacoma. The applicant contact is Curtis Hancock, Project Manager for Metro Parks Tacoma. Mr. Hancock is

overseeing the *Destination Point Defiance* project – A long-term planning effort that started in 2005 and has included more than 100 community meetings to date. Future activity will be detailed in a comprehensive master plan for Point Defiance Park that focuses on improving access, enhancing activities and stewarding resources.

7. Describe any community outreach you have conducted (i.e., when and how you contacted affected and abutting property owners and neighbors), and any community response received to the proposed amendment. Attach any letter(s) of support or written community response, if applicable.

Since 2005, there have been over 100 community meetings to solicit public input on the future of Point Defiance Park. Metro Parks Tacoma continues to hold monthly public meetings on the 3rd Thursday of every month at the Pagoda building. In addition, Metro Parks has set up a website (<http://www.metroparkstacoma.org/DestinationPointDefiance/>) where there are links to a public survey that invite the public to share their ideas and provide feedback.

8. Please provide any supplemental information, which may include, but is not limited to, completion of an environmental checklist, wetland delineation study, visual analysis, or other studies.

Please see (<http://www.metroparkstacoma.org/DestinationPointDefiance/>) for a list of the supporting documents and efforts already underway that are working towards implementing the long-term vision of *Destination Point Defiance*.