



City of Tacoma
Planning and Development Services

**Agenda Item
D-2**

To: Planning Commission
From: Lihuang Wung, Planning Services Division
Subject: **2015 Annual Amendment Package**
Meeting Date: July 15, 2015
Memo Date: July 8, 2015

At the July 15, 2015 meeting, the Planning Commission will complete the review of the 2015 Annual Amendment Package, consider authorizing the distribution of the information for public review, and set a public hearing date for August 19, 2015.

The 2015 Annual Amendment Package will include the following five groups of proposed amendments to the Comprehensive Plan and Land Use Regulatory Code:

1. Comprehensive Plan Update
2. Mixed-Use Centers Review
3. Affordable Housing Regulations
4. Code Cleanup
5. Narrowmoor Addition Conservation District

The Planning Commission has completed the review of all but first item, which will be the focus of review on July 15. Attached to facilitate the Commission's review is a summary of the current and proposed elements of the Comprehensive Plan as well as a summary of proposed changes to be incorporated into the document for public review prior to the public hearing.

If you have any questions, please contact me at 253-591-5682 or lwung@cityoftacoma.org.

Attachment

c: Peter Huffman, Director

**Attachment:
Proposed Elements for the Comprehensive Plan**

(For Planning Commission’s Review on July 15, 2015)

The following table depicts the current elements of the Comprehensive Plan in the column on the left and the proposed elements in the column on the right. The intent, as part of the 2015 Annual Amendment, is to rescind, revise, and/or reorganize the current elements and replace them with the proposed elements.

Current Elements	Proposed Elements
Introduction	Introduction + Vision
Growth Strategy and Development Concept	Urban Form
Generalized Land Use	Design + Development
Housing	Housing
Capital Facilities	Public Facilities + Services
Utilities	
	Economic Development
Transportation	Transportation Master Plan
Environmental Policy	Environment
Open Space, Habitat and Recreation	
Urban Forest Policy	
	Parks + Recreation
Arts and Culture	Policies incorporated in Design + Development and Economic Development elements
	Engagement, Administration + Implementation
Container Port	Container Port
Downtown	Downtown
Glossary	Glossary
Shoreline Master Program	Shoreline Master Program
Capital Facilities Program	Capital Facilities Program
Downtown Subarea Plans	Downtown Subarea Plans
Historic Preservation Plan	Historic Preservation Plan
Neighborhood Element	
Economic Development Plan	
Tacoma Dome Area Plan	
Capital Facilities Program	
Community Facilities Plan	
MLK Jr. Way Design Plan	
Sixth Avenue Design Plan	
South 38 th Street Design Plan	

The preliminary drafts of the proposed elements have been reviewed by the Planning Commission at various levels of details. The following table summarizes the proposed changes, to date, to each individual element. Subject to the Planning Commission’s approval on July 15, 2015, these proposed changes will be incorporated into the public review document prepared for the public hearing scheduled for August 19, 2015.

Proposed Elements	Proposed Changes for Public Review
Introduction + Vision	No changes proposed at this time.
Urban Form	<ul style="list-style-type: none"> • Maps and graphics will be incorporated for each topic area. • Staff will incorporate a stronger statement that the proposed urban form policies are based off of the City’s overall historic development patterns. • Incorporate mixed-use center prioritization policy. • Staff will incorporate an intent statement and overall policy pertaining to design review. • Add reference to the tachOMEa infill tools report providing guidance and context for potential design review.
Design + Development	<ul style="list-style-type: none"> • Staff will incorporate an intent statement and overall policy pertaining to development of a design review program. • New Policy: provide general policy guidance about creating attractive residential neighborhoods. • Under signs, provide general policy guidance that signs should be compatible with pedestrian orientation of mixed-use centers as well as residential areas. Policy on billboards in residential areas. • Under healthy foods, include specific reference to farmers markets.
Environment	<ul style="list-style-type: none"> • Relocate policies related to geologic hazards to separate section with new goal statement. • Revise Watershed Planning Section to provide general policies, description of watersheds, and maps of watersheds with environmental assets and known geologic hazards.
Housing	No amendments proposed at this time except to integrate additional housing data into the chapter.

Economic Development	<ul style="list-style-type: none"> • Define terms and acronyms • Include additional goals to raise up prominence of some of the sub-headings. • New policy: activation of public realm to support economic development, temporary spaces to keep the street lively and provide a place for artists and entrepreneurs to start up (for example Spaceworks). • New Policy: Promote the use of Business Improvement Areas. • Replace Figure 6.6 with map depicting areas planned for employment growth. • Highlight that Tacoma has more jobs than housing and is employment center. • Add target job to housing ratio. • Add goal statement on maintaining industrial land supply.
Transportation	No amendments proposed at this time.
Parks + Recreation	No amendments proposed at this time.
Public Facilities + Services	<ul style="list-style-type: none"> • Provide additional context for the level of service figures.
Container Port	Not proposed for update at this time.
Engagement, Administration + Implementation	<ul style="list-style-type: none"> • Provide a summary of key implementation steps. • New target density range of 6-12 for Single Family Residential Zoning.
Downtown	Not proposed for update at this time.
Shoreline Master Program	Not proposed for update at this time.
Capital Facilities Program	Not proposed for update at this time.
Downtown Subarea Plans	Not proposed for update at this time.
Historic Preservation Plan	Not proposed for update at this time.
Mixed-Use Centers Report	<ul style="list-style-type: none"> • Maps are in process to be updated consistent with other map updates.