



City of Tacoma
Planning and Development Services

Agenda Item
D-2

To: Planning Commission
From: Stephen Atkinson, Associate Planner, Planning Services
Subject: **2015 Comprehensive Plan Update**
Date of Meeting: July 16, 2014
Date of Memo: July 9, 2014

At the Planning Commission's meeting on July 16, 2014, staff will provide a reintroduction to the scope and schedule for the 2015 Comprehensive Plan update, discuss next steps in the process, as well as review the Pierce County 2014 Buildable Lands Report (available at <http://www.co.pierce.wa.us/index.aspx?NID=923>). Dan Cardwell, Pierce County Planning and Land Services, will present on the purpose, methodology, and key findings from the 2014 Buildable Lands Report and City staff will provide an overview of the approach developed for Downtown Tacoma and the mixed-use centers. The Buildable Lands Report is a key input into the City of Tacoma Comprehensive Plan and will inform the City's mixed-use center review.

The Buildable Lands Program was adopted as an amendment to the GMA in 1997, (RCW 36.70A.215, <http://apps.leg.wa.gov/rcw/default.aspx?cite=36.70A.215>). It is a review and evaluation program aimed at determining if six Western Washington counties - Snohomish, King, Kitsap, Pierce, Thurston and Clark - and their cities have an adequate amount of residential, commercial, and industrial land to meet the growth needs adopted in their GMA comprehensive plans.

If result of the analysis demonstrates inconsistencies in how growth and development are occurring, compared to what was envisioned in the comprehensive plan and county-wide planning policies, then jurisdictions must consider implementation of "reasonable measures" to take to increase consistency between plans and development.

Appendix A to the Pierce County Comprehensive Plan establishes population, housing unit, and employment targets for cities, towns, and unincorporated areas of Pierce County for the year 2030 (available at <http://www.co.pierce.wa.us/DocumentCenter/View/23902>). Tacoma is allocated for a total 2030 population of 281,300 residents, up from an estimated 202,700 residents in 2008. The Report estimates the City's 2030 housing unit need at 47,240 units with capacity under existing zoning for 97,692 units.

If you have any questions, please contact Stephen Atkinson at 591-5531 or satkinson@cityoftacoma.org.

c: Peter Huffman, Director