



City of Tacoma
Planning and Development Services

Agenda Item
E-1

October 1, 2014

Mr. Loren Cohen
MC Real Estate Consultants, LLC
5219 North Shirley – Suite 100
Ruston, WA 98407

RE: Denial/Postponement of Application for McKinley Mixed-Use Center Boundary Expansion

Dear Mr. Cohen:

Please be advised that your application for the proposed expansion of the boundaries of the McKinley Mixed-Use Center has been denied by the Planning Commission for consideration during the City of Tacoma's 2015 Annual Comprehensive Plan Amendment process. The Commission suggested that you consider submitting the application for the annual amendment process in a subsequent year.

At its meeting on September 17, 2014, the Commission conducted an assessment of all applications for the 2015 Annual Amendment, pursuant to Tacoma Municipal Code Section 13.02.045. The Commission acknowledged that your application (Application #2015-03) was essentially the same as the one you had submitted in 2008 (Application #2008-01) that had been denied by the Planning Commission at the time. Application #2008-01 was denied primarily because (a) the expansion area was thoroughly evaluated in 2007 as a part of establishing the boundary for the then proposed McKinley Mixed-Use Center, but was not included in the center, partly in response to concerns expressed by residents during public outreach; and (b) the center should be allowed a period of time for redevelopment to occur, especially in the core areas of the center, before expanding its boundaries.

The Commission believes that the rationale for denying Application #2008-01 continues to be valid to date and applicable to the consideration for denying Application #2015-03. In addition, the City Council has initiated a comprehensive review of all mixed-use centers in the City to determine their effectiveness in achieving the City's growth vision and intent. This review has been included in the 2015 Annual Amendment process as Application #2015-02 and is expected to result in new profiles and configurations of centers, including the adequate number of centers in the City. The Commission believes that consideration of any significant expansions, such as what you have proposed, would be more appropriate after the city-wide, comprehensive mixed-use center review is complete.

Enclosed is the check that you submitted along with the application. If you have any questions concerning this matter or the 2015 Annual Amendment in general, please contact Lihuang Wung, Senior Planner, at (253) 591-5682 or lwung@cityoftacoma.org.

Sincerely,

BRIAN BOUDET, MANAGER
Planning Services Division

Enclosure

c: Peter Huffman, Director, Planning and Development Services
Members of the Planning Commission