

# Section I

## Executive Summary





# EXECUTIVE SUMMAERY

## About This Document

This is the **Public Review Document** prepared for the Tacoma Planning Commission's public hearings concerning the 2019 Annual Amendment to the *One Tacoma Comprehensive Plan* and the Land Use Regulatory Code ("2019 Amendment"). This document is posted online at [www.cityoftacoma.org/2019Amendments](http://www.cityoftacoma.org/2019Amendments).

The 2019 Amendment includes six sets of public-initiated proposed amendments (“applications”), as listed below. The complete text, staff analyses, and pertinent background information associated with these applications are compiled in **Section II** of this document.

- (1) Future Land Use Map Implementation
- (2) Shoreline Master Program Periodic Review
- (3) Affordable Housing Action Strategy Incorporation into Comprehensive Plan
- (4) Historic Preservation Code Amendments
- (5) Manitou Potential Annexation
- (6) Minor Plan and Code Amendments

## Planning Commission Public Hearings

The Planning Commission will conduct two public hearings to receive public comments on the 2019 Amendment, as described in the summary table below. The notices for the public hearings are attached to this Executive Summary.

	Planning Commission Public Hearing No. 1	Planning Commission Public Hearing No. 2
<b>Date and Time</b>	Wednesday, May 1, 2019, 6 PM	Wednesday, May 15, 2019, 6 PM
<b>Informational Meeting</b>	An Informational Meeting will be held from 5 and 6 PM, prior to each public hearing, for interested citizens to learn more about the hearing subject(s).	
<b>Location</b>	Council Chambers, 1st Floor, Tacoma Municipal Building 747 Market Street, Tacoma, WA 98402	
<b>Subjects</b>	This public hearing will address the following subject: (1) Future Land Use Map Implementation	This public hearing will be conducted in five consecutive sessions, addressing the following subjects respectively: (1) Shoreline Master Program Periodic Review; (2) Affordable Housing Action Strategy Incorporation into the Comprehensive Plan; (3) Historic Preservation Code Amendments; (4) Manitou Potential Annexation; and (5) Minor Plan and Code Amendments
<b>Special Note</b>		The first session concerning the Shoreline Master Program Periodic Review is a <b>Joint Public Hearing</b> of the City of Tacoma and the Department of Ecology.
<b>Comment Period</b>	In addition to testimony at the hearings, written comments will be accepted through Friday, May 17, 2019, 5 PM.	

## Environmental Review

The review of all subjects of the 2019 Amendment against an environmental checklist is in progress. Since all subjects are non-project actions that are not expected to have a probable significant adverse impact on the environment, it is anticipated that a Determination of Environmental Nonsignificance would be issued. The preliminary determination would be subject to comments through May 17, 2019. The City may reconsider or modify the preliminary determination in light of timely comments. Unless modified, the preliminary determination would become final on May 24, 2019.

## Comprehensive Plan and Land Use Regulatory Code

The *One Tacoma Plan*, adopted in 2015 by Ordinance No. 28335, is Tacoma's comprehensive plan as required by the State Growth Management Act (GMA). As the City's official statement concerning future growth and development, the Comprehensive Plan sets forth goals, policies and strategies for the health, welfare and quality of life of Tacoma's residents. The *One Tacoma Plan* is a blueprint for the future character of our City. The plan can be viewed online at [www.cityoftacoma.org/OneTacoma](http://www.cityoftacoma.org/OneTacoma).

The Land Use Regulatory Code, Title 13 of the Tacoma Municipal Code (TMC), is the key regulatory mechanism that implements the *One Tacoma Plan*. Title 13 contains regulations and procedures for controlling land use, platting, shorelines, environment, critical areas, and historic preservation, among others. The Tacoma Municipal Code can be viewed online at [www.cityoftacoma.org/Planning](http://www.cityoftacoma.org/Planning) (and click on "Tacoma Municipal Code").

## Annual Amendments

The *One Tacoma Plan* is subject to continuous review, evaluation and modification to remain relevant and to respond to changing circumstances. The GMA allows the Plan generally to be amended only once each year. Amendments may include adding new Plan elements, modifying existing elements, revising policies or maps, or updating data and information. All proposed modifications are reviewed concurrently to address the cumulative effect of the revisions and to maintain internal consistency among the various plan components and external consistency with regional, county, and adjacent jurisdictional plans. The GMA requires development regulations to be consistent with and to implement the Comprehensive Plan. To maintain this consistency, changes to the *One Tacoma Plan* often are accompanied by similar changes to development regulations and/or zoning classifications.

## 2019 Amendment Process

The general timeline and schedule for the 2019 Amendment is as follows:

Timeline	Activity
May-June 2018	Planning Commission assessment and development of proposed 2019 Amendment package, including a Public Scoping Hearing on June 6, 2018
July 2018 – March 2019	Planning Commission and staff conducting technical analysis and outreach (including five open houses on February 21, February 25, February 27, March 13, and March 18)
May 1 and 15, 2019	Planning Commission Public Hearings
June 2019	Planning Commission making recommendations to the City Council
July-August 2019	City Council Actions (i.e., committee reviews, Council study sessions, Council public hearing, and Council adoption)

# 2019 Comprehensive Plan and Land Use Regulation Amendments

[www.cityoftacoma.org/2019amendments](http://www.cityoftacoma.org/2019amendments)



# PUBLIC HEARING

## FUTURE LAND USE IMPLEMENTATION AND AREAWIDE REZONES

### PLANNING COMMISSION PUBLIC HEARING

#### FLUM/REZONES ONLY

Wednesday, May 1, 2019

6:00 PM

City Council Chambers

747 Market Street, 1st floor

### INFORMATIONAL MEETING

Wednesday, May 1, 2019

5:00 - 6:00 PM

City Council Chambers

747 Market Street, 1st floor

### Join Us!

In support of the 2019 Amendments, the Planning Commission will be conducting two public hearings to accept comments and testimony on the proposals.

#### PUBLIC HEARING #1: FLUM/REZONES

If you would like to provide comments on the Future Land Use/Rezoning project, please attend the public hearing on May 1, 2019.

Comments will be accepted until May 17, 2019 at 5:00 PM.

## WHAT IS THE 2019 AMENDMENT PROCESS?

The 2019 Amendment to the Comprehensive Plan and Land Use Regulatory Code is a process through which the City considers changes, additions, and updates to the One Tacoma Plan and the Land Use Code. The Planning Commission will consider public testimony prior to formalizing a recommendation to the City Council. The City Council will also conduct a public hearing prior to taking action on any proposals. You are receiving this notice because the proposed amendments may affect your property.

## WHAT IS THE FUTURE LAND USE IMPLEMENTATION PROJECT?

The Future Land Use Map in the One Tacoma Plan illustrates the City's intended future land use pattern through the geographic distribution of residential and commercial areas, the designation of mixed-use and manufacturing/industrial centers, as well as shoreline and single-family detached designations. The map is to be used in conjunction with the adopted policies of the Comprehensive Plan for any land use decision, including rezoning.

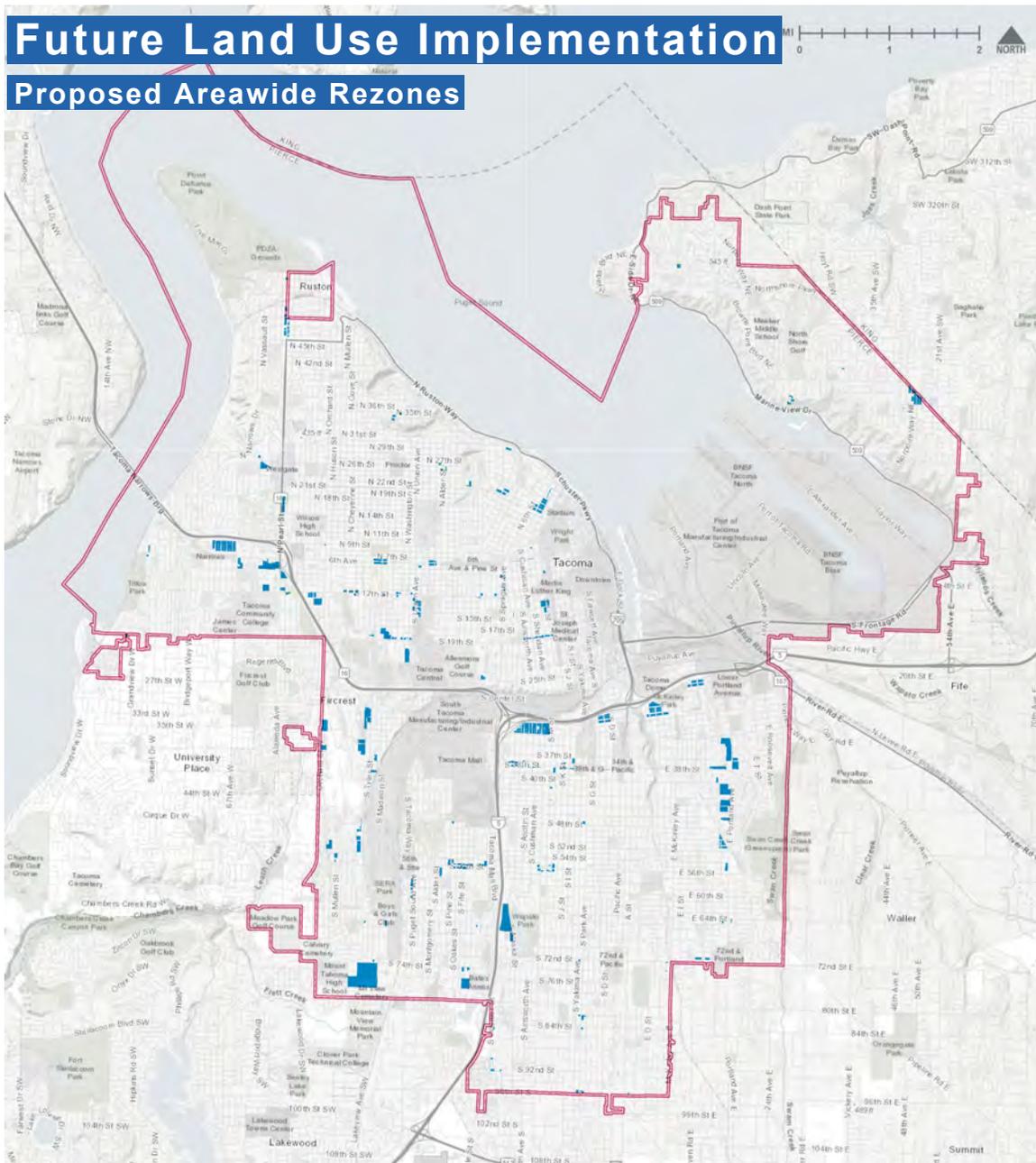
This project seeks to apply appropriate area-wide rezones that implement the Future Land Use Map and One Tacoma Plan policies where the current zoning is inconsistent with the adopted Plan. This may result in amendments to the City's official zoning map throughout the City. This phase of the project is intended to primarily address areas planned for multi-family residential development.

¿Necesitas información en español? • 한국어로 정보가 필요하십니까? • Cần thông tin bằng tiếng Việt? • Нужна информация на русском? • ត្រូវការព័ត៌មានជាភាសាខ្មែរ?

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# Future Land Use Implementation

## Proposed Areawide Rezones



Potential rezone general locations and concentrations:

- Pearl Street
- Norpoint
- Narrows
- 34th and Proctor
- 26th and Alder
- Stadium
- 6th Ave
- S 12th
- S 19th
- 35th and Wright
- Dometop
- 72nd and Alaska
- 56th and M
- Mt. Tahoma/TPU
- Portland Ave

## TO REVIEW THE PROPOSALS:

- Visit the project webpage at: [www.cityoftacoma.org/FLUM](http://www.cityoftacoma.org/FLUM)
- View the full interactive exhibits online at: <https://arcg.is/0rfauf>
- The full Public Review Document for the 2019 Amendments is available at [www.cityoftacoma.org/2019amendments](http://www.cityoftacoma.org/2019amendments)

## TO PROVIDE COMMENTS:

Comments may be submitted on the proposals on or before May 17, 2019 at 5:00 PM.

- Testify at the Planning Commission Public Hearing
- Email to: [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org)
- Mail to: Planning Commission, 747 Market Street, Room 349, Tacoma WA 98402

\*NOTE: All comments provided to staff during the Open Houses will be considered as part of the public testimony for this comment period.

# 2019 Comprehensive Plan and Land Use Regulatory Code Amendments

[www.cityoftacoma.org/2019amendments](http://www.cityoftacoma.org/2019amendments)



# PUBLIC HEARING

## 2019 AMENDMENTS - PUBLIC HEARING

### PLANNING COMMISSION PUBLIC HEARING

Wednesday, May 15, 2019  
6:00 PM  
City Council Chambers  
747 Market Street, 1st floor

### INFORMATIONAL MEETING

Wednesday, May 15, 2019  
5:00 - 6:00 PM  
City Council Chambers  
747 Market Street, 1st floor

### Join Us!

In support of the 2019 Amendments, the Planning Commission will be conducting two public hearings to accept comments and testimony on the proposals.

### PUBLIC HEARING #2: 2019 Amendments

This public hearing includes the following topics (see description of the subjects in this notice). Public comment will be accepted in this order:

1. Shoreline Master Program – This is a joint public hearing with the Department of Ecology
2. Affordable Housing Action Strategy
3. Historic Preservation Code Amendments
4. Manitou Potential Annexation
5. Minor Amendments

## WHAT IS THE 2019 AMENDMENT PROCESS?

The 2019 Amendment to the Comprehensive Plan and Land Use Regulatory Code is a process through which the City considers changes, additions, and updates to the One Tacoma Plan and the Land Use Code. The Planning Commission will consider public testimony prior to formalizing a recommendation to the City Council. The City Council will also conduct a public hearing prior to taking action on any proposals. You are receiving this notice because the proposed amendments may affect your property.

## 1. Shoreline Master Program - Periodic Review

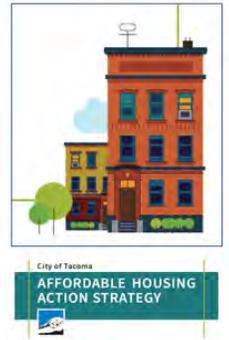
The City of Tacoma is conducting a periodic review of the TSMP, as required every eight years by the Shoreline Management Act (RCW 90.58). The TSMP is Tacoma's policy and regulatory framework for activities within designated shoreline areas. This review is not a major update, but reflects changes in state laws and rules, changes to Tacoma's Comprehensive Plan and regulations and new information and improved data since the major update completed in 2013.

**The City and Department of Ecology will conduct a Joint Public Hearing to solicit input on the proposals.**

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## 2. Affordable Housing Action Strategy

This proposed amendment would formally recognize the Affordable Housing Action Strategy as an implementation element of the One Tacoma Comprehensive Plan. The AHAS is a strategic response to a changing housing market, increasing displacement pressure, and a widespread need for high-quality, affordable housing opportunities for all.



## 3. Historic Preservation Code Amendments

This proposal seeks to improve the effectiveness of the Historic Preservation Program through a series of code amendments, including: enhancement of demolition/cultural resources impact review within TMC 13.12.570; enhancements to TMC 13.07, including clarification of the nomination and designation process and project review, and the Historic Conditional Use Permit at TMC 13.06.640 F.

## 4. Manitou Potential Annexation

Working collaboratively with Pierce County on the proposed annexation of the Manitou Area near Lakewood Dr. W. and 66th St. W. and updating the proposed land use designations and zoning classifications to be applicable to the area if and when the annexation becomes effective.



## 5. Minor Plan and Code Amendments

Amendments to various sections of the Tacoma Municipal Code intended to correct minor errors, address inconsistencies, and improve provisions that, through administration and application of the code, are found to be unclear or not fully meeting their intent.

### TO REVIEW THE PROPOSALS:

- The full Public Review Document for the 2019 Amendments as well as individual project pages and staff contact information, is available at: [www.cityoftacoma.org/2019amendments](http://www.cityoftacoma.org/2019amendments)
- For more information: [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org) (253) 591-5030 (select option 4)

### TO PROVIDE COMMENTS:

Comments may be submitted on the proposals on or before May 17, 2019 at 5:00 PM.

- Testify at the Planning Commission Public Hearing
- Email to: [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org)
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\*NOTE: All comments provided to staff during the Open Houses will be considered as part of the public testimony for this comment period.