PLANNING COMMISSION RECOMMENDATION SUMMARY
June 19, 2019

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<th>Application:</th>
<th>Future Land Use Map Implementation</th>
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<td>Applicant:</td>
<td>Planning and Development Services Department</td>
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Summary of Proposal:
The Future Land Use Map, Figure 2 of 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. These designations correspond to specific zoning districts and use and development standards that implement the policies of the One Tacoma Plan. However, in many areas throughout the City current zoning is inconsistent with the Land Use Designation in the Future Land Use Map.

This proposal does the following:
- Identifies areas where the Plan and Zoning are inconsistent;
- Recommends amendments to the Future Land Use Map or area-wide rezones to ensure that the Plan and Zoning are mutually supportive and consistent.

Location and Size of Area: Citywide

Current Land Use and Zoning: Various

Neighborhood Council Area: Citywide

Staff Contact: Stephen Atkinson, Principal Planner, 253-591-5531, satkinson@cityoftacoma.org

Planning Commission Recommendations:
The Planning Commission recommends that the City Council adopt the proposed amendments to the Tacoma Municipal Code as set forth in the following exhibits and as provided online at:
https://arcg.is/Orfauf.

Furthermore:
- The Commission recommends that the City Council consider funding and prioritizing a corridor plan for Portland Ave to consider land use, design, public safety improvements, and other capital needs in a complementary way, to improve the overall livability of the corridor.
- The Commission recommends that the City Council consider a broader review of the View Sensitive District to ensure an equitable application of those development restrictions.
- The Commission recommends a broader review of the Narrows Mixed-use Center to consider additional capital investments and zoning modifications that could spur development in the business district and provide for supportive residential densities in the surrounding neighborhoods.
Note: The following maps denote areas proposed for a Zoning map amendment, a Future Land Use map amendment, or both. The maps area arranged by Council District.

Full map amendments are available online at: https://arcg.is/OrfauF

Future Land Use Implementation
Planning Commission Recommendation
JUNE 19, 2019
Council District 1
Map 1B
Council District 3
Map 3A

Note: Areas within the District but outside the map extent have no proposed zoning or FLUM changes.
Council District 4
Map 4B