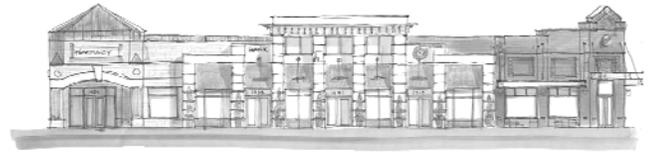




LARGE SCALE RETAIL MORATORIUM



PLANNING COMMISSION RECOMMENDATIONS – SUMMARY

The Planning Commission at their meeting on October 19, 2011 recommended retention and modification of the emergency moratorium enacted by the City Council on the acceptance of permits for retail establishments that exceed 65,000 square feet. Their three recommended changes are:

1. Reduce the geographic scope of the moratorium from citywide to apply only to the Community and Urban Mixed-Use Centers

- a. Tacoma Mall Area Urban Center
- b. East 72nd and Portland Community Center
- c. James Center/TCC Community Center
- d. Lower Portland Avenue Community Center
- e. South 34th and Pacific Community Center
- f. South 72nd and Pacific Community Center
- g. Tacoma Central/Allenmore Community Center
- h. Westgate Community Center

Commission Rationale: There are numerous discrepancies between the Comprehensive Plan policies for Mixed-Use Centers and the implementing regulations. Large-scale retail uses, as currently allowed, are more appropriate in auto-oriented general commercial areas.

2. The moratorium should only apply to three types of development

- a. New large scale retail buildings exceeding 65,000 square feet;
- b. Substantial alterations to existing retail establishments that exceed 65,000 square feet whose cumulative value of the alteration is over 50% of the value of the existing retail structure; and
- c. Additions to existing 65,000 square feet or greater retail establishments that exceed 10% of the existing square footage.

Commission Rationale: The moratorium should not apply to minor alterations, tenant improvements or the re-use of an existing retail establishment that exceeds 65,000 square feet by another large-scale retail tenant.

3. The moratorium should be extended from six months to twelve months (until August 30, 2012)

Commission Rationale: Twelve months would allow the Commission, Council, staff and community sufficient time to develop a comprehensive and balanced regulatory approach. The six-month moratorium requires the Commission to review a draft code on November 2 and release a final draft for public review on November 19. Within that timeframe minor amendments could be developed, such as requiring a conditional use permit or prohibiting large-scale retail uses outright. However, these changes would not sufficiently address the wide-ranging public concerns or fix the discrepancies between the Code and Comprehensive Plan.

The proposed regulations to be developed during the moratorium are intended to address the following issues raised in the public testimony:

- a. Development of a discretionary permit process that would allow for community input;
- b. Modify and/or develop new design and development standards to address building size, mass and scale details, site layout, parking requirements and location, mix of uses, pedestrian orientation, transit and bicycle friendly, and the provision of amenities; and
- c. Evaluation of existing environmental review process and the adequacy of mitigation tools to address impacts, especially traffic impacts