MORATORIUM ORDINANCE

Ordinance No. 28014 – Adopted on August 30, 2011

Halts acceptance and processing of development permits

Affects retail establishments greater than 65,000 square feet citywide

6-month duration (until February 28, 2012)
PLANNING COMMISSION RECOMMENDATIONS

- Retain the Moratorium

- Incorporate three changes:
  - Reduce the geographic scope
  - Reduce the applicability
  - Extend the timeline
Planning Commission Recommendations

- Reduce the geographic scope
  - From citywide to only Community and Urban Mixed-Use Centers

<table>
<thead>
<tr>
<th>Mixed-Use Center</th>
<th>Center Type</th>
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</thead>
<tbody>
<tr>
<td>Tacoma Mall Area</td>
<td>Urban</td>
</tr>
<tr>
<td>East 72\textsuperscript{nd} and Portland Avenue</td>
<td>Community</td>
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<tr>
<td>James Center/TCC</td>
<td>Community</td>
</tr>
<tr>
<td>Lower Portland Avenue</td>
<td>Community</td>
</tr>
<tr>
<td>South 34\textsuperscript{th} and Pacific Avenue</td>
<td>Community</td>
</tr>
<tr>
<td>South 72\textsuperscript{nd} and Pacific Avenue</td>
<td>Community</td>
</tr>
<tr>
<td>Tacoma Central Plaza/Allenmore</td>
<td>Community</td>
</tr>
<tr>
<td>Westgate</td>
<td>Community</td>
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</tbody>
</table>
PLANNING COMMISSION RECOMMENDATIONS

- Reduce the applicability
  - From all permits to only significant permits:
    - New large scale retail buildings exceeding 65,000 square feet
    - Substantial alteration of existing large retail establishments (value of alteration is over 50% of the value of the existing structure)
    - Significant additions to existing large retail establishments (exceeding 10% of the existing square footage)
PLANNING COMMISSION RECOMMENDATIONS

- Extend the timeline
  - From 6-months to 12-months (until August 30, 2012)
    - Multitude of issues raised
    - Comprehensive approach needed
    - Allows for appropriate coordination with City Council and community outreach
Planning Commission Recommendations

- Focus of Commission’s review and potential areas for land use code changes
  - Special permit process for large projects that would allow for discretionary review and public input
  - Modified and/or new design and development standards for large projects
  - Evaluation of existing environmental review process and adequacy of mitigation tools
**Next Steps**

**Tonight (October 25):**
- City Council Public Hearing
- 1\textsuperscript{st} Reading of Ordinance
  - Adopts findings and recommendations to justify retention and modification of the moratorium
  - Reduces the geographic scope to the Urban and Community Mixed-Use Centers
  - Reduces the applicability to new large retailers, substantial alterations, and significant additions
  - Extends the timeline to 12-months

**Next Tuesday (November 1)**
- 2\textsuperscript{nd} Reading of Ordinance