



# **LARGE SCALE RETAIL MORATORIUM**

**City Council Study Session**

**October 25, 2011**

# 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

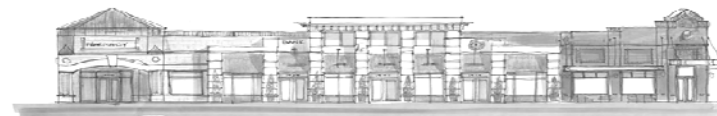
- Retain the Moratorium
- Incorporate three changes:
  - Reduce the geographic scope
  - Reduce the applicability
  - Extend the timeline



# PLANNING COMMISSION RECOMMENDATIONS

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

Mixed-Use Center	Center Type
Tacoma Mall Area	Urban
East 72 <sup>nd</sup> and Portland Avenue	Community
James Center/TCC	Community
Lower Portland Avenue	Community
South 34 <sup>th</sup> and Pacific Avenue	Community
South 72 <sup>nd</sup> and Pacific Avenue	Community
Tacoma Central Plaza/Allenmore	Community
Westgate	Community



# 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<sup>st</sup> 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<sup>nd</sup> Reading of Ordinance

