LARGE SCALE RETAIL MORATORIUM
Planning Commission Meeting
October 5, 2011
OVERVIEW

○ Part 1 - Moratorium
  • Preliminary discussion of public testimony
  • Potential findings and recommendations

○ Part 2 – Potential Code Changes
  • Existing regulations
  • Comprehensive Plan guidance
  • Potential land use code changes
## Existing Large Retail Establishments

<table>
<thead>
<tr>
<th>Location</th>
<th>Approximate Size</th>
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<tbody>
<tr>
<td>Macy’s (Tacoma Mall)</td>
<td>255,000 sq. ft.</td>
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<tr>
<td>JC Penney’s (Tacoma Mall)</td>
<td>*233,000 sq. ft.</td>
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<tr>
<td>Sears (Tacoma Mall)</td>
<td>*180,000 sq. ft.</td>
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<td>Costco (37&lt;sup&gt;th&lt;/sup&gt; &amp; Steele)</td>
<td>152,000 sq. ft.</td>
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<tr>
<td>Nordstrom (Tacoma Mall)</td>
<td>*144,000 sq. ft.</td>
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<tr>
<td>Fred Meyer (19&lt;sup&gt;th&lt;/sup&gt; &amp; Stevens)</td>
<td>143,000 sq. ft.</td>
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<tr>
<td>Fred Meyer (72&lt;sup&gt;nd&lt;/sup&gt; &amp; Pacific)</td>
<td>142,000 sq. ft.</td>
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<tr>
<td>Lowe’s (80&lt;sup&gt;th&lt;/sup&gt; &amp; Hosmer)</td>
<td>138,000 sq. ft.</td>
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<tr>
<td>Lowe’s (25&lt;sup&gt;th&lt;/sup&gt; &amp; Orchard)</td>
<td>131,000 sq. ft.</td>
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<tr>
<td>Target (Allenmore)</td>
<td>124,000 sq. ft.</td>
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<tr>
<td>Home Depot (Center &amp; Mullen)</td>
<td>117,000 sq. ft.</td>
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<tr>
<td>Home Depot (74&lt;sup&gt;th&lt;/sup&gt; &amp; Sprague)</td>
<td>110,000 sq. ft.</td>
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<tr>
<td>Forever 21 (Tacoma Mall)</td>
<td>106,000 sq. ft.</td>
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<tr>
<td>K-Mart (72&lt;sup&gt;nd&lt;/sup&gt; &amp; Portland)</td>
<td>106,000 sq. ft.</td>
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<tr>
<td>K-Mart (6&lt;sup&gt;th&lt;/sup&gt; &amp; Orchard)</td>
<td>106,000 sq. ft.</td>
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<tr>
<td>Winco (72&lt;sup&gt;nd&lt;/sup&gt; &amp; Hosmer)</td>
<td>103,000 sq. ft.</td>
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<tr>
<td>Fred Meyer (19&lt;sup&gt;th&lt;/sup&gt; &amp; Mildred)</td>
<td>68,000 sq. ft.</td>
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*Revised since last presentation*
PERMITTING LEVELS

- 1 new large retail building every 1-2 years

Past 9 months:

- 1 counter inquiry regarding a new large retailer (*Lowe’s @ 94th & Pacific*)
- 1 building permit for a new large retailer (*WalMart @ 23rd & Union*)
- 17 remodel permits for businesses located in shopping centers that contain large retailer(s)

- Major renovation cycle is generally 10-15 years
FINDINGS AND RECOMMENDATIONS

- Potential findings and recommendations
  - The need for the moratorium
  - The appropriate duration of the moratorium
  - Potential clarifications
    - Remodels, expansions, reuse of vacant buildings
  - Limitations of land use regulations
EXISTING REGULATIONS

Development Standards – Commercial Districts
- Generally no minimum setbacks
- Landscaping – Street trees, buffers, parking lot landscaping, perimeter strip
- Parking – 4 spaces/1,000 sq. ft.
- Pedestrian connections to sidewalk
- Internal parking lot walkways
- Street furniture
- Bicycle parking
EXISTING REGULATIONS

- Design Standards – Commercial Districts
  - Mass Reduction
  - Rooflines
  - Transparency
  - Façade variety (materials)
  - Blank wall limitations
  - Building orientation
  - Customer entrances
  - Weather protection
  - Utility screening
EXISTING REGULATIONS – EXAMPLES

- Lowe’s (80th & Hosmer)
EXISTING REGULATIONS

- Development Standards – Mixed-Use Districts
  - Maximum setbacks
  - Landscaping – Street trees, buffers, parking lot landscaping, perimeter strips
  - Parking – 2.5 spaces/1,000 sq. ft. (although there are numerous reductions provided)
  - Pedestrian connections to sidewalk
  - Internal parking lot walkways
  - Street furniture
  - Bicycle parking
**Existing Regulations**

- Design Standards – Mixed-Use Districts
  - Mass Reduction
  - Rooflines
  - Transparency
  - Façade variety (materials and details)
  - Blank wall limitations
  - Building orientation
  - Customer entrances
  - Weather protection
  - Utility screening
EXISTING REGULATIONS – EXAMPLES

- Krispy Kreme (43rd & Tacoma Mall Blvd.)
EXISTING REGULATIONS – EXAMPLES

- Tacoma Eye Center (S 19th & Washington)
EXISTING REGULATIONS – EXAMPLES

- Nordstrom’s (Tacoma Mall)
COMPREHENSIVE PLAN GUIDANCE

- General Commercial Areas
  - Includes both concentrated areas of large commercial development with community-wide significance and older, smaller-scale districts that focus more on services for surrounding neighborhoods
  - May contain a mix of retail, office, commercial, multi-family, and light industrial uses
  - Encourage locations near residential areas and infill residential development within the districts
  - Located along significant transportation corridors and be designed to include multi-modal connections
  - Buffers are used to prevent impacts to residential areas
COMPREHENSIVE PLAN GUIDANCE

- Mixed-Use Centers (Community & Urban Centers)
  - Dense, varied mix of commercial, residential and institutional uses
  - Include city-wide and regional attractions
  - Retain major employers and support small businesses, new commercial growth, and residential infill
  - Accessible by arterials and other major transportation facilities, but with an increased focus on pedestrian, bicycle and transit-friendly development with considerably less area devoted to surface parking
  - Increased vegetation and greenery for effective buffers and scale transitions
  - Large projects deserve heightened level of review
POTENTIAL CODE OPTIONS

- Additional caps on developments
  - For large projects vs. large retail projects
  - Only in certain districts?
- Discretionary Permit Requirement
  - For large projects vs. large retail projects?
  - Examples from existing regulations:
    - Day care center for 13+ children in single-family districts
    - Duplexes and triplexes in R-2SRD and HMR-SRD zones
    - Tall cell towers in many districts
    - Certain park facilities in residential districts
    - Larger commercial recreation and entertainment facilities in South Tacoma Manuf./Ind. Center
    - Current Master Plan CUP process
POTENTIAL CODE OPTIONS

- Additional development standards
  - Maximum parking restrictions (or maximum surface parking)
- Additional design standards
  - Breaking up parking lots
  - Stricter mass reduction
  - Requiring mix of uses
  - Strengthening maximum setback
  - Maximum floorplate
- Re-occupancy/Re-use standards
- Environmental mitigation
## Next Steps

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
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<tr>
<td>October 19</td>
<td>Adopt findings and recommendations on the moratorium</td>
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<tr>
<td>November 2</td>
<td>Review of draft code options and benchmarking</td>
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<td>November 16</td>
<td>Authorization for public review of draft land use code amendments</td>
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