HANDOUTS and PRESENTATIONS

Included in this packet are materials presented at the Planning Commission’s meeting on August 21, 2013:

1. South Downtown Subarea Plan and EIS (PowerPoint; for Discussion Item D-1)
2. 2014 Annual Amendment (PowerPoint; for Discussion Item D-2)
Three Subarea Planning Areas
Planning Allocations

- Plan for 78,600 new residents and 64,200 new jobs citywide by 2030
- A 2009 City of Tacoma study estimated that downtown Tacoma has the capacity to accommodate an additional 62,400 people and 42,200 jobs
- South Downtown Allocation: 23,600 new people and 22,500 new jobs
Key Planning Policies


- Climate Action Plan: “TDR is a market-based way to conserve resource lands, control sprawl and encourage good development in our urban core where community infrastructure already exists.”

- Mobility Master Plan (Adjust Transportation level of Service)

- Pursue State authorized Landscape Conservation and Local Infrastructure Program (LCLIP) financing for infrastructure to support growth and redevelopment.
Project Goals and Deliverables

- Overarching goal: to promote economic development in South Downtown.

- Documents: Subarea Plan and Environmental Impact Statement (EIS), with the City of Tacoma and the University of Washington as EIS co-lead agencies.

- Satisfies the State Environmental Policy Act (SEPA) requirements for build out of the University of Washington Tacoma and Thea Foss Master Plans and for adding a further 24 million square feet of new development.

- This “upfront” EIS process requires analyses of build out alternatives that identify any anticipated negative environmental impacts and define measures to mitigate these impacts.
EIS CONCLUSION

“Currently in South Downtown there is sufficient utility infrastructure, transportation capacity, and open space to serve anticipated growth likely for the next 5 to 10 years. Within this timeframe, requirements for mitigations placed on private development would not only be unnecessary, but also could have the unintended consequence of creating a financial barrier to redevelopment”.
LONG-TERM APPROACH

- Tiered thresholds at 10- and 20-million square feet of development that would trigger impact fees to fund both multimodal transportation projects and open space.

- At five-million square feet of new development, Transportation Management Program (TMP) requirements would condition approval of future development.

- Monitor affordable housing over time and establish policies and regulations that are activated when trends indicate that corrective action is necessary.
# TABLE OF CONTENTS

1. Introduction ........................................... 03
2. South Downtown Context ......................... 33
3. Policy Framework .................................... 57
4. Land Use Code ....................................... 71
5. Affordable Housing ................................. 87
6. Historic Resources ................................. 99
7. Brownfields .......................................... 115
8. Open Space .......................................... 125
9. Mobility ................................................ 139
10. Capital Facilities ................................... 167
11. Catalyst Projects ................................... 185
APPENDICES

A. Foss Waterway Buildout Summary                205

B. Development Alternatives                      207

C. Subarea Plan/EIS Opinion Surveys              211

D. Model Land Use Code                            225

E. 2012 EPA Brownfield Grant Application         239

F. Historic Resources Inventory                   279
POLICY FRAMEWORK

- Strategy 1: Develop in relationship to transit
- Strategy 2: Leverage South Downtown’s assets
- Strategy 3: Enhance and connect the public realm
- Strategy 4: Cultivate synergies with UWT
- Strategy 5: Advance the Vision for the Foss Waterway
Land Use Initiatives

- LU-1: Convert the UCX-TD in the Dome District to Downtown Mixed-Use.
Land Use Initiatives

- LU-3: Update the Downtown District Floor Area Ratio Bonus System to integrate TDR and a streamlined set of design features.

<table>
<thead>
<tr>
<th>District</th>
<th>Residential FAR</th>
<th>Non Residential FAR</th>
<th>Height Limits</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>&quot;As-of-right&quot;</td>
<td>Maximum with Design Standards</td>
<td>Maximum with Special Features TDR</td>
</tr>
<tr>
<td>DMU</td>
<td>3</td>
<td>5</td>
<td>7</td>
</tr>
<tr>
<td>WR</td>
<td>4</td>
<td>5</td>
<td>7</td>
</tr>
<tr>
<td>DR</td>
<td>2</td>
<td>4</td>
<td>6</td>
</tr>
<tr>
<td>DCC</td>
<td>3</td>
<td>6</td>
<td>12</td>
</tr>
</tbody>
</table>
Land Use Initiatives

- LU-12: Expand the Reduced Parking Area to include all DMU, WR, and UCX-TD Districts in the South Downtown Subarea (see map at right).

- LU-13: Designate the following streets as Primary Pedestrian Streets in the Downtown Districts: S. Jefferson Ave between S. 21st St. and S. 25th St; S. 25th St. between I-705 and S. Fawcett Ave; East C Street; and South C Street.

- LU-16: Wherever feasible, the City will apply applicable standards to the UWT campus as a whole, rather than on a site-by-site basis.
Housing Initiatives

- AH-1: Adopt a policy that twenty-five percent of the total housing units in South Downtown shall be affordable to households earning up to 80 percent of the countywide median income
- AH-4: Consider geographically prioritizing Affordable Housing Loans to areas adjacent to high capacity transit stations
- AH-9: Support new legislation that would establish a value capture tool based on the Community Revitalization Financing Act of 2011
- AH-11: Collaborate with the PSRC to support the creation of a Regional TOD Affordable Housing Fund
- AH-13: Explore the creation of a system that activates policies and regulations designed to promote the production of new affordable housing when affordability trends project a future shortfall.
Protection, Clean-Up, and Open Space initiatives

- **HR-5**: Apply the archeological resource protections provided by the 2012 Shoreline Master Plan Update to the entire South Downtown Subarea.
- **BF-2**: Continue to pursue grants from the EPA and other sources to fund area-wide brownfield assessment work.
- **RECOMMENDATION OS-1**: As appropriate, carry out planning, design, and construction of the proposed open space projects (see map at left).
Mobility Initiatives (1)

- M-1: Move traffic analysis and mitigation for the South Downtown Subarea from SEPA to new engineering codes.
- M-2: Set the motor vehicle level of service standard to LOS “E” or “F-mitigated” for the South Downtown Subarea.
- M-5: Implement an Adaptive Management and Mitigation Program to address potential future impacts to mobility as the Subarea builds out.
Mobility Initiatives (2)

- M-11/14: Prioritize the implementation of the City’s proposed active transportation projects in South Downtown as identified in the Mobility Master Plan and implement Complete Streets reconfigurations of Puyallup Avenue, and Jefferson Avenue, and South C Street, in that order of priority.

- M-15: Continue to pursue PSRC prioritization and funding of the Brewery District complete Streets Project.

- M-18: Proactively collaborate with WSDOT on the new Amtrak station design to prevent street blockage by trains … and to establish a “Quiet Zone.”
## Traffic Impact Assessment

### Mitigation analysis thresholds

<table>
<thead>
<tr>
<th>USE</th>
<th>“Level 1” Analysis</th>
<th>“Level 2” Analysis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>100 to 199 dwelling units</td>
<td>Over 199 dwelling units</td>
</tr>
<tr>
<td>Commercial</td>
<td>30,000-59,999 sq. feet</td>
<td>Over 59,999 sq. feet</td>
</tr>
<tr>
<td>If the residential unit count in a mixed-use development is less than the listed size ranges, but the non-residential use exceeds 20,000 square feet:</td>
<td>20,000 – 59,999 sq. feet</td>
<td>Over 59,999 sq. feet</td>
</tr>
</tbody>
</table>
Priority Capital Facilities

- Prairie Line Trail and Prairie Line Trail at UWT Station
- Foss Waterway Esplanade Completion and Dock Street Utilities Upgrade
- Pedestrian Bridge across railroad tracks at the head of the Foss Waterway and 15th Street Bridge to Dock Street
- Tacoma Dome Station Access Improvements
- Holgate Shared-Use Street and Brewery District Complete Streets Improvement Project
- Puyallup Ave Reconstruction and Jefferson Ave Complete Street
- South ‘C’ Street and South 21st Street Upgrades
- Wastewater Lines Upgrades
- Brownfield Remediation
- LINK Light Rail Extension
- Amtrak Station Relocation and Dome District ‘Quiet Zone’
Catalyst Project Locations
## Adoption Schedule
(Subarea Plan and Development Regulations)

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>August 21</td>
<td>Planning Commission:</td>
</tr>
<tr>
<td></td>
<td>• Review final draft plan and code</td>
</tr>
<tr>
<td></td>
<td>• Authorize for public review</td>
</tr>
<tr>
<td></td>
<td>• Set public hearing date</td>
</tr>
<tr>
<td>September 18</td>
<td>Planning Commission Public Hearing (keep hearing record open through September 20)</td>
</tr>
<tr>
<td>October 2</td>
<td>Planning Commission:</td>
</tr>
<tr>
<td></td>
<td>• Review public testimony</td>
</tr>
<tr>
<td></td>
<td>• Consider modifications</td>
</tr>
<tr>
<td></td>
<td>• Recommend to the City Council</td>
</tr>
<tr>
<td>November 19</td>
<td>City Council:</td>
</tr>
<tr>
<td></td>
<td>• Study Session (12:00 noon)</td>
</tr>
<tr>
<td></td>
<td>• Public Hearing (5:30 p.m.)</td>
</tr>
<tr>
<td>November 26</td>
<td>City Council First Reading of Ordinance</td>
</tr>
<tr>
<td>December 3</td>
<td>City Council Final Reading of Ordinance</td>
</tr>
</tbody>
</table>
South Downtown Subarea Plan

City of Tacoma
Planning and Development Services

Planning Commission
August 21, 2013
2014 Annual Amendment: Assessment of Applications

City of Tacoma
Planning and Development Services

Planning Commission
August 21, 2013
Assessment
(pursuant to TMC 13.02.045)

- **Review:**
  - Application legislative or quasi-judicial?
  - Issue studied before or being studied?
  - Amount of analysis appropriate?

- **Determine** (within 120 days; by Nov. 28, 2013):
  - Application complete?
  - Scope of work appropriate?
  - Ready for analysis in 2014 cycle?
Applications
(8 reviewed by Commission on 7-17-13)

1. Point Ruston Mixed-Use Center
2. Point Defiance Park Land Use Policies
3. Growth Strategy and Mixed-Use Centers Review
5. Land Use Designations (Intensities)
6. Affordable Housing Regulations (Phase 2)
7. Container Port Element
8. Open Space Habitat and Recreation Element
9. Sustainability Code Amendment
10. Urban Forestry / Landscaping Code Update
11. Plan and Code Cleanup
1. Point Ruston Mixed-Use Centers

- **Applicant:**
  Point Ruston LLC

- **Request:**
  Plan and Code amendments to designate the ASARCO site as a Mixed-Use Center and a Residential Target Area
1. Point Ruston Mixed-Use Centers
2. Point Defiance Park Land Use Policies

- **Applicant:**
  Metro Parks Tacoma

- **Request:**
  Policy amendment to the Comprehensive Plan to allow for development, through DRAs, in support of *Destination Point Defiance*
2. Point Defiance Park
Land Use Policies

Point Defiance Park
The Next 100 Years: Protecting The Legacy
Draft Preferred Concept Plan
Date: August 2007

2014 Annual Amendment

LEGEND:

2. Point Defiance Park
Land Use Policies

Point Defiance Park
The Next 100 Years: Protecting The Legacy
Draft Preferred Concept Plan
Date: August 2007

2014 Annual Amendment

LEGEND:
7. Container Port Element

- New element mandated by GMA
- Tacoma and Seattle
- Policies Issues:
  - Core Area for Port Industrial Uses
  - Land Use Conflicts at Edges
  - Access to Freight Corridors
- Began in 2009 and could continue into 2015
Conclusions

- All applications are legislative and proper for Planning Commission review
- Modification, consolidation or incorporation of applications not needed, but close coordination required
- Amount of analysis expected to be manageable
Schedule

Aug. 21, 2013  Assessment
Sep. 2013 – Mar. 2014  Analysis & Outreach
Mar. 19, 2014  Public Hearing
Apr. 16, 2014  Recommendation
Dec. 2013 – May 2014  Council Committee(s) Review
May – Jun. 2014  City Council Review & Adoption
Recommendations

- Application complete, as submitted
- Scope of Work appropriate, as presented
- Ready for technical analysis, in accordance with the draft 2014 Amendment Schedule