2019 Amendments

TO THE COMPREHENSIVE PLAN
AND LAND USE REGULATORY CODE
Open House Agenda

• Overview of the Amendments
• Process Status
• Scope and Applicability
• Preliminary Zoning Background and Policy Context
2019 Amendment Docket

Public Hearing #1
1. Future Land Use Map Implementation

Public Hearing #2 (May 15, 2019)
1. Shoreline Master Program
2. Historic Preservation Code Improvements
3. Affordable Housing Action Strategy
4. Manitou Annexation
5. Minor Amendments
SCOPE AND APPLICABILITY
Policies Context

Housing
- Diversity/Supply
- Affordability/Access
- Location
- Maintain Neighborhood Patterns and Integrate Multifamily into Neighborhoods
Neighborhood Zoning Impact

Percent of Neighborhood Council Zoned for Single Family Detached Development

- Central
- East Side
- North East
- North End
- South End
- South Tacoma
- West End
- TOTAL

- SF %
- New SF%
PRELIMINARY ZONING RECOMMENDATION

Planning
Establishing Community Vision and Priorities

Outcome: Plans, Policies, Goals
Key Participants: Council, Advisory Commissions, Community, Staff

Code Development
Establishing community standards

Outcome: Codes addressing Building, Zoning, Infrastructure, Environment, etc.
Key Participants: Council, Advisory Commissions, Community, Staff

Permit Review
Ensuring a proposal’s consistency with community standards

Outcome: Development Permits
Key Participants: Applicant, Staff, Community (as appropriate)

Construction
Inspecting to ensure a project’s consistency with approved permits

We are here
USE AND DEVELOPMENT

• Low Density Multifamily
  • R-3:
    • Single Family
    • Duplex, Triplex, Townhouse
  • R-4L:
    • Single Family
    • Duplex, Triplex, Townhouse
    • Small Scale Multifamily
  • General:
    • Allow single family
    • 35’ Height Limit
    • 50% Building Coverage
    • Tree Canopy
    • Setbacks
    • Off Street Parking (per housing type)

• High Density Multifamily
  • R-4:
    • 60’ Height Limit
  • R-5:
    • 150’ Height Limit
  • General:
    • 65% Building Coverage
    • Tree Canopy
    • Setbacks
    • Off Street Parking
    • Single Family
    • Duplex, Triples, Townhouse
    • Multifamily
LOW DENSITY MULTIFAMILY DESIGNATIONS

Primary Considerations
• Proximity to Mixed-use Centers
• Access to high-frequency transit
• Location on designated pedestrian streets

➢ If so, proposal is R-4L
➢ If not, the proposal is R-3
HIGH DENSITY MULTIFAMILY DESIGNATIONS

Primary Considerations:
• Scale and allowed density of R-5
• Potential impacts
• Comparable zoning is only in Downtown and Tacoma Mall Centers

Proposal is to rezone to R-4
R-5 is not proposed for any rezone
FUTURE LAND USE MAP AMENDMENTS

Circumstances Evaluated:

• School and Park Properties – no zoning change proposed
• Split Zoning/Designations
• High Density Multifamily in a View Sensitive Overlay District
• Transitional (commercial) zoning in a Multifamily Designated Area
ADDITIONAL CONSIDERATIONS

• Open Houses
• Public Testimony

• Transitions
• Historic resources
• View Impacts
• Access to neighborhood amenities
• Parking and traffic impacts
• Health, Equity and Sustainability
HOW TO PROVIDE COMMENTS

Public Review Materials:
www.cityoftacoma.org/FLUM
www.cityoftacoma.org/2019Amendments

• E-Mail: planning@cityoftacoma.org

• Planning Commission Public Hearing
  May 1 and May 15

• Letter to:
  Planning Commission
  747 Market Street, Room 345
  Tacoma, WA 98402
Questions?

• Process Questions
• Area Specific
2019 Amendments

To the Comprehensive Plan and Land Use Regulatory Code

Stephen Atkinson
Principal Planner
PUBLIC HEARING

• Amendment Process
• Summary of Applications
• Public Notice
• SEPA
• How to Provide Comments
AMENDMENT PROCESS

We are here
**Next Steps/Schedule**

- May 15 – Public Hearing #2
- May 29 – Potential Special Meeting to review testimony
- June – Commission deliberations and recommendation
- July – TBD - Council Review
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SEPA REVIEW

• Washington Administrative Code (WAC) 197-11 and Tacoma's SEPA procedures,

• Preliminary Determination of Environmental Non-significance was issued on March 17, 2019 (SEPA File Number LU19-0068)

• Unless modified as a result of comments, the preliminary determination will become final on May 24, 2019.
PUBLIC NOTIFICATION

- Public Notice – Over 22,000 recipients
- Library
- News Media
- 60-Day Notices
- Community Meeting Contact Lists
- Letter to the Puyallup Tribe
- Letter to JBLM
HOW TO PROVIDE COMMENTS

Comments accepted through May 17

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