PRESENTATIONS and HANDOUTS

Regular Meeting of August 19, 2015

1. Work-Live and Live-Work Code Amendments
   (PowerPoint Slides; for Discussion Item D-1)

2. 2015 Annual Amendment – Public Hearing
   (PowerPoint Slides; for Discussion Item D-2)
Live/Work & Work/Live
Code Amendments

City of Tacoma
Planning & Development Services

Planning Commission
August 19, 2015
Recommendation to Council

- Cover Letter
- Findings & Recommendations Report
- Proposed Code
Intent

- Provide additional clarity
- Implement recommendations from consultant study
- Ensure consistency with companion Building Code amendments
- Better connect development incentives to older and historic buildings
### Development Incentives: Current Code

<table>
<thead>
<tr>
<th>Exemptions from Design Standards – Minor Additions (Land Use Code)</th>
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### Development Incentives: Proposed Code

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<th>No Change of Occupancy (Building Code)</th>
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Outstanding Issues

- Strengthen Purpose and Intent section
- Size limitation for new construction
- Clarify historic review process
Next Steps

Sep 22\textsuperscript{nd} – City Council Study Session & Public Hearing

Sep 23\textsuperscript{rd} – Infrastructure, Planning and Sustainability Committee
2015 Annual Amendment

City of Tacoma
Planning & Development Services Department

Planning Commission Public Hearing
August 19, 2015
### 2015 Annual Amendment

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Public Engagement

- Community Workshops
- Walking Tours
- Survey
- Farmers Markets
- Non-English Speaking groups
- Community Meetings
- Website
Outreach

- **City Departments:**
  - Community & Economic Dev.
  - Environmental Services
  - Legal
  - Public Works
  - Tacoma Public Utilities
  - Budget Office
  - Office of Equity and Human Rights

- **Committees, Boards and Commissions:**
  - Sustainability Tacoma Commission
  - Tacoma Housing Authority
  - Transportation Commission
  - Neighborhood Councils
  - Neighborhood Business Dist. Assoc.
  - Arts Commission
  - Landmarks Preservation Commission

- **Jurisdictions / Agencies:**
  - Puyallup Tribe
  - Pierce Transit
  - Port of Tacoma
  - Metro Parks Tacoma
  - Tacoma Public Schools
  - Port of Tacoma
  - State and Regional Agencies

- **Civic Groups:**
  - Chamber of Commerce
  - Master Builders Association
  - South Sound Military and Communities Partnership
  - North Slope Historic District
Notification

- Public Hearing Notice
- Public Review Document
- Public Notice Signs
- 60-Day Notices (State, PSRC, and JBLM)
- News Release
- Newspapers (TNT and Daily Index)
- TV Tacoma
- Tacoma Libraries
- Website (www.cityoftacoma.org/Planning)
- Information Sessions (August 12 and 13)
1. Comprehensive Plan Update - Plan Content

1. Introduction + Vision
2. Urban Form
3. Design + Development
4. Environment
5. Housing
6. Economic Development
7. Transportation Master Plan
8. Parks + Recreation
9. Public Facilities + Services
10. Container Port
11. Engagement, Administration + Implementation
12. Downtown
1. Comprehensive Plan Update - Major Themes of the Update

- Align with Tacoma 2025
- Advance equity and empowerment
- Mitigate and anticipate the effects of climate change
- Articulate an urban design vision
- Focus efforts to achieve tangible results
- Streamline and improve usability of Plan
1. Comprehensive Plan Update - Transportation Master Plan

Note: The specific bicycle treatment to be provided on SR 509 has not yet been determined. This map identifies the desire to provide a dedicated non-motorized facility.

Facility Type:
- Bicycle Boulevard
- Bicycle Lane
- Protected Bicycle Facility
- Shared Lane Marking
- Shared Use Path

City of Tacoma
Mixed Use Center
School
Hospital
Library
1. Comprehensive Plan Update - Future Land Use Map

- Applies framework adopted in 2013

- The GMA requires jurisdictions to consider best available science in the development of critical areas policies and regulations.

- Findings: Limited amendments
  - Current Critical Areas Ordinance is generally consistent with BAS
  - Proposed amendments update references and some definitions
  - Updates Wetland Rating System per WAC 365-190-090
2. Mixed-Use Centers Review

- Evaluate which centers are most appropriate and feasible to achieve the vision.

Recommendations:
- Update and refine typologies
- Accommodate horizontal mixed-use
- Focus on upgrading MUC’s rather than reducing the number of centers
- One size does not fit all, each has special opportunities
3. Affordable Housing Regulations

- Infill Options
  - Lot size flexibility and standards
  - Special Review Districts
  - Pilot Infill Program
3. Affordable Housing Regulations

- Incentives
  - Affordable Housing Incentives and Bonuses
  - Planned Residential Districts, Up-zones, Downtown
  - City Process Enhancements
4. **Narrowmoor Conservation District**

- Proposed by the “West Slope Neighborhood Coalition”
- Create a new “conservation district” overlay zone
- Within the zone, certain types of development activity would require approval by the Landmarks Commission, including:
  - New construction
  - Additions to the footprints of existing houses
  - Demolitions of existing houses (over 50% removed)
  - Lot subdivision
4. Narrowmoor Conservation District
5. Code Cleanup Items

- Low-Impact Development Update
- Platting & Subdivisions
- Land Use Permit Procedures
- Conditional Uses
- Apartment Signs in Residential Districts
- Height Variances
- Design Standards for Parking Garages
SEPA Review

- Jul. 29: Preliminary Determination of Nonsignificance (DNS) issued
- Sep. 11: Comments due *(extended from Aug. 28)*
- Sep. 18: Determination tentatively finalized *(extended from Sep. 4)*
Next Steps

- August 19: Public Hearing
- September 11: Hearing Record Closed
  Written Comments due
  SEPA Comments due
- Sep. 16 & Oct. 7: Review Comments / Modify Proposals
  *(tentative)*
- October 7: Commission Recommendation
  *(tentative)*
- Oct – Nov: City Council Review / Final Decision
  *(tentative)*
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**Public Comment Deadline - Friday, September 11**

- E-mail to: planning@cityoftacoma.org;
- Fax to: (253) 591-5433;
- Letter to: Planning Commission
  747 Market Street, Room 345
  Tacoma, WA 98402

- For more information, visit:
  [www.cityoftacoma.org/planning](http://www.cityoftacoma.org/planning) or
  [www.tacoma2040.com](http://www.tacoma2040.com)