



ORDINANCE NO. 28229

1 AN ORDINANCE relating to the Comprehensive Plan and Land Use Regulatory
2 Code; approving the proposed 2014 Annual Amendments to the
3 Comprehensive Plan and Land Use Regulatory Code, as recommended
4 by the Planning Commission on May 7, 2014; and amending appropriate
5 elements of the Comprehensive Plan.

6 WHEREAS, each year, the City Council considers revisions to the
7 Comprehensive Plan ("Plan") and development regulations contained in the
8 Land Use Regulatory Code ("Code"), pursuant to the Growth Management Act,
9 and

10 WHEREAS the proposed amendments for 2014 are presented in a
11 package of legislative proposals for ease of review, which consists of this
12 ordinance to amend the Plan, a separate ordinance to amend the Code, and a
13 resolution to adopt shoreline implementation strategies, and

14 WHEREAS the Planning Commission ("Commission") generated
15 proposed Plan and Code amendments based on community needs and input
16 from members of the public, City Council, and City staff, and then evaluated
17 those proposed amendments for potential benefits and impacts, alternatives,
18 and consistency with existing plans and laws, and

19 WHEREAS the Commission completed its review of the proposed
20 2014 amendments to the Plan and Code, including a public hearing on
21 March 19, 2014, and forwarded its recommendation to the City Council on
22 May 7, 2014, as set forth in the *Planning Commission's Findings and*
23 *Recommendations Report* ("Report"), and
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1 WHEREAS the Planning Commission is recommending the following
2 amendments to the Plan:

3 (1) Amend the Growth Strategy and Development Concept Element of
4 the Plan to denote the designation of the Point Ruston site as a Community
5 Mixed-Use Center, and revise all Designated Centers maps contained in
6 appropriate elements of the Plan to include said designation, referenced as
7 Application 2014-01 in the Report;

8 (2) Amend the Housing Element of the Plan to add policies and
9 implementation strategies addressing affordable housing incentives and
10 inclusionary requirements for voluntary or City-initiated residential upzones,
11 based primarily on the recommendations of the City Council-appointed
12 Affordable Housing Policy Advisory Group, referenced as Application 2014-06
13 in the Report;

14 (3) Amend the Transportation Element of the Plan to update Commute
15 Trip Reduction-related provisions, and update and reprioritize unfunded
16 transportation projects, referenced as Application 2014-11 in the Report;

17 (4) Amend the Open Space Habitat and Recreation Element of the Plan
18 to accomplish the following objectives: (a) reaffirm the vision and goals, update
19 the inventories, strengthen the implementation strategies, and maintain the
20 City's eligibility for pertinent grants; (b) recognize the role and importance of
21 Point Defiance Park and facilitate its development through appropriate
22 methods, including the Development Regulation Agreement process; and
23 (c) incorporate by reference the Tacoma Waterfront Public Access Alternatives
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1 Plan and the Tacoma Waterfront Design Guidelines as primary implementation
2 strategies of the adopted Shoreline Master Program, referenced as
3 Applications 2014-02, 2014-08, and 2013-05 in the Report;

4 (5) Adopt the Container Port Element as a new element of the Plan
5 pursuant to the Growth Management Act, RCW 36.70A.085, referenced as
6 Application 2014-07 in the Report; and

7 (6) Adjust the boundaries of the Downtown Regional Growth Center to
8 reflect the removal of the northern half of the land area on the east side of the
9 Thea Foss Waterway from the Regional Growth Center and its addition to the
10 Manufacturing/Industrial Center, and revise all Downtown Regional Growth
11 Center maps contained in appropriate elements of the Plan to be consistent
12 with the adopted Shoreline Master Program, referenced as Application 2014-11
13 in the Report, and

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15 WHEREAS the Planning Commission also recommends rescinding the
16 Ruston Way Plan, Shoreline Trails Plan, and Foss Waterway Design and
17 Development Plan as elements of the Plan, and adopting, through a separate
18 resolution, the Tacoma Waterfront Design Guidelines and updated Tacoma
19 Waterfront Public Access Alternatives Plan as implementation strategies of the
20 Plan, which amendments, referenced as Application 2013-05 in the Report,
21 were previously recommended by the Commission from the 2013 Annual
22 Amendment cycle, and

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25 WHEREAS the adoption of the amendments as proposed in
26 Application 2013-05 was postponed due to timing issues related to updates to



1 the City's Shoreline Master Program, and the Commission is recommending
2 that the amendments be adopted along with the 2014 Annual Amendment, and

3 WHEREAS, on June 3, 2014, a hearing was conducted by the City
4 Council to consider public testimony relating the proposed amendments, and

5 WHEREAS the Infrastructure, Planning and Sustainability Committee
6 reviewed the 2014 Annual Amendments on August 14, 2013; February 26,
7 2014; April 23, 2014; and June 11, 2014, after which it forwarded its
8 recommendations for City Council consideration that appropriate elements of
9 the Comprehensive Plan be amended as recommended by the Planning
10 Commission; Now, Therefore,

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12 BE IT ORDAINED BY THE CITY OF TACOMA:

13 Section 1. That the proposed 2014 Annual Amendments to the
14 Comprehensive Plan, as set forth in the *Planning Commission's Findings and*
15 *Recommendations Report* ("Report") and as recommended by the Planning
16 Commission, are hereby adopted, said document to be substantially in the form
17 of the report on file in the Office of the City Clerk.

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19 Section 2. That the appropriate elements of the Comprehensive Plan
20 shall be amended in accordance with Section 1.

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Section 3. That the effective date of this ordinance shall be August 10,
2014.

Passed JUL 22 2014

M Woodards
Deputy Mayor

Attest:

Deis Gamm
City Clerk

Approved as to form:

[Signature]
Deputy City Attorney



EXHIBIT "G" 2014 ANNUAL AMENDMENT

Amendments to the Comprehensive Plan

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Map Change

The boundary of the Downtown Regional Growth Center has been adjusted to reflect the removal of the northern half of the land area on the east side of the Thea Foss waterway. Subsequently, all Downtown Regional Growth Center maps within the Comprehensive Plan will be redrawn accordingly. This will affect maps listed within the following Comprehensive Plan Elements:

- Growth Strategy and Development Concept Element
- Generalized Land Use Element
- Transportation Element
- South Downtown Subarea Plan
- Container Port Element

