ORDINANCE NO. 28229

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

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

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

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

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

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

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

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

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

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

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

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

WHEREAS the adoption of the amendments as proposed in Application 2013-05 was postponed due to timing issues related to updates to
the City's Shoreline Master Program, and the Commission is recommending
that the amendments be adopted along with the 2014 Annual Amendment, and

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

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

BE IT ORDAINED BY THE CITY OF TACOMA:

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

Section 2. That the appropriate elements of the Comprehensive Plan
shall be amended in accordance with Section 1.
Section 3. That the effective date of this ordinance shall be August 10, 2014.

Passed JUL 2 2 2014

Woodards
Deputy Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney

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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