



AGENDA

MEETING: Regular Meeting and Public Hearing

TIME: Wednesday, October 7, 2020, 5:00 p.m.
(Public Hearing starting at approximately 5:30 p.m.)

HOW TO: Join the Zoom Meeting:

- Link: <https://us02web.zoom.us/j/82749150939>
- Dial-in: +1 253 215 8782
- Webinar ID: 827 4915 0939

A. Call to Order and Quorum Call

B. Approval of Agenda and Minutes (September 2, 2020)

C. Public Comments

- Written comments only; e-mailed to planning@cityoftacoma.org.
- Comments on Discussion Item D-1 are due by 4 pm, October 7, 2020.
- Comments on Discussion Item D-2 (Public Hearing item) are due by 5 pm, October 9, 2020.

D. Discussion Items

1. Urban Design Studio

- Description: Review Phase II milestones since last review on March 4, 2020, and the proposed project schedule and next steps.
- Action: Guidance and Approval
- Staff Contact: Mesa Sherriff (msherriff@cityoftacoma.org)

2. Public Hearing – 2020 Annual Amendment Package

- Description: Conduct a public hearing concerning the 2020 Annual Amendment package, which includes three subjects: (1) Heidelberg-Davis Site – Land Use Designation Change, (2) View Sensitive Overlay District – Height Limit Change, and (3) Minor Plan and Code Amendments.
- Action: Receive testimony; Accept written comments through October 9, 2020
- Staff Contact: Stephen Atkinson (satkinson@cityoftacoma.org)

E. Upcoming Meeting

(1) Agenda for October 21, 2020 meeting includes:

- Environmental Action Plan Update
- 2020 Annual Amendment (Debriefing of Public Hearing)

F. Communication Items

(1) Sound Transit's Tacoma Dome Link Extension Project Online Open House, September 29 through October 28, 2020 – visit <https://tdlink.participate.online/>



- (2) Status Reports by Commissioners – TOD Advisory Group, Housing Equity Task Force
- (3) The Infrastructure, Planning and Sustainability Committee is meeting on Wednesday, October 14, 2020, at 4:30 p.m. Agenda (tentative) includes: Building/Development Code and Community Engagement Enhancement; and Water Quality and Fish Habitat Preservation.

G. Adjournment



MINUTES (DRAFT)

TIME: Wednesday, September 2, 2020, 5:00 p.m.

PRESENT (virtually): Anna Petersen (Chair), Jeff McInnis (Vice-Chair), Carolyn Edmonds, Ryan Givens, Christopher Karnes, Andrew Strobel, Alyssa Torrez

ABSENT: David Horne, Brett Santhuff

A. CALL TO ORDER AND QUORUM CALL

Chair Petersen called the meeting to order at 5:02 p.m. A quorum was declared.

B. APPROVAL OF AGENDA AND MINUTES

The agenda for the meeting was approved.

The minutes for the August 19, 2020, meeting was approved as amended, regarding the Tideflats Subarea Plan under Communication Items, to reflect Commissioner Givens' request for additional information on how the City plans for properties located within the Puyallup Reservation.

C. PUBLIC COMMENTS

Public comments were not accepted at the meeting.

Lihuang Wung, Planning Services Division, reported to the Commission that two (2) comments had been submitted via email, summarized as follows:

- 1) E-mail from Dale Bickenbach, received on September 2, 2020 – Mr. Bickenbach expressed his opposition to the proposed Land Use designation change of the Heidelberg-Davis site. He believes that the Park and Open Space designation is appropriate for better long-term use. A soccer stadium would be better in a different area without the residential needs of those living close.
- 2) E-mail from Heidi White, received on September 2, 2020 – Ms. White is opposed to the proposed designation change of the Heidelberg-Davis site. She stated, "We do not need a soccer complex, unaffordable apartments, and a sports medicine/retail building with all the bells and whistles." Another of Ms. White's concerns is whether the ball fields would be moved to a new location, which she learned Metro Parks had no plans to do. She also raised the issue of traffic impacts that would burden Tacoma residents.

D. DISCUSSION ITEMS

1. 2020 Annual Amendment Package

Stephen Atkinson, Planning Services Division, briefed the Commission of their requested actions, which were to review the 2020 Annual Amendment package and release it for public review with the public hearing date of October 7, 2020. Mr. Atkinson reviewed the amendment process and presented the schedule of the next steps, including two (2) open houses, the public hearing, and Commission meetings to debrief and make recommendations to the City Council subsequently. He went on to provide an overview of the three (3) applications in the amendment package before introducing Larry Harala, who would present in details

the first two (2) applications - Heidelberg-Davis Site Land Use Designation Change and View Sensitive Overlay District Height Limit Change.

Larry Harala, Planning Services Division, began with the summarized proposal of the Heidelberg-Davis Site Land Use Designation application by Metro Parks, to change the designation from “Parks and Open Space” to “Major Institutional Campus” to allow for potential future developments. The preliminary technical research produced three (3) reports – sound study, light study, and traffic study. For the View Sensitive Overlay District Height Limit application, the proposal is to reduce the building height from 25 feet to 20 feet. Mr. Harala presented criteria and areas (nodes) recommended for the 20-foot overlay. He also explained how the height was measured, and diagrams showing the view impact and building placement in a node.

Commissioner Edmonds began the Commission’s discussion by stating her concern for how to disseminate information to the community, especially when Neighborhood Council meetings were canceled due to COVID-19. Staff responded that there would be direct mailings sent to those in the impacted areas and within 1000-foot radius surroundings. There would also be digital communications to the distribution lists of interested parties and postings on social media. Additionally, two (2) virtual open houses would be held to provide opportunities for community members to engage and ask questions; materials from the open houses would be made available online afterward. Chair Petersen commented that the intent of the View Sensitive District was to protect public views. She would like the public view component to be more prominently featured in the package. While staff acknowledged her concern and was open to adding further clarification, they also recognized that part of the View Sensitive District policy involved private views. Commissioner Givens liked how the plan talked about the pattern areas, which helped tell a story about how a policy differed for one area versus another. He also had clarifying questions about height-measuring method and the illustrations on page 113 and 114 of the package. Commissioner Strobel inquired about the legislative process after the public hearing if the Commission wanted to reduce the scope of the application. It was explained that the Commission would be able to make a recommendation to include only selective nodes or all five (5) nodes presented in the package, for consideration of the overlay. The City Council would still receive that entire package but the Commission’s recommendation would be reflected accordingly. Commissioner Karnes asked if there were any Mixed-Use Centers (MUCs) or business districts in those nodes, concerned about the overlay potentially limiting future developments. Staff assured him that there was none within the nodes; only Node 1 is close to the Narrows MUC but not abutting.

Moving on, Lihuang Wung presented the Minor Plan and Code Amendments, a regular application in any annual amendment package. The application is comprised of minor, non-policy amendments to the *One Tacoma* Comprehensive Plan and the Land Use Regulatory Code. Five (5) additional issues were added to the application on top of the original 30 issues reviewed by the Commission in last February. Mr. Wung explained the five (5) issues and their respective proposal. Regarding the issue of the Puyallup Tribe Acknowledgement, Mr. Atkinson provided context for the amendment and what it would entail. Commissioner Strobel recused himself from this particular amendment. Commissioner Givens voiced a concern regarding the language of Nonconforming Rights Re-establishment in item (b) on page 252 of the package. Mr. Wung acknowledged the comment and explained that the proposed language would likely be refined after the Commission’s and public review before going to the City Council.

Commissioner Strobel made a motion to release the Minor Plan and Code Amendments package, as-is, except for amendment numbered 34 concerning the Puyallup Tribe Acknowledgement, for public review. Commissioner Edmonds seconded the motion. It passed unanimously. Commissioner Karnes moved to release the amendment #34, which was seconded by Commissioner Edmonds. The motion passed with six (6) supporting votes and one abstention from Commissioner Strobel.

Commissioner Edmonds moved to release the entire 2020 Annual Amendment package for public review and set the public hearing for Wednesday, October 7, 2020, at 5:30 p.m. The motion was seconded and passed unanimously.

2. Home In Tacoma – AHAS Planning Actions

Elliott Barnett, Planning Services Division, provided an update of the latest work plan, schedule, and engagement strategy pertaining to the Home In Tacoma project, which was a part of the City's Affordable Housing Action Strategy (AHAS) that would evaluate diverse housing types and inclusionary zoning options throughout Tacoma. He explained the three (3) intended work products – Home Action Plan, near-term actions, and medium-term actions. Mr. Barnett also explained the distinction between near-term actions and medium-term ones, providing specific policy examples for both.

Since the last update to the Commission, Root Policy Research had been hired as consultants on the project. There had also been research and discussion on how other communities were planning their housing effort, especially faced with the pandemic impacts. Furthermore, the Antiracism Resolution (Resolution No. 40622, adopted on June 30, 2020) by the City Council and the continued conversation on the topic were another factor to consider while shaping housing policy. Also presented were an updated timeline of the project milestones, engagement strategies, and proposed approaches to stay on schedule.

Commissioner Edmonds stated there still existed some Home Owner Associations with governance restricting home purchases by people of color; she asked if that was true and if it was possible to eliminate them. Mr. Barnett informed her that although there might still be such restrictions on the books, they all had been rendered illegal by federal court actions. Commissioner Givens advised staff to carefully select the types of questions to ask during community engagement, and be direct when seeking input for acceptable housing types.

E. TOPICS OF THE UPCOMING MEETING

- 1) Cancellation of the Planning Commission's meeting on September 16, 2020
 - Staff proposed the cancellation of the September 16, 2020 meeting in order to allow sufficient time for preparation of the 2020 Annual Amendment public hearing.
 - The motion to cancel was made by Commissioner Strobel, seconded by Commissioner Karnes, and passed unanimously.
- 2) Agenda for October 7, 2020 meeting includes:
 - Urban Design Studio
 - Public Hearing – 2020 Annual Amendment

F. COMMUNICATION ITEMS

- 1) Resolution No. 40622, June 30, 2020 – Anti-Racism and System Transformation
 - Brian Boudet, Planning Division Manager, indicated that there was no specific action requested of the Commission in response to this resolution. The intent was to keep the Commission informed, and thinking of the City Council's expectations outlined in the resolution when making policy recommendations.
 - Commissioner Givens would find it helpful to have an equity tool or checklist to assist in making equitable recommendations. Mr. Boudet reported there was the equity-analysis mapping tool that could prove useful, especially for geographic decisions. He was also looking into centralized resources and training for the subject.
- 2) Additionally, Mr. Boudet informed the Commission of the following:
 - The Tideflats Interim Regulations renewal was on the schedule for the City Council's Study Session on September 22, 2020. The public hearing was set for September 29, 2020.
 - The Infill Pilot Program 2.0 was scheduled for the Study Session and public hearing on October 6, 2020.

- Staff's presentation to the Infrastructure, Planning, and Sustainability Committee about the History of Mixed-Use Centers and Master Planning, on August 26, 2020, facilitated a good discussion. There was high interest in this level of subarea planning.

G. ADJOURNMENT

The meeting was adjourned at 6:44 p.m.

****These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit:***

http://www.cityoftacoma.org/government/committees_boards_commissions/planning_commission/agendas_and_minutes/



To: Planning Commission
From: Mesa Sherriff, Senior Planner, Planning and Development Services
Subject: **Urban Design Studio**
Meeting Date: October 7th, 2020
Memo Date: September 30th, 2020

Action Requested

Informational.

Discussion:

At the previous meeting on March 4th, 2020, the Planning Commission received a briefing on the development of Phases I and II of the Urban Design Program. After a longer than anticipated hiatus due to complications created by the Covid-19 pandemic, staff will be providing a comprehensive review of how the project has progressed up to this point. Specifically staff will provide an update on the Project Advisory Group (PAG) and Technical Advisory Committee (TAC) workshops focused on the following areas of design review.

- Context + Scale
- Public Realm
- Built Form
- Sustainability

In addition, as detailed in the attached discussion outline, staff will provide the framework for the completion of phase II in preparation for the Planning Commission's review process.

Following the October 7th briefing, staff anticipates the following schedule for the Commission's review of the Urban Design Program:

- November 4th, 2020 – Commission workshop on Draft Design Guidelines + Standards
- December 2nd, 2020 – Request to Set Public Hearing
- January 20th, 2021 – Conduct Public Hearing

Project Summary:

The City of Tacoma has studied the idea of developing a comprehensive design review program to enhance the quality of the built environment throughout the City. The City currently operates two narrowly focused design review systems, one for historic districts and buildings, and the other for the Foss Waterway redevelopment area.

The focus of The Urban Design Studio is to work with the community, development partners, and other departments and agencies to advance the design quality of places citywide. The program's mission is to build upon Tacoma's unique setting and history, our special character and our changing population, to elevate the quality of public and private spaces and create a more vibrant, livable, walkable, and sustainable city. The program will oversee a design review process and will work to translate visions and ideas into policy and objectives that result in guidelines and projects, with the intention of forwarding community-supported design.



Prior Actions:

- March 4th, 2020 – Reviewed Interim Summary Report and Phase II findings.
- September 18, 2019 – Reviewed findings of code audit and project deliverables.
- August 7, 2019 – Reviewed Operations Manual and Design Guidelines.

Staff Contact:

- Mesa Sherriff, Senior Planner, msherriff@cityoftacoma.org, (253) 591-5480

Attachment:

1. Discussion Outline

cc. Peter Huffman, Director



Urban Design Studio

Discussion Outline

For the Planning Commission's Review
October 07, 2020

A. Introduction

The foundation for the Urban Design Studio was initiated through a Council Resolution in October 2005 and further clarified through adoption into the Comprehensive Plan in 2007. These actions initiated the analysis and documentation that was completed through 2015 to support the inclusion of the development of the Urban Design Studio in the 2015 One Tacoma Comprehensive Plan and as one of the primary Initiatives identified in the 2025 Strategic Plan. In response to these developments, the Council Budget Action in 2018 provided the resources to bring on staff and execute consultant contracts to begin the work currently underway.

Currently, two phases of work have been almost completed with key decisions and milestones highlighted in the following sections. Staff will work with the Planning Commission to finalize the project deliverables in preparation for them being released for public review in the final project development phase.

B. Urban Design Studio Development 2019-2020

Phase I - Initial Findings + Recommendations

The initial work that the Planning Commission undertook was to initiate the Project Advisory Group (PAG). The Project Advisory Group (PAG) was initiated at the 04/03/2019 Tacoma Planning Commission Meeting with the following interests represented in the appointments:

- Community members from across the city
- Planning Commission (chair)
- Design Community
- Development Community
- Landmarks
- Environment
- Affordable Housing

The PAG has met with the project team throughout the project development in conjunction with the Technical Advisory Committee (TAC), which is comprised of city staff, to review progress and provide guidance.

The primary scoping questions during the first phase of work were to determine where in the city design review will be implemented first, and which projects would be reviewed. It was determined that the following focus areas would provide the appropriate quantity of projects for review based on projected staff capacity.

1. Projects in Neighborhood Mixed Use Centers
2. Projects on Pedestrian Corridors
3. Projects in Downtown Regional Growth Area

In addition, the following three thresholds for design review were established.

1. Base Code Only - For projects below thresholds
2. Base Code with Staff Approval - For most project above thresholds
3. Base Code with DRB Approval - For more complicated projects, appeals & referrals

Phase I Deliverables – Interim Summary Report

- Draft Urban Design Studio and operations manual
- Draft Design review program manual
- Code recommendations and modifications
- Draft design guidelines

Phase I Meeting Schedule:

- 04/03/2019 – Planning Commission
- 05/08/2019 – IPS Committee
- 06/12/2019 – PAG/TAC
- 06/19/2019 – Planning Commission
- 08/06/2019 – PAG/TAC
- 08/07/2019 – Planning Commission
- 09/17/2019 – PAG/TAC
- 09/18/2019 – Planning Commission

Phase II – Development of Design Guidelines and Standards

Building off the work from Phase I, Phase II is focused on what is most important to review for each project administered through the program. The starting place for this discussion was the Universal Design Principles laid out in the Draft Guidelines section of the Interim Report. Through a series of meetings with the Planning Commission, the PAG, and the TAC, the project team was able to identify the following list of categories for the creation of the Design Guidelines and Standards;

Context and Site

- Sustainability and Design
- Natural Systems and Site Features
- Topography
- Urban Pattern and Form
- Architectural Context and Character

Public Realm

- Connectivity
- Landscape Design
- Open Space Concept

Built Form

- Project Uses and Activities
- Massing + Scale
- Modulation + Facade Articulation
- Secondary Architectural Features
- Exterior Building Materials and Finishes
- Color
- Signage
- Lighting

- Public Art
- Utilities and Screening
- Parking

Two subsequent two-part workshops with both the PAG and the TAC, the project team reviewed the proposed language for each of the above categories. The findings from these workshops and the November 4th Planning Commission workshop is being compiled and incorporated into the project deliverables that will be forwarded to the Planning Commission for review at the end of Phase II.

Phase II Deliverables

- Urban Design Studio and operations manual
- Design review program manual
- Design guidelines

Phase II Meeting Schedule:

- 02/18/2020 – PAG/TAC Workshops
- 03/04/2020 – Planning Commission
- 03/31/2020 – PAG/TAC
- 10/07/2020 – Planning Commission

C. Next Steps

The project team will be conducting a workshop with the Planning Commission on November 04, 2020 to finalize the Design Guidelines and Standards and complete Phase II.

Phase II/Phase III Meeting Schedule:

- 10/07/2020 – Planning Commission: project review + workshop preparation
- 11/04/2020 – Phase II Workshop
- 12/02/2020 – Release for Public Hearing
- 01/20/2020 – Public Hearing



To: Planning Commission
From: Stephen Atkinson, Planning Services Division
Subject: **Public Hearing – 2020 Annual Amendment Package**
Meeting Date: October 7, 2020
Memo Date: September 30, 2020

Action Requested:

Conduct a public hearing and keep record open through October 9, 2020 to accept written comments.

Discussion:

At the next meeting on October 7, 2020, the Planning Commission will conduct a public hearing on the Proposed 2020 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code (“2020 Amendment”), which includes three subjects: (1) Heidelberg-Davis Site – Land Use Designation Change, (2) View Sensitive Overlay District – Height Limit Change, and (3) Minor Plan and Code Amendments. The Commission will continue to accept written comments through October 9, 2020.

Two virtual open house are planned to prepare interested community members for the public hearing, one has been held on September 28 (focusing on the subject of Heidelberg-Davis Site – Land Use Designation Change) and the other will be held on September 30 (focusing on the subject of View Sensitive Overlay District – Height Limit Change).

Tentatively, next steps for the 2020 Amendment include the following dates and actions:

- October 21 – Commission review of public comments
- November 4 – Commission recommendations to the City Council
- November 23 – City Council public hearing
- December 8 – City Council adoption

Public Review Document

The complete text of the proposed amendments and the associated staff analysis and environmental review have been compiled in a Public Review Document, which is posted on the Planning Division’s webpage at www.cityoftacoma.org/2020Amendment.

Environmental Evaluation

Pursuant to Washington Administrative Code (WAC) 197-11 and Tacoma’s SEPA procedures, a Preliminary Determination of Environmental Nonsignificance (DNS) was issued on September 11, 2020 (SEPA File #LU20-0179), based upon a review of an environmental checklist. The City will reconsider the DNS based on timely public comments received by 5:00 p.m. on October 9, 2020. Unless modified, the DNS will become final on October 16, 2020.

Notification

Notification for the public hearing has been conducted to reach a broad-based audience, through the following efforts:

1. **Public Notices** – The notice for the public hearing and open houses (attached) was mailed to approximately 9,000 individuals and entities within and within 1,000 feet of the Heidelberg-Davis and View Sensitive District affected areas, and e-mailed to more than 900 individuals on the Planning Commission’s interested parties list that includes the City Council, Neighborhood



Councils, area business district associations, the Puyallup Tribal Nation, adjacent jurisdictions, City and State departments, and others.

2. **Library** – A request was made to the Tacoma Public Library on September 23, 2020 to make the public hearing notice available for patrons' review at all branches.
3. **News/Social Media** – The City of Tacoma issued a News Release on September 24, 2020. An online advertisement was placed on The News Tribune to run between September 28 and October 4. A legal notice concerning the SEPA Checklist and the public hearing and open houses was placed on the Tacoma Daily Index on September 25, 2020. An event page for each of the open houses on September 28 and 30 and public hearing on October 7 was posted on the City's Facebook, starting the week of September 21.
4. **60-Day Notices** – A "Notice of Intent to Adopt Amendment 60 Days Prior to Adoption" was sent to the State Department of Commerce (per RCW 36.70A.106) on September 22, 2020. A similar notice was sent to the Joint Base Lewis-McChord (per RCW 36.70A.530(4)) on September 22, 2020, asking for comments within 60 days of receipt of the notice.
5. **Tribal Consultation** – A letter was sent to the chairman of the Puyallup Tribe of Indians on September 17, 2020 to formally invite the Tribe's consultation on the 2020 Amendment.

Project Summary:

The Comprehensive Plan and its elements, as well as development regulations and regulatory procedures that implement the Comprehensive Plan, shall be adopted and amended by ordinance of the City Council following the procedures identified in Tacoma Municipal Code 13.02.045. Proposed amendments may be considered annually, for which the amendment process shall begin in July of any given year and be completed, with appropriate actions taken by the City Council by the end of June of the following year. This timeline has been modified due to the COVID-19 crisis. The application deadline for the 2020 Amendment was April 1, 2019. The first two applications mentioned above were submitted by non-City entities, while the third application was proposed by City departments.

Prior Actions:

- 09/02/2020 – Released the 2020 Amendment for public review and set a public hearing date
- 08/19/2020 – Reviewed the status of 2020 Amendment (concurred with incorporation of the Transportation Master Plan Amendments into the Minor Plan/Code Amendments)
- 02/19/2020 – Reviewed Heidelberg-Davis Land Use Designation
- 02/05/2020 – Reviewed Minor Plan and Code Amendments
- 12/04/2019 – Reviewed Transportation Master Plan Amendments (reduced scope of work)
- 07/17/2019 – Approved of scope of work and assessment report for 2020 Amendment
- 06/19/2019 – Conducted Public Scoping Hearing for 2020 Amendment
- 05/29/2019 – Reviewed draft scope of work and draft assessment report for 2020 Amendment

Staff Contacts:

- Stephen Atkinson, satkinson@cityoftacoma.org
- Larry Harala, lharala@cityoftacoma.org
- Lihuang Wung, lwung@cityoftacoma.org

Attachment:

1. Notice of 2020 Amendment Public Hearing and Open Houses

c. Peter Huffman, Director

Public Hearing for 2020 Amendments to the One Tacoma Comprehensive Plan and Land Use Regulatory Code on October 7

-- Written Public Comment Can be Submitted through October 9 --

¿Necesitas información en español? • 한국어로 정보가 필요하십니까? • Cần thông tin bằng tiếng Việt? • Нужна информация на русском? • ត្រូវការព័ត៌មានជាភាសាខ្មែរ?
planning@cityoftacoma.org • TacomaFIRST 311 @ (253) 591-5000

As a community member, you are a stakeholder in how Tacoma grows. This year we are reviewing and considering several One Tacoma Comprehensive Plan and Land Use Regulatory Code amendments in our annual review process.

1. The creation of a second category of the View Sensitive Overlay District that would potentially lower the building height limit to 20 feet for areas with similar development patterns in Tacoma in the West Slope Neighborhood. Currently, the City has in place a View Sensitive Overlay District, which mandates a 25-foot building height limit. You are within the notice area for this item.
2. Land use designation change for the SW corner of S Tyler Street and S 19th Street from the Parks and Open Space re-designation to Major Institutional Campus on the Future Land Use Map.
3. Minor Plan and Code Amendments that include language and clarifications of code that have been identified over the past year and do not substantially change the plan or code.

2020 Amendments Public Hearing

5:30 p.m. Wednesday, October 7, 2020

Planning Commission Meeting will be held on Zoom beginning at 5 p.m., please visit us at cityoftacoma.org/2020Amendment for meeting details.

To submit a written comment, email planning@cityoftacoma.org through October 9, 2020.

For more information:

For more information about this amendment and all 2020 proposed amendments or for information about the amendment process and the One Tacoma Comprehensive Plan and Land Use Regulatory Code, visit the 2020 Amendment page at cityoftacoma.org/2020Amendment. You can also contact Larry Harala, Senior Planner, (253) 318-5626 or LHarala@cityoftacoma.org.

Virtual Open Houses for 2020 Amendments to the One Tacoma Comprehensive Plan and Land Use Regulatory Code

Land use re-designation for the Heidelberg-Davis proposal Sept. 28, 2020 at 6 p.m. on Zoom. Full meeting detail can be found at cityoftacoma.org/2020Amendment

West Slope Neighborhood View Sensitive Overlay District Proposal Sept. 30, 2020 at 6 p.m. on Zoom. Full meeting detail can be found at cityoftacoma.org/2020Amendment

Proposed 2020 Amendment: Heidelberg-Davis Land Use Re-Designation

What is a Land Use Designation Change?

The One Tacoma Plan Future Land Use Map land use designations are in place to communicate the long range plan for land use patterns throughout the city.

This proposal seeks to re-designate the site from the Parks and Open Space designation to Major Institutional Campus on the Future Land Use Map and in the One Tacoma Plan. The designation would allow for major campus complexes such as office, educational and healthcare facilities. Cheney Stadium and Foss High School are directly adjacent to this site and presently designated Major Institutional Campus.

What is a Plan or Code Amendment?

A Plan Amendment is the process through which the City considers changes, additions, and updates to the One Tacoma Comprehensive Plan and a Code amendment would be the same considerations pertaining to the Land Use Regulatory Code.

The intent of the amendment process is to review all these changes concurrently, where appropriate, so that the cumulative effects can be considered. According to the State Growth Management Act, local comprehensive plans cannot be amended more than once a year.



Proposed 2020 Amendment: View Sensitive District Designation

What is the View Sensitive Overlay District?

Currently, the City has in place a View Sensitive Overlay District, which mandates a 25-foot building height limit. The View Sensitive Overlay District was created in 1989 to help preserve views for private residential properties within areas of Tacoma with views of Puget Sound and the Narrows Bridge.

What does this application request?

The City of Tacoma received an application from property owners in the Narrowmoor community to create a second category of the View Sensitive Overlay District that would potentially lower the building height limit in portions of the View Sensitive Area from 25 feet to 20 feet for areas.

What are potential impacts?

The proposed overlay district is intended to be compatible with existing structures and ensure that future development fits in with the existing development patterns. The intent is to only apply the proposed height limit to areas where the dominant development pattern is homes at or less than 20 feet in height. The proposed change to building height limit would not change the underlying zoning, only the Overlay District designation. The primary impact would be on the ability to build a home beyond 20 feet in height.

Tacoma View Sensitive District Overlay - Citywide

