



## **AGENDA**

**MEETING:** Regular Meeting and Public Hearing (Virtual)  
**DATE/TIME:** Wednesday, April 6, 2022, 5:00 p.m.  
(Public Hearing beginning at approximately 5:30 p.m.)  
**ZOOM INFO:** Link: <https://www.zoom.us/j/88403846060>  
Dial-in: +1 253 215 8782  
ID: 884 0384 6060

### **A. Call to Order**

- Quorum Call
- Land Acknowledgement

### **B. Approval of Agenda**

### **C. Approval of Minutes**

- March 2, 2022
- March 16, 2022

### **D. Public Comments**

- Comments on Discussion Item F-1 are accepted via email and must be submitted by 12:00 noon on the meeting day; e-mail to [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org).
- Comments on Public Hearing item G-1 are accepted through April 8, 2022; e-mail to [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org).

### **E. Disclosure of Contacts**

### **F. Discussion Items**

#### **1. Design Review Program Update**

- Description: Review the status of the project, focusing on issues relating to geographic scope, project thresholds and community engagement.
- Action: Comment.
- Staff Contacts: Stephen Antupit ([SAntupit@cityoftacoma.org](mailto:SAntupit@cityoftacoma.org)); Carl Metz ([CMetz@cityoftacoma.org](mailto:CMetz@cityoftacoma.org))

### **G. Public Hearing**

#### **1. 2022 Annual Amendment Package**

- Description: Conduct a public hearing on the applications of: (1) "NewCold", (2) "South Sound Christian Schools", (3) "Work Plan for South Tacoma Groundwater Protection District Code Amendments", and (4) "Minor Plan and Code Amendments".
- Action: Receive testimony; Accept written comments through April 8, 2022.
- Staff Contact: Lihuang Wung ([LWung@cityoftacoma.org](mailto:LWung@cityoftacoma.org))



## H. Upcoming Meetings (Tentative Agendas)

(1) April 20, 2022:

- 2022 Annual Amendment Public Hearing Debriefing
- Public Hearing – Home in Tacoma Phase 2 Scope of Work

(2) May 4, 2022:

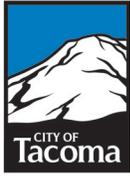
- Capital Facilities Program Update
- Proposed College Park Historic District
- 2022 Annual Amendment Recommendation

## I. Communication Items

(1) **Status Reports by Commissioners** – TOD Advisory Group, Housing Equity Taskforce.

(2) **IPS Agenda** – The Infrastructure, Planning, and Sustainability Committee’s next meeting is scheduled for Wednesday, April 13, 2022, at 4:30 p.m.; the agenda (tentatively) includes presentations on the Occidental Cleanup Site Update and Home in Tacoma - Phase 2 Work Program Input. (Webinar Link: <http://www.zoom.us/j/87829056704>, Passcode: 614650)

## J. Adjournment



## **MINUTES (draft)**

**MEETING:** Regular Meeting (virtual)

**DATE/TIME:** Wednesday, March 2, 2022, 5:00 p.m.

**PRESENT:** Anna Petersen (Chair), Morgan Dorner, Ryan Givens, Robb Krehbiel, Brett Santhuff, Anthony Steele, Andrew Strobel

**ABSENT:** Christopher Karnes (Vice-Chair), Alyssa Torrez

### **A. Call to Order**

Chair Petersen called the meeting to order at 5:00 p.m. A quorum was declared.

Chair Petersen read the Land Acknowledgement.

### **B. Approval of Agenda**

*Commissioner Givens moved to approve the agenda as submitted. Commissioner Strobel seconded the motion. The motion passed unanimously.*

### **C. Approval of Minutes**

- February 2, 2022

*Commissioner Strobel moved to approve the minutes of the February 2, 2022, meeting as submitted. Commissioner Krehbiel seconded the motion. The motion passed with the following votes:*

*Ayes – Petersen, Dorner, Krehbiel, Santhuff, Steele, and Strobel*

*Abstain – Givens*

### **D. Public Comments**

Chair Petersen reported that two comments were received addressing the 2022 Annual Amendment.

### **E. Disclosure of Contacts**

There were no disclosures of contacts.

### **F. Discussion Items**

#### **1. Urban Design Program**

Brian Boudet, Planning Division Manager, provided introductory remarks regarding the Urban Design Program, noting that the program has been before the Commission previously but has been on hold for some time.

Stephen Antupit, Senior Planner, and Carl Metz, Senior Planner, presented an overview of the Design Review Program, including project goals and outcomes, Planning Commission guidance and project development to-date, recent City initiatives that offer opportunities for coordination, draft project scope, design review example, the draft design review process, current project advisory group work items, and next steps.

Commissioner Krehbiel asked if green stormwater infrastructure is a piece of the design process.

Commissioner Santhuff provided comments on the Design Review Project Advisory Group, noting the desire to achieve better outcomes in building and streetscapes.

Chair Petersen expressed appreciation for Commissioner Santhuff and Givens for being part of the advisory group.

Commissioner Dorner requested clarification on qualifications for departure review, and review thresholds in the draft project scope.

Commissioner Steele asked if the design review is applicable to new construction only or also renovations.

Commissioner Santhuff provided additional comments on the considerations of the Design Review Project Advisory Group, noting specifics on the draft geographies and thresholds, and asked that other Commissioners offer their thoughts on appropriate geographies.

Chair Petersen asked for clarification on why some areas are excluded from the Design Review's initial purview.

Commissioner Strobel stated that initial slate of geography seems appropriate and asked about renovations and lessons learned for later phases that support design review opportunities to include historic elements and/or adaptive re-use.

## **2. Debriefing of Joint Meeting with Transportation Commission**

Lihuang Wung, Senior Planner, provided a debriefing of the joint session on February 16, 2022, with the Transportation Commission, and noted that after the presentation and discussion on Pierce Transit's Stream and Bus Rapid Transit (BRT), a motion was made to designate two members from each commission to work on a joint letter of comments to Pierce Transit.

Commissioner Givens suggested that Vice-Chair Karnes should be one of the designees. Commissioner Strobel agreed.

Commissioner Santhuff expressed interested in helping Vice-Chair Karnes with the letter.

Commissioner Krehbiel stated that trees and green stormwater infrastructure should remain a top priority.

*Commissioner Strobel moved to nominate Vice-Chair Karnes and Commissioner Santhuff, as the representatives from the Planning Commission, to work with the Transportation Commission to develop a joint letter. Commissioner Givens seconded the motion. The motion passed unanimously.*

## **3. Debriefing of Meeting with Infrastructure, Planning, and Sustainability Committee**

Mr. Wung provided introductory remarks on the Infrastructure, Planning, and Sustainability Committee (IPS) meeting on February 23, 2022, regarding Planning Commission's request to IPS to consider putting the two additional items regarding shipping containers and electric fences over for the 2023 Annual Amendment process.

Jana Magoon, Planning Division Manager, provided a summary of the presentation given to IPS and IPS's response, noting that IPS was sensitive to the amount of work that they gave to the Planning Commission and were open to delaying both requests. She further stated that IPS modified the shipping container request to remove any conversation about allowing them for storage and focusing on housing alternatives, and they proposed moving the electric fences request to the 2023 Amendment.

Stephen Atkinson, Principal Planner, provided additional comments, noting that the initial request was part of a resolution, and City Council will likely have to adopt a new resolution modifying the scope of the shipping containers and the timeline for electric fences. He further noted that there was a discussion on the Planning Commission's process and timelines regarding these types of requests.

Commissioners Strobel and Givens expressed appreciation for Chair Petersen and Vice-Chair Karnes for advocating for Planning Commission and opening communication with IPS.

## **4. 2022 Annual Amendment – Application “NewCold”**

Mr. Atkinson provided information regarding the amendment process, overall status of the applications in the 2022 Annual Amendment, and next steps.

Larry Harala, Principal Planner, presented an overview of the NewCold application, including a preliminary traffic study, noise and light analysis, and FAQ document.

Commissioner Steele requested clarification on the notification range, noting the close vicinity of Fircrest.

Commissioner Dorner asked what type of coverage the 2500 feet notification distance encompasses.

*Commissioner Strobel moved to release the NewCold application for public review at the scheduled public hearing. Commissioner Steele seconded the motion. The motion passed unanimously.*

#### **5. 2022 Annual Amendment – Application “South Sound Christian Schools”**

Mr. Harala presented an overview of the South Sound Christian Schools application, including a traffic analysis, PDS critical area staff preliminary review, and FAQ document.

*Commissioner Santhuff moved to release the South Sound Christian Schools application for public review. Commissioner Krehbiel seconded the motion.*

Discussion ensued regarding the FAQ document and appreciation for the analysis identifying the Oregon White Oaks on the site.

*The motion passed unanimously.*

The Planning Commission recessed at 6:42 p.m. and reconvened at 6:47 p.m.

#### **6. 2022 Annual Amendment Package**

Mr. Wung noted that the Commission released the Minor Plan and Code Amendments application for public review at the February 16, 2022, meeting and provided additional notes on four of the 15 issues that the Commission had questions on.

Commissioner Steele asked that the verbiage related to cultural institutions be revisited to include faith-based institutions.

Commissioner Strobel requested clarification on the hearing schedule approved at the February 16, 2022, meeting.

*Commissioner Strobel moved to release the 2022 Amendment Package for public review, set a public hearing for April 6, 2022, at 5:30 p.m., and accept written comments through April 8, 2022, at 5:00 p.m. Commissioner Krehbiel seconded the motion. The motion passed with the following votes:*

*Ayes – Petersen, Dorner, Givens, Krehbiel, Santhuff, and Strobel*

*Abstain – Steele*

#### **G. Upcoming Meetings (Tentative Agendas)**

(1) Agenda for the March 16, 2022, meeting includes:

- Home In Tacoma Phase 2 Scoping
- Tidelands Regulations and Subarea Plan

(2) Agenda for the April 6, 2022, meeting includes:

- Proposed College Park Historic District
- Public Hearing – 2022 Annual Amendment Package

Commissioner Givens requested that comments regarding the public hearing be separated from other general discussion item comments and asked about the time allotment for public comments during the public hearing.

#### **H. Communication Items**

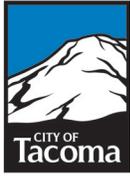
The Commission acknowledged receipt of communication items on the agenda.

- (1) Mr. Boudet informed the Commission that in-person and hybrid meetings are being discussed and the City Council is testing that format, and the Planning Commission may be heading in that direction in a few months.
- (2) Commissioner Krehbiel requested that staff provide status updates on the South Tacoma Economic Green Zone planning.
- (3) Commissioner Strobel recognized that Mr. Wung was in a Seattle Times article about how Tacoma's small Chinese community reckoned with the city's anti-Chinese history.

## **I. Adjournment**

The meeting was adjourned at 7:12 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/](http://www.cityoftacoma.org/government/committees_boards_commissions/planning_commission/agendas_and_minutes/)



## **MINUTES (draft)**

**MEETING:** Regular Meeting (virtual)

**DATE/TIME:** Wednesday, March 16, 2022, 5:00 p.m.

**PRESENT:** Anna Petersen (Chair), Christopher Karnes (Vice-Chair), Morgan Dornier, Robb Krehbiel, Brett Santhuff, Anthony Steele, Andrew Strobel, Alyssa Torrez

**ABSENT:** Ryan Givens

### **A. Call to Order**

Chair Petersen called the meeting to order at 5:00 p.m. A quorum was declared.

Chair Petersen read the Land Acknowledgement.

### **B. Approval of Agenda**

*Commissioner Karnes moved to approve the agenda as submitted. Commissioner Santhuff seconded the motion.*

Commissioner Steele requested clarification regarding the Home in Tacoma presentation and the action requested.

*The motion passed unanimously.*

### **C. Approval of Minutes**

- February 16, 2022

*Vice-Chair Karnes moved to approve the minutes of the February 16, 2022, meeting as submitted. Commissioner Santhuff seconded the motion. The motion passed unanimously.*

### **E. Disclosure of Contacts**

Commissioner Strobel disclosed that he works closely on the Tideflats Subarea Plan as a representative for the Puyallup Tribe and stated that he will be recusing himself from that discussion.

Commissioner Krehbiel disclosed that he spoke with Heidi Stephens and other members of the South Tacoma Neighborhood Council regarding the South Tacoma Economic Green Zone.

Chair Petersen asked for clarification on majority votes when considering abstention and recusal votes.

### **D. Public Comments**

Lihuang Wung, Senior Planner, reported that two comments were received regarding Home In Tacoma Phase 2.

### **F. Discussion Items**

#### **1. Home In Tacoma Phase 2**

Elliott Barnett, Senior Planner, presented the draft scope and assessment report of Home In Tacoma Phase 2, noting the area of applicability, Home in Tacoma policy direction, policy framework, scope of work, outreach, impacts assessment, and next steps.

Commissioner Krehbiel stated that he would like to see explicit mention about plans to engage and coordinate with tribal council in the Outreach and Engagement section, and he expressed concerns regarding potential traffic patterns.

Vice-Chair Karnes asked if there is a time horizon on the housing target that states zoning capacity will accommodate up to 60,000 new units and how concurrency requirements will potentially look in an EIS; and requested clarification on the area of applicability.

Commissioner Dorner requested clarification on the differences between urban services versus infrastructure.

Commissioner Santhuff suggested clarifying the language that relates to areas currently zoned single-family but are not in the low and mid-scale.

Commissioner Steele asked if there will be more clarification on which 4-plexes fall under low-scale, and the state law that precludes us from determining how many unrelated individuals can be in a unit.

*Vice-Chair Karnes moved that the Planning Commission set a public hearing date for April 20, 2022, for the Home In Tacoma Phase 2 draft scope of work for public review with the amendments including the additions of unrelated individuals and the areas currently zoned single-family but are not in the low and mid-scale, while also accepting written comments through April 30, 2022. Commissioner Steele seconded the motion. The motion passed unanimously.*

The Planning Commission recessed at 5:52 p.m. and reconvened at 5:57 p.m.

## **2. Tidelands Subarea Plan**

Stephen Atkinson, Principal Planner, presented an update on the Tidelands Subarea Plan, including an overview of the intergovernmental Work Plan, plan accomplishments, a summary of the alternatives proposed for Tidelands Steering Committee review, and a summary of the next steps in the process and the Planning Commission's role in the EIS Scoping Phase.

Vice-Chair Karnes asked if there is more information on the alternatives, beyond a map of potential uses.

Commissioner Steele requested clarification on the diversity regarding the construct of the Tidelands Steering Committee and advisory group, and how those individuals were selected.

Commissioner Santhuff expressed appreciation for the range of alternatives and the clarification on the common transportation network, and he stated the transportation network section is missing the value of rail and freight rail and how that may be impacted by future alternatives.

## **G. Upcoming Meetings (Tentative Agendas)**

(1) Agenda for the April 6, 2022, meeting includes:

- Proposed College Park Historic District
- Public Hearing - 2022 Annual Amendment Package

(2) Agenda for the April 20, 2022, meeting includes:

- 2022 Annual Amendment Public Hearing Debriefing
- Public Hearing – Scope of Work for Home in Tacoma Phase 2

## **H. Communication Items**

The Commission acknowledged receipt of communication items on the agenda.

(1) Mr. Wung informed the commission of the following:

- Applications for the 2023 Annual Amendment will be accepted through the end of March.

- Three positions on the planning Commission will be available in June due to term expiration; Commissioners are encouraged to reapply; and applications are due to the City Clerk's Office by the end of March.

(2) Status Report on "South Tacoma Economic Green Zone" Application:

- Mr. Wung provided a status report on the South Tacoma Economic Green Zone application, noting that staff has been working with different agencies to develop a work plan for code amendments pertaining to the South Tacoma Groundwater Protection District, which is the first-phase response to the application and is part of the 2022 Amendment package; and staff is developing the second-phase response to the application, which is to consider transforming the general area of the South Tacoma Groundwater Protection District (specific project area to be further delineated) into an economic green zone.
- Mr. Atkinson provided additional information regarding coordination efforts and the plan for the green zone.

(3) Status Reports by Commissioners – TOD Advisory Group, Housing Equity Taskforce:

- Commissioner Torrez reported that the Housing Equity Taskforce has been discussing engagement strategies that can be utilized in outreach for Home In Tacoma Phase 2.

## I. Adjournment

The meeting was adjourned at 6:59 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/](http://www.cityoftacoma.org/government/committees_boards_commissions/planning_commission/agendas_and_minutes/)



**To:** Planning Commission  
**From:** Stephen Antupit & Carl Metz, Planning Services Division  
**Subject:** **Design Review Program**  
**Memo Date:** March 30, 2022  
**Meeting Date:** April 6, 2022

**Action Requested:**  
Comment.

**Discussion:**

At the next meeting on April 6, 2022, the Planning Commission will receive a briefing that provides an update of the current work of staff and the Project Advisory Group (PAG) to establish the Design Review Program. Since the previous briefing to the Commission on March 2, 2022, the reconvened and expanded PAG—including Planning Commissioners Givens and Santhuff—has held regular meetings to provide stakeholder input and expertise.

The PAG has considered several updates and refinements to the geographic scope and thresholds for required Design Review. (Meeting notes of those PAG meeting deliberations are attached.) At the April 6, 2022, meeting, staff invite Commission comment on refinements to two elements of the proposed Design Review Program. They are:

- 1) Geographic Scope – Consider potential revisions to the preliminary geographic scope for required Design Review in response to Home in Tacoma actions by the City along with Commissioner Givens’ input regarding the Tacoma Mall Regional Growth Center; and
- 2) Project Thresholds – Consider potential revisions to the preliminary project thresholds in response to development review volumes and sensitivity to project contexts.

First, an adjustment to geographic scope of the proposed program would respond to City Council Action on the Future Land Use Map (FLUM) Low-Scale and Mid-Scale Residential designations approved with Home in Tacoma – Phase 1. With respect to Design Review, the PAG acknowledges these new designations are now mapped on the FLUM and could create complications with administration of Design Review at the time of the program’s expected implementation in early 2023, particularly the Mid-Scale Residential. That is, areas that will soon be subject to Home in Tacoma Phase 2 project scope should be separated and removed from the Design Review program at our initial implementation. Additionally, as the PAG discussed this topic, Commissioner Givens advocated for the areas subject to compulsory design review within the Tacoma Mall Regional Growth Center area be expanded beyond the preliminary geographic scope. Staff would like to gather Commission comment on this refined approach.

More recently, the PAG reviewed the thresholds for development project types and sizes that were proposed during the Design Review Program’s initial phase of development (2019-2021 and using data from 2016-2019). The PAG discussion of the current types and volume of development activity well warrants “right-sizing” the scope of the program to fit anticipated Design Review Board capacity and be calibrated to better reflect the impacts of development projects relative to



their contexts. With that in mind, staff are seeking Commission comment on a context-sensitive approach to Design Review thresholds.

**Community Engagement:**

While recent focus has been reconstituting the PAG and the internal Technical Advisory Committee, staff plan to reach out to a range of community and interest groups over the next few months to provide project updates and receive preliminary feedback. Staff are scheduled to present to the Permit Advisory Taskforce at an upcoming meeting. Other groups include, but are not limited to, the Community Council of Tacoma, individual Neighborhood Councils, Cross District Association of Tacoma, individual business districts, and other stakeholder groups. Of related note, staff provided updates at the North End Neighborhood Council (NENC) meeting of March 7, 2022, and in follow up communications. While that exchange of information primarily provided clarity to distinguish between the Design Review Program and Home In Tacoma – Phase 2, additional opportunities for engagement will be provided to the NENC as outlined above. Staff are seeking Commission comment on this approach and welcome suggestions for specific groups' inclusion in this effort.

**Project Summary:**

The City of Tacoma has been 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.

Implementing Design Review is a major undertaking of the Urban Design Studio in Planning and Development Services. The Urban Design Studio will oversee the Design Review Program and will work to translate visions and adopted City policy into projects built throughout the city.

The Urban Design Studio works with the community, development partners, and other departments and agencies to advance the design quality of places citywide. The Urban Design Studio'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 an equitable, more vibrant, livable, walkable, and resilient city. Information on the work of the Urban Design Studio can be found on the [Program website here](#).

**Prior Actions:**

- March 2<sup>nd</sup>, 2022—Introduction of Urban Design staff, review of proposed calendar for 2022 proposal refinement, Commission review, comment, and recommendation.
- December 16th, 2020—Review and guidance rendered on draft guidelines and program operation
- November 4th, 2020 – Program operations + Design Standards workshop
- October 7th, 2020 – Project Update
- March 4, 2020— Project Update
- September 18, 2019— Project Update

**Staff Contacts:**

- Stephen Antupit [santupit@cityoftacoma.org](mailto:santupit@cityoftacoma.org)
- Carl Metz [cmetz@cityoftacoma.org](mailto:cmetz@cityoftacoma.org)

**Attachment:**

- PAG meeting notes of March 3, 2022 and March 17, 2022

c. Peter Huffman, Director



City of Tacoma  
Planning and Development Services  
Urban Design Studio – Design Review Project Advisory Group

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**Meeting Notes**  
**Tacoma Design Review Project Advisory Group**  
Thursday March 3rd, 2022 at 4:00 pm  
Held Virtually (via Zoom)

**Attending:**

Brett Santhuff, Planning Commission  
Ryan Givens, Planning Commission  
Paul Del Vecchio  
Corey Orvold  
Jennifer Mortenson  
Obi Amobi  
Rachel Lehr  
Gary Knudson  
Stephen Antupit, City of Tacoma PDS  
Carl Metz, City of Tacoma PDS

Introductions included members who have not previously attended.

Carl Metz, (PDS Senior Planner) presented information about the geographic scope of the proposed Design Review Program (DRP). Several dimensions of this topic were illustrated with PowerPoint slides (attached as pdf).

- possible intersection with new Mid-Scale Residential designations;
- consideration of the Tacoma Mall Regional Growth Center; and
- Crossroads Growth Centers

PAG observations and concerns centered on the following topics:

*Keeping Design Review to a manageable scope*—especially at the outset—is very important. Multiple members reiterated the importance of focusing on the areas where most of the City’s growth is planned for such as Downtown, Mixed-Use Centers and Corridors. This focus is reflected in the current draft, however, there was a general agreement to make sure the Design Review program has a manageable scope and to consider how this geographic scope might overlap with the Home in Tacoma Phase II project at the outset. If the program takes on too much at the launch-- and is caught up in the deliberations over of Home in Tacoma Phase II-- it risks delay, and/or becoming a bottleneck and not a value-added process where the most impactful projects are located.

For that reason, an adjustment of Design Review’s geographic scope should be considered with regard to Pedestrian Corridors, *to only include sites outside of the Home in Tacoma project scope* (which remains a work in progress).

There are two strong rationales for *including the Mall Sub-Area* in the scope of DRP. 1) It is a designated Regional Growth Center and as such is a prioritized area to receive substantial growth and development. 2) From an equity perspective, this area of the city should benefit from the care and attention to design that will be afforded to the other designated growth areas in the city through the DRP. (There was a question if the area west of Pine should be included.)

Similarly, the *Crossroads Centers* warrant consideration as part of a refined geography for DRP. As designated growth areas and encompassing significant, non-residentially zoned portions of “corridor parcels” (see above).

Size of project and/or size of site thresholds were also mentioned as part confirming the “right-sizing” geography consistent with the adjustments described above.

There was additional discussion about making sure guidance established with previous planning efforts and their respective plan documents (i.e., sub-area plans) are considered as part of Design Review guidance and decision-making processes.

[end]



## City of Tacoma

Planning and Development Services

Urban Design Studio – Design Review Project Advisory Group

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### Meeting Notes

### Tacoma Design Review Project Advisory Group

Thursday March 17, 2022 at 4:00 pm

Held Virtually (via Zoom)

#### **Attending:**

Brett Santhuff, Planning Commission

Christine Phillips

Eric Blank

Holly Williams

Jennifer Mortenson

John Wolters

Josh Jorgenson

Obi Amobi

Paul Del Vecchio

Tadashi Shiga

Stephen Antupit, City of Tacoma PDS

Carl Metz, City of Tacoma PDS

#### Item 1.: Geographic Scope Recap

Stephen Antupit, (PDS Senior Planner) reviewed the geographic scope of the proposed Design Review Program (DRP). Several dimensions of this topic were previously discussed with the group at the 3 March meeting as well as the 10 March “make-up” session held for several who could not attend the regular 3 March meeting. Slide 3 on the attached PowerPoint summarized what we heard from the PAG at those earlier sessions.

Additional mapping of the 6<sup>th</sup> Ave Corridor/SR16 area was shown to illustrate how a proposed refinement of Design Review geographic scope would avoid conflicts with the Home in Tacoma initiative. This information is shown PowerPoint slides 2-6 (attached as pdf).

#### Item 2: Project Thresholds

Carl Metz (PDS Senior Planner) presented the main contours of the draft program thresholds. Please refer to the attached PPT slides 7-14. The following aspects of the current draft project applicability thresholds were discussed:

- Residential Use unit count
- Site adjacencies
- Building size

PAG observations and concerns centered on the following topics:

*Keeping Design Review to a manageable scope*—especially at the outset—is very important. Multiple members reiterated the importance of focusing on the size of developments that have the most impact. The **unit threshold** metric was discussed as a weak nexus linked to design objectives of the program to address of form, mass, and fit. An example 20-unit project was examined in this regard, with discussion noting that the draft guidance would provide tools for better connection to entries, street level articulation and public realm relationships. Were it an 8 unit structure, it would still have the same form and fit impacts, but under the original program thresholds, would be exempt from Design Review. PAG member comments also recognized the potential for design review guidance, like those related building entrances and pedestrian circulation, to indirectly impact development aspects such as the number of units.

**Adjacency to low-scale/"single family residential use"** was discussed as redundant and no longer necessary as a design review program priority, as the Home in Tacoma Phase II project will be addressing design standards in those locations. Moreover, PAG members commented that zoning (rather than current use) is the appropriate mechanism for determining if impacts of adjacent development warrants particular attention through design review.

**Building Size threshold** discussion touched on two concerns: 1) the building square footage threshold as not calibrated to provide context-sensitivity considering the relative impact of projects (i.e., downtown versus neighborhood center) and 2) workload of DRB to efficiently manage the volume of projects meeting that "one-size-fits-all" size threshold. PAG members reiterated the need for the Design Review Board to start with a manageable number of projects where their input can be of actual value add, and not be overwhelmed at the outset.

Staff noted that the 5,000 sf building size threshold analysis conducted by the consultant was based on 2016-19 permit activity, which is generally known to be smaller than current volumes at PDS.

There appeared to be a general consensus that 5,000 sf was too low of a threshold for DRB-level review but it might be appropriate for determining administrative-level review.

A context-sensitive, tiered approach to thresholds was outlined by staff (see slide 14 attached). PAG members appreciated the value of this approach, and also expressed concern that any "context-driven" thresholds be clearly communicated to applicants, especially as the program launches as a new entitlement process.

General questions included a request to provide more information about other cities' design review programs and their relative successes. Staff noted that side-by-side comparisons are quite difficult to make, as the edge city/center city/historic core/suburban city variability has a major structural influence on program design, workload, etc., even among cities of "relatively similar size". The consultant team's review of other design review programs and findings are attached.

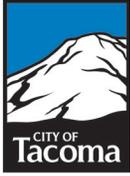
ATTACHMENTS:

PPT

SURVEY DOC OF OTHER CITIES DR PROGRAMS

DOODLE FOR lunchtime 23/25/28/31/4-1

[end]



**To:** Planning Commission  
**From:** Lihuang Wung, Planning Services Division  
**Subject:** **Public Hearing – 2022 Annual Amendment Package**  
**Memo Date:** March 31, 2022  
**Meeting Date:** April 6, 2022

**Action Requested:**

Conduct a public hearing and keep the record open through April 8, 2022 to accept written comments.

**Discussion:**

At the next meeting on April 6, 2022, the Planning Commission will conduct a public hearing on the 2022 Annual Amendment to the [One Tacoma Comprehensive Plan](#) and [Land Use Regulatory Code](#) (or “[2022 Amendment](#)”), which includes the following applications:

- (1) NewCold Land Use Designation Change,
- (2) South Sound Christian Schools Land Use Designation Change,
- (3) Work Plan for South Tacoma Groundwater Protection District Code Amendments, and
- (4) Minor Plan and Code Amendments.

Staff conducted an informational meeting on March 30, 2022 for community members to learn more about the subject of the public hearing and be prepared for providing comments. The meeting was attended by 15 community members. Questions raised by attendees pertained to all four applications, but mostly concerning potential impacts of the future expansion of NewCold’s facility on traffic, roadways and intersections, noise, odor, groundwater, visual and other environmental aspects.

Tentatively, next steps for the 2022 Amendment include the following dates and actions:

- April 20 – Commission review of public comments
- May 4 – Commission recommendations to the City Council
- June 7 – City Council study session and public hearing
- June 14 – City Council first reading of ordinances
- June 21 – 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 project’s website at [www.cityoftacoma.org/2022Amendment](http://www.cityoftacoma.org/2022Amendment). Attached for the record is the first section (Executive Summary) of the Public Review Document that includes a Planning Manager’s letter to the community, the public hearing notice, and a brief description of the applications (see Attachment 1).

**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 March 15, 2022 (SEPA File #LU22-0041), 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 April 8, 2022. Unless modified, the DNS will become final on April 15, 2022.



### **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 the informational meeting (see Attachment 1) was mailed during the week of March 21, 2022, to approximately 36,000 individuals and entities within 2,500 feet of the sites associated with the three private applications. The notice was also e-mailed to more than 860 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. The notice was also distributed to residents and businesses in the Manitou Potential Annexation Area, seeking their feedback on the proposed land used designation for the Manitou Area (which is Issue #15 in the Minor Plan and Code Amendments).
2. **News/Social Media** – The City of Tacoma issued a News Release on March 25, 2022. An online advertisement was placed on The News Tribune on March 25, 2022. A legal notice concerning the DNS, the public hearing and the informational meeting was placed on the Tacoma Daily Index on March 25, 2022. An event page for each of the public hearing and the informational meeting was posted on the City’s Facebook, starting the week of March 21.
3. **60-Day Notices** – A “Notice of Intent to Adopt Amendment 60 Days Prior to Adoption” was filed with the State Department of Commerce (per RCW 36.70A.106) on March 22, 2022. A similar notice was sent to the Joint Base Lewis-McChord (per RCW 36.70A.530(4)) on March 23, 2022, asking for comments within 60 days of receipt of the notice.
4. **Tribal Consultation** – A letter was sent to the chairman of the Puyallup Tribe of Indians on March 23, 2022 to formally invite the Tribe’s consultation on the 2022 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 TMC 13.02.070. 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. The process for the [2022 Amendment](#) began with accepting applications during January-March 2021 and is slated for completion in June 2022.

### **Prior Actions:**

- 03/02/22 – Review status of “NewCold” and “South Sound Christian Schools” and release of 2022 Amendment Package for public review
- 02/16/22 – Review status of “Work Plan for STGPD Code Amendments” and “Minor Plan and Code Amendments”
- 02/02/22 – Review status of “NewCold” and “South Sound Christian Schools”
- 01/19/22 – Review status of “Minor Plan and Code Amendments”
- 12/15/21 – Review of private applications
- 10/06/21 – Review status of all applications
- 07/21/21 – Determination on Applications (proceeding with technical analysis)
- 06/16/21 – Public Scoping Hearing on the Applications

- 05/19/21 – Assessment of “South Tacoma Economic Green Zone” and “Minor Plan and Code Amendments”
- 05/05/21 – Assessment of “NewCold” and “South Sound Christian Schools”

**Staff Contacts:**

- Stephen Atkinson, [satkinson@cityoftacoma.org](mailto:satkinson@cityoftacoma.org)
- Larry Harala, [lharala@cityoftacoma.org](mailto:lharala@cityoftacoma.org)
- Lihuang Wung, [lwung@cityoftacoma.org](mailto:lwung@cityoftacoma.org)

**Attachment:**

1. 2022 Amendment Executive Summary

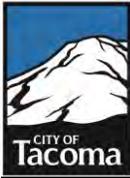
c. Peter Huffman, Director

# Section I

## Introduction







## PLANNING MANAGER'S LETTER TO THE COMMUNITY

March 16, 2022

Dear Community Members:

As the pandemic phase of COVID-19 looks to be waning (fingers crossed) and we strive to find a “new normal” in our lives, it is critical that we do not forget to focus on this community’s long-term goals and the continued development happening in the great City of Tacoma. One way we do this is through the work of the 2022 Annual Amendment to the *One Tacoma* Comprehensive Plan and the Land Use Regulatory Code (“**2022 Amendment**”).

In collaboration with the Tacoma Planning Commission and the City Council, we keep the Plan and Code current by considering updates on an annual basis. These updates enhance the clarity and applicability of the Plan and Code, and ensure they continue to provide the appropriate policy and regulatory guidance for the growth and development of the City.

The 2022 Amendment package includes the following four proposed amendments (“applications”):

- (1) NewCold Land Use Designation Change (near South 46<sup>th</sup> and Orchard)
- (2) South Sound Christian Schools Land Use Designation Change (near Wapato Hills Park)
- (3) Work Plan for Code Amendments – South Tacoma Groundwater Protection District (STGPD)
- (4) Minor Plan and Code Amendments

The complete text, staff analysis, and background materials associated with these applications are compiled in the attached **Public Review Document**. I would encourage you to review this document, participate in the virtual **Informational Meeting** on March 30<sup>th</sup>, testify at the Planning Commission’s **public hearing** on April 6<sup>th</sup>, and weigh in on the proposals before the Planning Commission makes a recommendation to the City Council.

Ultimately, the Plan and Code are about setting and implementing this community’s goals and priorities, so we need and appreciate your active involvement in this important work. We look forward to your continued support and shared efforts to realize the City of Tacoma’s vision, especially in these challenging times.

For more information, please visit the project website at [www.cityoftacoma.org/2022Amendment](http://www.cityoftacoma.org/2022Amendment), e-mail us at [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org), or contact the project manager, Stephen Atkinson, Principal Planner, at [satkinson@cityoftacoma.org](mailto:satkinson@cityoftacoma.org).

Sincerely,

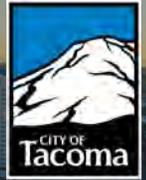
**BRIAN BOUDET, MANAGER**  
Planning Services Division





# 2022 Comprehensive Plan and Land Use Regulatory Code Amendments

[www.cityoftacoma.org/2022amendment](http://www.cityoftacoma.org/2022amendment)



## PUBLIC HEARING

### PLANNING COMMISSION PUBLIC HEARING

WEDNESDAY, APRIL 6, 2022 AT 5:30 PM

#### Virtual Meeting via Zoom:

**Link:** <https://www.zoom.us/j/88403846060>

**Dial-in:** +1 253 215 8782

**ID:** 884 0384 6060

### INFORMATIONAL MEETING

WEDNESDAY, MARCH 30, 2022 AT 5:30 PM

#### Virtual Meeting via Zoom:

**Link:** <https://www.zoom.us/j/83534988617>

**Dial-in:** +1 253 215 8782

**ID:** 835 3498 8617

### TO PROVIDE COMMENTS

Comments may be submitted on the proposals on or before April 8, 2022 at 5:00 PM.

- Testify at the Planning Commission Public Hearing
- **Email:** [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org)
- **Mail to:** Planning Commission, 747 Market Street, Room 349, Tacoma, WA 98402

Public review documents are available at [www.cityoftacoma.org/2022amendment](http://www.cityoftacoma.org/2022amendment)

## WHAT AMENDMENTS ARE UNDER CONSIDERATION?

### APPLICATION: NEWCOLD

The proposal is to change the Land Use Designation for a 3-acre parcel located at 4601 S. Orchard Street owned by NewCold, LLC, from “Light Industrial” to “Heavy Industrial.” This would allow NewCold to request a future site rezone and apply for permits to expand its existing 140-foot tall cold storage facility.

### APPLICATION: SOUTH SOUND CHRISTIAN

The current Land Use Designation for the site is “Low-Scale Residential” for the 8 parcels, a total of 16 acres, near Tacoma Mall Boulevard and S. 64th Street owned by the South Sound Christian Schools and the CenterPoint Christian Fellowship. The proposal is to change the designation to: (1) “Mid-Scale Residential” for the western 4 parcels, and (2) “General Commercial” for the eastern 4 parcels. This would allow applicants to apply for a site rezone and permits to potentially develop multifamily residential and commercial uses at this location.

### APPLICATION: MINOR PLAN AND CODE AMENDMENTS

Compiled by the City’s planning staff, this proposal includes 15 technical, non-policy amendments to the Comprehensive Plan and the Land Use Regulatory Code, intended to keep information current, correct errors, address inconsistencies, improve clarity, and enhance applicability of the Plan and the Code.

### APPLICATION: SOUTH TACOMA GROUNDWATER PROTECTION DISTRICT (STGPD)

The proposal is for a Work Plan which outlines the approach for improving STGPD related regulations to be more effective in addressing environmental and health risks. The Work Plan and its implementation represent the first-phase response to the “South Tacoma Economic Green Zone” application submitted by the South Tacoma Neighborhood Council. The second-phase response, to be undertaken later on, would be the potential transformation of the South Tacoma Manufacturing/Industrial Center into an Economic Green Zone that fosters environmentally sustainable industry.

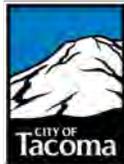
# ENVIRONMENTAL REVIEW OF APPLICATIONS

The City has made a preliminary determination that this proposal does not have a probable significant adverse impact on the environment and has issued a preliminary Determination of Environmental Nonsignificance after review of an environmental checklist. Comments on the preliminary determination must be submitted by 5:00 pm on April 8, 2022. The City may reconsider or modify the preliminary determination in light of timely comments. The preliminary determination will become final on April 15, 2022, unless modified. The Preliminary Determination and environmental checklist are available at [www.cityoftacoma.org/2022amendment](http://www.cityoftacoma.org/2022amendment).

¿Necesitas información en español? • 한국어로 정보가 필요하십니까? • Cần thông tin bằng tiếng Việt? • Нужна информация на русском? • ត្រូវការព័ត៌មានជាភាសាខ្មែរ?

[planning@cityoftacoma.org](mailto:planning@cityoftacoma.org)

**PUBLIC  
HEARING**



PLANNING AND DEVELOPMENT SERVICES  
TACOMA MUNICIPAL BUILDING  
747 MARKET STREET, ROOM 345  
TACOMA, WA 98402

PRSTD STANDARD  
US POSTAGE PAID  
TACOMA WA  
PERMIT NO 2

ECRWSS  
Postal Customer



**PUBLIC HEARING**

**2022 Comprehensive Plan and Land Use  
Regulatory Code Amendments**  
[www.cityoftacoma.org/2022amendment](http://www.cityoftacoma.org/2022amendment)

# EXECUTIVE SUMMARY

## About This Document

This is the **Public Review Document** prepared for the Planning Commission's public hearing concerning the 2022 Annual Amendment to the *One Tacoma Comprehensive Plan* and the Land Use Regulatory Code ("2022 Amendment"). This document is posted online at [www.cityoftacoma.org/2022Amendment](http://www.cityoftacoma.org/2022Amendment).

## Applications for 2022 Amendment

The 2022 Amendment includes four applications, as briefly described below. A **one-page summary** of each application is attached to this Executive Summary, while the complete text, staff analyses, and background information associated with these applications are included in **Section II** of this document.

### (1) NewCold Land Use Designation Change:

The proposal is to change the Land Use Designation for a 3-acre parcel located at 4601 S. Orchard Street owned by NewCold, LLC, from "Light Industrial" to "Heavy Industrial." This would allow development of the parcel, with future site rezone application, to accommodate future expansion of NewCold's existing 140-foot tall cold storage facility sitting on approx. 34 acres next to the parcel.

### (2) South Sound Christian Schools Land Use Designation Change:

The current Land Use Designation is "Low-Scale Residential" for the 8 parcels, a total of 16 acres, near Tacoma Mall Boulevard and S. 64<sup>th</sup> St. owned by the South Sound Christian Schools and the CenterPoint Christian Fellowship. The proposal is to change the designation to: (1) "Mid-Scale Residential" for the western 4 parcels to allow for future sale and/or multi-family development, and (2) "General Commercial" for the eastern 4 parcels to allow for a future site rezoning application with the intention of developing the site with a general commercial use.

### (3) Work Plan for Code Amendments – South Tacoma Groundwater Protection District (STGPD):

The proposed Work Plan outlines the approach for improving STGPD regulations to be more effective in addressing environmental and health risks. The Work Plan and its implementation represent the first-phase response to the "South Tacoma Economic Green Zone" application submitted by the South Tacoma Neighborhood Council. The second-phase response, to be undertaken later on, would be the potential transformation of the South Tacoma Manufacturing/Industrial Center into an Economic Green Zone that fosters environmentally sustainable industry.

### (4) Minor Plan and Code Amendments:

Proposed by the Planning and Development Services Department, this application compiles 15 minor and non-policy amendments to the *One Tacoma Comprehensive Plan* and the Land Use Regulatory Code, intended to keep information current, correct errors, address inconsistencies, improve clarity, and enhance applicability of the Plan and the Code.

## Environmental Review

Based on a review of the subjects addressed in the 2022 Amendment against an environmental checklist, the City has issued a Preliminary Determination of Environmental Nonsignificance (DNS), which is subject to public comments through April 8, 2022. The DNS and the Environmental Checklist are included in **Section III** of this document. The City may reconsider or modify the preliminary determination in light of timely comments. Unless modified, the preliminary determination would become final on April 15, 2022.

## Public Hearing and Informational Meeting

The Planning Commission will conduct a public hearing on April 6, 2022 to receive public comments on the 2022 Amendment. An informational meeting will be conducted by planning staff on March 30, 2022. The notice for the public hearing and the informational meeting is included in **Section I** of this document.

## Comprehensive Plan and Land Use Regulatory Code

The *One Tacoma Plan*, adopted in 2015 by Ordinance No. 28335, is Tacoma's comprehensive plan as required by the State Growth Management Act (GMA). As the City's official statement concerning future growth and development, the Comprehensive Plan sets forth goals, policies and strategies for the health, welfare and quality of life of Tacoma's residents. The *One Tacoma Plan* is a blueprint for the future character of our City. The plan can be viewed online at [www.cityoftacoma.org/OneTacoma](http://www.cityoftacoma.org/OneTacoma).

The Land Use Regulatory Code, Title 13 of the Tacoma Municipal Code (TMC), is the key regulatory mechanism that implements the *One Tacoma Plan*. Title 13 contains regulations and procedures for controlling land use, platting, shorelines, environment, critical areas, and historic preservation, among others. The Tacoma Municipal Code can be viewed online at [www.cityoftacoma.org/MuniCode](http://www.cityoftacoma.org/MuniCode).

## Annual Amendments

The *One Tacoma Plan* is subject to continuous review, evaluation and modification to remain relevant and to respond to changing circumstances. The GMA allows the Plan generally to be amended only once each year. Amendments may include adding new Plan elements, modifying existing elements, revising policies or maps, or updating data and information. All proposed modifications are reviewed concurrently to address the cumulative effect of the revisions and to maintain internal consistency among the various plan components and external consistency with regional, county, and adjacent jurisdictional plans. The GMA requires development regulations to be consistent with and to implement the Comprehensive Plan. To maintain this consistency, changes to the *One Tacoma Plan* often are accompanied by similar changes to development regulations and/or zoning classifications.

## 2022 Amendment Process

The general timeline and schedule for the 2022 Amendment is as follows:

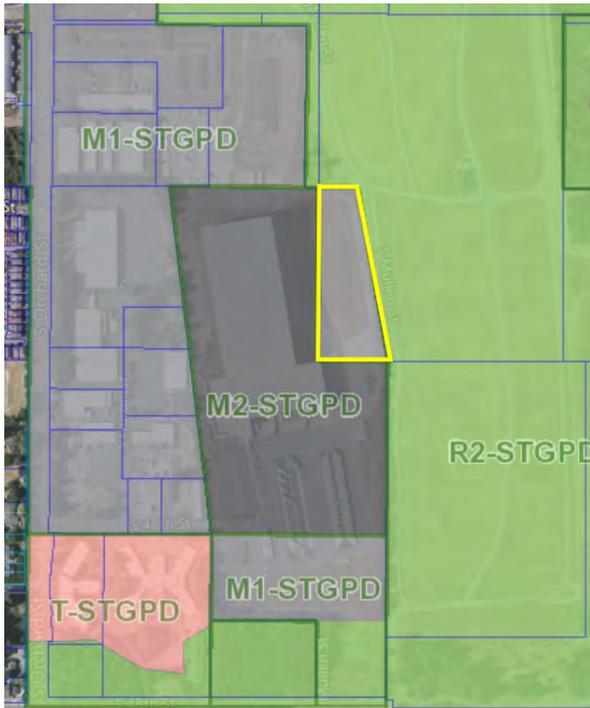
Timeline	Activity
January-March 2021	Applications accepted (submittal deadline March 31, 2021)
May-July 2021	Assessment of applications by the Planning Commission (including a Public Scoping Hearing on June 16, 2021)
July 2021 – March 2022	Technical analysis of applications by the Planning Commission and planning staff, including community outreach and engagement
March-April 2022	Public review of the 2022 Amendment package prior to public hearing
March 30, 2022	Informational Meeting with Planning Staff
April 6, 2022	Planning Commission Public Hearing
April-May 2022	Planning Commission making recommendations to the City Council
May-June 2022	City Council review and adoption

## Attachments (to the Executive Summary)

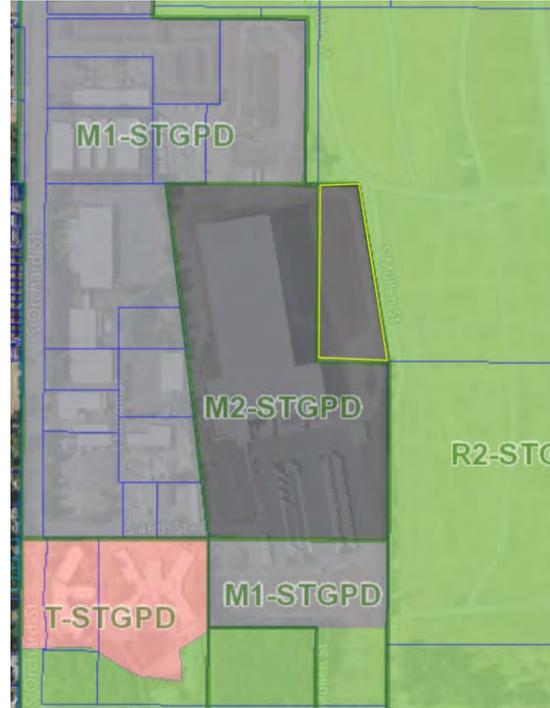
- One-Page Summaries of Applications

## 2022 Amendment Application: “NewCold Land Use Designation Change”

### CURRENT LAND USE DESIGNATION: LIGHT INDUSTRIAL



### PROPOSED LAND USE DESIGNATION: HEAVY INDUSTRIAL



**APPLICANT:** NewCold Seattle, LLC  
**SITE LOCATION:** 4601 S Orchard Street, Tacoma WA  
**AMENDMENT TYPE:** Comprehensive Plan Future Land Use Map Amendment  
**WHY IS THIS CHANGE PROPOSED?**  
 NewCold is applying for a Comprehensive Plan Land Use Designation amendment to update a parcel of the Tacoma site to allow for future expansion of an existing facility. The parcel in question is currently designated as “Light Industrial” and NewCold is requesting that the parcel be re-designated to Heavy Industrial. The existing cold storage complex sits on approximately 34 acres, and the subject parcel is an adjacent 3-acre property, directly to the east of the existing approximately 140-foot tall cold storage building.

The NewCold heavy industrial cold storage facility was completed in 2018, the facility has a storage capacity of over 25 million cubic feet in a vertical cold storage layout, with an approximate 100,000 pallet capacity. The facility is utilized by large food companies such as Trident Seafoods as a cold storage link in their supply chains.

If granted, the land use designation change to Heavy Industrial would enable NewCold to apply for a rezone to an M-2 Heavy Industrial Zoning District.

#### **Light Industrial Designation:**

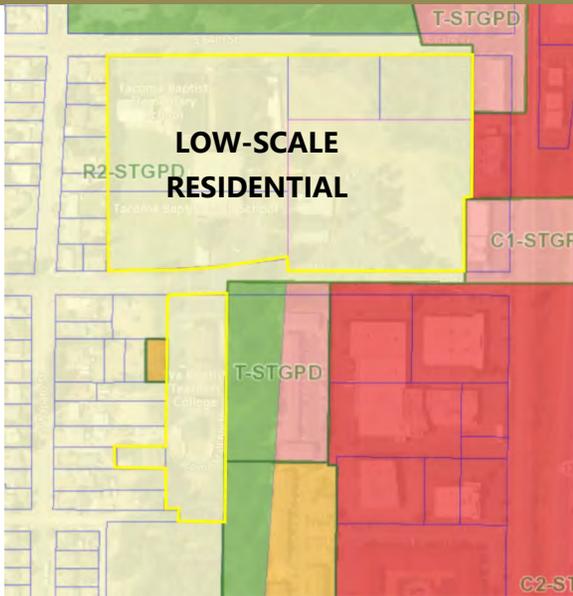
This designation allows for a variety of industrial uses that are moderate in scale and impact, with lower noise, odors and traffic generation than heavy industrial uses. This designation may include various types of light manufacturing and warehousing and newer, clean and high-tech industries, along with commercial and some limited residential uses. These areas are often utilized as a buffer or transition between heavy industrial areas and less intensive commercial and/or residential areas.

#### **Heavy Industrial Designation:**

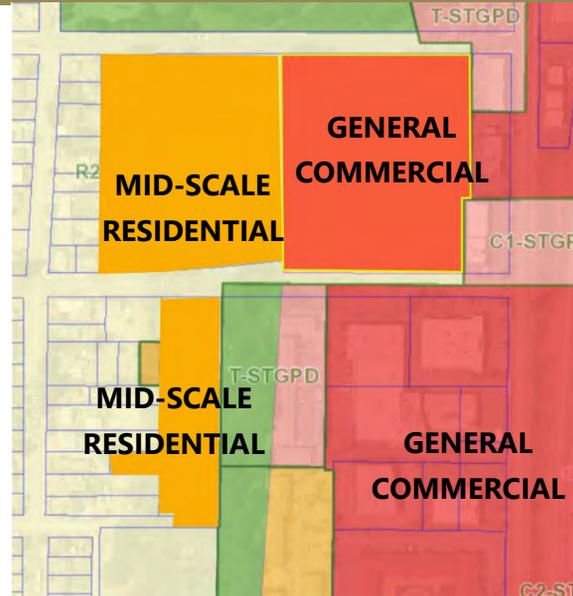
This designation is characterized by higher levels of noise and odors, large-scale production, large buildings and sites, extended operating hours, and heavy truck traffic. This designation requires access to major transportation corridors, often including heavy haul truck routes and rail facilities. Commercial and institutional uses are limited and residential uses are generally prohibited.

# 2022 Amendment Application: “South Sound Christian Schools Land Use Designation Change”

## CURRENT LAND USE DESIGNATION: LOW SCALE RESIDENTIAL



## PROPOSED LAND USE DESIGNATIONS: MID-SCALE RESIDENTIAL & GENERAL COMMERCIAL



**APPLICANT:** South Sound Christian/CenterPoint Christian Fellowship  
**SITE LOCATION:** 8 parcels generally adjacent to 2052 South 64<sup>th</sup> Street  
**AMENDMENT TYPE:** Comprehensive Plan Future Land Use Map Amendment  
**WHY IS THIS CHANGE PROPOSED?**  
 The parcel owners are working together on a joint application and wish to sell and/or redevelop portions of the site for multi-family development and general commercial development. The applicant hopes to work with Bargreen Ellingson, a South Sound area restaurant supply and design company, to expand their operations in the area. This application is a request for a Land Use Designation Change from a Low-Scale Designation to a Mid-Scale Designation on the western 4 parcels and General Commercial on the eastern 4 parcels with a total land area of approximately 15.96 acres. The Designation change would enable the applicants to seek a site rezone.

### Low-scale Residential Designation:

Low-scale residential designations provide a range of housing choices built at the general scale and height of detached houses and up to three stories (above grade) in height. Standards for low-scale housing types provide flexibility within the range of building width, depth, and site coverage consistent with detached houses and backyard accessory structures, pedestrian orientation, and a range of typical lot sizes from 2,500 square feet up to 7,500 square feet. Low-scale residential designations are generally located in quieter settings of complete neighborhoods that are a short to moderate walking distance from parks, schools, shopping, transit and other neighborhood amenities.

### Mid-scale Residential Designation:

Mid-scale residential designations are generally located in close proximity to Centers, Corridors and transit and provide walkable, urban housing choices in buildings of a size and scale that is between low-scale residential and the higher-scale of Centers and Corridors. Standards for mid-scale housing support heights up to 3 stories (above grade), and 4 stories in limited circumstances along corridors. Standards shall ensure that development is harmonious with the scale and residential patterns of the neighborhood through building height, scale, width, depth, bulk, and setbacks that prevent overly massive structures, provide visual variety from the street, and ensure a strong pedestrian orientation. Development shall be subject to design standards that provide for a smooth scale transitions by methods including matching low-scale building height maximums where mid-scale residential abuts or is across the street from low-scale areas.

### General Commercial Designation:

This designation encompasses areas for medium to high intensity commercial uses which serves a large community base with a broad range of larger scale uses. These areas also allow for a wide variety of residential development, community facilities, institutional uses, and some limited production and storage uses. These areas are generally located along major transportation corridors, often with reasonably direct access to a highway. This designation is characterized by larger-scale buildings, longer operating hours, and moderate to high traffic generation.

## 2022 Amendment Application: “Work Plan for Code Amendments – South Tacoma Groundwater Protection District (STGPD)”

The following Work Plan outlines the approach for amending the Tacoma Municipal Code pertaining to the South Tacoma Groundwater Protection District (STGPD). The Work Plan represents the initial step of the first component of the two-pronged approach to addressing the original application of “South Tacoma Economic Green Zone.” It has been developed based on the thoughts and suggestions from the applicant (South Tacoma Neighborhood Council) and staff from the City of Tacoma’s Planning and Development Services Department (PDS) and Environmental Services Department (ES), the Tacoma Public Utilities – Tacoma Water, and the Tacoma-Pierce County Health Department (TPCHD).

### **1. Major Issues:**

- (a) General program awareness.
- (b) Enforcement and monitoring.
- (c) Define “periodic update”.
- (d) Review proposal for prohibited uses from application.
- (e) Code implementation and code location (including potential relocation).
- (f) Infiltration Policy.
- (g) Program Funding.

### **2. Examine code amendments needed.**

### **3. Community Engagement and Outreach Strategy:**

- Stakeholders:
  - Staff Team (representing TPCHD, Tacoma Water, ES and PDS)
  - Permitted and Non-permitted Businesses
  - Homeowners and Taxpayers
  - Neighborhood Councils (South Tacoma, Central, and South End)
  - Planning Commission and City Council
  - Additional local, regional, state and federal agencies and organizations, as may be identified
- Community Meetings; Surveys; Targeted Ads.
- Dissemination of information, data, maps and publicity materials that are user-friendly.
- Focus on Equity.

### **4. Evaluate need and funding for consultant services.**

### **5. Implementation:**

- The Work Plan is to be carried out during the 2023 Amendment cycle, i.e. from early 2022 to June 2023.
- To allow the flexibility to address additional issues that may arise during its implementation, the Work Plan is subject to change, depending on the directives and suggestions from the City Council, the Planning Commission, the applicant, and stakeholders.

## 2022 Amendment Application: “Minor Plan and Code Amendments”

No.	Issues	Proposed Amendments (Brief Description)
1.	Definition of Family	Revise the current definition of “Family” in the Land Use Code to be consistent with SB 5235 signed into law by the Governor in July 2021.
2.	Preliminary and Final Plats	Remove provisions that state that an approved preliminary short or long plat is an assurance that the Final Plat will be approved.
3.	Residential Landscaping Requirements	Reinstate landscaping buffer exemption that was inadvertently removed due to code reorganization in 2019.
4.	Homeowners’ Association Owned Open Space & Other Tracts	Remove “homeowner’s association” as an option for owning open spaces and other tracts, and maintain consistency with state law and County code.
5.	Reference to Definition Section	Add “(See definition “Building, height of.”)” to the reference to TMC 13.01.060, so that code readers know where to look in the definitions section that is cited.
6.	Cultural Institutions and Public Benefit Use	Enhance the definition of “cultural institutions” and revise the definition of “public benefit use” accordingly.
7.	Efficiency Unit Parking Exemption	Eliminate redundancy regarding bike parking, and provide clarify regarding threshold and limitation on efficiency unit parking exemption.
8.	Single-family detached dwellings – Small Lots (Level 2)	Improve language clarity in the table of Residential District Development Standard – Minimum Lot Area.
9.	Public Facility, Public Facility Site, Public Safety Facilities, and Public Services Facilities	Clarify and consolidate definitions of these terms that are overlapping and confusing into: Public Facility Site and Public Service Facilities.
10.	Street Level Uses and Design	Clarify street level use requirements in downtown districts along Primary Pedestrian Streets.
11.	Infill Pilot Program Handbook	Add a reference to the Infill Pilot Program Handbook and clarify how the handbook is to be used to guide implementation of the program.
12.	Special Use Standards	Eliminate the inconsistencies between the Cottage Housing Special Use Standards and the Infill Pilot Program Cottage Housing standards pertaining to applicable zoning districts and minimum lot size.
13.	Two-family and Townhouse Dwelling	Revise Infill Pilot Program Two-family and Townhouse dwelling text to address vagueness related to number of townhouses permitted and minimum lot/development site size.
14.	Sign Code Update	Remove referencing to political signs, election and candidate, and improve the code to comply with current laws and remain content neutral (code unenforceable if not content neutral).
15.	Manitou Annexation Area Land Use	Align the proposed land use designations for the Manitou Annexation Area with the mid-scale and low-scale residential designations established through the recently adopted Home In Tacoma Phase 1.