



AGENDA

MEETING: Regular Meeting

TIME: Wednesday, February 6, 2019, 5:00 p.m.

LOCATION: Room 16, Tacoma Municipal Building North
733 Market Street, Tacoma, WA 98402

A. Call to Order and Quorum Call

B. Approval of Agenda and Minutes

- Minutes – January 16, 2019

C. Public Comments

- Comments are accepted on all discussion items, and are limited to 3 minutes per person.

D. Discussion Items

1. Manitou Potential Annexation Area – Proposed Zoning

- Description: Review options of proposed zoning that would be applied to the Manitou area in the event annexation of the area to the City occurs. (This is an application of the 2019 Amendment).
- Action: Release for Public Review
- Staff Contact: Lihuang Wung, 253-591-5682, lwung@cityoftacoma.org

2. Affordable Housing Action Strategy – Planning Actions

- Description: Review proposed amendments to the Housing Element of the Comprehensive Plan. (This is an application of the 2019 Annual Amendments.)
- Action: Release for Public Review
- Staff Contact: Elliott Barnett, 253-591-5389, elliott.barnett@cityoftacoma.org

3. Future Land Use Map (FLUM) Implementation

- Description: Continue to review potential amendments to the FLUM and zoning districts. (This is an application of the 2019 Amendment).
- Action: Guidance
- Staff Contact: Stephen Atkinson, 253-591-5531, satkinson@cityoftacoma.org

E. Communication Items

- (1) **Planning Manager’s Letter to the Community** – Reporting on the accomplishments in 2018 and the planning outlook for 2019 and encouraging citizens’ continued engagement and support (See “Agenda Item E-1”)

(Continued on the Back)



- (2) **2019 Amendment Neighborhood Planning Workshops** – In support of the 2019 Annual Amendment, Planning staff will conduct the following workshops to engage citizens and stakeholders (See “Agenda Item E-2”):
- Monday, February 11, 2019, 6-8 PM, Stadium High School
 - Wednesday, February 13, 2019, 6-8 PM, Asia Pacific Cultural Center
 - Thursday, February 21, 2019, 6-8 PM, Boys and Girls Club by the STAR Center
 - Monday, February 25, 2019, 6-8 PM, Geiger Elementary School
 - Wednesday, February 27, 2019, 6-8 PM, Stewart Middle School
- (3) **2020 Amendment Applications** – The Planning Commission is accepting applications through April 1, 2019 for the 2020 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code. To submit an application, please visit www.cityoftacoma.org/2020Amendment.
- (4) The next meeting of the Planning Commission is on Wednesday, February 20, 2019, at 5:00 p.m., in Room 16; tentative agenda (subject to change) includes: Shoreline Master Program Update; and Minor Amendments.
- (5) The next meeting of the Infrastructure, Planning and Sustainability Committee is on Wednesday, February 13, 2019, at 4:30 p.m., in Room 16; tentative agenda (subject to change) includes: iDEA School Permeable Pavement Project; Right of Way Residential Electric Vehicle Charging Pilot Program; and JBLM Airport Compatibility Overlay District.

F. Adjournment



MINUTES (Draft)

TIME: Wednesday, January 16, 2019, 5:00 p.m.

PLACE: Council Chambers, Tacoma Municipal Building, 1st Floor
747 Market Street, Tacoma, WA 98402

PRESENT: Stephen Wamback (Chair), Anna Petersen (Vice-Chair), David Horne, Ryan Givens, Jeff McInnis, Brett Santhuff, Andrew Strobel, Dorian Waller

ABSENT: Carolyn Edmonds

A. CALL TO ORDER AND QUORUM CALL

Chair Wamback called the meeting to order at 5:06 p.m. A quorum was declared.

B. APPROVAL OF AGENDA AND MINUTES

The agenda was approved, with an amendment to reverse the order of discussion items D-1 and D-2.

The minutes for the December 5, 2018 meeting were approved as submitted. The minutes for the December 19, 2018 meeting were approved with an amendment suggested by Commissioner Santhuff to correct the spelling of "Accessory Dwelling Unites" to "Accessory Dwelling Units."

C. PUBLIC COMMENTS

The following citizens provided comments:

- Marshall McClintock – Mr. McClintock spoke in favor of the proposed Historic Preservation Code Amendments. Citing a modest two-story house in the southeast corner of Hilltop built in 1887 and among the oldest houses remaining in the area, he commented that if it was on the register it would be the 5th oldest house. Mr. McClintock also provided a brief history of the owners of the home and the significant impact they had on the community of Tacoma.
- Roger Cushman Edwards – Mr. Edwards had been nominated as an archivist and historian for the Salmon Beach community. He also wrote a book titled "Tacoma's Salmon Beach." He noted that if the Commissioners would like a book, he'd be happy to provide one.

D. DISCUSSION ITEMS – Note that items D1 and D2 were switched from the original agenda.

1. JBLM Airport Compatibility Overlay District

Larry Harala, Long Range Planning, presented potential modifications to the proposed JBLM Airport Compatibility Overlay District. The modifications were established by staff based on the Planning Commission's direction made at the last meeting on December 19, 2018, when the Commission reviewed public comments on the proposal received at the public hearing on November 7, 2018. Mr. Harala reviewed in detail the potential modifications that addressed three categories of issues, i.e., residential uses, nonresidential uses, and development standards. He concluded that this has been a process that staff took to heart to reach out to the area to incorporate the citizen's opinions. He thought the proposed modifications reflected that.

Discussion ensued. The Commissioners suggested two changes to the staff-established modifications, i.e., (1) remove brewpubs from the proposed prohibited uses list, to be consistent with other eating and

drinking uses; and (2) ensure consistency in the use of the terms of “JBLM Airport Compatibility Overlay District”, “Airport Compatibility Overlay District”, and “Overlay District.”

Vice-Chair Petersen made a motion to move forward for the City Council’s approval the Commission’s recommendation package, including the Letter of Recommendation, the Findings of Fact and Recommendations Report, and the Proposed Code Amendments, with the two changes suggested by the Commission. Commissioner Waller seconded the motion. Commissioner Horne recused himself from the voting, because he resides in the subject area. The motion passed with affirmative votes from all voting Commissioners

2. Historic Preservation Code Amendments

Reuben McKnight, Historic Preservation Officer, presented the Landmarks Preservation Commission’s recommendations for historic preservation related code amendments, including proposed cleanups, such as process improvements and clarifications to the nomination process to the Tacoma Register of Historic Places, potential amendments to the Historic Conditional Use Permit, as well as substantive changes the code that addresses impacts to cultural resources and demolitions that result from development activity, currently housed in TMC 13.12.570.

The Commission had many questions, specifically regarding Demolition Review and how that affects the actual demolition process. They asked to see more real life examples of homes that have undergone this process. Some Commissioners were interested in the types of documentation and code that goes with the process, and how the code holds up to those who violate it. Other members were concerned about how the square footage threshold affects the process, and what’s the difference between the federal and state districts. Further discussion ensued. The Commissioners discussed what types of information home owners are exposed to prior to purchasing a historic home. Some recommendations were made regarding adding more clarity to the staff report on the summary page. While the Commissioners are in general support of a solid historic program to be in place, there was a concern that this process may delay the permit process. There were other concerns about limiting housing in certain neighborhoods.

Brian Boudet, Planning Manager, indicated that staff will incorporate all of the input and continue to facilitate the Commission’s discussion in February, with the goal to have the proposed code amendments released in March along with other applications for the 2019 Annual Amendment for public review. He also noted that some of the issues may be outside of the Commission’s review authority, such as the make-up of the Landmarks Preservation Commission. Chair Wamback noted that anything beyond the Planning Commission’s purview could be documented separately so the public won’t be confused about what are subject to the Planning Commission’s public hearing.

E. COMMUNICATION ITEMS

In addition to the information included in the agenda, Mr. Boudet provided the following:

- The Planning Commission’s recommendations on the JBLM Airport Compatibility Overlay District will be presented to the IPS Committee on February 27, 2019 (tentative).
- A joint meeting of the Planning Commission and Transportation Commission is being planned for February 20 or March 6, for the commissions to receive a briefing on the Sound Transit’s Tacoma Dome Link Extension project.
- The Detached Accessory Dwelling Unit Code Amendments will be presented to the IPS Committee on January 23, 2019.

F. ADJOURNMENT

The meeting adjourned at 6:35 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: Lihuang Wung, Planning Services Division
Subject: **Manitou Potential Annexation Area – Proposed Zoning**
Meeting Date: February 6, 2019
Memo Date: January 30, 2019

Action Requested:

Release the Manitou Area Proposed Zoning (two options) for public review.

Discussion:

As part of the pre-annexation planning for the Manitou Potential Annexation Area (PAA), appropriate land use designations and zoning classifications (hereinafter referred to as the “Proposed Zoning”) must be established for the area that would become effective upon the area’s annexation to the City. Establishing the Proposed Zoning requires amendments to the *One Tacoma* Comprehensive Plan and the Land Use Regulatory Code. Such amendments will be processed during the 2019 Annual Amendment cycle.

At a previous meeting on November 7, 2018, the Planning Commission reviewed an option of the Proposed Zoning and approved it for the 2019 Annual Amendment public review purposes. Since then, an additional option has been suggested. At the next meeting on February 6, 2019, the Commission will review the additional option and consider modifications as appropriate and will be asked to release both options for public review.

Attached to facilitate the Commission and review and action is a discussion outline that summarizes both options of the Proposed Zoning.

Project Summary:

The 37-acre Manitou area is located at the southwest corner of the City of Tacoma near Lakewood Dr. W. and 66th St. W. This is a designated PAA of both Pierce County and the City and is one of the unincorporated “islands” in the County, where future annexation to the City is expected by the State Growth Management Act and considered a high priority in regional and county-wide planning policies.

The County and the City are conducting a collaborative planning effort for the proposed annexation of the Manitou PAA, to be carried out through an Interlocal Annexation Agreement. Negotiation of the interlocal agreement has been officially initiated by both the County Council and the City Council and is slated for completion in May-June 2019. Subsequently, the City Council will consider adopting an ordinance, setting the effective date for the annexation in August 2019.



The Planning Commission is required to conduct the “pre-annexation planning” in accordance with the Tacoma Municipal Code, Section 13.02.040.K, in preparation for the annexation of the area to the City. For more information, please visit www.cityoftacoma.org/Manitou.

Prior Actions:

- July 18, 2018 – Reviewed scope of work
- November 7, 2018 – Reviewed Proposed Zoning

Staff Contact:

- Lihuang Wung, Senior Planner, lwung@cityoftacoma.org, (253) 591-5682

Attachment:

- Discussion Outline – Manitou Potential Annexation Area Proposed Zoning

c. Peter Huffman, Director



Manitou Potential Annexation Area Proposed Zoning

Discussion Outline

For the Planning Commission's Review
February 6, 2019

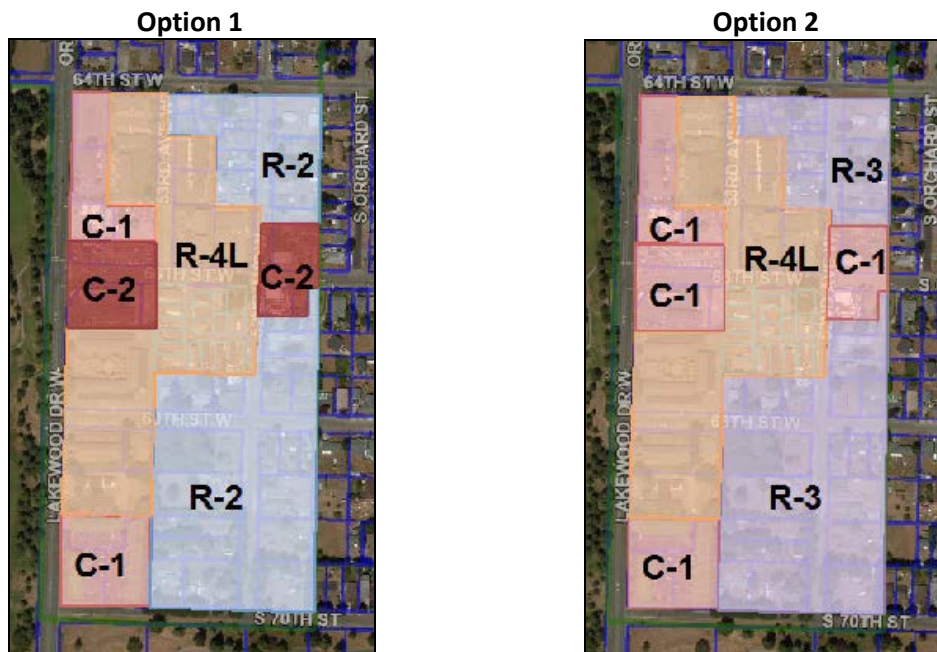
A. Introduction and Staff Recommendation

This Discussion Outline supplements the two staff analysis reports pertaining to the subject of Manitou Potential Annexation Area (PAA) that were presented to the Planning Commission on July 18 and November 7, 2018. This Discussion Outline summarizes:

- Two options of proposed land use designations and zoning classifications established for the Manitou PAA (hereinafter referred to as the "Proposed Zoning");
- Required amendments to the *One Tacoma* Comprehensive Plan and the Land Use Regulatory Code that will be processed in the 2019 Annual Amendment cycle; and
- Pertinent background and supporting information.

Staff recommends that the Planning Commission release both options of the Proposed Zoning (as may be modified) as part of the 2019 Annual Amendment package for public review. To facilitate the public review, a new staff analysis report will be produced that incorporates the above-mentioned staff reports and this Discussion Outline.

B. Proposed Zoning – Options



The Planning Commission has reviewed Option 1 on November 7, 2018, and approved it for the 2019 Annual Amendment public review purposes. Option 2 has recently been suggested as a potential alternative.

Option 1 would designate the following zoning classifications to the Manitou PAA:

- C-1 for the northwest corner of the Manitou area where there are offices and a doggie daycare;
- C-1 for the Meadow Park Office Condominiums at the southwest corner;
- C-2 for the area near Lakewood Dr. and 66th St. where there are a gas station, a mini mart, and a vehicle repair shop with used car sales;
- C-2 for the area near the eastern segment of 66th St. where there are a used tire shop and a used car sales;
- R-4L for the existing areas where there are apartments, condos, duplexes and mobile homes;
- R-2 for the existing single-family residential areas; and
- STGPD overlay district applying to the entire Manitou area.

Option 2 is the same as Option 1, with two exceptions:

- Changing the two C-2 areas to C-1; and
- Changing the two R-2 areas to R-3.

Option 2 recognizes that a lot of the parcels in the R-2 areas as proposed in Option 1 are larger and lower volume, making R-3 (or even R-4L) a possible fit, which could result in a denser neighborhood and work as a transition from the surrounding South Tacoma neighborhood to the more established denser multi-family and commercial development pattern of the Manitou core to the west. Option 2 also proposes C-1 for all the commercial areas, intended to maintain the existing commercial uses at the neighborhood level and scale and deter higher intensity commercial development in the future. It is noted that Option 2 would make existing vehicle service and repair businesses (including used tire sales) nonconforming uses, which would not impact the continued operation of the businesses but would restrict their expansions or changes to another nonconforming use.

Both Options 1 and 2 are being developed based on a relatively conservative approach, which respects and reflects to a large degree the existing land use and development pattern and is expected to generate the least impacts to the neighborhood. However, they may be viewed by some property owners as too restrictive, as compared to what could be allowed to occur under the current Pierce County regulations. Pierce County currently regulates land and building in the Manitou neighborhood under the Mixed Use District (MUD) designation, which allows a broad variety of mid-density residential, commercial, and industrial land uses, such as multi-family housing, nursing homes, mobile home parks, sewage collection facilities, offices, malls, restaurants and bars, and auto sales. Up to 60-foot-tall buildings could be permitted with these uses. As the Proposed Zoning (either option) becomes effective upon the area's annexation to the City, it is not unreasonable to expect that there may be requests for property rezone from interested property owners seeking broader development opportunities.

Both Options 1 and 2 are intended to reflect and respect the existing land use and development pattern, allow reasonable development opportunities, and preserve the residential characters of the area that are compatible with the surrounding South Tacoma neighborhood. Both options are also consistent with the previously adopted land use and zoning scheme for the Manitou PAA.

(For additional information about what each of the zoning classifications entails, what existing land uses are, and what the previously adopted land use and zoning scheme is, see Section D – Background and Supporting Information.)

C. Amendments to the Comprehensive Plan and Land Use Regulatory Code

Establishing the Proposed Zoning for the Manitou PAA requires amendments to the *One Tacoma* Comprehensive Plan and the Land Use Regulatory Code in the following manner:

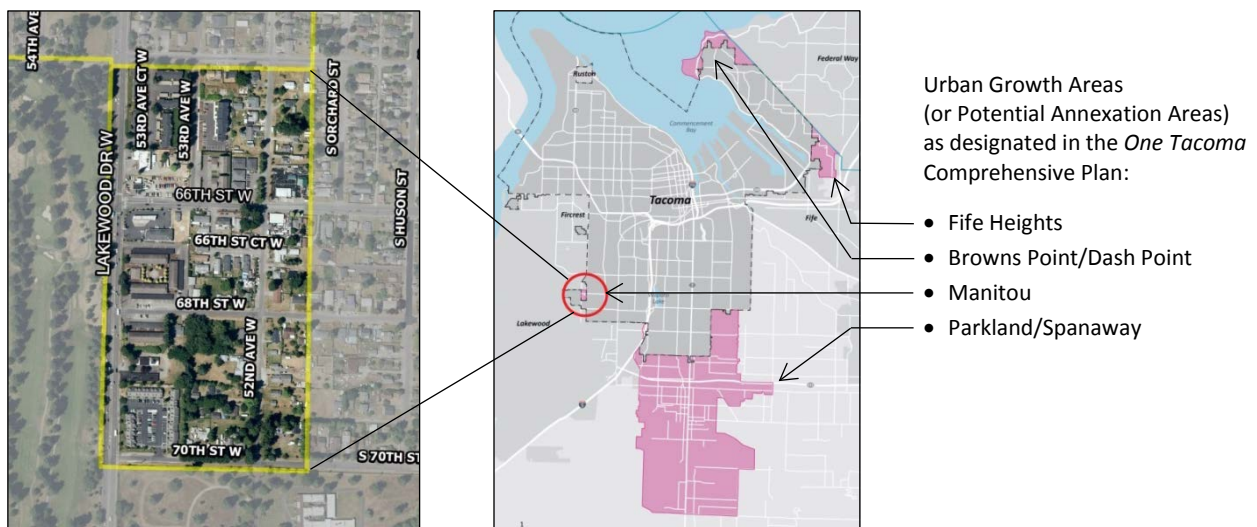
1. Amending the Zoning Map as referenced in the Land Use Regulatory Code by adding the Manitou area to the City and mapping appropriate zoning classifications accordingly;
2. Amending the Comprehensive Plan Future Land Use Map (Figure 2, Urban Form Element, *One Tacoma* Plan) by adding the Manitou area to the City and mapping appropriate land use designations accordingly;
3. Amending the Potential Annexation Areas Map (Figure 38, Public Facilities and Services Element, *One Tacoma* Plan) by de-designating the Manitou PAA and adding the area to the City; and
4. Correcting any additional references to the Manitou area throughout the *One Tacoma* Plan and the Land Use Regulatory Code as appropriate.

These proposed amendments, along with the Proposed Zoning Options 1 and 2, will be packaged as one of the applications for the 2019 Annual Amendment. All applications will be released for public review in March 2019, in preparation for the Planning Commission's public hearing in early April 2019. Subsequent to the public hearing, the Commission will make its recommendations on the 2019 Amendment package to the City Council. The Council will conduct its review and consider adopting the 2019 Amendment package by the end of June 2019. The adopted Plan and Code amendments pertaining to the Manitou Annexation will become effective when the annexation becomes effective, which is anticipated to occur in August 2019.

D. Background and Supporting Information

1. Area of Applicability

The 37-acre Manitou PAA is located on the southwest corner of the City of Tacoma, bounded by 64th St. W. to the north, Lakewood Dr. W. to the west, 70th St. W. to the south, and the County-City borderline to the east that is approximately one half of a block east of 52nd Ave. W. As a designated PAA in both the City of Tacoma's and Pierce County's comprehensive plans, the area's annexation to the City is expected by the State Growth Management Act and considered a high priority in regional and county-wide planning policies.

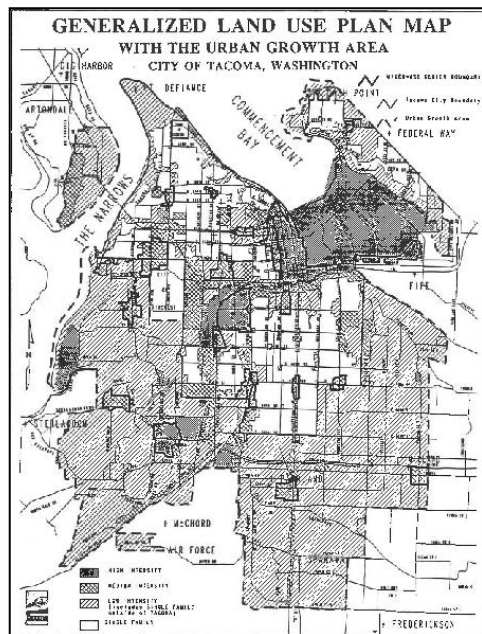


The County and the City are conducting a collaborative planning effort for the proposed annexation of the Manitou PAA, to be carried out through an Interlocal Annexation Agreement. The negotiation of the interlocal agreement has been officially initiated by both the County Council and the City Council and is slated for completion in May-June 2019. Subsequently, the City Council will consider adopting an ordinance, setting the effective date for the annexation in August 2019.

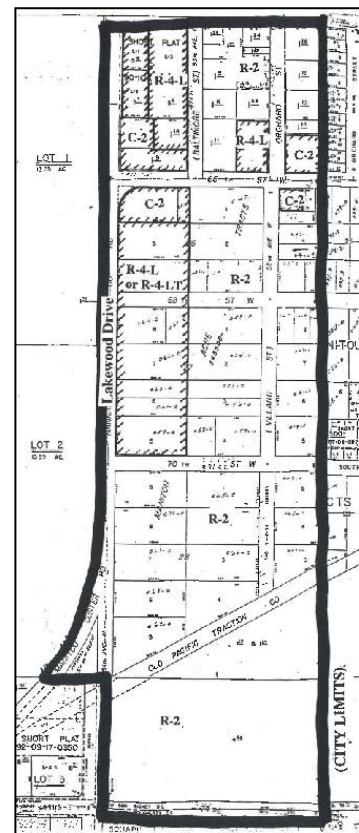
2. Pre-Annexation Planning in 1993, 1995 and 2004

The Manitou area was part of the “Lakewood Area” and adjacent to the “University Area”, two of Tacoma’s Urban Growth Areas (UGAs) as designated in the City’s first Comprehensive Plan developed pursuant to the State Growth Management Act in 1993. Within these UGAs, the Meadows Golf Course was annexed to Tacoma in 1994, University Place incorporated in 1995, Lakewood incorporated in 1996, and the Calvary Cemetery was annexed to Tacoma in 1997, leaving a small area that has remained unincorporated, i.e., the Manitou Potential Annexation Area (PAA).

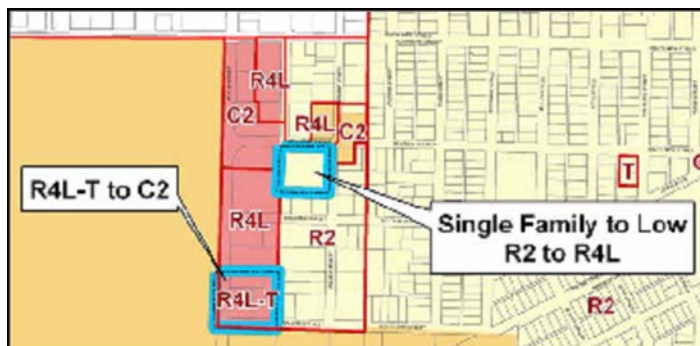
In 1995, as part of the Annual Amendment to the Comprehensive Plan, the City Council adopted land use intensity designations and zoning classifications for the Manitou PAA that would become effective if annexation were to occur. Such pre-annexation planning effort continued in 2004 when the land use intensity designations and zoning classifications were modified to reflect the existing land uses of that time. The modifications were adopted by the City Council on November 16, 2004, as part of the 2004 Annual Comprehensive Plan Amendment.



Urban Growth Areas (Generalized Land Use Plan, 1993)



Proposed Zoning for the Manitou Area (1995 Comprehensive Plan Amendment)

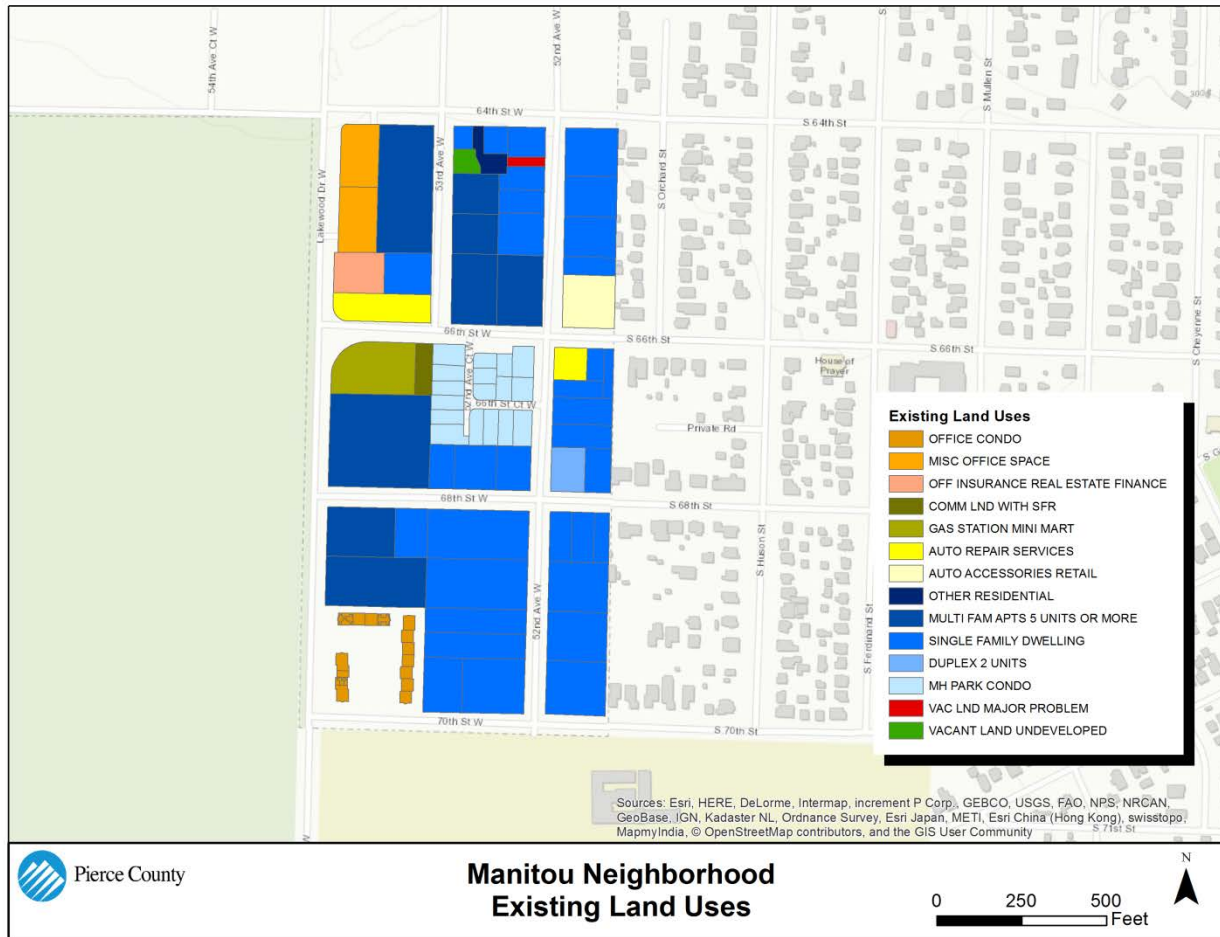


Intensity and Zoning Change for the Manitou Area (2004 Comprehensive Plan Amendment)

3. Existing Land Use and Zoning



Pierce County currently regulates land and building in the Manitou neighborhood under the Mixed Use District (MUD) designation, which allows a broad variety of mid-density residential, commercial, and industrial land uses, including multi-family housing, nursing homes, mobile home parks, day-care centers, sewage collection facilities, offices, agricultural supply, malls, restaurants and bars, auto sales, and contractor yards. Up to 60-foot-tall buildings could be permitted with these uses. The areas surrounding the Manitou PAA, i.e., the South Tacoma neighborhood, are currently designated R2-STGPD Single-Family Dwelling District with South Tacoma Groundwater Protection District Overlay.


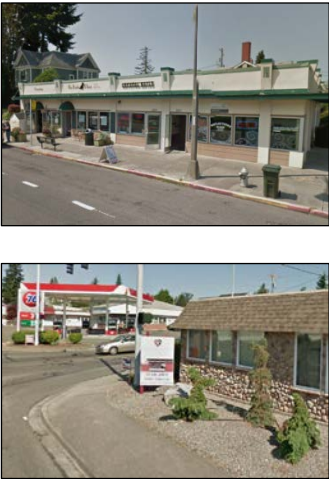
As depicted in the figure below, existing land uses in the Manitou Neighborhood Annexation Area to a large degree reflect the Mixed-Use District designation, in the sense that there is a wide variety of uses in the area. In the west section of the neighborhood (between Lakewood Dr. W. and 53rd Ave. W.), there are multifamily dwellings, offices, retail uses, a gas station, and auto repair services. The middle-section (between 53rd Ave. W. and 52nd Ave. W.) consists of single-family and multifamily dwellings and a mobile home park. The east section (east of 52nd Ave. W.) includes single-family and multifamily dwellings, a used tire shop, and a used car sales lot.

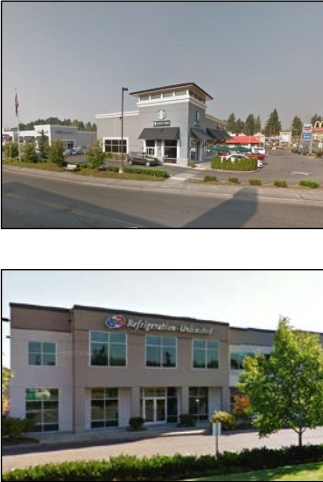


(Source: Pierce County Planning and Public Works Department)

4. Zoning Reference

Zoning	Description	Samples of Development																								
<p>R-2</p>	<p>Zoning Classification: Single-Family Dwelling District Land Use Designation: Single-Family Residential</p> <p>The R-2 District is the most common residential zoning district in the City. This district is intended primarily for single-family detached housing but may also allow a limited number of compatible uses including lodging uses, holiday sales for Christmas and Halloween, and two-family dwellings in certain circumstances. The district is characterized by low residential traffic volumes and generally abuts more intense residential and commercial districts.</p> <table border="1" data-bbox="326 747 954 1024"> <thead> <tr> <th>Zone</th> <th>R-2</th> </tr> </thead> <tbody> <tr> <td>Min. Standard Lot Area (sf)</td> <td>5,000</td> </tr> <tr> <td>Min. Small Lot Area (sf)</td> <td>4,500</td> </tr> <tr> <td>Min. Standard lot width (ft)</td> <td>50</td> </tr> <tr> <td>Min. Small lot width (ft)</td> <td>35</td> </tr> <tr> <td>Max. height (ft)</td> <td>35</td> </tr> <tr> <td>Setback Front (ft)</td> <td>20</td> </tr> <tr> <td>Setback Side (ft)</td> <td>5</td> </tr> <tr> <td>Setback Rear (ft)</td> <td>25</td> </tr> </tbody> </table>	Zone	R-2	Min. Standard Lot Area (sf)	5,000	Min. Small Lot Area (sf)	4,500	Min. Standard lot width (ft)	50	Min. Small lot width (ft)	35	Max. height (ft)	35	Setback Front (ft)	20	Setback Side (ft)	5	Setback Rear (ft)	25							
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<p>R-3</p>	<p>Zoning Classification: Two-Family Dwelling District Land Use Designation: Multi-Family (Low Density)</p> <p>The R-3 District is intended for one-, two-, and three-family dwellings. Some lodging and boarding homes are also appropriate. The district is characterized by low residential traffic volumes and generally abuts more intense residential and commercial districts.</p> <table border="1" data-bbox="326 1381 954 1749"> <thead> <tr> <th>Zone</th> <th>R-3</th> </tr> </thead> <tbody> <tr> <td>Min. Standard Lot Area (sf)</td> <td>5,000</td> </tr> <tr> <td>Min. Small Lot Area (sf)</td> <td>4,500</td> </tr> <tr> <td>Min. Standard lot width (ft)</td> <td>50</td> </tr> <tr> <td>Min. Small lot width (ft)</td> <td>30</td> </tr> <tr> <td>Bldg. Coverage (%)</td> <td>50%</td> </tr> <tr> <td>Density (units/acre)</td> <td>10</td> </tr> <tr> <td>Max. height (ft)</td> <td>35</td> </tr> <tr> <td>Setback Front (ft)</td> <td>20</td> </tr> <tr> <td>Setback Side (ft)</td> <td>5</td> </tr> <tr> <td>Setback Rear (ft)</td> <td>25</td> </tr> <tr> <td>Tree Canopy (%)</td> <td>30%</td> </tr> </tbody> </table>	Zone	R-3	Min. Standard Lot Area (sf)	5,000	Min. Small Lot Area (sf)	4,500	Min. Standard lot width (ft)	50	Min. Small lot width (ft)	30	Bldg. Coverage (%)	50%	Density (units/acre)	10	Max. height (ft)	35	Setback Front (ft)	20	Setback Side (ft)	5	Setback Rear (ft)	25	Tree Canopy (%)	30%	
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<p>R-4L</p>	<p>Zoning Classification: Low-Density Multiple-Family Dwelling District Land Use Designation: Multi-Family (Low Density)</p> <p>The R-4L District is intended primarily for low-density multiple-family housing, mobile home parks, retirement homes and group living facilities. It is similar to the R-4 District, but has more restrictive site development standards intended to minimize adverse impacts of permitted and conditional uses on adjoining land.</p> <table border="1" data-bbox="326 575 954 940"> <tr><td>Zone</td><td>R-4L</td></tr> <tr><td>Min. Standard Lot Area (sf)</td><td>5,000</td></tr> <tr><td>Min. Small Lot Area (sf)</td><td>2,500</td></tr> <tr><td>Min. Standard lot width (ft)</td><td>50</td></tr> <tr><td>Min. Small lot width (ft)</td><td>25</td></tr> <tr><td>Bldg. Coverage (%)</td><td>50%</td></tr> <tr><td>Density (units/acre)</td><td>14</td></tr> <tr><td>Max. height (ft)</td><td>35</td></tr> <tr><td>Setback Front (ft)</td><td>20</td></tr> <tr><td>Setback Side (ft)</td><td>5</td></tr> <tr><td>Setback Rear (ft)</td><td>25</td></tr> <tr><td>Tree Canopy (%)</td><td>30%</td></tr> </table>	Zone	R-4L	Min. Standard Lot Area (sf)	5,000	Min. Small Lot Area (sf)	2,500	Min. Standard lot width (ft)	50	Min. Small lot width (ft)	25	Bldg. Coverage (%)	50%	Density (units/acre)	14	Max. height (ft)	35	Setback Front (ft)	20	Setback Side (ft)	5	Setback Rear (ft)	25	Tree Canopy (%)	30%	
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<p>C-1</p>	<p>Zoning Classification: General Neighborhood Commercial District Land Use Designation: Neighborhood Commercial</p> <p>The C-1 District contains low-intensity, smaller-scale land uses such as retail, office, daycares, service uses, and fueling stations. Building sizes are limited for compatibility with surrounding residential areas. Residential uses are appropriate.</p> <table border="1" data-bbox="326 1297 954 1570"> <tr><td>Zone</td><td>C-1</td></tr> <tr><td>Min. Standard Lot Area (sf)</td><td>Not applicable (N/A)</td></tr> <tr><td>Bldg. Coverage (%)</td><td>N/A or R-4L for residential</td></tr> <tr><td>Max. height (ft)</td><td>35</td></tr> <tr><td>Setback Front (ft)</td><td>None required</td></tr> <tr><td>Setback Side (ft)</td><td>None required</td></tr> <tr><td>Setback Rear (ft)</td><td>None required</td></tr> <tr><td>Maximum Floor Area (sf)</td><td>30,000</td></tr> <tr><td>Tree Canopy (%)</td><td>30%</td></tr> </table>	Zone	C-1	Min. Standard Lot Area (sf)	Not applicable (N/A)	Bldg. Coverage (%)	N/A or R-4L for residential	Max. height (ft)	35	Setback Front (ft)	None required	Setback Side (ft)	None required	Setback Rear (ft)	None required	Maximum Floor Area (sf)	30,000	Tree Canopy (%)	30%							
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Maximum Floor Area (sf)	30,000																									
Tree Canopy (%)	30%																									

Zoning	Description	Samples of Development																		
<p>C-2</p>	<p>Zoning Classification: General Community Commercial District Land Use Designation: General Commercial</p> <p>The C-2 District is intended to allow a broad range of medium- to high-intensity uses of larger scale. Office, retail, and service uses that serve a large market area are appropriate. Residential uses are also appropriate. Higher intensity uses of the permitted uses in the C-1 District are allowed in the C-2 District.</p> <table border="1" data-bbox="326 575 954 848"> <tr> <td>Zone</td> <td>C-2</td> </tr> <tr> <td>Min. Standard Lot Area (sf)</td> <td>Not applicable (N/A)</td> </tr> <tr> <td>Bldg. Coverage (%)</td> <td>N/A or R-4 for residential</td> </tr> <tr> <td>Max. height (ft)</td> <td>45</td> </tr> <tr> <td>Setback Front (ft)</td> <td>None required</td> </tr> <tr> <td>Setback Side (ft)</td> <td>None required</td> </tr> <tr> <td>Setback Rear (ft)</td> <td>None required</td> </tr> <tr> <td>Maximum Floor Area (sf)</td> <td>45,000</td> </tr> <tr> <td>Tree Canopy (%)</td> <td>20%</td> </tr> </table>	Zone	C-2	Min. Standard Lot Area (sf)	Not applicable (N/A)	Bldg. Coverage (%)	N/A or R-4 for residential	Max. height (ft)	45	Setback Front (ft)	None required	Setback Side (ft)	None required	Setback Rear (ft)	None required	Maximum Floor Area (sf)	45,000	Tree Canopy (%)	20%	
Zone	C-2																			
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Setback Rear (ft)	None required																			
Maximum Floor Area (sf)	45,000																			
Tree Canopy (%)	20%																			
<p>STGPD</p>	<p>Zoning Classification: South Tacoma Groundwater Protection District</p> <p>The South Tacoma Groundwater Protection District is an overlay zoning and land use control district specifically designed to prevent the degradation of groundwater in the South Tacoma aquifer system by controlling the handling, storage and disposal of hazardous substances by businesses.</p>																			





To: Planning Commission
From: Elliott Barnett, Senior Planner
Subject: **Affordable Housing Action Strategy – Planning Actions**
Meeting Date: January 30, 2019
Memo Date: February 6, 2019

Action Requested:

Housing and Planning staff request direction on proposed updates to the Comprehensive Plan Housing Element intended to initiate implementation of the City's Affordable Housing Action Strategy (AHAS).

Discussion: At this meeting, staff will seek the Commission's direction to release proposed Housing Element updates to reflect and incorporate the AHAS for public comment. The Housing Element is one of the City's principal policy statements on housing. Since it was last updated in 2015, community concerns regarding housing issues have increased significantly. While the Housing Element is generally consistent with the AHAS, the Commission has identified opportunities to reflect its up-to-date analysis of housing needs and recommended actions. Updating the Element would ensure that the City's policies are consistent with and supportive of the AHAS, and initiate policy development to be considered over several years.

Project Summary:

The AHAS is a strategic response to a changing housing market, increasing displacement pressure, and a widespread need for high-quality, affordable housing opportunities for all. The AHAS focuses on how to enhance existing policies and programs to serve more people; identify and deploy additional funding; and establish strong anti-displacement measures to stabilize existing residents over the next 10 years. Its four key objectives are:

1. Create more homes for more people.
2. Keep housing affordable and in good repair.
3. Help people stay in their homes and communities.
4. Reduce barriers for people who often encounter them.

Prior Actions:

September 25, 2018 – City Council received the AHAS (visit www.cityoftacoma.org/housing)
September 26, 2018 – The Commission incorporated this review into the 2019 Work Program
December 5, 2018 – The Commission provided initial direction (staff report available)

Staff Contact:

Elliott Barnett, Senior Planner – (253) 591-5389, elliott.barnett@cityoftacoma.org.

Attachments:

1. Project Overview
2. Comprehensive Plan Housing Element – proposed updates

c: Peter Huffman, Director

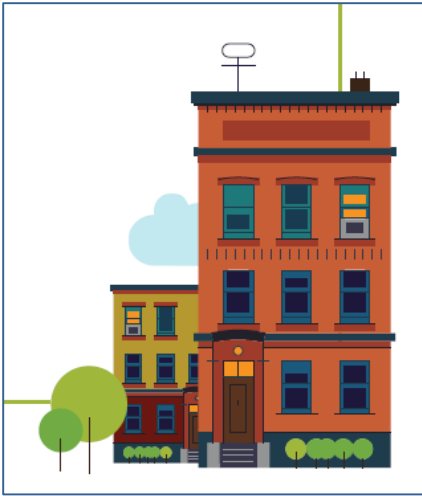


Affordable Housing Action Strategy: Planning Actions

ATTACHMENT 1: Project Overview — Feb. 6, 2019

The Affordable Housing Action Strategy (AHAS) is a strategic response to a changing housing market, increasing displacement pressure, and a widespread need for high-quality, affordable housing opportunities for all. The AHAS focuses on how to enhance existing policies and programs to serve more people; identify and deploy additional funding; and establish strong anti-displacement measures to stabilize existing residents over the next 10 years. The AHAS recommends a broad range of actions, including several which relate to planning and development.

The Comprehensive Plan Housing Element is one of the City’s principal policy statements on housing. Since it was last updated in 2015, community concerns regarding housing issues have increased significantly. While the Element is generally consistent with the AHAS, there are opportunities to incorporate the up-to-date analysis of housing needs and actions from the newer study. Updating the Element would ensure that the City’s policies are consistent with and supportive of the AHAS, and would initiate planning work program items to be considered over several years.



Project Summary

Project Title:	Affordable Housing Action Strategy – Planning Actions
Applicant:	City
Location and Size of Area:	Changes would apply city-wide
Current Land Use and Zoning:	Multiple
Neighborhood Council Area:	Multiple
Staff Contact:	Elliott Barnett, Senior Planner 253-591-5389, elliott.barnett@cityoftacoma.org
Staff Recommendation:	Take initial steps of a multi-phase, inter-departmental implementation effort by recognizing and reflecting the AHAS through updates to the Comprehensive Plan Housing Element.
Project Proposal:	The following changes are proposed to the Housing Element: <ul style="list-style-type: none"> • Add a summary of the AHAS • Update data pertinent to housing affordability • Add new, and update existing, policies consistent with the AHAS • Incorporate the AHAS as a housing implementation strategy



**Planning and Development Services
City of Tacoma, Washington**

Peter Huffman, Director

Project Manager

Elliott Barnett, Senior Planner
elliott.barnett@cityoftacoma.org

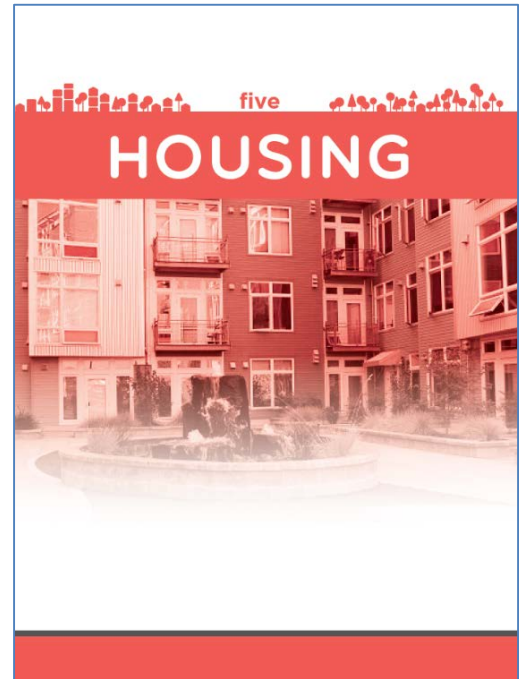
www.cityoftacoma.org/planning

Background

One Tacoma Comprehensive Plan – Housing Element:

The Housing Element is the city’s policy framework for housing issues. The goals and policies in this chapter convey the City’s intent to:

- Ensure adequate access to a range of housing types for a socially- and economically-diverse population.
- Support fair, equitable, healthy, resource efficient and physically-accessible housing.
- Concentrate new housing in and around centers and corridors near transit and services to reduce the housing/transportation cost burden.
- Increase the amount of housing that is affordable, especially for lower income families and special needs households. Promote a supply of permanently-affordable housing for Tacoma’s most vulnerable residents.
- Expand the number and location of housing opportunities, both market rate and assisted, for families and individuals throughout the city.



Affordable Housing Action Strategy:

The City of Tacoma finalized its Affordable Housing Action Strategy in September 2018 as an urgent response to a changing housing market, increasing displacement pressure among residents, and a widespread need for high-quality, affordable housing opportunities for all. *The Affordable Housing Action Strategy outlines four strategic objectives that will guide implementation over the next 10 years:*

1. **Create more homes for more people.**
2. **Keep housing affordable and in good repair.**
3. **Help people stay in their homes and communities.**
4. **Reduce barriers for people who often encounter them.**

Housing Elements to reflect the AHAS:

- Add a summary discussion of the AHAS
- Update data in the Housing Element with current housing affordability data from the AHAS
- Add a policy incorporating the AHAS as an implementation strategy
- Add new, or modify existing, policies to address the following AHAS recommendations:
 - Consider inclusionary zoning housing provisions to target unmet need and align with market realities (AHAS 1.2)
 - Seek methods to reduce cost and time of affordable housing permitting (AHAS 1.5)
 - Coordinate public investments with affordable housing activities to reduce the overall cost of development (AHAS 1.6)
 - Promote infill and new development to provide “Missing Middle” housing (AHAS 1.8)
 - Take steps to preserve existing affordable housing (AHAS 2.2)
 - Expand tenants’ protections (AHAS 3.1)
 - Create a range of resources for households experiencing a housing crisis (AHAS 3.2)
 - Earmark a portion of new or expanded sources of local funding to provide support services in new development (AHAS 4.4)
- Update some policies to reflect a more action-oriented stance
- Reflect other AHAS issues or actions, as identified by the Planning Commission

Attachment 2:
Proposed updates to the
Housing Element

five

HOUSING

HOUSING GOALS

GOAL H-1 Promote access to high-quality affordable housing that accommodates Tacomans' needs, preferences, and financial capabilities in terms of different types, tenures, density, sizes, costs, and locations.

GOAL H-2 Ensure equitable access to housing, making a special effort to remove disparities in housing access for people of color, low-income households, diverse household types, older adults, and households that include people with disabilities.

GOAL H-3 Promote safe, healthy housing that provides convenient access to jobs and to goods and services that meet daily needs. This housing is connected to the rest of the city and region by safe, convenient, affordable multimodal transportation.

GOAL H-4 Support adequate supply of affordable housing units to meet the needs of residents vulnerable to increasing housing costs.

GOAL H-5 Encourage access to resource efficient and high performance housing that is well integrated with its surroundings, for people of all abilities and income levels.

FIVE

HOUSING

WHAT IS THIS CHAPTER ABOUT?

The goals and policies in this chapter convey the City's intent to:

- Ensure adequate access to a range of housing types for a socially- and economically-diverse population.
- Support fair, equitable, healthy, resource efficient and physically-accessible housing.
- Concentrate new housing in and around centers and corridors near transit and services to reduce the housing/transportation cost burden.
- Increase the amount of housing that is affordable, especially for lower income families and special needs households. Promote a supply of permanently-affordable housing for Tacoma's most vulnerable residents.
- Expand the number and location of housing opportunities, both market rate and assisted, for families and individuals throughout the city.

While a place to live is a basic human need, not all Tacomans have safe and healthy housing. Ensuring a fair and equitable housing market is essential to providing the opportunities and security people need to live healthy and successful lives. Economic, social and physical barriers limit many Tacomans' access to adequate housing. Income, physical disabilities, immigration status, limited English proficiency, and discrimination based on race and sexual orientation can also limit choices.

The purpose of this chapter is to provide policies that will help Tacoma meet its need for quality, affordable homes for a growing and

Book I: Goals + Policies

- 1 Introduction + Vision
- 2 Urban Form
- 3 Design + Development
- 4 Environment + Watershed Health
- 5 **Housing**
- 6 Economic Development
- 7 Transportation
- 8 Parks + Recreation
- 9 Public Facilities + Services
- 10 Container Port
- 11 Engagement, Administration + Implementation
- 12 Downtown

Book II: Implementation

Programs + Strategies

- 1 Shoreline Master Program
- 2 Capital Facilities Program
- 3 Downtown Regional Growth Center Plans
- 4 Historic Preservation Plan

socioeconomically-diverse population, and to help ensure equitable access to housing. The Future Land Use Map allows for a more-than-adequate supply of housing to meet the future needs. The challenge is to provide housing with a diverse range of unit types and prices in locations that help meet the needs of all, including low-income populations, communities of color, and people of all ages and abilities.

GOALS + POLICIES

DIVERSE + EXPANDING HOUSING SUPPLY

The City is planning to accommodate up to 59,800 new housing units between 2010 and 2040. This figure includes new units necessary to replace units lost as a result of new development.

Goal 4 of the Washington State Growth Management Act requires that cities promote a variety of residential densities and housing types and to ensure that cities provide sufficient capacity to accommodate 25-year housing growth forecasts. The City of Tacoma is planning for a longer horizon, consistent with Puget Sound Regional Council's *VISION 2040*, which designated the City of Tacoma as a Metropolitan City with a significant share of regional population and employment growth.

VISION 2040 allocates 127,000 new residents to Tacoma by 2040. These allocations are significantly higher than current forecasts and represent a shift in current trends.

Current housing trends have favored continued suburban sprawl in unincorporated areas. According to the 2002 *Pierce County Buildable Lands Report*, Pierce County was projected to grow by 259,604 people between 1997 and 2017. Of this projected growth, 55% of the total County growth was designated to occur in cities and 45% in unincorporated areas. To the contrary, 55% of the County's growth since 1997 has occurred in unincorporated Pierce County. Only 7% of the County's growth has occurred in Tacoma.

Tacoma's current housing mix is also predominantly single family—65% of Tacoma's housing units are detached single family structures, representing 88% of Tacoma's residential land. The majority of housing structures are either single family detached or high density multifamily structures. Accommodating planned growth will require predominantly multifamily construction over the next several decades and expanding the range of housing choices will be essential to meeting the evolving demographics of our region.

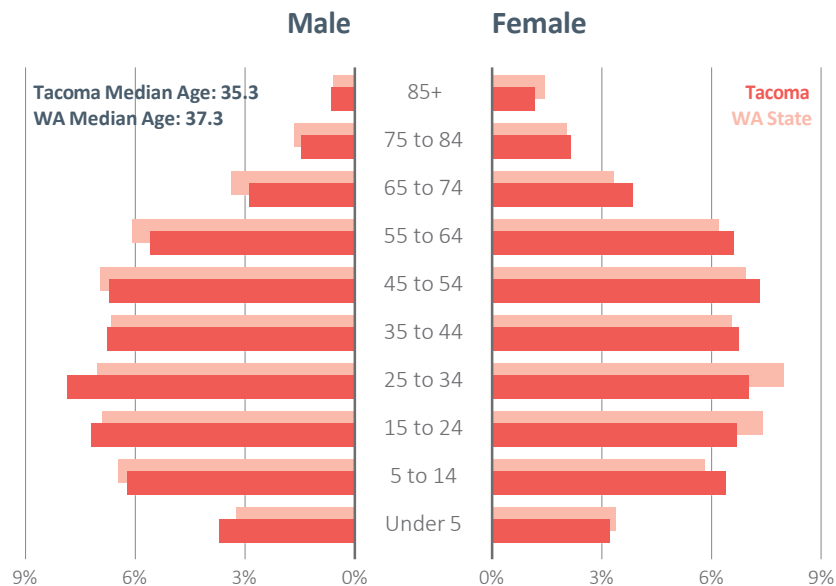


Townhomes in Norpoint

For a comprehensive look at housing needs and conditions in the City of Tacoma see the 2015-2019 Consolidated Plan, Appendix B. For more information on affordable housing needs see also the [Affordable Housing Policy Advisory Group "Policy Recommendations to the City Council" dated December 2, 2010](#), [Affordable Housing Action Strategy, completed in 2018](#).

The policies below set expectations for housing supply and growth. They identify specific types of housing needed to serve a variety of households, including multi-generational, small and large households with children, older adults and households that include people with disabilities who may need independent living services, assisted living and skilled nursing care facilities. The text boxes below and at right provide a description of existing population and household characteristics in Tacoma.

DEMOGRAPHIC TRENDS: AGE CHARACTERISTICS



Overall, the City's age profile is similar to the State of Washington, with the majority of residents between the ages of 15 and 64 (69 percent). Seniors age 65 and over make up 12 percent of the population and youth under the age of 15 make up 19 percent of the population. The proportion of male and female populations by age group are relatively similar for those under 65, with a slightly higher percentage of female seniors (7 percent and 5 percent, respectively, of the citywide population). The median age of Tacoma residents is about 35 years.

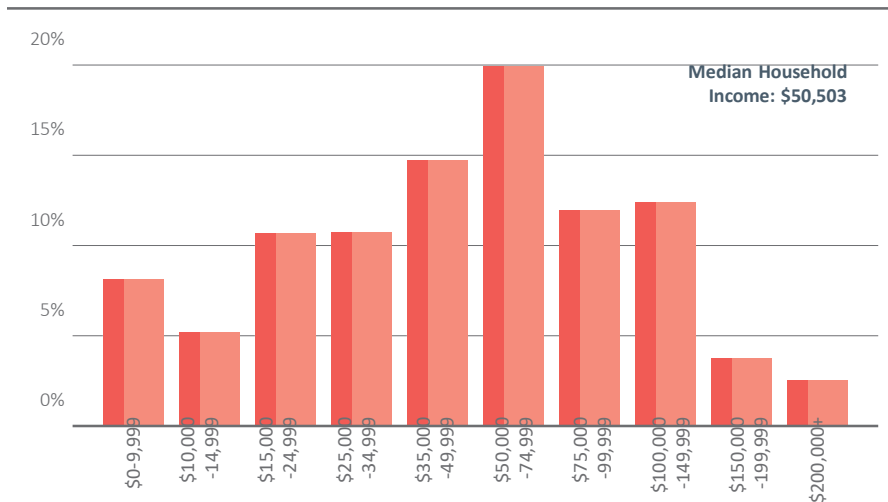
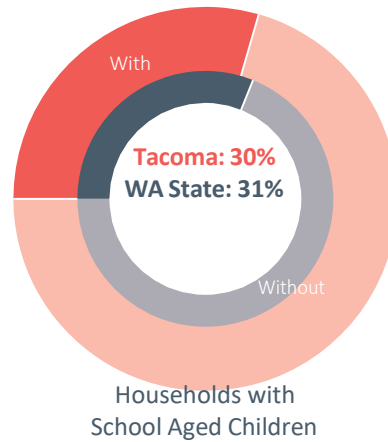
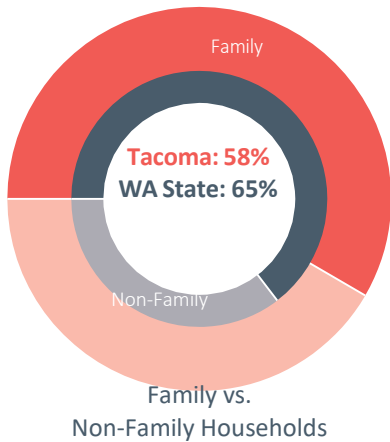
Source: U.S. Census Bureau, 2009–2013 5-Year American Community Survey

This page may be updated to reflect more recent data.

DEMOGRAPHIC TRENDS: HOUSEHOLD CHARACTERISTICS

In 2013, Tacoma had 78,681 occupied households with an average size of 2.47. Family households—those with two or more persons residing together and related by birth, marriage or adoption—comprise 58 percent of households, compared to 65 percent statewide, and nearly one-third of households have school-aged children. Approximately two-thirds are one or two person households.

The median household income for Tacoma residents is \$50,503, almost \$10,000 per year lower than the statewide median income of \$59,478.



Source: U.S. Census Bureau, 2009–2013 5-Year American Community Survey

Update housing type examples to include multifamily and mixed-use housing.

Examples of Different Housing Types



Detached ADU



Craftsman-Style duplex



Small lot homes



Cottage housing

GOAL H-1 Promote access to high-quality affordable housing that accommodates Tacomans' needs, preferences, and financial capabilities in terms of different types, tenures, density, sizes, costs, and locations.

Policy H-1.1 Maintain sufficient residential development capacity to accommodate Tacoma's housing targets.

Policy H-1.2 Strive to capture at least 35 percent of Urban Pierce County's residential growth.

Policy H-1.3 Encourage new and innovative housing types that meet the evolving needs of Tacoma households and expand housing choices in all neighborhoods. These housing types include single family dwelling units; multi-dwelling units; small units; accessory dwelling units; pre-fabricated homes such as manufactured, modular; co-housing and clustered housing.

Policy H-1.4 Promote-Support the maintenance and improvement of the existing housing stock and encourage the adaptation of the existing housing stock to accommodate the changing variety of household types.

Policy H-1.5 Apply zoning in and around centers that allows for and supports a diversity of housing types.

Policy H-1.6 Allow and support a robust and diverse supply of affordable, accessible housing to meet the needs of special populations, to include older adults, and people with disabilities, and permanent, supportive housing for homeless individuals, especially in centers and other places which are in close proximity to services and transit.

Policy H-1.7 Consider land use incentives (e.g. density or development bonuses, lot size reductions, transfer of development rights, height or bulk bonuses, fee waivers, accelerated permitting, parking requirement reductions, and tax incentives) in appropriate locations to facilitate the development of new housing units.

Policy H-1.8: Create a process to coordinate public investments, such as capital improvements, with affordable housing activities to reduce the overall cost of development.

Policy H-1.9 Apply infill housing approaches, including zoning, to create additional housing options and opportunities to accommodate Missing Middle Housing.

MISSING MIDDLE HOUSING

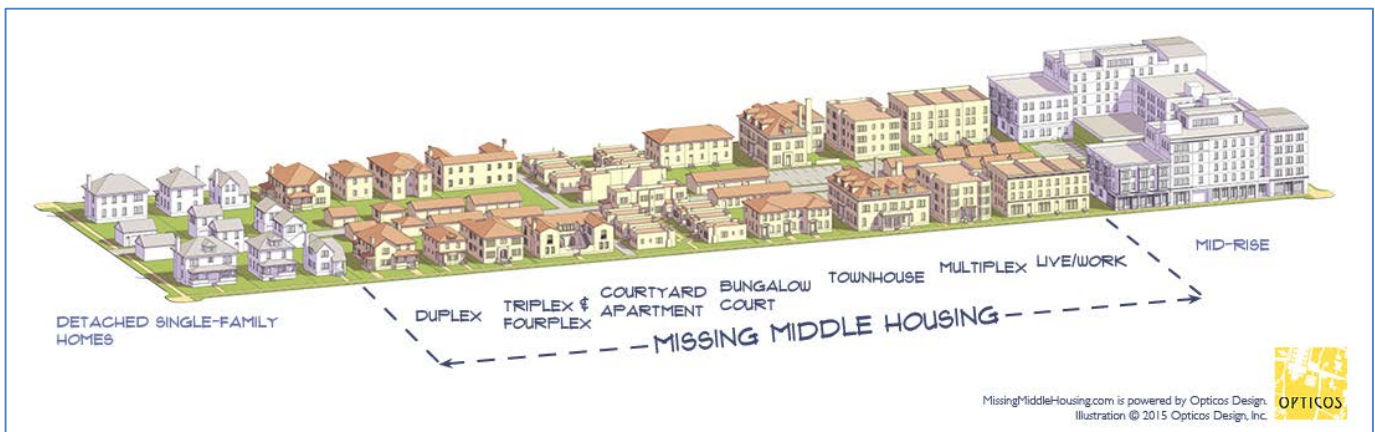
Add Missing Middle housing examples.

In response to increasing housing challenges and interest in walkable, urban neighborhoods, some communities are taking action to support “missing middle” housing. “Missing middle” housing is a range of multi-unit or clustered housing types compatible in scale with single-family homes (credit to Daniel Parolek of Opticos Design).

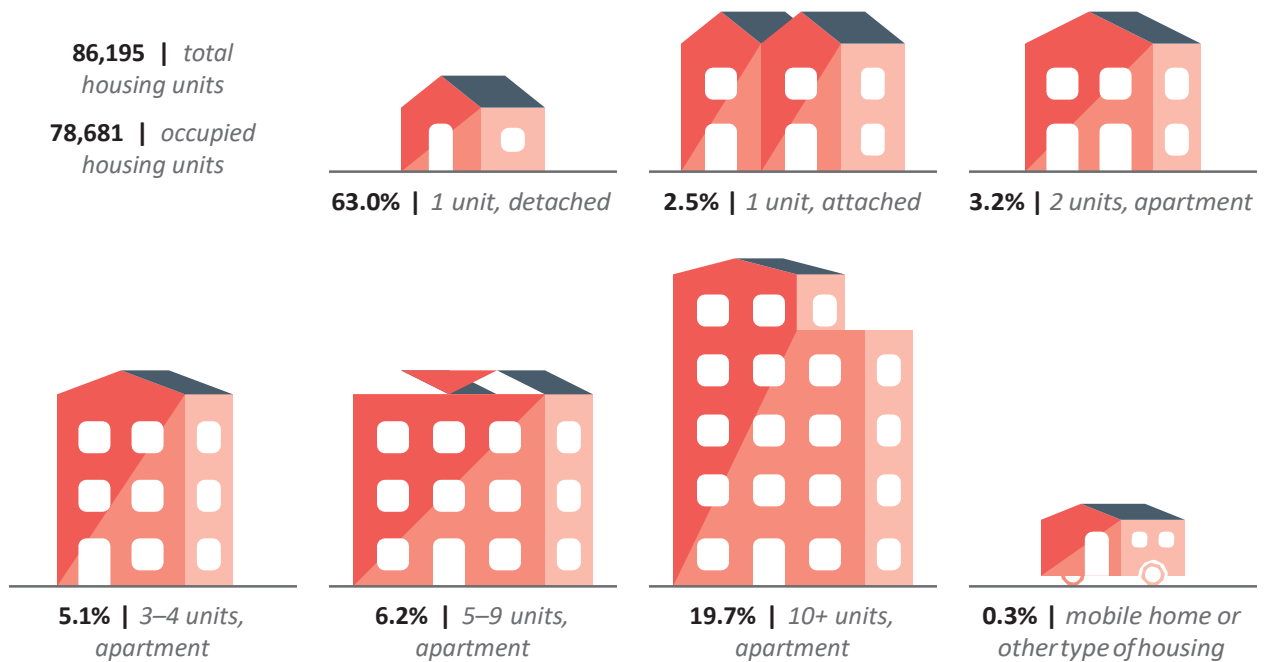
Tacoma’s growth strategy has long been to concentrate dense development Downtown and within designated Centers, while maintaining low residential densities in single-family areas.

A broader mix of housing types are present in many older neighborhoods that pre-date zoning regulations. Nationwide, some communities are introducing or re-integrating housing options through changes to land use and zoning standards.

Along with focused high-density growth in Centers, allowing for “missing middle” housing options more broadly could support City goals such as promoting housing choice, helping families stay together and age in place, promoting active, healthy living and social interaction, supporting neighborhood shopping districts, making neighborhoods more inclusive, and reducing urban sprawl.



HOUSING STRUCTURE TYPE + SIZE



Source: U.S. Census Bureau, 2009–2013 5-Year American Community Survey

HOUSING ACCESS

Housing supply and household income are not the only factors determining access to housing. Discrimination in the housing market, gentrification, and the changing nature of households over time also influence access to desired housing. The following policies address discriminatory barriers to fair and equitable access to housing and the impact of gentrification and displacement, particularly for under-served and under-represented populations.

GOAL H-2 Ensure equitable access to housing, making a special effort to remove disparities in housing access for people of color, low-income households, diverse household types, older adults, and households that include people with disabilities.

Policy H-2.1 Foster inclusive communities, overcome disparities in access to community assets, and enhance housing choice for people in protected classes throughout the city by coordinating plans and investments with fair housing policies.

Policy H-2.2 Support barrier-free access for all housing consistent with the Americans for Disabilities Act (ADA). Consider additional actions to increase access such as implementation of visitability and universal design features.

Policy H-2.3 Coordinate plans and investments with programs that prevent avoidable, involuntary evictions and foreclosures.

Policy H-2.4 Evaluate plans and investments and other legislative land use decisions to identify potential disparate impacts on housing choice and access for protected classes.

Policy H-2.5 Evaluate plans and investments for the potential to cause displacement in areas with concentrations of communities of color, low- and moderate-income households, and renters.

Policy H-2.6 When plans and investments are anticipated to create neighborhood change, pursue corrective actions to address involuntary displacement of under-served and under-represented people. Use public investments, incentives, and programs, and coordinate with nonprofit housing organizations, to mitigate the impacts of market pressures that cause involuntary displacement.

Policy H-2.7 Encourage a range of housing options and supportive environments to enable older adults to remain in their communities as their needs change.

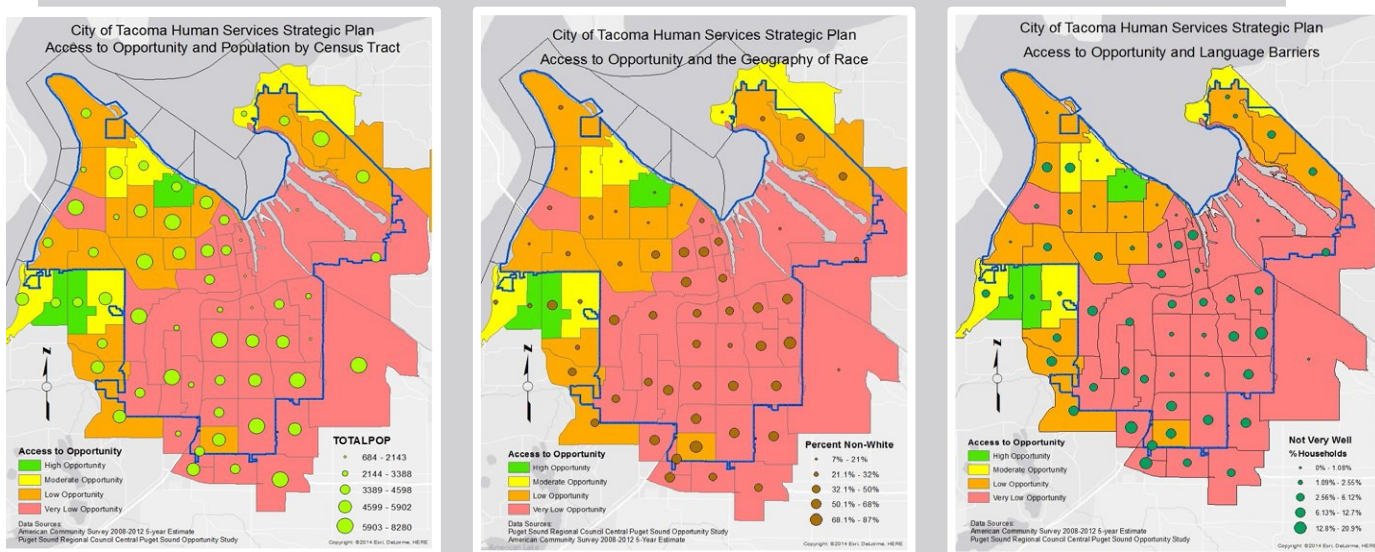
Policy H-2.8 Help people stay in their homes through expanded tenant's protections, providing resources for households experiencing a crisis, increasing community organizing capacity, and other means.

HOUSING LOCATION

Housing that is located in a walkable neighborhood near active transportation, employment centers, open spaces, high-quality schools, and various services and amenities enhances the general quality of life for its residents. Neighborhoods in Tacoma offer varying levels of opportunity,

Consider replacing these maps, which were created at a regional scale, with City maps (under development) based on a more fine-grained review.

PSRC OPPORTUNITY MAPS



The first “Opportunity Map” shown above illustrates that many living in Tacoma do not have fair access to the critical opportunity structures and social infrastructure to succeed in life. Opportunity maps illustrate whether patterns of segregation by age, class, gender, race, ethnicity, disability, or language correlate with areas of higher or lower opportunity.

For example, the second and third figures above show that a significant portion of the City’s non-White residents and those with language barriers live in areas of very low opportunity. The latest data from the U.S. Census Bureau underscores the effects of low opportunity and how non-White residents are disproportionately impacted. The income gap for racial and ethnic minorities continues to widen. Per Capita income of African Americans is 36% lower than that of white residents and Per Capita income of Latinos is 47% lower.

These realities, combined with other trends—the breakdown of traditional systems of family support (parents often working multiple jobs without extended family support for raising children), lack of financial literacy and ability of many to manage their financial lives, inadequate access to transportation, and lack of affordable housing—have marginalized people of color and had similar effects on other community members based on their age, sexual orientation, immigration status or disabilities.

The thumbnails above are provided as full page illustrations at the end of this element in Figure 20, Figure 21 and Figure 22.

*Source: 2015–2019 City of Tacoma Draft Human Services Strategic Plan (2014);
U.S. Census Bureau, 2008–2012 5-Year American Community Survey*

OPPORTUNITY is a situation or condition that places individuals in a position to be more likely to succeed and excel. High opportunity indicators include: high-performing schools, availability of sustainable employment and living wage jobs, stable neighborhoods, transportation availability and mobility, and a healthy and safe environment.

*Kirwan Institute for
the Study of Race
and Ethnicity*

with housing in moderate and high opportunity neighborhoods tending to be expensive compared to more affordable housing in areas that offer fewer opportunities.

The following policies support efforts to provide equitable access to locational opportunities in Tacoma.

GOAL H-3 Promote safe, healthy housing that provides convenient access to jobs and to goods and services that meet daily needs. This housing is connected to the rest of the city and region by safe, convenient, affordable multimodal transportation.

Policy H-3.1 Meet the housing needs of under-served and under-represented populations living in high poverty areas by coordinating plans and investments with housing programs.

Policy H-3.2 Locate higher density housing, including units that are affordable and accessible, in and around designated centers to take advantage of the access to transportation, jobs, open spaces, schools, and various services and amenities.

Policy H-3.3 Promote transit supportive densities along designated corridors that connect centers, including duplex, triplex, cottage housing, and townhouses.

Policy H-3.4 Strive to accommodate 80% of the City's housing targets within and around designated centers.

Policy H-3.5 Improve equitable access to active transportation, jobs, open spaces, high-quality schools, and supportive services and amenities in areas with high concentrations of under-served populations and an existing supply of affordable housing.

Policy H-3.6 Locate new affordable housing in areas that are opportunity rich in terms of access to active transportation, jobs, open spaces, high-quality schools, and supportive services and amenities.

Policy H-3.7 Provide incentives (e.g. density or development bonuses, lot size reductions, transfer of development rights, height or bulk bonuses, fee waivers, accelerated permitting, parking requirement reductions, and

tax incentives) to promote the development of higher density multifamily housing in designated centers and other areas where housing options are needed.

Policy H-3.8 Discourage the concentration of facilities for “high risk” populations in any one geographic area.

HOUSING AFFORDABILITY

This discussion describes current household income levels in Tacoma and the housing costs that are affordable to the different levels, current costs of housing units in the City, populations that are cost burdened, and the City’s strategies for meeting current and future needs for affordable housing.

The generally accepted definition of affordability is for a household to pay no more than 30 percent of its annual gross income on housing. Families that pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care. Table 4 shows household income levels in Tacoma and the maximum affordable housing costs for different income levels, assuming 30 percent of income is spent on housing.

NOTE:

For the purposes of this document, “high risk” populations shall include individuals released and/or under supervision of adult and juvenile correctional institutions, mental hospitals and drug rehabilitation programs, homeless persons and other special needs persons residing in group homes not subject to application of the federal Fair Housing Act.

TABLE 4. Tacoma Household Incomes + Affordable Housing Costs

HOUSEHOLD INCOMES	HOUSEHOLDS	PERCENT OF HOUSEHOLDS	MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS
Less than \$10,000	6,389	8%	\$250
\$10,000 to \$14,999	4,092	5%	\$375
\$15,000 to \$24,999	8,411	11%	\$625
\$25,000 to \$34,999	8,445	11%	\$875
\$35,000 to \$49,999	11,590	15%	\$1,250
\$50,000 to \$74,999	15,667	20%	\$1,875
\$75,000 to \$99,999	9,407	12%	\$2,500
\$100,000 to \$149,999	9,747	12%	\$3,750
\$150,000 to \$199,999	2,935	4%	\$5,000
\$200,000 or more	1,998	3%	Over \$5,000

Sources: 3 Square Blocks, U.S. Census Bureau, 2009–2013 5-Year American Community Survey

Update data to reflect current income and housing costs.

Tacoma’s current area median income (AMI) is \$50,503 per year, which is slightly lower than Pierce County’s AMI of \$59,204. A household earning Tacoma’s AMI can afford to spend to no more than \$1,265 per month on housing costs, and a household earning 80 percent AMI can afford to spend no more than \$1,010 per month. Approximately one third of Tacoma’s households (27,337 households) earn less than \$35,000 per year and can afford to spend no more than \$875 per month on housing costs without becoming cost burdened. The middle third of households can afford to spend no more than \$1,875 per month. The top third can afford to spend more than this without becoming cost burdened.

Monthly costs for rental housing and owner-occupied homes with mortgages in Tacoma are shown in Table 5 and Table 6, respectively. There are a limited number of rental units (10,781) with monthly costs of less than \$750. The majority of rental units, 55 percent, cost between \$750 and \$1,500 per month. Monthly costs for houses with a mortgage in Tacoma are higher than for rental units; the median cost for a house with a mortgage is \$1,724 compared to the median rent cost of \$925. The majority of houses with a mortgage, 57 percent, have monthly costs of \$1,000 to \$2,000.

TABLE 5. Tacoma Rental Housing Inventory + Monthly Costs

MONTHLY COSTS	UNITS	% OF UNITS
Less than \$499	3,477	9%
\$500 to \$749	7,304	20%
\$750 to \$999	10,757	29%
\$1,000 to \$1,499	9,851	26%
\$1,500 or more	5,919	16%

Sources: 3 Square Blocks, U.S. Census Bureau, 2009–2013 5-Year American Community Survey

TABLE 6. Tacoma Owner-Occupied Houses with Mortgages, Inventory + Monthly Costs

MONTHLY COSTS	UNITS	% OF UNITS
Less than \$699	844	3%
\$700 to \$999	2,337	8%
\$1,000 to \$1,499	8,043	26%
\$1,500 to \$1,999	9,689	31%
\$2,000 or more	10,379	33%

Sources: 3 Square Blocks, U.S. Census Bureau, 2009–2013 5-Year American Community Survey

Forty three percent of all Tacoma households are considered cost-burdened, which represents a significant portion of the City’s population. A disproportionate share of Black/African American households experience a severe cost burden. Additionally, renters are more likely to be cost-

burdened than homeowners. These facts point to a need for greater access to affordable housing, including rental units.

The Pierce County Countywide Planning Policies (CPP) provide guidance about the amount of affordable housing that Tacoma and other cities in Pierce County should strive to achieve over the coming years. CPP AH-3.3 states, “it shall be the goal of each jurisdiction in Pierce County that a minimum of 25 percent of the growth population allocation is satisfied through affordable housing.” The CPPs define affordable housing as housing that is affordable to households earning up to 80 percent of the countywide median income. Tacoma’s Comprehensive Plan Policy H-4.2 is consistent with the CPPs.

Tacoma’s housing growth target for 2040 is 59,800 housing units. Based on the CPPs, at least 14,950 of these units should be affordable to households earning up to 80 percent of the countywide median income. Given Pierce County’s current median income of \$59,204, monthly housing costs of \$1,480 or less would be affordable to these households.

The City recognizes that it is important to plan for very low income households as well as low income households as well as for homeless individuals.

Through its policies and programs, the City is supportive of increasing the supply of housing that is affordable to all its citizens. While the City recognizes the ongoing need by government and nonprofit corporations to provide housing and community support services, especially for households who pay more than 30% of their income for housing, it also recognizes the need to enlist the engine of private market rate developments to include a measure of affordable units. Reducing household cost-burdens requires a multi-pronged strategy: 1) expanding and diversifying the housing supply, 2) expanding household prosperity through the location of new housing units in opportunity rich areas and promoting resource efficient housing, 3) direct investments in subsidized and permanently affordable housing, and 4) economic development strategies improving employability, job growth and connecting people to living wage jobs in close proximity to their residence.

The following policies support the City’s goal to provide an adequate supply and diversity of affordable housing choices.

HOUSING PRINCIPLES + ACKNOWLEDGMENTS

1. Affordable Housing is Vital to Important Civic Interests

The City's welfare requires an adequate supply of well built and well managed affordable housing serving the full range of incomes appearing among its residents. An adequate supply of this housing is vital to the following important civic needs or values:

- › The City's prosperity, economic development and growth of employment opportunities;
- › The appropriate management of the City's projected population growth and transportation needs;
- › The City's fulfillment of its legal obligations under the Growth Management Act to make "adequate provisions for existing and projected [housing] needs of all economic segments of the community" and to comply with the related directives of the Pierce County Countywide Planning Policies;
- › The survival of green spaces throughout the City and Pierce County;
- › The success of the City's schools;
- › The effectiveness of the City's emergency services;
- › The City's ability to continue its accommodation of a population that is increasingly diverse by income, race, ethnicity, ability, disability, and age;
- › The City's ability to accommodate a population that, in the aggregate, is getting older; and
- › The City's values of social justice.

2. Affordable Housing is Attractive, Innovative + Well Managed

Affordable housing developments by nonprofit developers, public and private, in the City, region and nation have been among the most attractively designed, most environmentally innovative and best managed in the market place.

3. The City Needs to Enlist the Engine of Private Development

Nonprofit developments of affordable housing will never likely be adequate to meet the City's need.

The City also needs a companion strategy to enlist the engine of private market rate developments to include a measure of affordable units. These strategies also provide the added benefit of economic and demographic integration.

4. Affordable Housing Developments Spur Other Investments

Affordable housing developments have spurred the revitalization of neighborhoods, encouraging both public and private investment, helping the City attain its desired density, and furthering a neighborhood's economic development.

5. The City Should Welcome Affordable Housing Developments

Affordable housing is an asset to be encouraged and not a detriment to be tolerated and controlled.

6. Every City Neighborhood Needs Affordable Housing Developments

The City should promote the development of affordable housing in every City neighborhood.

7. Affordable Housing as Innovative Design

In seeking the appropriate balance, the City should not have to compromise important neighborhood design standards in order to promote affordable housing. Instead proper design should allow affordable housing to show the way for all developments serving all incomes toward a greener, more sustainable urban future.

8. Affordable Housing as a High City Priority amid Competing Interests

In a complex community like Tacoma, interests and policies often clash. Good governance is the effort to balance them appropriately. In doing so, the City should give a very high priority to the promotion of affordable housing development.

GOAL H-4 Support adequate supply of affordable housing units to meet the needs of residents vulnerable to increasing housing costs.

Policy H-4.1 Preserve and produce affordable housing to meet the needs that are not met by the private market by coordinating plans and investments with housing providers and organizations.

Policy H-4.2 Ensure that at least 25% of the 2040 housing targets are affordable to households at or below 80% of Pierce County AMI.

Policy H-4.3 Evaluate plans and investments for their impact on household cost; and consider ways to reduce the combined cost of housing, utilities, and/or transportation.

Policy H-4.4 Facilitate the expansion of a variety of types and sizes of affordable housing units, and do so in locations that provide low-income households with greater access to convenient transit and transportation, education and training opportunities, Downtown Tacoma, manufacturing/ industrial centers, and other employment areas.

Policy H-4.5 Encourage income diversity in and around centers and corridors by allowing a mix of housing types and tenures.

Policy H-4.6 Facilitate and support regional cooperation in addressing housing needs in the Tacoma metropolitan area and greater Puget Sound, especially for the homeless, low- and moderate-income households, and historically under-served and under-represented communities.

Policy H-4.7 Promote a range of affordable housing strategies that extend from basic emergency shelter for the homeless to temporary transitional housing to permanent rental housing and to home ownership.

Policy H-4.8 Prevent homelessness and reduce the time spent being homeless by ensuring that a continuum of safe and affordable housing opportunities and related supportive services are allowed and appropriately accommodated, including but not limited to ~~transitional~~ permanent supportive housing, emergency shelters, and temporary shelters.

Policy H-4.9 Increase the supply of permanently affordable housing where practicable.



Affordable multi-family, single family, rental and ownership housing operated by the Tacoma Housing Authority



McCabe Apartments
operated by Mercy
Housing NW

Policy H-4.10 Encourage development and preservation of small resource-efficient and affordable single family homes throughout the City.

Policy H-4.11 Align plans and investments to support homeownership rates and locational choice for people of color and other groups who have been historically under-served and under-represented.

Policy H-4.12 ~~Encourage~~ Facilitate a variety of ownership opportunities and choices by allowing and supporting the creation of condominiums, cooperatives, mutual housing associations, limited equity cooperatives, community land trusts and sweat equity.

Policy H-4.13 ~~Pursue a variety of funding sources and mechanisms~~ Create a local source of revenue and pursue a variety of other funding sources to preserve and develop housing units and various assistance programs for households whose needs are not met by the private market.

Policy H-4.14 Pursue incentives and mechanisms to enlist the private market as a partner in the provision of affordable housing units.

Policy H-4.15 Modify and expand the City's inclusionary housing provisions to target unmet need and align with market conditions.

Policy H-4.16 Prioritize City actions and investments on serving households with the greatest housing challenges and unmet needs.

HEALTH, SAFETY + EFFICIENCY

Having a place to live does not guarantee health and safety. A critical connection exists between the quality of the housing unit and the health of its occupants. A safe housing unit is largely free of hazardous materials, such as lead and radon. It is also free of mold, is not in a state of disrepair, and offers emergency safety features, such as carbon monoxide monitors, smoke alarms, and emergency exits. ~~Access to open spaces, opportunities for social interactions, green features, and adaptability also influence the health of a community.~~ The following policies focus on building and maintaining Tacoma's housing stock in ways that foster community health.

GOAL H-5 ~~Encourage~~ Support access to resource efficient and high performance housing that is well integrated with its surroundings, for people of all abilities and income levels.

Policy H-5.1 ~~Encourage~~ Support development and maintenance of housing, especially multi-dwelling housing, that protects the health and safety of residents and encourages healthy lifestyles and active living.

Policy H-5.2 Encourage-Promote housing that is protected from noise, pests, hazardous environmental conditions and materials.

Policy H-5.3 Encourage Support housing that provides features supportive of healthy and active living, such as high indoor air quality, useable open areas, recreation areas, community gardens, and crime-preventative design.

Policy H-5.4 Encourage-Promote energy efficiency, green building practices, materials, and design to produce healthy, efficient, durable, and adaptable homes.

Policy H-5.5 Encourage the reuse of resource rich existing older commercial buildings in or near designated centers into mixed-use housing with retail and/or commercial uses at street-level and housing above.

Policy H-5.6 Encourage-Promote active transportation in residential areas through the development of pathways, sidewalks, and high-quality onsite amenities such as secure bicycle parking.

Policy H-5.7 Encourage-Require site designs and relationship to adjacent developments that reduces or prevents social isolation, especially for groups that often experience it, including older adults, people with disabilities, communities of color, and immigrant communities.

Policy H-5.8 Support a strong housing code enforcement program to reduce substandard housing through repair and rehabilitation, such as an active rental inspection program.

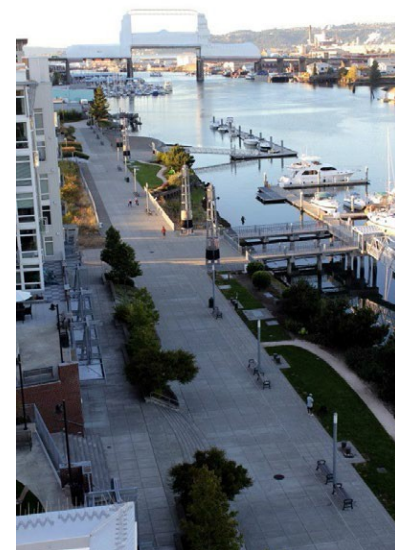
Policy H-5.9 Promote the maintenance, repair, and rehabilitation of the City's existing housing stock. Pursue financial incentives and funding for housing improvement programs, especially for low-income households.

Policy H-5.10 Promote innovative development techniques to better utilize land, promote design flexibility, preserve open space and natural features and conserve energy resources.

Policy H-5.11 Encourage-Promote public acceptance of new housing types in historically lower density areas by ensuring that they are well designed and compatible with the character of the neighborhoods in which they are located through a robust design review process.



Puyallup Tribal multi-family housing



The Foss Esplanade outside Thea's Landing

Consider replacing these maps, which were created at a regional scale, with City maps (under development) based on a more fine-grained review.

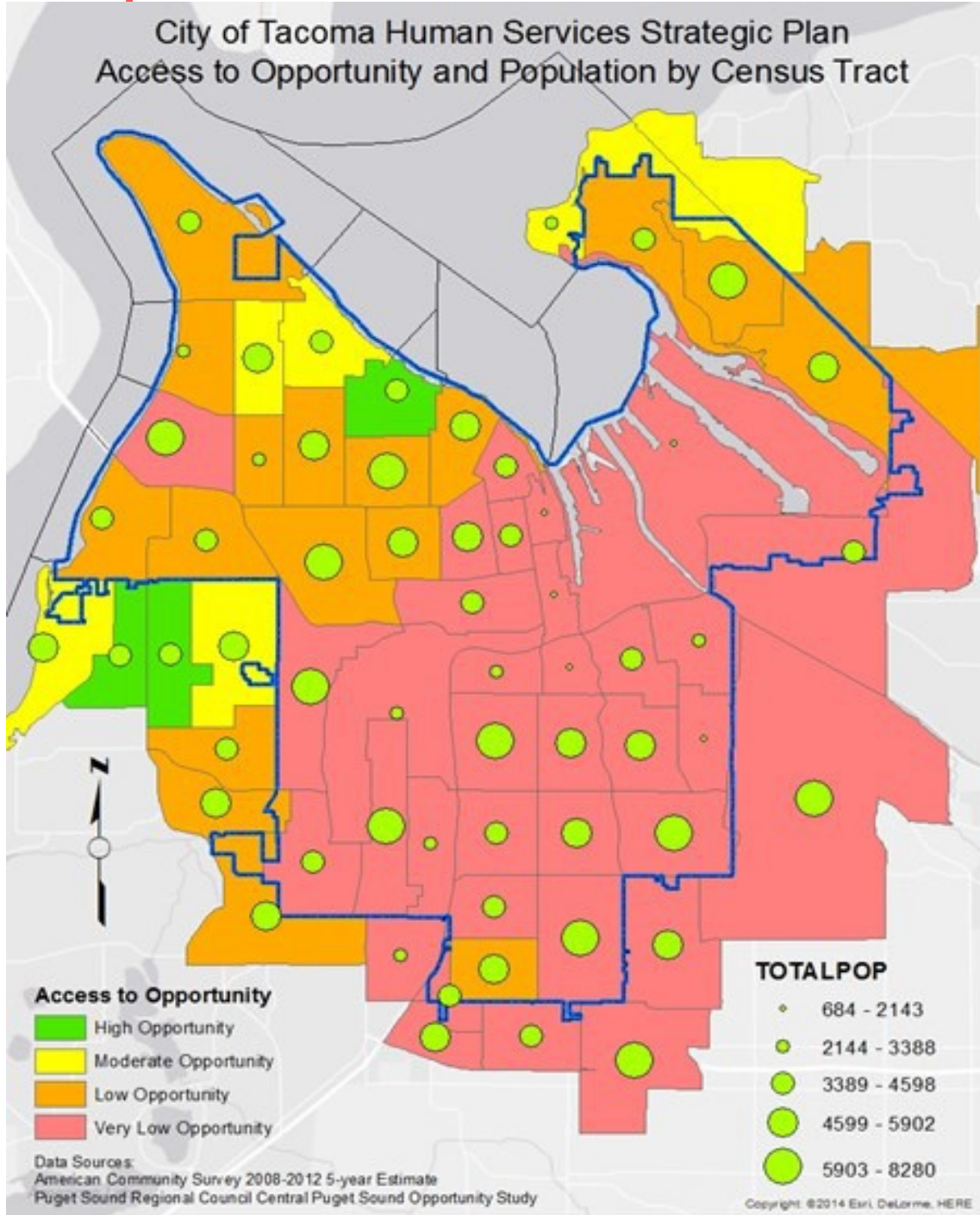


FIGURE 20. Access to opportunity and population by census tract.

Source: 2015–2019 City of Tacoma Draft Human Services Strategic Plan (2014)

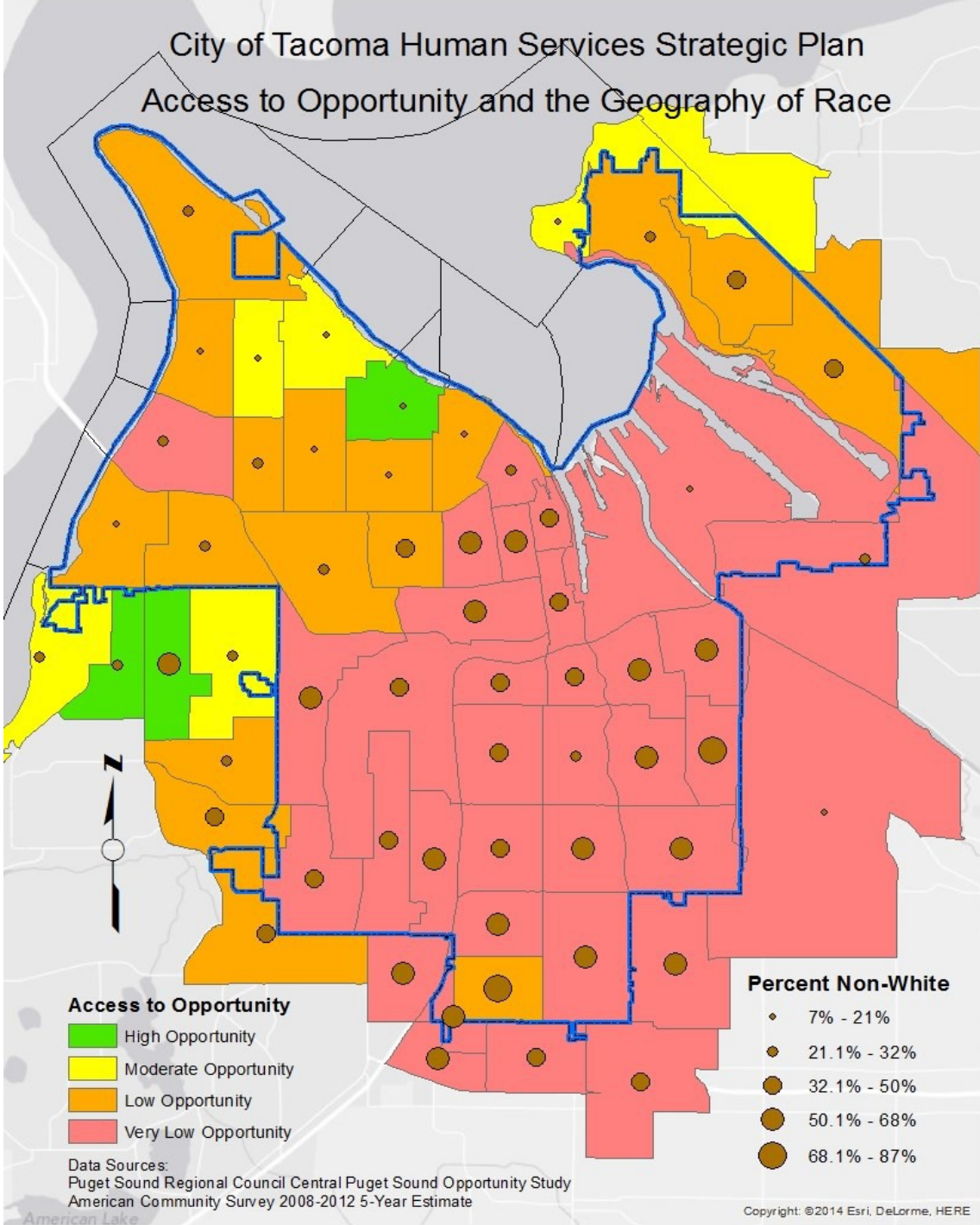


FIGURE 21. Access to opportunity and the geography of race.

Source: 2015–2019 City of Tacoma Draft Human Services Strategic Plan (2014)

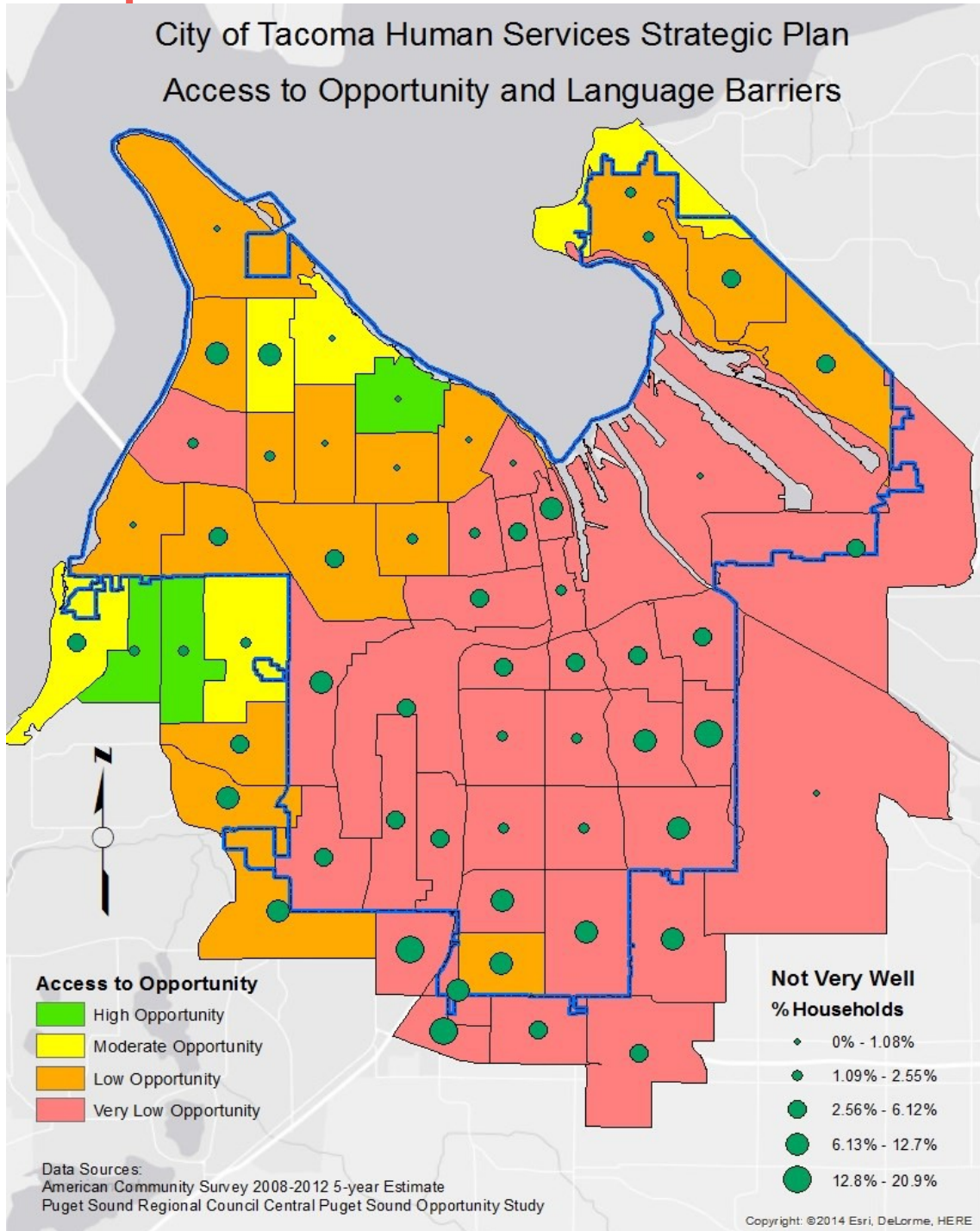


FIGURE 22. Access to opportunity and language barriers.

Source: 2015–2019 City of Tacoma Draft Human Services Strategic Plan (2014)

AFFORDABLE HOUSING ACTION STRATEGY

Policy H-6.1 Proactively implement the action strategies of the City’s Affordable Housing Action Strategy through a coordinated effort lead by the City of Tacoma in partnership with a broad range of stakeholders.

In 2018 the City of Tacoma developed its *Affordable Housing Action Strategy* as an urgent response to a changing housing market, increasing displacement pressure among residents, and a widespread need for high-quality, affordable housing opportunities for all.

Background

Many Tacoma residents make difficult financial choices each month—paying higher housing costs (at the expense of other living expenses), living in overcrowded or less than desirable conditions, or dealing with an unexpected housing crisis. Tacoma needs to build and preserve more affordable housing for all its residents and ensure new development benefits everyone.

Why does the City of Tacoma need to address housing affordability?

Many residents in the City of Tacoma have significant unmet housing needs. One measure of housing need is “cost-burden”—or when a household pays more than 30% of their gross income on housing, including utilities. If a household pays more than one-half (50%) of their gross income on housing, that household is “severely cost-burdened.” Cost-burdened households have less for other essentials, like food, clothing, transportation, and medical care. Currently, more than 18,600 renters and 14,000 owners in the City of Tacoma experience cost-burdens.

Everyone benefits from affordable housing. People with the greatest need for it, though, are often working lower-wage occupations or living on fixed incomes, like seniors and persons living with disabilities.

What is the Affordable Housing Action Strategy (AHAS)?

The City is developing more ways to serve more residents with housing needs through its *Affordable Housing Action Strategy* (AHAS). The Community and Economic Development Department is leading the development of the AHAS. The goal of the AHAS is to preserve and increase the number of affordable, available, and accessible housing units throughout the city. The AHAS will explain how the City of Tacoma and its partners will achieve this goal.

What does “affordable housing” mean?

Housing is typically considered affordable if total housing costs do not exceed 30% of a household’s gross income.

The U.S. Department of Housing and Urban Development (HUD) uses an income benchmark—area median income or AMI—for its federal housing programs. The FY17 regional AMI for a family is \$74,500. Using this regional standard likely undercounts the housing affordable within the City of Tacoma, as well as overestimates what the average household can afford. Despite some limitations, a majority of the City’s existing funding is from federal funds, which use HUD-defined AMI to determine eligibility, making it an important measure for the AHAS.

Do “affordable housing” and “subsidized housing” mean the same thing?

Affordable housing and subsidized housing are different, even though they are sometimes used interchangeably. Subsidized housing refers to programs that provide direct payments to individual households or development projects. These payments help their overall housing costs. Typically, to live in subsidized housing, you need to be below a certain income level (and sometimes you need to meet other requirements). Public housing, rental assistance like Section 8, and developments that use Low-Income Housing Tax Credits are examples of subsidized housing.



What are some proposed solutions to ensure all Tacoma residents have an affordable place to live and that new development benefits everyone?

1 CREATE MORE HOMES FOR MORE PEOPLE.

The City of Tacoma needs to considerably increase its supply of affordable housing options, especially for households with the lowest incomes. Actions that would increase the city's supply of affordable homes include:

- Creating dedicated sources of funding—whether general funds, property tax levy, real-estate transaction fees or other methods—that provide the City's Housing Trust Fund with greater and more reliable resources to preserve and build new housing.
- Enhancing incentives—like increased density, reduced parking requirements, and property tax exemptions—to create more income-restricted units in new market-rate development.
- Using city-owned land to provide new opportunities for affordable rental and homeownership development.
- Changing the City of Tacoma's land-use provisions to make it easier to build less costly, small-scale homes, such as accessory dwelling units or duplexes, as well as provide other supports like technical assistance and financial incentives for people who want to create these alternatives.

2 KEEP HOUSING AFFORDABLE AND IN GOOD REPAIR.

The City of Tacoma needs to take steps to ensure existing affordable housing options remain available to our community. Loss of affordable homes could further burden or displace Tacoma residents. Actions that would preserve and improve the city's existing supply of affordable housing include:

- Making it easier, through a preservation ordinance, for the City of Tacoma or its partners to buy back subsidized properties as their income restrictions expire.
- Exploring creation of a proactive code enforcement program, which would actively inspect properties for health and safety violations.
- Creating a dedicated source of funding to keep rents stable at existing subsidized and unsubsidized housing units and assist residents facing a housing crisis.

3 HELP PEOPLE STAY IN THEIR HOMES AND COMMUNITIES.

Many residents in Tacoma already cannot keep up with rising housing costs in the form of higher tax bills or rents. They are often on the verge of making painful decisions about leaving their current home or community and have limited options for assistance. Actions that would help stabilize homeowners and tenants include:

- Ensuring residents have substantial notice for rent increases or lease terminations and establish relocation assistance as part of a comprehensive tenant protections policy.
- Supporting residents or organizations interested in leading or participating in community-based initiatives, including those that protect tenants' rights.
- Exploring creation of a community land trust, leveraging local expertise.
- Creating an additional source of local tax relief to stabilize more homeowners.

4 REDUCE BARRIERS FOR PEOPLE WHO OFTEN ENCOUNTER THEM.

Even when affordable units exist, many residents must overcome significant barriers to access them. Residents mentioned barriers like limited knowledge of housing resources; language barriers; and difficulty qualifying for or securing housing (like meeting security deposit requirements). Actions that make it easier for residents to access housing opportunities, including those in the private housing market, include:

- Streamlining processes for households applying for and using rental assistance.
- Working with landlords to increase participation in rental assistance programs and their willingness to accept "higher-barrier" households.
- Ensuring a portion of new or expanded funding sources can provide services as part of new housing development.





City of Tacoma
Planning and Development Services

**Agenda Item
D-3**

To: Planning Commission
From: Stephen Atkinson, Principal Planner
Subject: **Future Land Use Map Implementation – Potential Rezones**
Meeting Date: February 6, 2019
Memo Date: January 31, 2019

Action Requested:
Informational.

Discussion:

At the meeting on February 6, 2019, staff will present an overview of the upcoming open houses supporting the 2019 Amendments. These open houses will provide a specific area of focus on the Future Land Use Map implementation project and potential rezones. In support of this effort, Open House flyers are being mailed to 22,000 residences (see Agenda Item E2); the Manager's Letter will be distributed with information on the Open Houses (see Agenda Item E1); and the following Facebook event pages have been set up (see below).

District 1 Open House:
<https://www.facebook.com/events/2228633270710446/>

District 2 Open House:
<https://www.facebook.com/events/297723124274490/>

District 3 Open House:
<https://www.facebook.com/events/296494644386565/>

District 4 Open House:
<https://www.facebook.com/events/2333425176942124/>

District 5 Open House:
<https://www.facebook.com/events/384872862269236/>

In addition, staff will present an online storymap that will provide a walkthrough for interested parties to review the preliminary guidance staff has received from the Commission and the resulting potential Comprehensive Plan Future Land Use Map Amendments and the potential Zoning District Amendments. The Commission has previously provided staff with criteria to use in developing an initial map of the potential rezones. This tool is intended to facilitate the public review of that map and understanding the various criteria that were used in developing it. At this time, however, due to some technical difficulties, the map is not yet live. In the next few days, staff is intending to have the map linked at www.cityoftacoma.org/FLUM and available for Planning Commission and public use. Staff will send out a follow up communication once this map is online.

Project Summary:

The Future Land Use Map, Figure 2 of the One Tacoma Comprehensive Plan, illustrates the City's intended future land use pattern through the geographic distribution of residential and commercial areas, the designation of mixed-use and manufacturing/industrial centers, as well as shoreline and single-family detached designations. These designations correspond to specific zoning districts and use and development standards that implement the policies of the One Tacoma Plan.

Per the Washington State Growth Management Act and the Tacoma Municipal Code, the City's Land Use Regulations, including zoning districts, should be consistent with the policies of the One Tacoma Plan. However, in many areas throughout the City current zoning is inconsistent with the Land Use Designation in the Future Land Use Map. This project will seek to improve the consistency between the One Tacoma Plan and implementing zoning.

Prior Actions:

- 5/2/2018 – Reviewed draft scope of work for Future Land Use Map Implementation project.
- 6/4/2018 – Conducted a public hearing on the proposed scope of work for 2019 Amendments.
- 6/20/2018 – Approved an amended scope of work and recommended the work program to the City Council Infrastructure, Planning and Sustainability Committee.
- 9/5/2018 – The Commission reviewed background information on the City's growth targets, buildable lands capacity, and current permit trends.
- 9/19/2018 – The Commission reviewed an Options Analysis and provided direction to City staff on how to resolve the identified issues for the preparation of a preliminary rezone map.
- 12/16/2018 – The Commission provided guidance on addressing T-Transitional Zoning Districts within the preliminary rezone map. Staff recommended removing trust properties of the Puyallup Tribe of Indians from the review.

Staff Contact:

- Stephen Atkinson, Principal Planner, satkinson@cityoftacoma.org, (253) 591-5531.

c: Peter Huffman, Director



Letter to the Community

City of Tacoma Long-Range Planning
January 30, 2019

Greetings!

On behalf of the City of Tacoma's Planning Services Division, I hope this letter finds you in good health and happiness. As we turn the page on the New Year, it feels appropriate to reflect on what we have accomplished over the past year and look ahead to some of the interesting projects still to come, and how we can continue to partner to help shape the future of our great City of Destiny.

2018 saw a number of major planning initiatives come to fruition and we are poised to launch several new initiatives in 2019 that are likely to have Citywide significance. In the last year, the City Council adopted a subarea plan for the Tacoma Mall Neighborhood that will guide the growth and development of that area for decades to come; new interpretive elements were installed along the Prairie Line Trail in Downtown, continuing to enhance one of our signature public spaces; and the City formed a partnership with the University of Washington Livable City Year Program that resulted in 27 collaborative projects touching neighborhoods across Tacoma. In the year ahead we expect to be launching public engagement processes associated with the Pacific Avenue Bus Rapid Transit improvements, a Subarea Plan for the Port/Tideflats, and a Design Review Program. Expect to see updates on these efforts throughout the year.

In the following pages you will find more useful information on projects that are currently underway, those that we expect to start in 2019, as well as regional planning news and more. I ask that you share this information widely as you are some of our key conduits to communities across Tacoma. As always, if you have thoughts on how we can improve our communications please contact me or share your thoughts with my staff. We are always receptive to new ideas and feedback.

I look forward to continuing our partnerships with you and progressing towards our goals for this great community.

Best wishes,

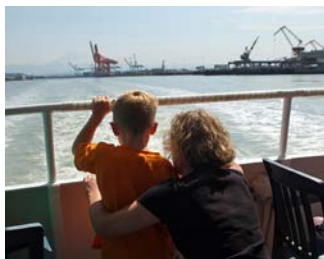
BRIAN BOUDET, AICP, Manager
Planning Services Division

Planning and Development Services

City of Tacoma
747 Market Street, Room 345

Email| planning@cityoftacoma.org
Phone| (253) 591-5030

www.cityoftacoma.org/planning
www.cityoftacoma.org/onetacoma



WE ALL MAKE
ONE TACOMA
LONG RANGE PLANNING NEWS AND UPDATES

¿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

PLANNER SPOTLIGHT



**BRIAN BOUDET, AICP
PLANNING MANAGER**

Please join me in welcoming two new staff members to our Long-range Planning Team: Larry Harala and Mesa Sherriff. As our community partners, I hope you will take the time to reach out and introduce yourselves and your mission in Tacoma.

To learn more about our full staff team, please visit our website at www.cityoftacoma.org/planning.



LARRY HARALA

Larry Harala is an Associate Planner for the City of Tacoma. First working as a current planner, Larry is now focused on long range planning efforts, including code development and updates. Prior to joining Tacoma, Larry worked for the City of Las Vegas as a legislative analyst and as a city planner.

MESA SHERRIFF

Mesa Sherriff is a Senior Planner for the City of Tacoma, focusing on urban design and development. Prior to joining the city, Mesa has been an active contributor to both architectural and urban design projects in California, Washington State, and British Columbia. With this architectural background, Mesa will be a key contributor to the Urban Design Studio.



VISION 2040

people



prosperity



REGIONAL NEWS

Under VISION 2040, the Regional Growth Strategy, Tacoma is expected to plan for an additional 320,000 new residents by 2040.

GROWTH MANAGEMENT ACT

I want to first recognize that we are approaching the 30th anniversary of the Washington State Growth Management Act. Adopted in 1990 the Growth Management Act was crafted in response to a period of sustained regional growth and lack of local and regional coordination on how best to accommodate that growth. The William D. Ruckelshaus Center has been leading a comprehensive and collaborative look back on the Growth Management Act and to identify additions, revisions, or clarifications needed to help reach our goals in the coming decades.

For more information about the William D. Ruckelshaus Center's effort, please visit: <https://ruckelshauscenter.wsu.edu/a-roadmap-to-washingtons-future/>

VISION 2050

Likewise, the Puget Sound Regional Council is leading an update to the VISION 2040 Regional Growth Strategy. Based on the regional forecasts, the Puget Sound Regional Council expects that an additional 1.8 million people and 1.2 million more jobs will be coming to our area by 2050. The growth that our region has experienced in the past decades is expected to continue into the foreseeable future. Tacoma is designated as a key regional center for accommodating new jobs and housing in the years to come.

The VISION 2050 Plan will have a significant impact on how Tacoma expects to grow in the coming decades. I encourage you to contact Planning staff to learn more about how you can get involved in shaping this regional vision.

For more information about the Puget Sound Regional Council and the VISION 2050 Plan, please visit: www.PSRC.org/vision/.

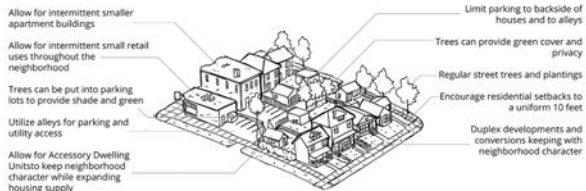
PROJECT SPOTLIGHT



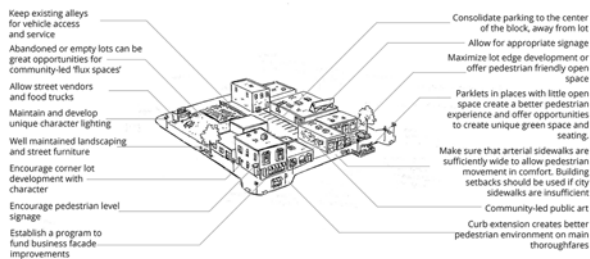
WHOLE BLOCKS FOR TACOMA
 These are examples for potential block typologies that make a good use of space and foster a more walkable lifestyle. The architectural styles shown are not prescriptive, only the general scale and massing.

Element	Residential Block	Traditional Commercial Retail Block	Lowrise Mixed-Use Block
Allow for intermittent smaller apartment buildings	-	-	-
Allow for intermittent small retail uses throughout the neighborhood	-	-	-
Green can be put into parking lots to provide shade and green	-	-	-
Utilize alleys for parking and utility access	-	-	-
Allow for Accessory Dwelling Units to keep neighborhood character while expanding housing supply	-	-	-
Trees can provide green cover and privacy	-	-	-
Regular street trees and plantings	-	-	-
Encourage residential setbacks to a uniform 10 feet	-	-	-
Duplex developments and conversions keeping with neighborhood character	-	-	-
Allow unique signage	-	-	-
Older or smaller retail spaces should be preserved or added	-	-	-
Continue to add street furniture, plantings, and character lighting	-	-	-
Unique corner buildings (new or historic) can serve as landmarks	-	-	-
Fill in street frontages. Parking should be on the street or located at the back or in alleys	-	-	-
Regular transit service could supplement parking needs	-	-	-
Curb extensions, bike racks, and wider sidewalks to activate street life	-	-	-
Mixed use or retrofitted residential as commercial	-	-	-
Community-led public art	-	-	-
Curb extension creates better pedestrian environment on main thoroughfares	-	-	-

RESIDENTIAL BLOCK



TRADITIONAL COMMERCIAL RETAIL BLOCK



LOWRISE MIXED-USE BLOCK



Image from 2018 University of Washington, Tacoma, Urban Design Studio Project (Past Informs the Present - Dat Nguyen)

DESIGN REVIEW

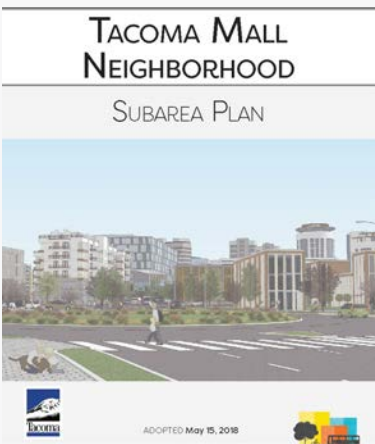
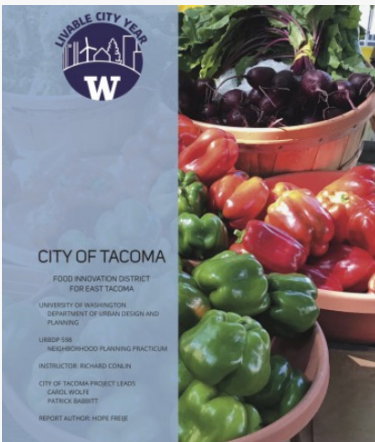
Design review has been used by numerous communities throughout the nation to achieve local objectives such as: improving the architectural quality of new projects, enhancing the pedestrian environment, improving safety and security, preserving historic districts, improving compatibility between new and existing structures, involving community members in decisions about the built environment, and, in general, building more livable and economically viable communities.

In 2019, the City will be embarking on a public process to develop a design review program to complement the review process already underway in the historic districts and the Thea Foss waterway. The first phase will involve significant public outreach to better understand our community's objectives for design review before we move into program development.

Project Milestones

- 2016 - The Design Review Analysis Manual was completed to identify the key components and options for a design review program.
- 2017 - Project budget approved by council
- 2018 - Staff was hired to bring additional expertise
- 2019 - Consultants are being brought on to develop a work plan and initiate the program development. Staff will launch the public process and scoping phase of the project with program recommendations expected in 2020.

Staff Contact: Mesa Sherriff, Assoc. AIA, LEED AP
 msherriff@cityoftacoma.org
 253.591.5480



REFLECTING ON OUR ACCOMPLISHMENTS

LIVABLE CITY YEAR - HEALTHY COMMUNITIES

The Livable City Year (LCY) Program is an initiative led by University of Washington (UW) faculty that enables local government to tap into the talents and energy of the University of Washington in order to create livable communities. In 2017, the City applied for and was selected as the 2017-2018 LCY Community Partner. Through this fruitful partnership, two campuses, dozens of faculty members, and hundreds of students from multiple disciplines, mobilized with city staff and community members to undertake 27 community projects, all focused on improving equity and liveability in Tacoma. This project was recently recognized with the Tacoma-Pierce County Health Departments “Healthy Communities Platinum Award” for 2018.

Read about all 27 projects at:

www.washington.edu/livable-city-year/2017-2018-projects/

TACOMA MALL NEIGHBORHOOD SUB-AREA PLAN APPROVED

This Subarea Plan is the community’s vision for the future of this important neighborhood, as well as roadmap for how businesses, residents and public agencies can partner on mutually beneficial implementation steps. As a designated Regional Growth Center, the 575-acre neighborhood is planned for substantial jobs and housing growth. The Subarea Plan initiates a broad range of actions to foster and guide growth while achieving the community’s goals for a distinctive, connected, livable, healthy neighborhood and thriving business district. The Tacoma Pierce County Health Department recognized the Subarea Plan with a Gold Healthy Communities Award in 2017. Learn more at www.tacomamallneighborhood.com

PRAIRIE LINE TRAIL HISTORIC INTERPRETIVE PROJECT

Take a walk into history along Tacoma’s Prairie Line Trail—a project that converts one mile of the historic Prairie Line railroad corridor through downtown Tacoma into a signature public space integrating a multi-use trail, historic/cultural interpretation, public art, multimedia, and green features. Thanks to a Washington State 2015-2017 Heritage Capital Projects Fund, the City developed the PLT Interpretive Plan to guide interpretive efforts over time, commissioned and installed five original public artworks, developed an interactive website, and crafted a Coloring and Activity Book (in partnership with the Tacoma Children’s Museum). The goal is to encourage Tacomans to connect with and inhabit the history of this place.

Learn more about the Prairie Line Trail at www.prairielinetrail.org

LOOKING AHEAD to 2019

2019 AMENDMENT PACKAGE

The following projects are currently underway and expected to be completed in June/July of 2019. More information on these projects is available at www.cityoftacoma.org/2019Amendments

1. **Future Land Use Implementation** -Area-wide rezones intended to rectify inconsistencies between the Future Land Use Map of the Comprehensive Plan and the City's established Zoning District.
2. **Affordable Housing Amendments** -Amendments to the Comprehensive Plan and the Zoning Code as part of the implementation of the City's Affordable Housing Action Strategy.
3. **Manitou Potential Annexation Area** -Working jointly with Pierce County on the proposed annexation of the Manitou Area near Lakewood Drive W. and 66th St. W. and the associated amendments to the Comprehensive Plan.
4. **Minor Amendments** -This amendment is intended to address inconsistencies, correct minor errors, and improve provisions that, through administration and application of the code, are found to be unclear or not fully meeting their intent.

PROJECT LAUNCH IN 2019

There are several exciting projects on the horizon that we expect to launch in 2019 with extensive public scoping.

1. **Tideflats Subarea Plan.** This project will support the establishment of a shared, long-term vision, and more coordinated approach to development, environmental review, and strategic capital investment in the Port/Tideflats Manufacturing/Industrial Centres
2. **Pacific Avenue Transit-Oriented Development Corridor Plan.** This project will focus on coordinated land use and transportation investments to improve walkability and liveability along the Pacific Avenue Corridor, in connection with construction of Bus Rapid Transit.
3. **Shoreline Master Program Periodic Review** -Reviewing the shoreline master program and making any adjustments necessary to reflect changing circumstances, updated information or changes to state law.
4. **Historic Preservation Code Amendments** -Including enhanced demolition review, clarification of the nomination and designation processes, and updates to the Historic Conditional Use Permit process.

OPEN HOUSES

In support of the 2019 Amendments, Planning staff will be conducting open houses throughout the City to inform, listen, and gather feedback for the Planning Commission and City Council. A primary focus of these discussions will be the Future Land Use Implementation project and potential area-wide rezones. The meetings will be held in the following date and locations:

February 11th

6:00 - 8:00 PM
Stadium High School
111 N E St

February 13th

6:00 - 8:00 PM
Asia Pacific Cultural Center
4851 S Tacoma Way

February 21st

6:00 - 8:00 PM
Boys and Girls Club @ STAR Ctr.
3875 S 66th St

February 25th

6:00 - 8:00 PM
Geiger Elementary School
7401 S 8th St

February 27th

6:00 - 8:00 PM
Stewart Middle School

Food and beverages will be provided.

There will be a brief staff presentation beginning at approximately 6:15 followed by council member comments and staff lead discussions. Daycare will not be provided, but there will be activities for children and youth.



HELP SHAPE TACOMA'S FUTURE

Community engagement is a key element in any successful planning project. While we continuously strive to enhance our community outreach and engagement, here are some of the immediate steps you can take to get involved and/or better understand and track our initiatives:

AMENDMENT APPLICATIONS

The Planning Commission will accept applications for the 2020 Amendment to the One Tacoma Comprehensive Plan and/or the Land Use Regulatory Code. View application materials at www.cityoftacoma.org/2020Amendment

NEIGHBORHOOD WORKSHOPS

Join us for one of our five upcoming Neighborhood Planning Workshops.

CONTACT STAFF

E-mail us at planning@cityoftacoma.org or call us at (253) 591-5531.

FOLLOW ONLINE

Visit the Planning Services Division's website at www.cityoftacoma.org/Planning to learn more about the projects we are working on and to track progress.

E-MAIL DISTRIBUTIONS

Join the Planning Commission's E-mail Distribution List to receive the Commission's meeting agendas twice a month, and other announcements.

MEET US IN PERSON

Visit us at the City Hall or invite us to meetings of your affiliations to provide a briefing on any subject of your interest.

2019 Comprehensive Plan and Land Use Regulation Amendments

www.cityoftacoma.org/2019amendments



OPEN HOUSE

Initiatives for 2019 Adoption

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(3) Historic Preservation Code Amendments: Including enhanced demolition review, clarification of the nomination and designation processes, and updates to the Historic Conditional Use Permit process.

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FEBRUARY 25TH

Monday, 6:00-8:00 PM
Geiger Elementary

FEBRUARY 27TH

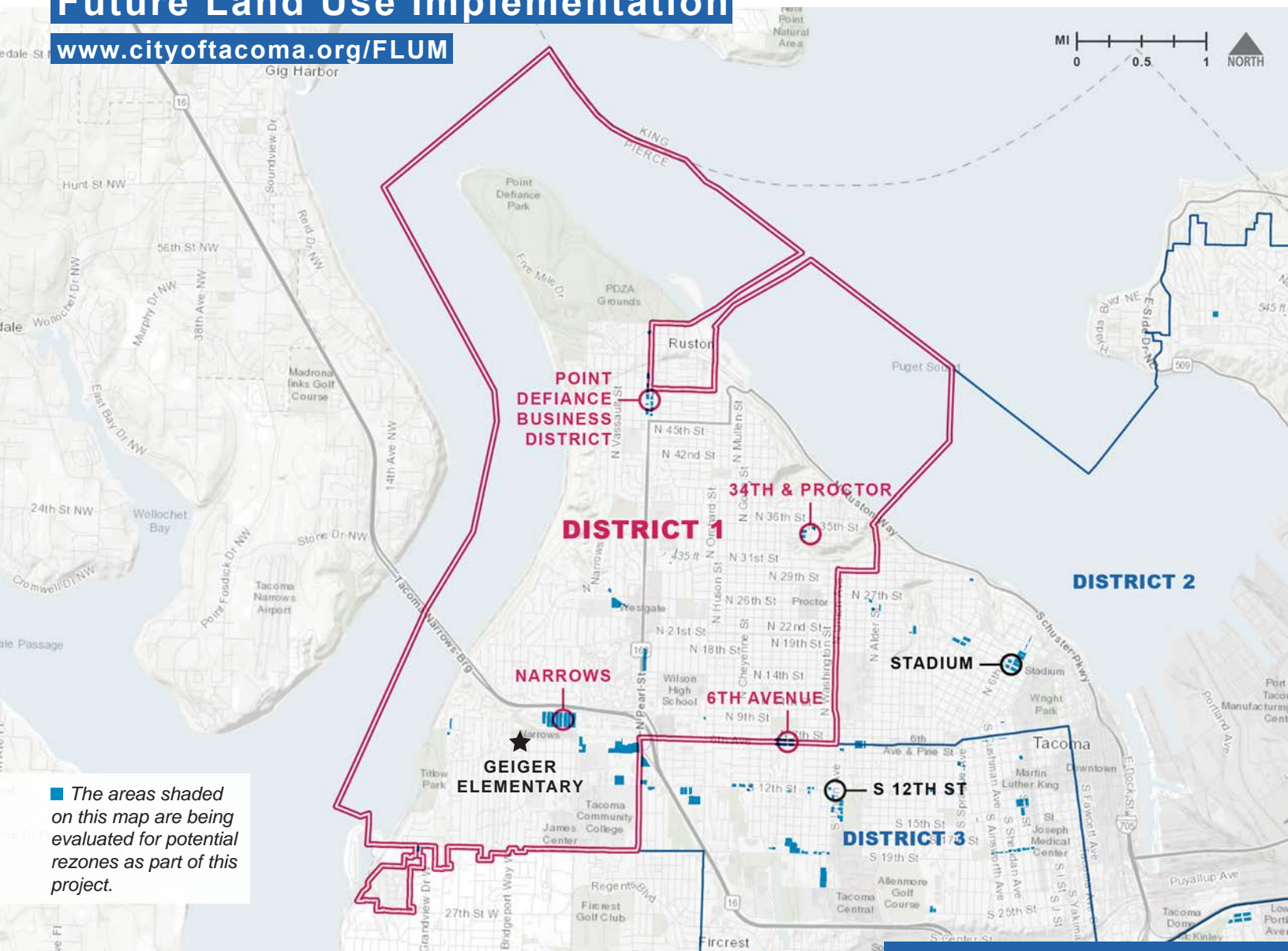
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Future Land Use Implementation

www.cityoftacoma.org/FLUM



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Council District 1

The meeting on **Monday, February 25th at Geiger Elementary** (7401 S 8th St) will focus on proposed rezones in Council District 1. The meeting will specifically focus on the following areas highlighted on the map above:

- Point Defiance Business District
- Narrows
- 34th & Proctor
- 6th Avenue

Visit the project website for a map of all proposed rezone sites.

www.cityoftacoma.org/FLUM

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- Tell us what you think!
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2019 Comprehensive Plan and Land Use Regulation Amendments

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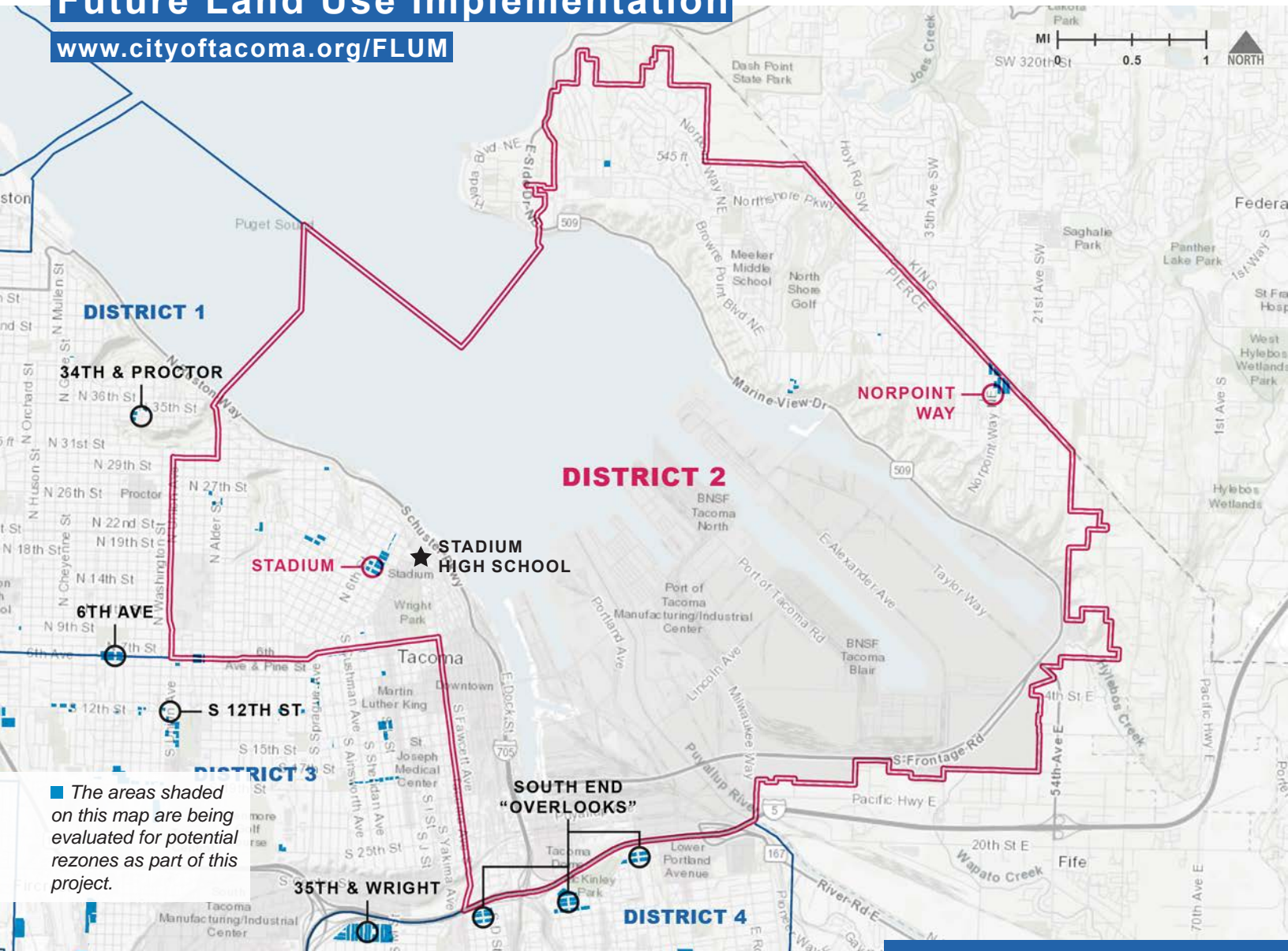
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Future Land Use Implementation

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Council District 2

The meeting on **Monday, February 11th at Stadium High School** (111 N E St) will focus on proposed rezones in Council District 2. The meeting will specifically focus on the following areas highlighted on the map above:

- Norpoint Way
- Stadium

Visit the project website for a map of all proposed rezone sites.

www.cityoftacoma.org/FLUM

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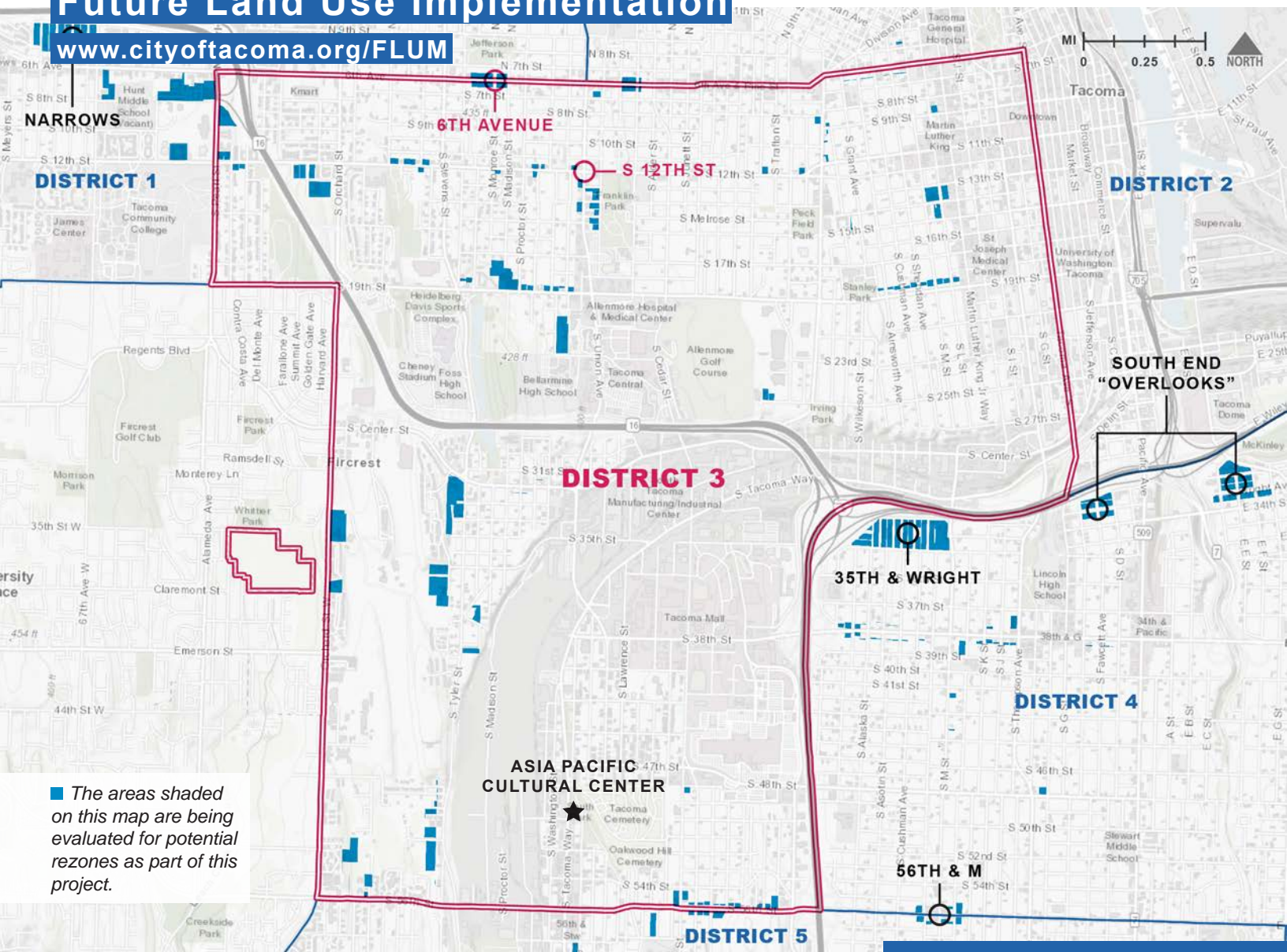
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Future Land Use Implementation

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Council District 3

The meeting on **Wednesday, February 13th at the Asia Pacific Cultural Center** (4851 S Tacoma Way) will focus on proposed rezones in Council District 3. The meeting will specifically focus on the following areas highlighted on the map above:

- 6th Avenue
- S 12th Street

Visit the project website for a map of all proposed rezone sites.

www.cityoftacoma.org/FLUM

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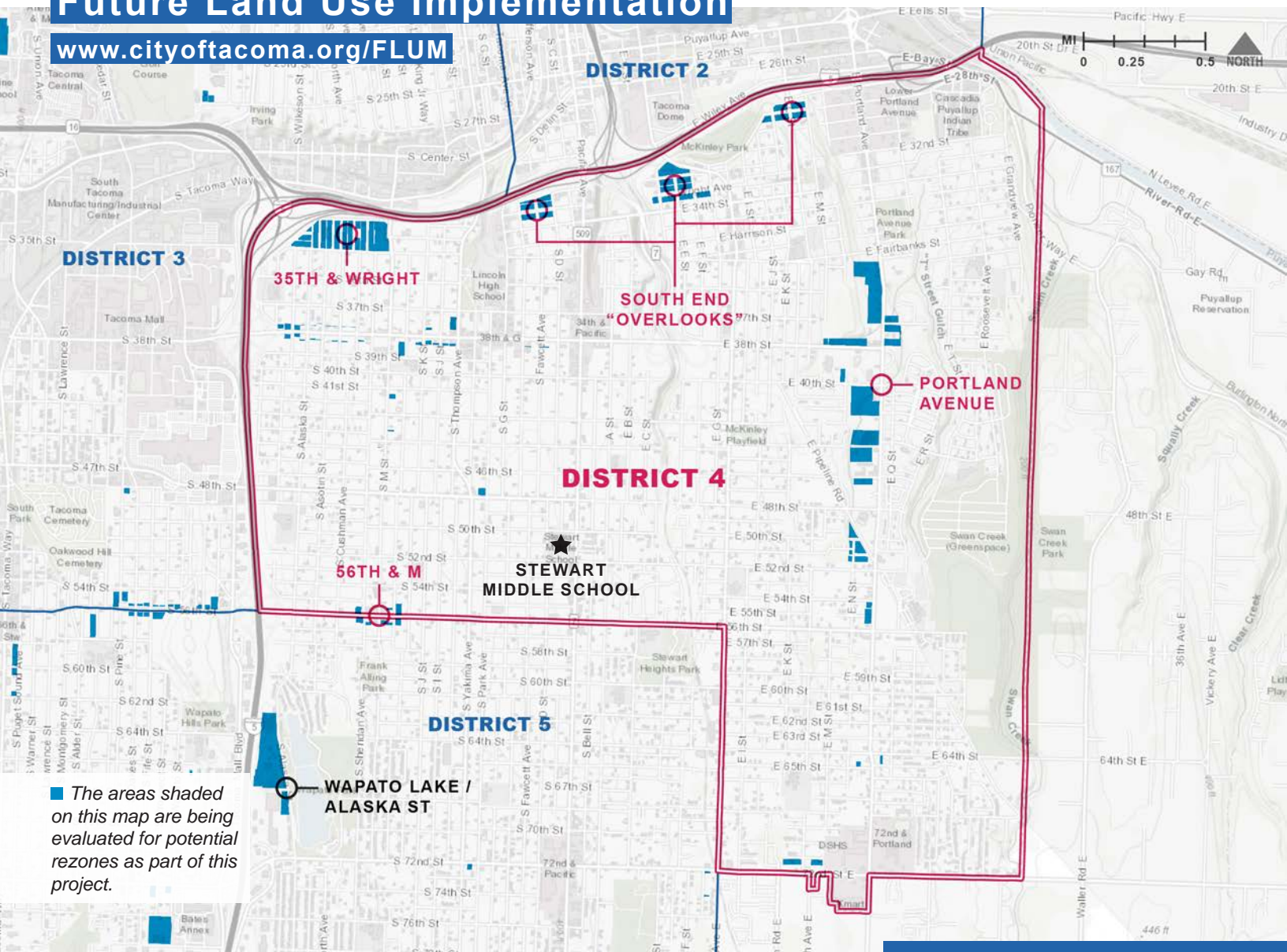
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Council District 4

The meeting on **Wednesday, February 27th at Stewart Middle School** (5010 Pacific Ave) will focus on proposed rezones in Council District 4. The meeting will specifically focus on the following areas highlighted on the map above:

- 35th & Wright
- South End "Overlooks"
- Portland Avenue
- 56th & M

Visit the project website for a map of all proposed rezone sites.
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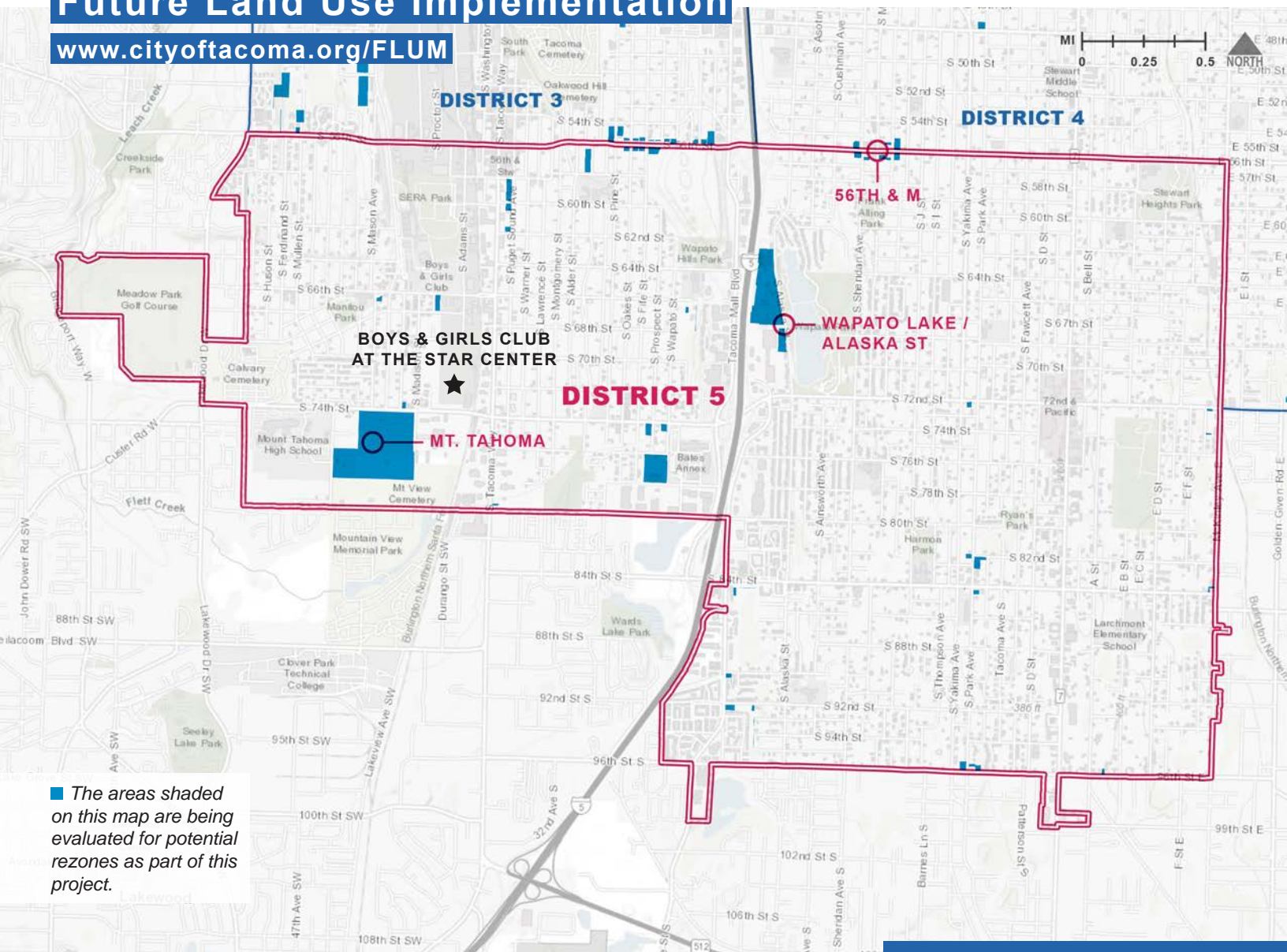
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Council District 5

The meeting on **Thursday, February 21st at the Boys & Girls Club at the STAR Center** (3875 S 66th St #101) will focus on proposed rezones in Council District 5. The meeting will specifically focus on the following areas highlighted on the map above:

- 56th & M
- Mt. Tahoma
- Wapato Lake / Alaska St

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