



## ORDINANCE NO. 28608

1 AN ORDINANCE relating to the City's Comprehensive Plan and Zoning Map;  
2 adopting amendments to the Future Land Use Map and Zoning Map to  
3 improve the consistency between the One Tacoma Comprehensive Plan  
4 and implementing zoning designations, as part of the proposed  
5 amendments to the Comprehensive Plan and Land Use Regulatory Code  
6 for 2019, as recommended by the Planning Commission.

7 WHEREAS the state's Growth Management Act ("Act"), RCW 36.70A,  
8 requires that any amendments to the City's Comprehensive Plan and/or  
9 development regulations conform to the requirements of the Act, and that all  
10 proposed amendments, with certain limited exceptions, be considered concurrently  
11 so the cumulative effect of the various changes can be ascertained, and

12 WHEREAS proposed amendments must also be consistent with state,  
13 regional, and local planning mandates, and

14 WHEREAS the 2019 Amendment includes the following six applications:  
15 (1) Future Land Use Map Implementation; (2) Shoreline Master Program Periodic  
16 Review; (3) Affordable Housing Action Strategy; (4) Historic Preservation Code  
17 amendments; (5) Manitou Potential Annexation Area; and (6) Minor Plan and Code  
18 amendments, and

19 WHEREAS the 2019 Amendment to the Comprehensive Plan and Land Use  
20 Regulatory Code ("2019 Amendment") was reviewed by the Planning Commission  
21 through an extensive and inclusive public engagement process, including two  
22 public hearings conducted on May 1 and May 15, 2019, and  
23  
24  
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WHEREAS, on June 19, 2019, the Planning Commission put forward its recommendations, as documented in the Commission's Findings of Fact and Recommendations Report, and

WHEREAS the City provided early, broad and inclusive public notification of these policy initiatives, including public notices, community presentations, notice of its intent to adopt amendments to the State Department of Commerce and Joint Base Lewis-McChord as required by RCW 36.70A, and an invitation for consultation from the Puyallup Tribe of Indians, and

WHEREAS the City Attorney's office reviewed the 2019 Amendment proposals and determined that there is no evidence that the amendments would result in an unlawful, permanent, physical occupation of private property, and

WHEREAS, pursuant to the State Environmental Policy Act ("SEPA"), the City issued a preliminary Determination of Environmental Nonsignificance ("DNS") based on review of an environmental checklist and other information, on April 19, 2019, which became final on May 24, 2019, determining that the project does not have a probable significant adverse impact on the environment, and

WHEREAS, on August 20, 2019, in accordance with Tacoma Municipal Code 13.02, the City Council conducted a public hearing to receive public comments on the Planning Commission's recommendations, and

WHEREAS the proposed amendments will improve the consistency between the One Tacoma Plan and zoning by implementing a package of area-wide rezones and Future Land Use Map amendments, and



WHEREAS the proposed amendments are consistent with the goals of the One Tacoma Comprehensive Plan, the Tacoma 2025 Strategic Plan, and the City's health, equity, and sustainability policies and initiatives, and

WHEREAS, in addition, the Planning Commission received the majority of public testimony on draft proposals specific to the following proposed zoning and Future Land Use Map Amendments: (1) North Tacoma Avenue and North 5<sup>th</sup> Street (Stadium); (2) North Skyline and North Howard Streets (Narrows); (3) North 26<sup>th</sup> and Alder Streets; (4) North 34<sup>th</sup> and Proctor Streets; (5) East L Street and East 29<sup>th</sup> Street; (6) East D Street and East 32<sup>nd</sup> Street; and (7) South 72<sup>nd</sup> Street and Alaska Street (Wapato Park); Now, Therefore,

BE IT ORDAINED BY THE CITY OF TACOMA:

Section 1. That the recitals set forth above are hereby adopted as the Findings of the City Council and are by this reference incorporated herein as if set forth in their entirety.

Section 2. That the proposed amendments to the Future Land Use Map to improve consistency between the One Tacoma Comprehensive Plan and implementing zoning, as recommended by the Planning Commission and as set forth in the attached Exhibit "A," are hereby approved, to become effective on October 31, 2019.

Section 3. That the proposed amendments to the Zoning Map to improve consistency between the One Tacoma Comprehensive Plan and implementing zoning, as recommended by the Planning Commission and as set forth in the



1 attached Exhibit "B," are hereby approved, to become effective on October 31,  
2 2019.

3 Section 4. That the following Zoning Map and Future Land Use map  
4 amendments, as recommended by the Planning Commission and as set forth in  
5 the attached Exhibit "C," are hereby approved, to become effective on October 31,  
6 2019.

7 Section 5. That the City Clerk is authorized to make minor corrections to this  
8 ordinance and exhibits as necessary to rectify any inconsistencies or errors,  
9 including, but not limited to, the correction of scrivener's errors, references,  
10 ordinance numbering, section numbering, and any references thereto.

11  
12 Passed SEP 24 2019

13  
14   
15 Mayor

16 Attest:

17   
18 City Clerk

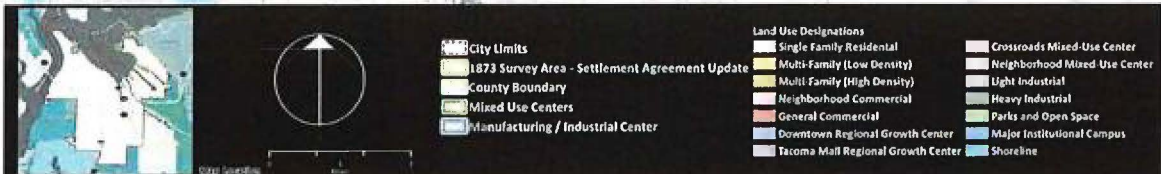
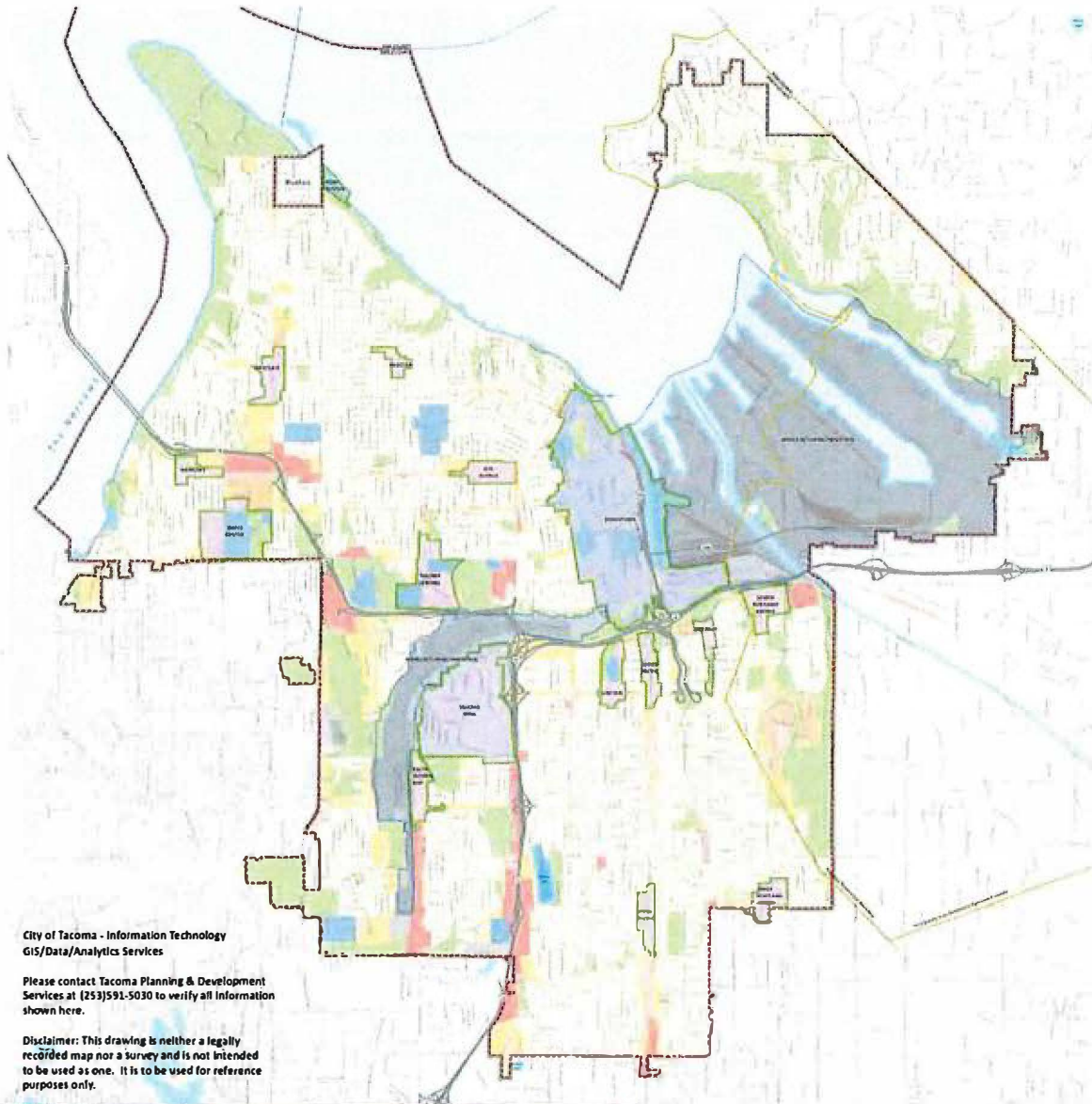
19 Approved as to form:

20  
21   
22 Deputy City Attorney



## Exhibit A: Future Land Use Map

Full Future Land Use Map exhibits are available online at: <https://arcg.is/0rfauf>









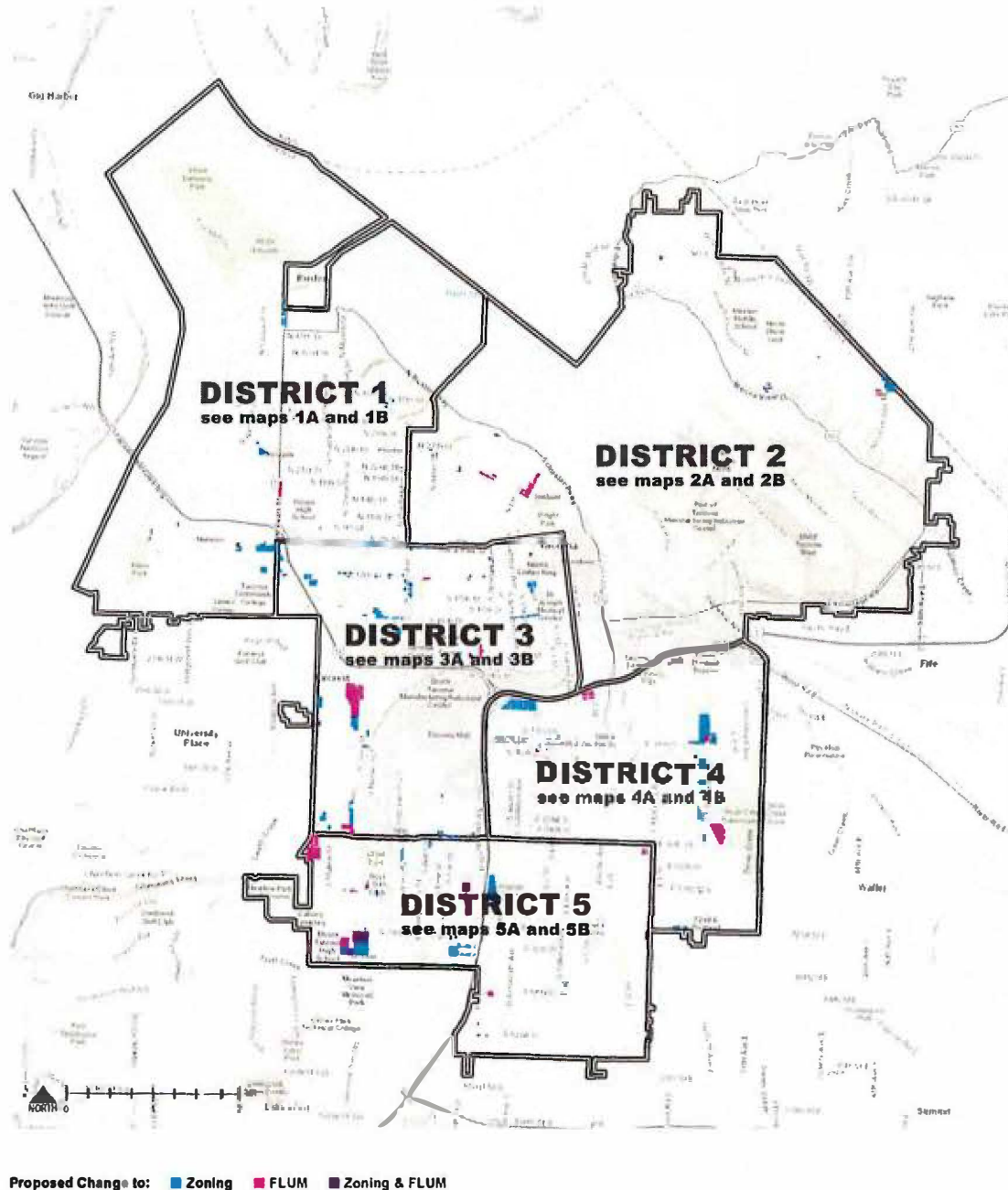
## 2019 Amendment to the Comprehensive Plan and Land Use Regulatory Code

### Exhibit C



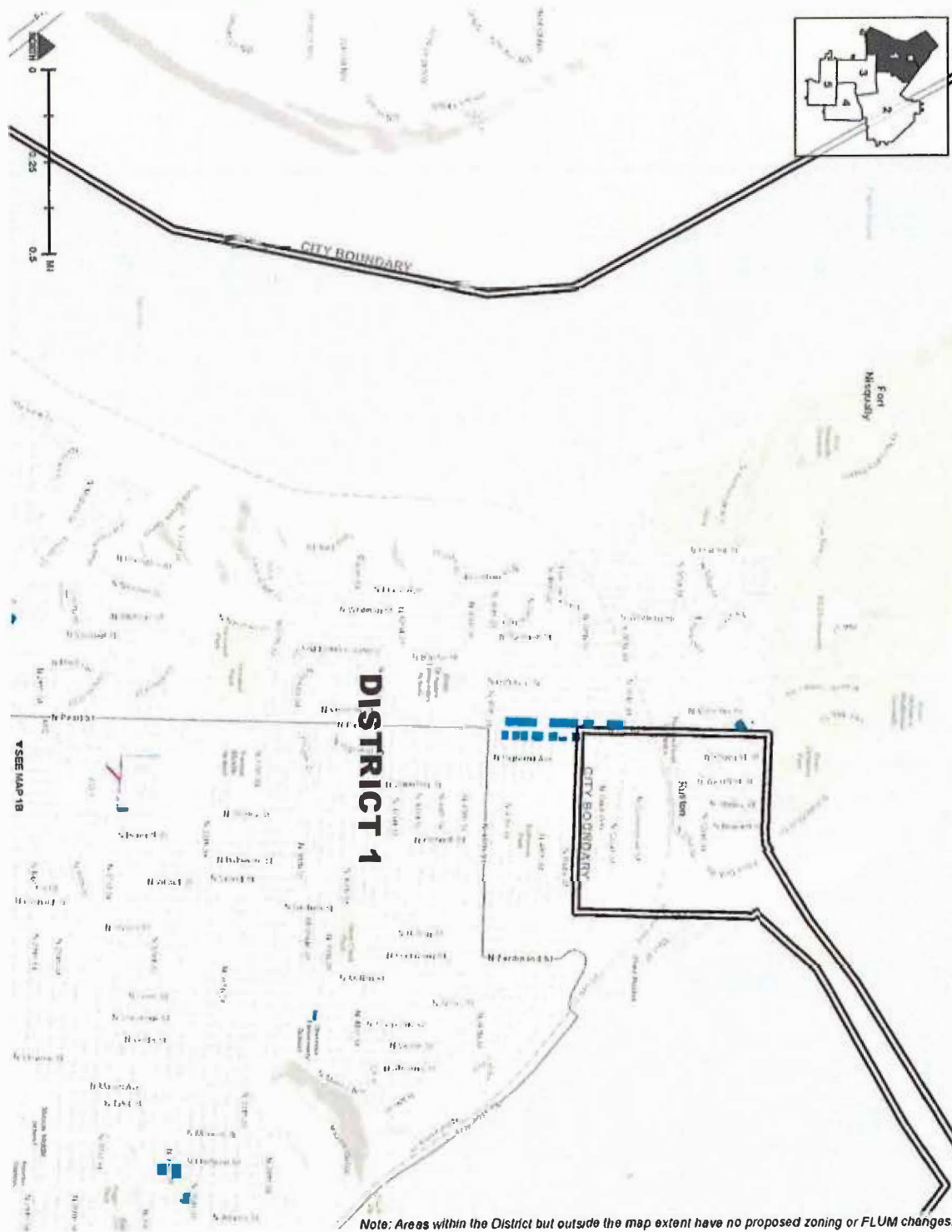
Note: The following maps denote areas proposed for a Zoning map amendment, a Future Land Use map amendment, or both. The maps are arranged by Council District.

Full map amendments are available online at: <https://arcg.is/0rfauf>



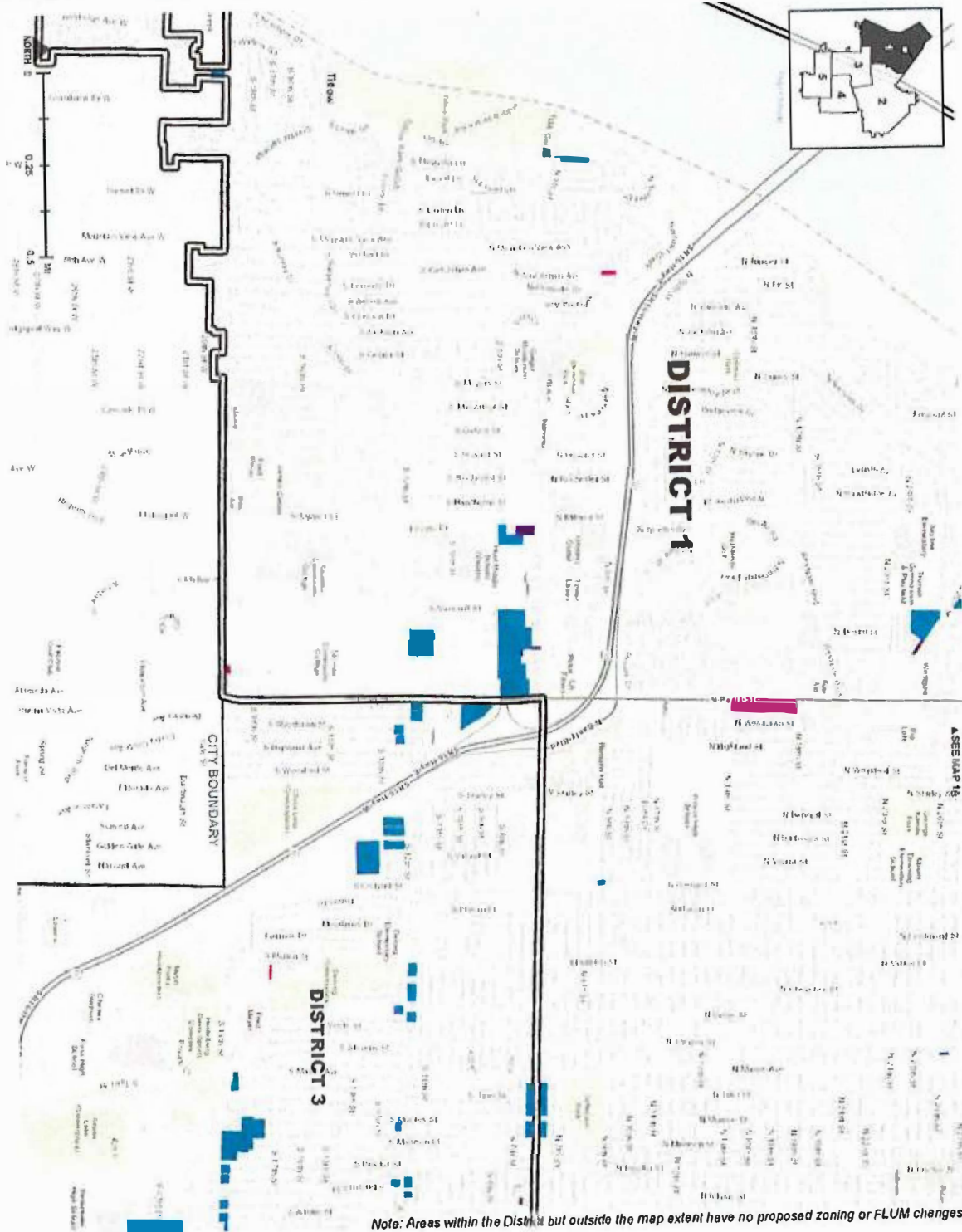
**Council District 1**  
**Map 1A**

**Proposed Change to:** ■ Zoning ■ FLUM ■ Zoning & FLUM



# Council District 1 Map 1B

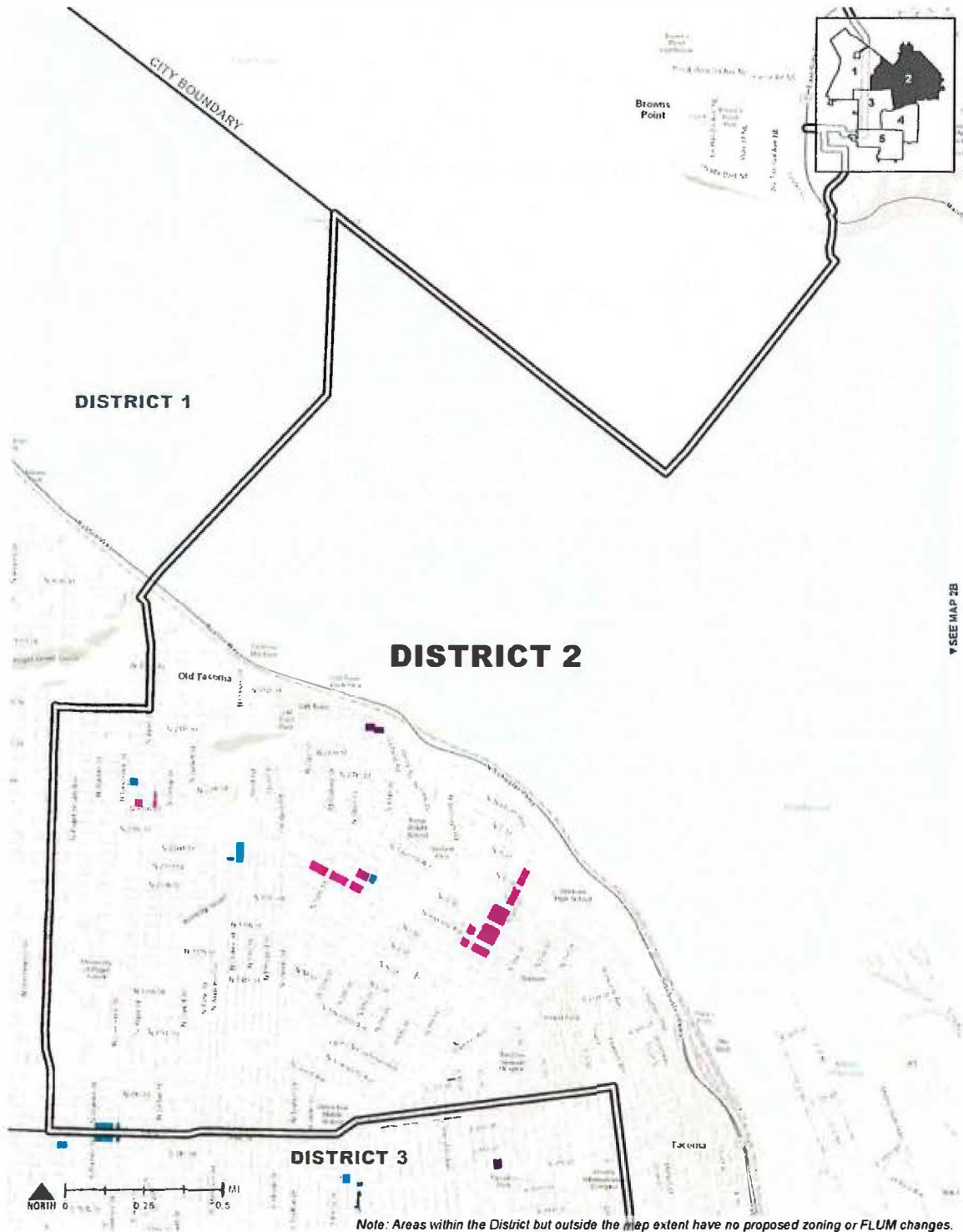
Proposed Change to: ■ Zoning ■ FLUM ■ Zoning & FLUM





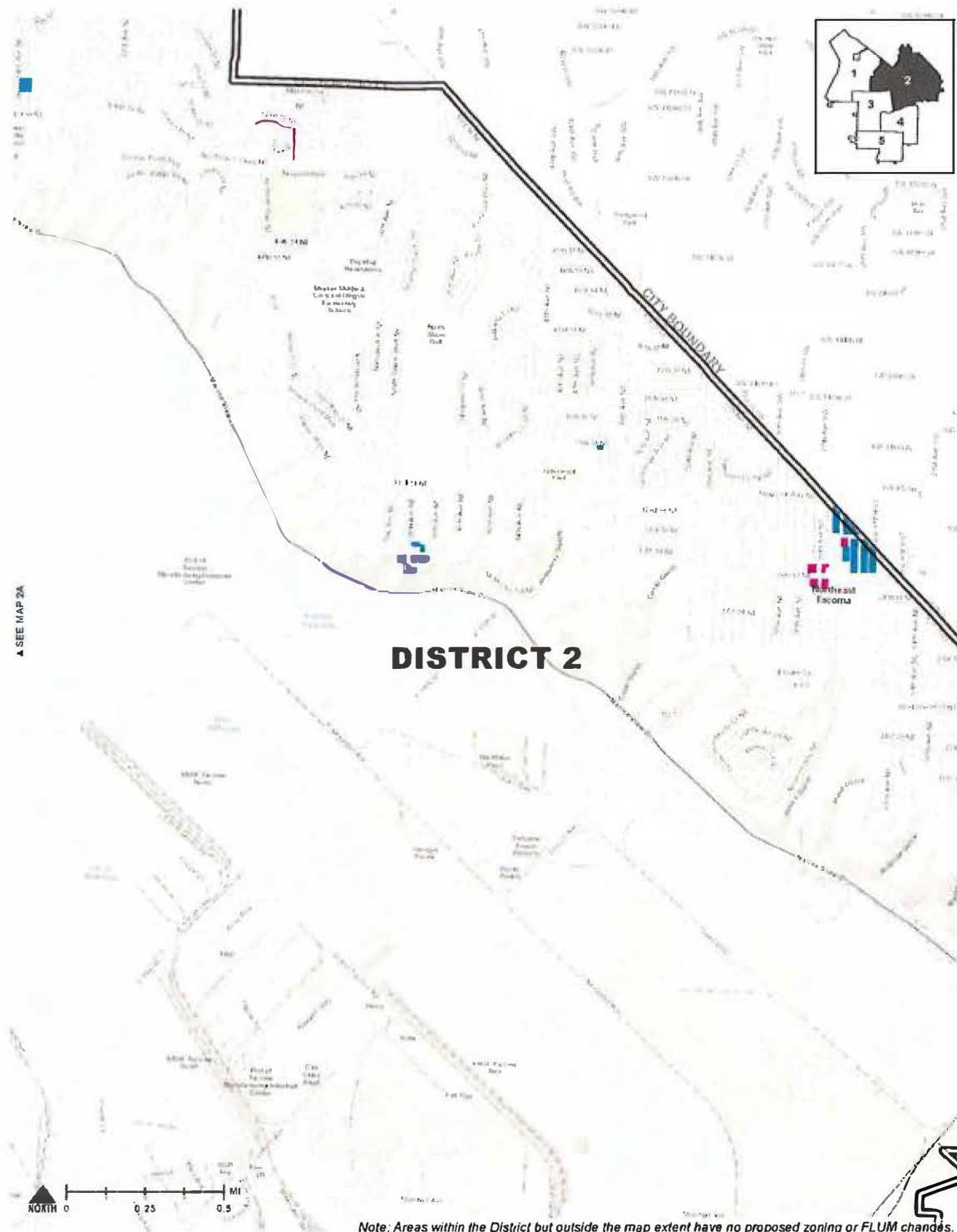
## Council District 2 Map 2A

Proposed Change to: ■ Zoning ■ FLUM ■ Zoning & FLUM



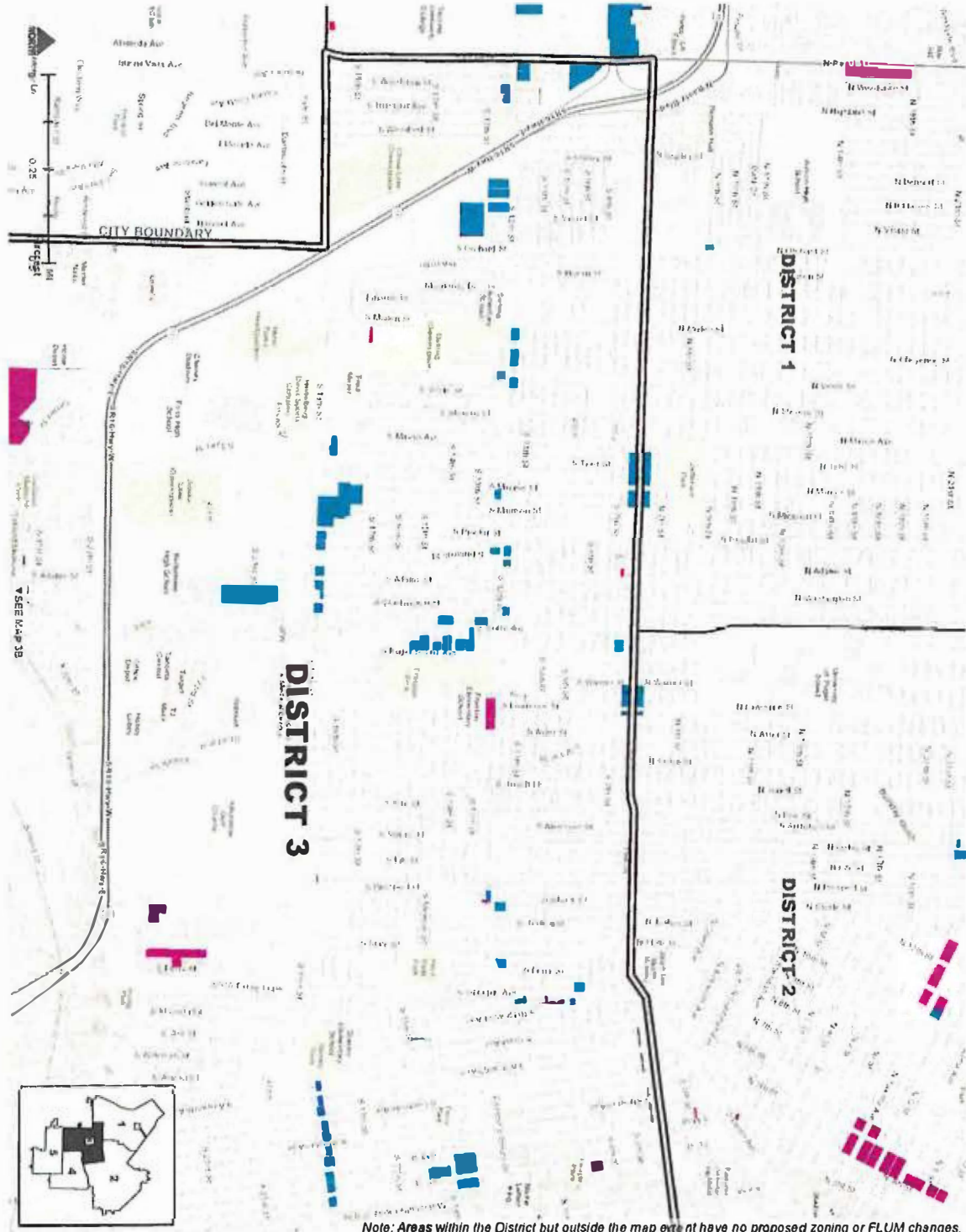
## Council District 2 Map 2B

Proposed Change to: ■ Zoning ■ FLUM ■ Zoning & FLUM



# Council District 3 Map 3A

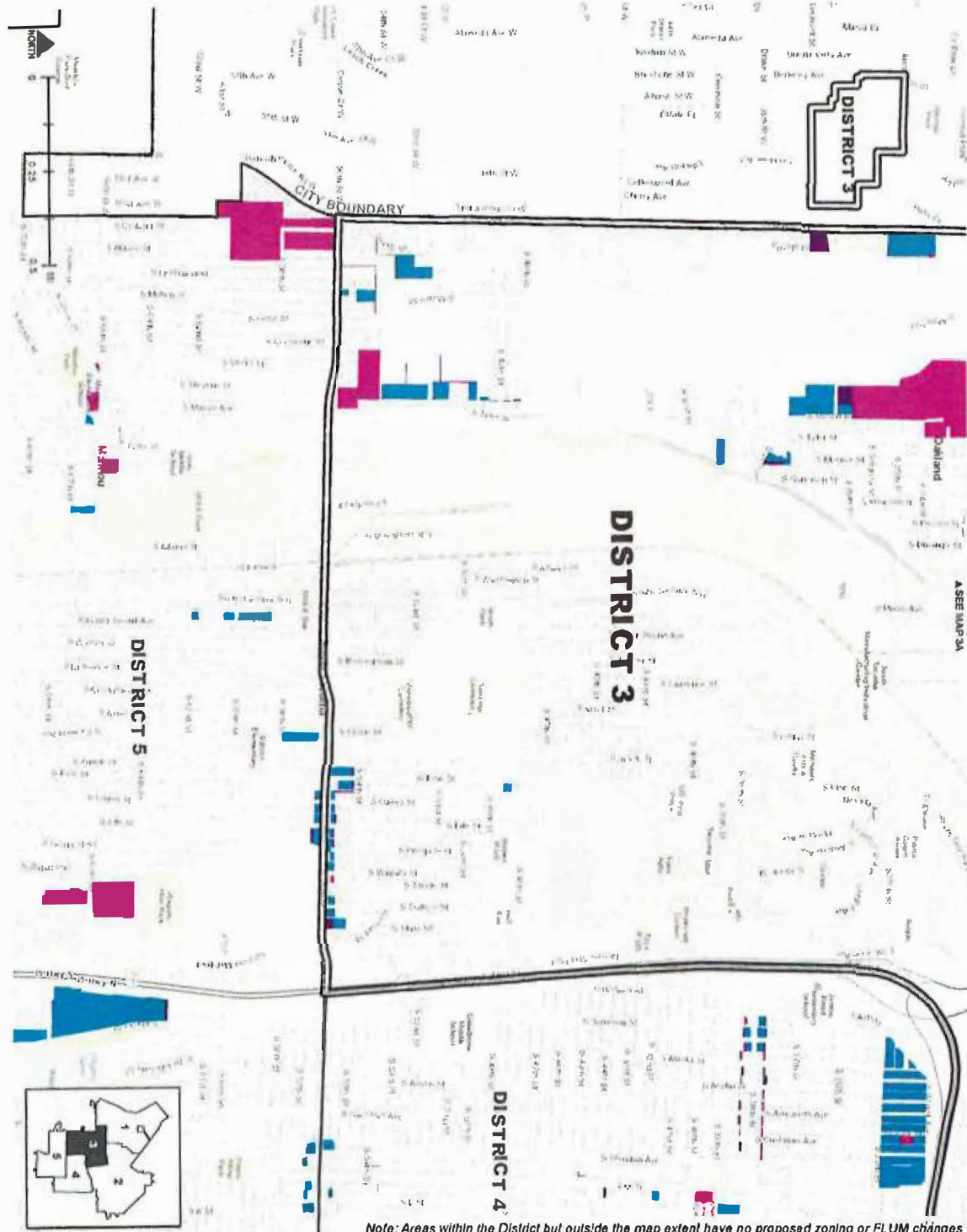
Proposed Change to: ■ Zoning ■ FLUM ■ Zoning & FLUM



Note: Areas within the District but outside the map extent have no proposed zoning or FLUM changes.

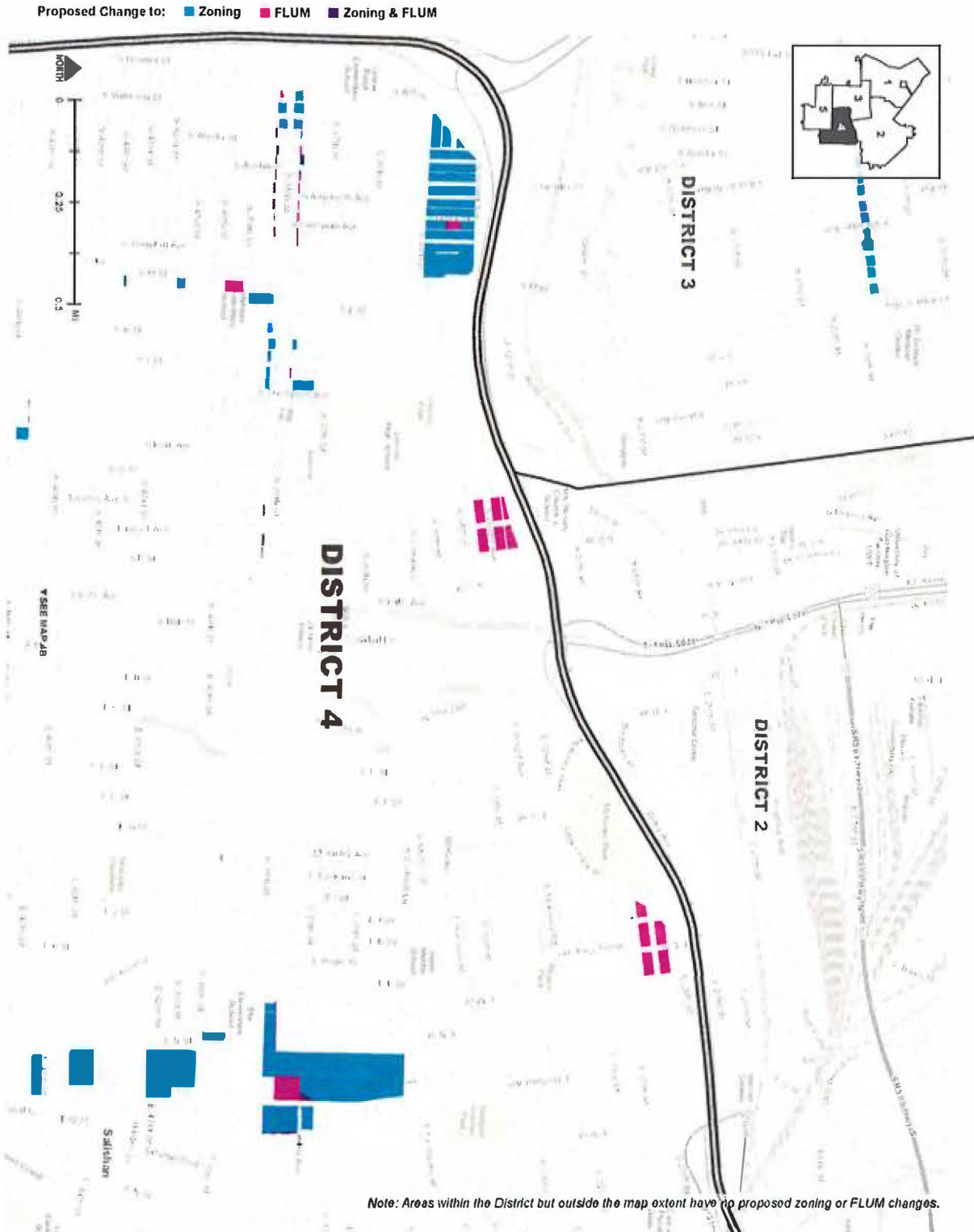
# Council District 3 Map 3B

Proposed Change to: ■ Zoning ■ FLUM ■ Zoning & FLUM





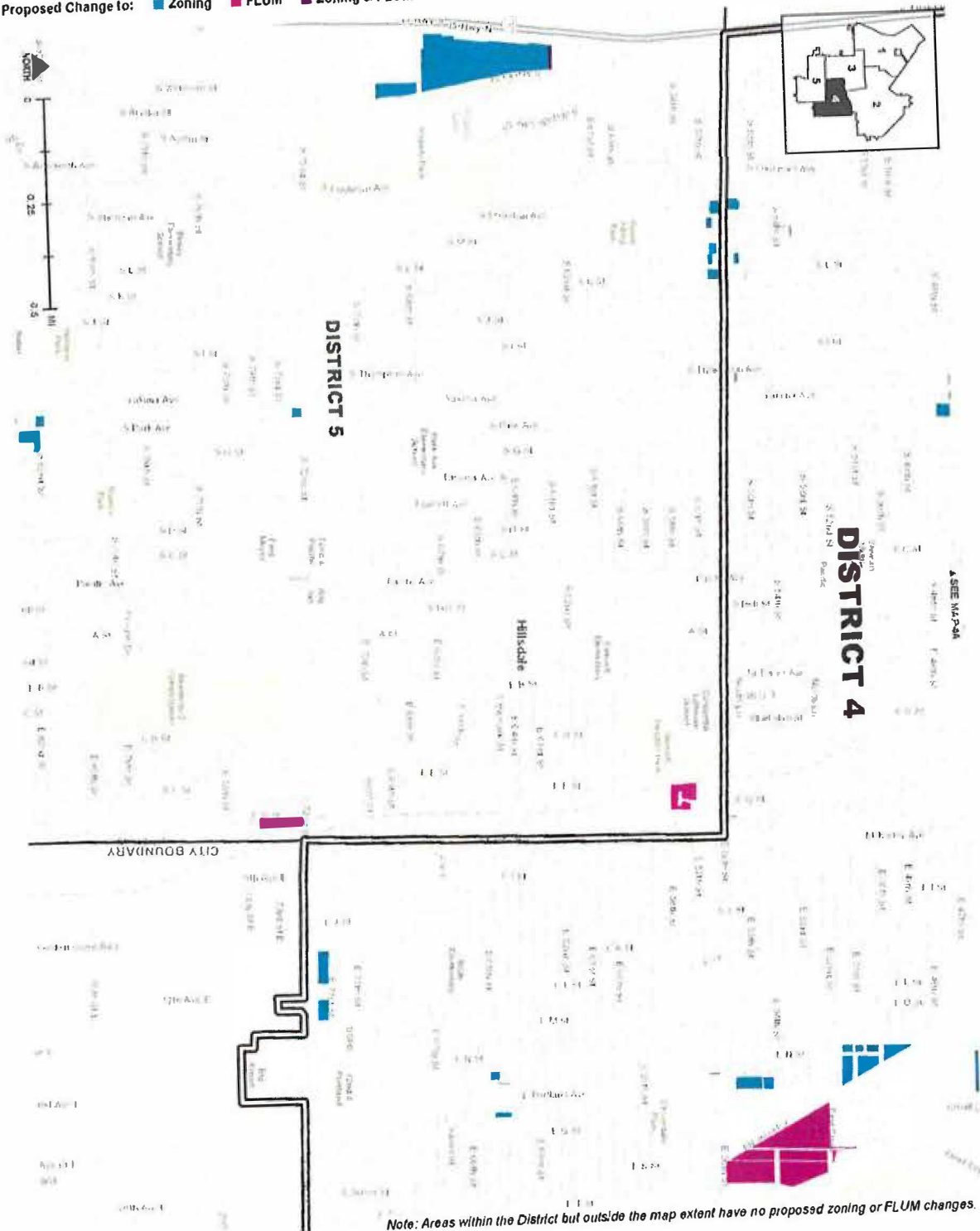
# Council District 4 Map 4A





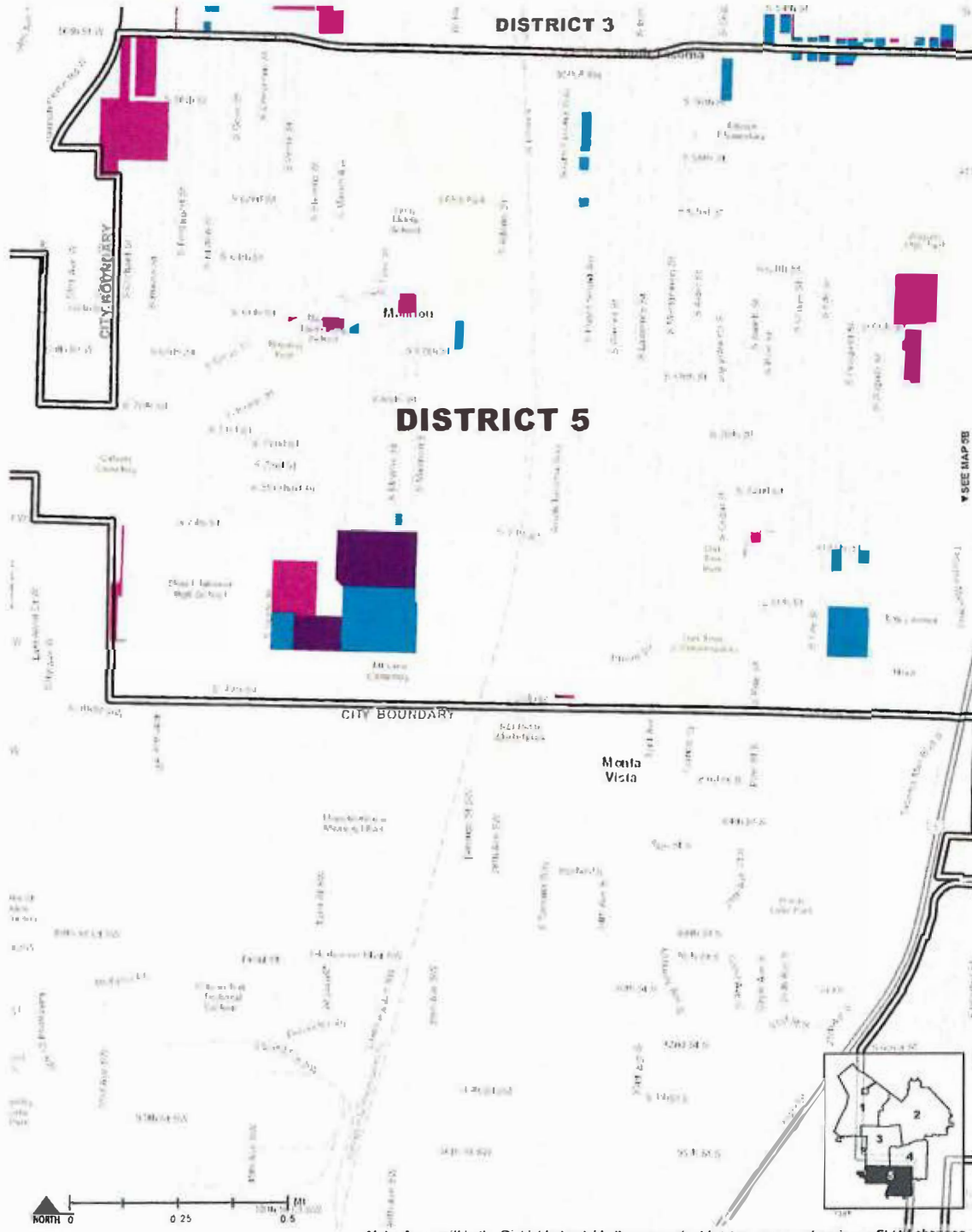
# Council District 4 Map 4B

Proposed Change to: ■ Zoning ■ FLUM ■ Zoning & FLUM



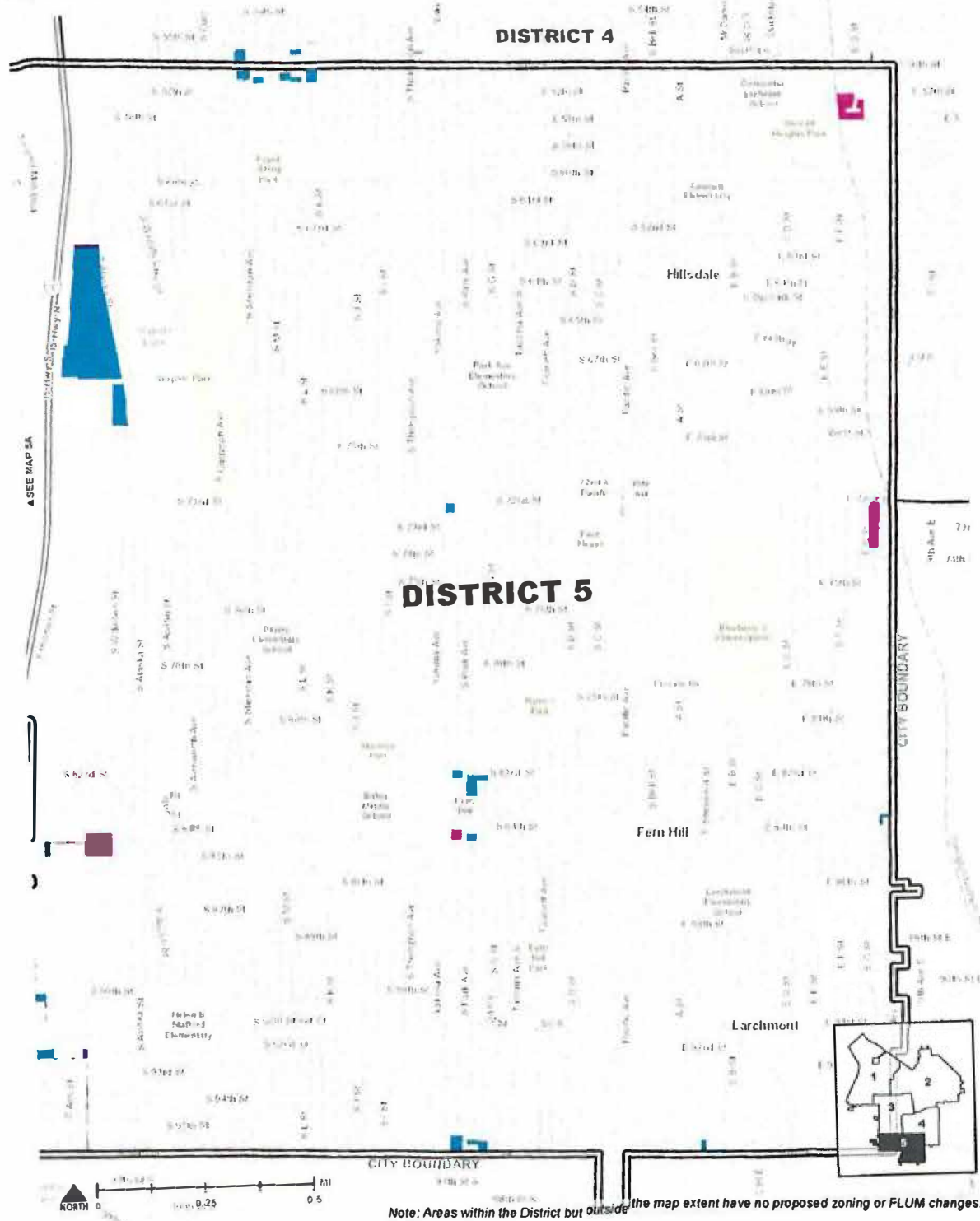
# Council District 5 Map 5A

Proposed Change to: ■ Zoning ■ FLUM ■ Zoning & FLUM



# Council District 5 Map 5B

Proposed Change to: ■ Zoning ■ FLUM ■ Zoning & FLUM



Ordinance No. 28608

First Reading of Ordinance: SEP 17 2019

Final Reading of Ordinance: SEP 24 2019

Passed: SEP 24 2019

Roll Call Vote:

MEMBERS	AYES	NAYS	ABSTAIN	ABSENT
Mr. Beale	X			
Mr. Blocker	X			
Ms. Hunter	X			
Mr. Ibsen	X			
Mr. McCarthy				X
Mr. Mello	X			
Mr. Thoms	X			
Ms. Ushka	X			
Mayor Woodards	X			

Voice Vote:

MEMBERS	AYES	NAYS	ABSTAIN	ABSENT
Mr. Beale				
Mr. Blocker				
Ms. Hunter				
Mr. Ibsen				
Mr. McCarthy				
Mr. Mello				
Mr. Thoms				
Ms. Ushka				
Mayor Woodards				

By Request of Council Member Mello

**MOTION ADOPTED SEPTEMBER 17, 2019**

I move to amend Ordinance No. 28608, the 2019 Amendment to the Comprehensive Plan, to remove the proposed change to the Hawthorne Hill zoning and land use designation, and maintain the current zoning of a portion of Hawthorn Hill immediately adjacent to the McKinley Mixed Use Center.





**CITY OF TACOMA  
OFFICE OF THE CITY COUNCIL  
POLICY DEVELOPMENT WORKSHEET**

**TO:** Mayor & City Council  
**FROM:** Council Member Ryan Mello and Assistant to the City Manager Anita Gallagher  
**COPIES TO:** Elizabeth Pauli, City Manager; Tadd Wille, Deputy City Manager; Bill Fosbre, City Attorney  
**SUBJECT:** **Proposed Amendment to the 2019 Amendment to the Comprehensive Plan, Ord. #19-0940 Pertaining to Hawthorne Hill Zoning and Land Use Designation.**  
**DATE:** September 10, 2019

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## **Section A. Formative Stage of Development**

### **1. Problem Statement**

This amendment would remove a proposed reduction in the Comprehensive Plan Future Land use map intensity, and maintain the current zoning of a portion of Hawthorne Hill immediately adjacent to the McKinley Mixed Use Center. The currently proposed reduction in intensity would limit potential for transit-oriented development in an area within walking distance of the Dome District transit stations, including future light rail. The current zoning and Comprehensive Plan Land Use Designation should be retained until further zoning and land use study, including a view analysis, can be completed.

### **2. Policy Concept**

Retaining zoning flexibility for this site would enable a broader neighborhood conversation regarding the potential for new housing options in close proximity to transit, within a walking distance of a retail business district, and supporting improved livability within the neighborhood, while involving local residents in the decisions that affect them. This approach is supportive of the following Tacoma 2025 Indicators:

**Economy/Workforce: Equity Index Score:** Very Low Opportunity

Increase the number of infrastructure projects and improvements that support existing and new business developments.

Increase the percentage of people relocating to the city and affordability of housing compared to neighboring jurisdictions.



City Manager's Office  
City of Tacoma, Washington

Anita Gallagher  
[Anita.gallagher@cityoftacoma.org](mailto:Anita.gallagher@cityoftacoma.org)

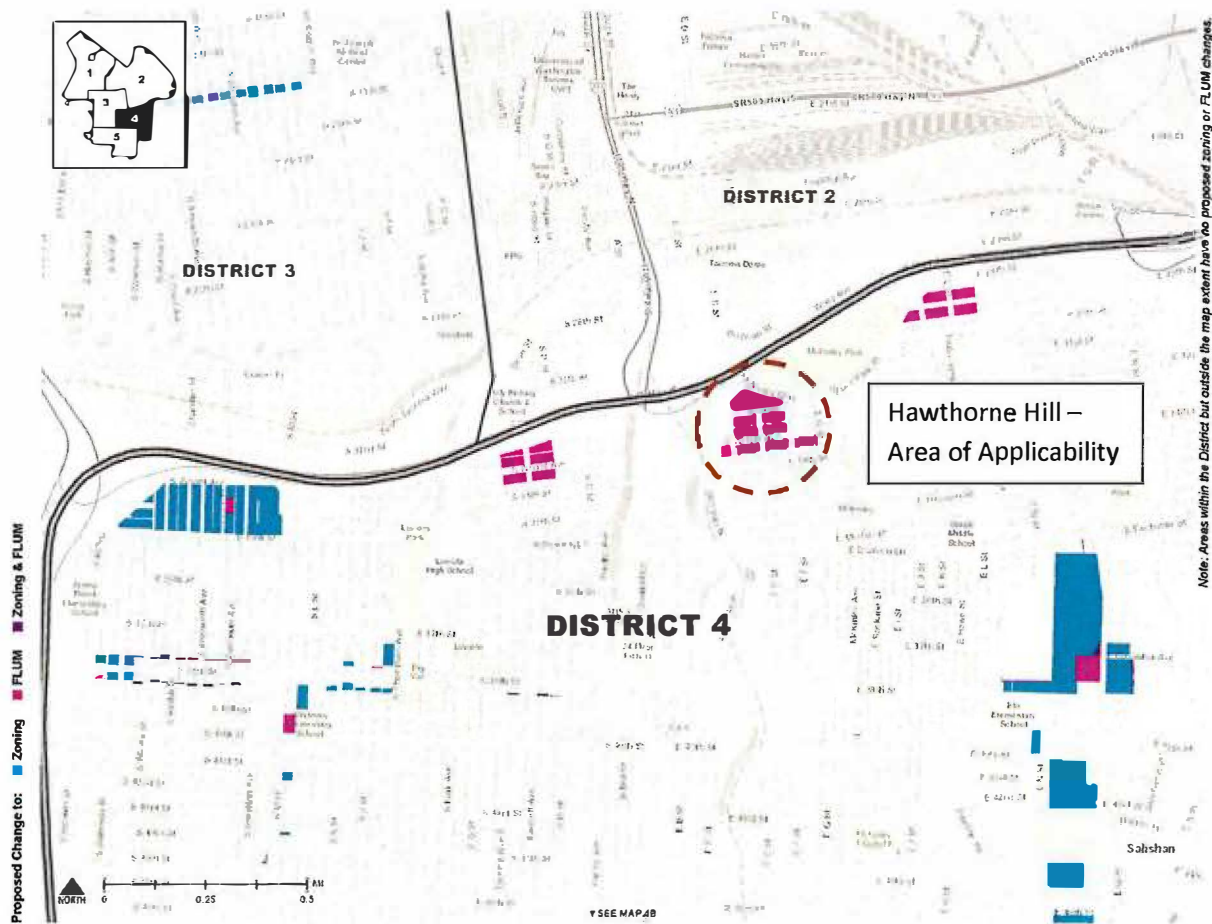
**Livability: Equity Index Score:** Moderate Opportunity

Improve access and proximity by residents to diverse income levels and race/ethnicity to community facilities, services, infrastructure, and employment.

Increase the number of Complete Compact Communities/ 20-Minute Neighborhoods throughout the city.

### 3. Policy Scope

The following map depicts the general location of the proposed amendment:



The following map depicts the specific parcels affected by the proposed amendment and the current Comprehensive Plan Land Use Designation and Zoning Classifications:

### Current Land Use Designation & Zoning

 Area Reviewed



## **Section B. Policy Vetting and Review**

### **4. Policy Introduction**

The 2019 Amendments to the Comprehensive Plan and Land Use Regulatory Code will be presented for First Reading of Ordinance on September 17, 2019. The intent of this policy proposal is to introduce the amendment to the Future Land Use Map Implementation Ordinance at First Reading for consideration by the City Council.

### **5. Stakeholder Engagement**

This policy would directly affect the property owners and residents of the parcels currently proposed for a Comprehensive Plan map change, as well as residents to the South of the subject properties, as well as residents and businesses in the McKinley Mixed-use Center.

### **6. Impact Analysis**

There are no immediate impacts of the policy proposal, as the amendment would retain the current Zoning and Comprehensive Plan Map designation. Area residents have expressed some concern over view impacts from potential high-density development which would be studied as part of a separate legislative process. Any future consideration for zoning or Comprehensive Plan amendments relating to this area would be processed in accordance with the procedural requirements of the Growth Management Act and Tacoma Municipal Code.

## **Section C. Consideration and Adoption**

### **7. City Council Vote**

The proposed amendment will be introduced at First Reading of the Comprehensive Plan Ordinance at the September 17, 2019 City Council meeting.



By Request of Council Member McCarthy

## MOTION ADOPTED SEPTEMBER 17, 2019

I move to amend Ordinance No. 28608 to include parcel #2620000780, between N 46<sup>th</sup> and N 48<sup>th</sup> Street on N Pearl St., in the proposed rezone to the R-4L Low Density Multifamily Zoning District.







**TO:** Elizabeth Pauli, City Manager  
**FROM:** Brian Boudet, Planning Manager, Planning and Development Services  
Peter Huffman, Director, Planning and Development Services  
**COPY:** City Council and City Clerk  
**SUBJECT:** Ordinance – Adopting Proposed Area-wide Rezones and Amendments to the Future Land Use Map – September 17, 2019  
**DATE:** August 23, 2019

**SUMMARY:**

An ordinance adopting amendments to the Future Land Use Map and Zoning Map to improve the consistency between the One Tacoma Comprehensive Plan and implementing zoning, as part of the proposed amendments to the Comprehensive Plan and Land Use Regulatory Code for 2019, as recommended by the Planning Commission on June 19, 2019.

**STRATEGIC POLICY PRIORITY:**

Adopting the proposed area-wide rezones and amendments to the Future Land Use Map to improve the consistency between the One Tacoma Comprehensive Plan and implementing zoning, as part of the proposed amendments to the Comprehensive Plan and Land Use Regulatory Code, reflects the desire of engaged citizens and fulfills the requirements of the Washington State Growth Management Act and other relevant state laws, and is therefore best aligned with the following strategic policy priority:

- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.

**BACKGROUND:**

Prepared pursuant to the Growth Management Act, the proposed amendments to the Comprehensive Plan and Land Use Regulatory Code for 2019 (2019 Amendment) include the following six applications: (1) Future Land Use Map Implementation, (2) Shoreline Master Program Periodic Review, (3) Affordable Housing Action Strategy, (4) Historic Preservation Code Amendments, (5) Manitou Potential Annexation Area, and (6) Minor Plan and Code Amendments.

The Planning Commission completed its review of the 2019 Amendment through an extensive and inclusive public engagement process, including two public hearings conducted on May 1 and May 15, 2019. The Commission recommended on June 19, 2019, that the 2019 Amendment be adopted by the City Council. The Commission submitted, and filed with the City Clerk's Office, the Planning Commission's Findings of Fact and Recommendations Report for the 2019 Amendment, June 19, 2019. The report documents the public review and community engagement process and the Commission's deliberations and decision-making concerning the six applications.

Pursuant to Tacoma Municipal Code (TMC) 13.02.045, the City Council shall hold a public hearing before enacting any proposed amendments to the Comprehensive Plan and the TMC. The City Council has fulfilled said requirement by conducting a public hearing on August 20, 2019, concerning all six applications for the 2019 Amendment.

**ISSUE:**

This ordinance pertains to the Future Land Use Map in the Urban Form element of the One Tacoma Comprehensive Plan. Per the Growth Management Act and the TMC, 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. These amendments will improve the consistency between the One Tacoma Plan and implementing zoning through the consideration of area-wide rezones and Future Land Use Map amendments.

The Planning Commission recommendations are consistent with the goals and policies of the One Tacoma Comprehensive Plan, the Tacoma 2025 Strategic Plan, and the City's health, equity, and sustainability policies:

- Outcomes of this project are intended to support the development of compact, complete and connected neighborhoods with a variety of housing choices in close proximity to schools, parks, transit, and other amenities. Compact, complete and connected neighborhoods have been a foundational element of the City's public health and sustainability strategies and the expansion of more neighborhoods and more residents with these opportunities supports the City's equity goals.
- The housing choices predominantly supported by the proposed rezones have been found to be more likely provide more affordable housing choices as compared to traditional new single family detached dwellings and high density multifamily.
- The process included deliberate efforts to expand the reach of the policy discussions to underrepresented groups, including the use of online tools, open houses dispersed throughout the community, direct correspondence with organizations representing underserved community interests, and the promotion of translation services.

The Planning Commission received the majority of public testimony on draft proposals specific to the following proposed zoning and Future Land Use Map Amendments:

- North Tacoma Avenue and North 5<sup>th</sup> Street (Stadium): The Commission modified the proposal in response to testimony.
- North Skyline and North Howard (Narrows): The Commission recommends further evaluation and public process in response to public testimony.
- North 26<sup>th</sup> and Alder: The Commission modified the proposal in response to testimony.
- North 34<sup>th</sup> and Proctor: The Commission recommends a rezone to R-3 (low density multifamily).
- East L Street and East 29<sup>th</sup> Street: The Commission modified the proposal in response to testimony.
- East D Street and East 32<sup>nd</sup> Street: The Commission modified the proposal in response to testimony.
- South 72<sup>nd</sup> and Alaska Street (Wapato Park): The Commission recommends a rezone to R-4L (low density multifamily).

#### **ALTERNATIVES:**

There are no specific alternatives being considered at this time.

#### **RECOMMENDATION:**

Staff recommends Conduct the City Council adopt the proposed Zoning Map and Future Land Use Map, as recommended by the Planning Commission. Staff also recommends setting the effective date of the legislation as October 31, 2019.

#### **FISCAL IMPACT:**

There is no fiscal impact.



PLANNING COMMISSION RECOMMENDATION SUMMARY  
June 19, 2019

<b>Application:</b>	<b>Future Land Use Map Implementation</b>
<b>Applicant:</b>	Planning and Development Services Department
<b>Summary of Proposal:</b>	<p>The Future Land Use Map, Figure 2 of the <i>One Tacoma Plan</i>, 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 <i>One Tacoma Plan</i>. However, in many areas throughout the City current zoning is inconsistent with the Land Use Designation in the Future Land Use Map.</p> <p>This proposal does the following:</p> <ul style="list-style-type: none"><li>• Identifies areas where the Plan and Zoning are inconsistent;</li><li>• Recommends amendments to the Future Land Use Map or area-wide rezones to ensure that the Plan and Zoning are mutually supportive and consistent.</li></ul>
<b>Location and Size of Area:</b>	Citywide
<b>Current Land Use and Zoning:</b>	Various
<b>Neighborhood Council Area:</b>	Citywide
<b>Staff Contact:</b>	Stephen Atkinson, Principal Planner, 253-591-5531, <a href="mailto:satkinson@cityoftacoma.org">satkinson@cityoftacoma.org</a>

**Planning Commission Recommendations:**

The Planning Commission recommends that the City Council adopt the proposed amendments to the Tacoma Municipal Code as set forth in the following exhibits and as provided online at:  
<https://arccg.is/0rfauf>.

Furthermore:

- The Commission recommends that the City Council consider funding and prioritizing a corridor plan for Portland Ave to consider land use, design, public safety improvements, and other capital needs in a complementary way, to improve the overall livability of the corridor.
- The Commission recommends that the City Council consider a broader review of the View Sensitive District to ensure an equitable application of those development restrictions.
- The Commission recommends a broader review of the Narrows Mixed-use Center to consider additional capital investments and zoning modifications that could spur development in the business district and provide for supportive residential densities in the surrounding neighborhoods.

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10 ordinance numbering, section numbering, and any references thereto.

11 Passed \_\_\_\_\_

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Mayor

16 Attest:

17  
18 \_\_\_\_\_  
City Clerk

19 Approved as to form:

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22 Deputy City Attorney  
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## 2019 Amendment to the Comprehensive Plan and Land Use Regulatory Code

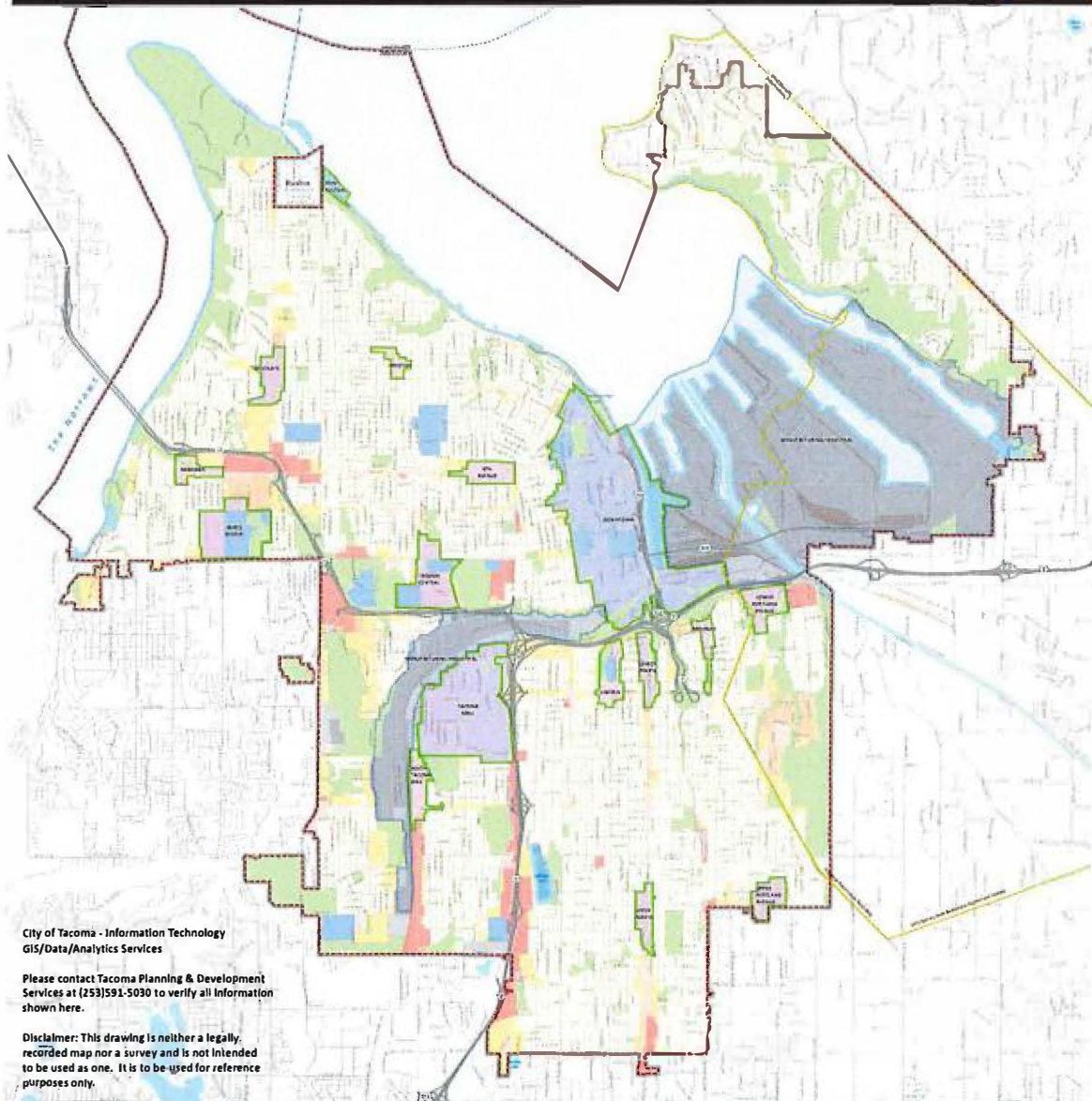
### Exhibit A



### Exhibit A: Future Land Use Map

Full Future Land Use Map exhibits are available online at: <https://arcg.is/Orfauf>

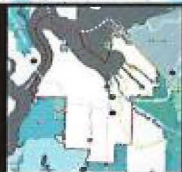
# FUTURE LAND USE MAP



City of Tacoma - Information Technology  
GIS/Data/Analytics Services

Please contact Tacoma Planning & Development  
Services at (253)591-5030 to verify all information  
shown here.

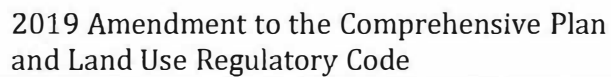
Disclaimer: This drawing is neither a legally  
recorded map nor a survey and is not intended  
to be used as one. It is to be used for reference  
purposes only.



- City Limits
- 1873 Survey Area - Settlement Agreement Update
- County Boundary
- Mixed Use Centers
- Manufacturing / Industrial Center

- Land Use Designations
  - Single Family Residential
  - Multi-Family (Low Density)
  - Multi-Family (High Density)
  - Neighborhood Commercial
  - General Commercial
  - Downtown Regional Growth Center
  - Tacoma Mall Regional Growth Center
- Crossroads Mixed-Use Center
- Neighborhood Mixed-Use Center
- Light Industrial
- Heavy Industrial
- Parks and Open Space
- Major Institutional Campus
- Shoreline

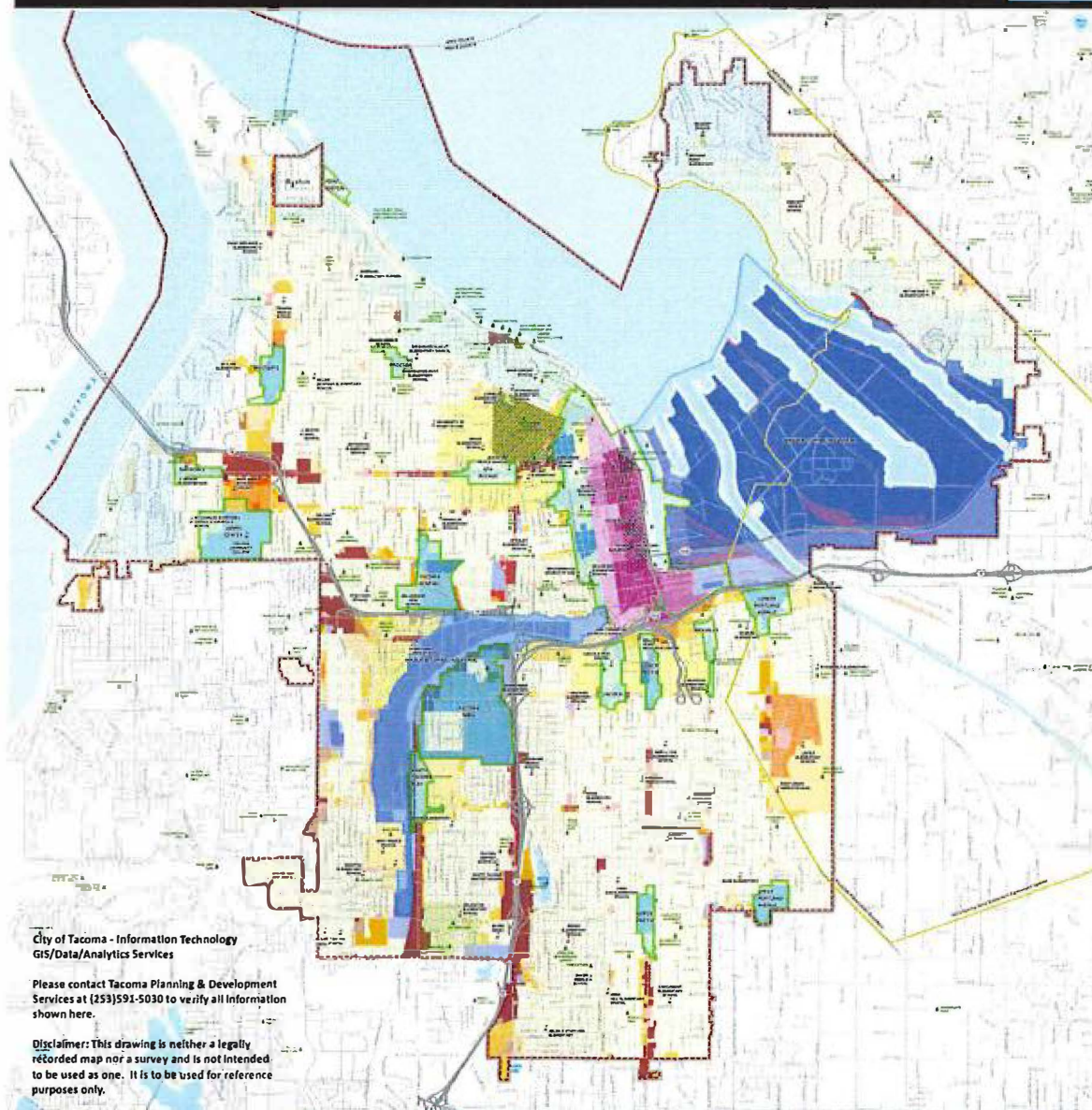




### Exhibit B: Official Zoning Map

Full Zoning Map exhibits are also available online at: <https://arcg.is/0rfauf>

# ZONING

City of Tacoma - Information Technology  
GIS/Data/Analytics Services

Please contact Tacoma Planning & Development Services at (253)591-5030 to verify all information shown here.

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recorded map nor a survey and is not intended  
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## 2019 Amendment to the Comprehensive Plan and Land Use Regulatory Code

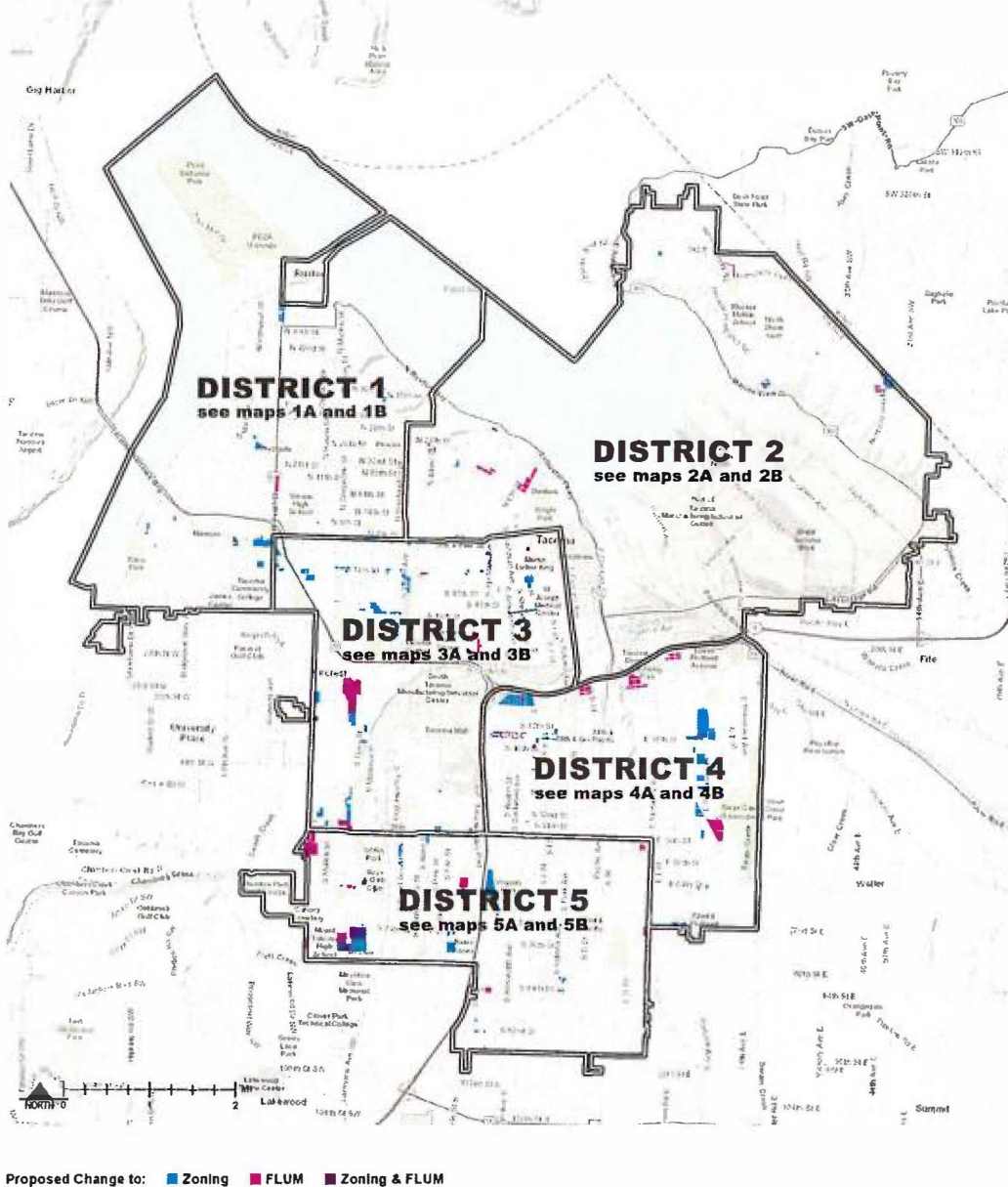
Exhibit C



Note: The following maps denote areas proposed for a Zoning map amendment, a Future Land Use map amendment, or both. The maps are arranged by Council District.

Full map amendments are available online at: <https://arcg.is/Orfauf>

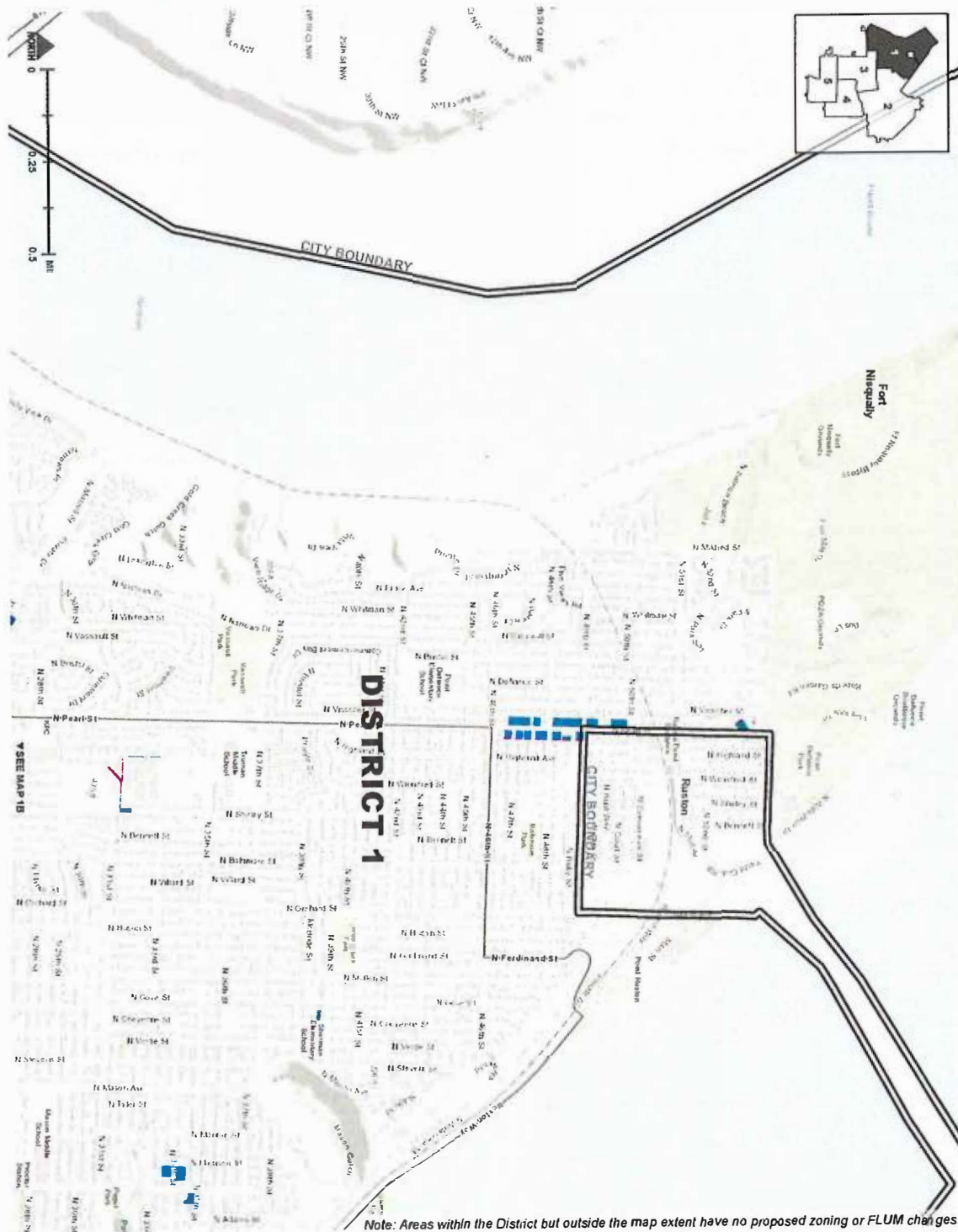
### Future Land Use Implementation Planning Commission Recommendation JUNE 19, 2019





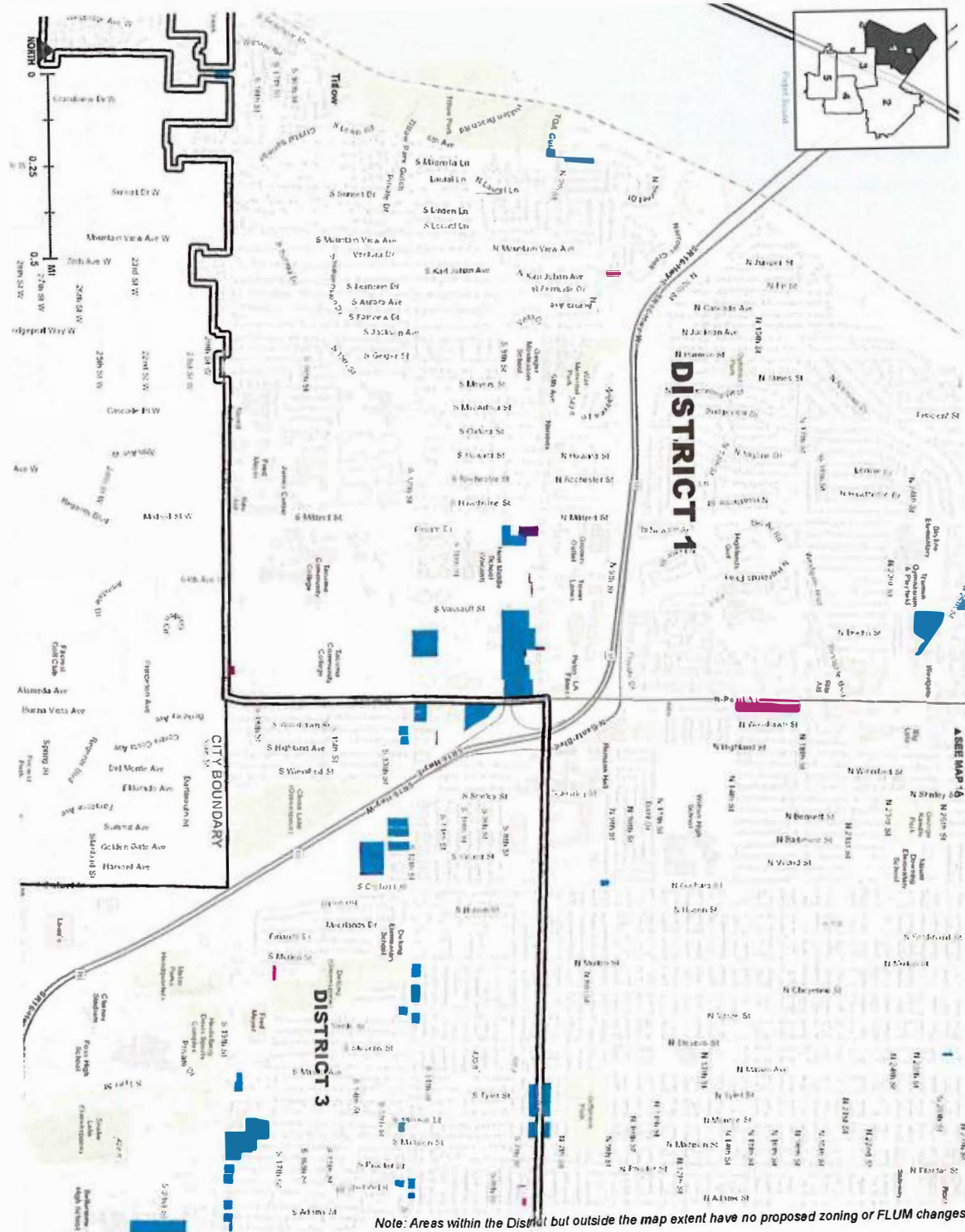
# Council District 1 Map 1A

Proposed Change to: ■ Zoning ■ FLUM ■ Zoning & FLUM



# Council District 1 Map 1B

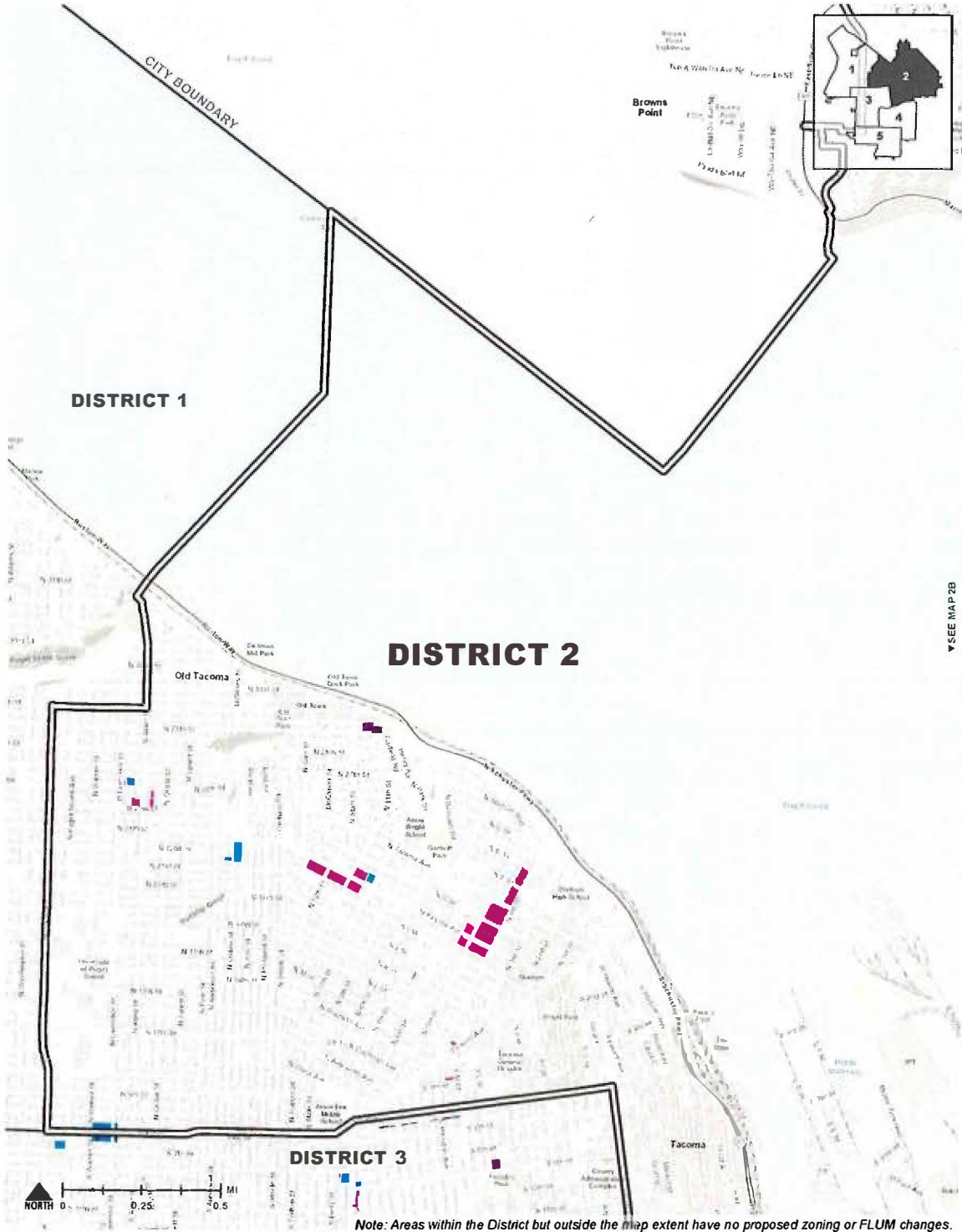
Proposed Change to: ■ Zoning ■ FLUM ■ Zoning & FLUM





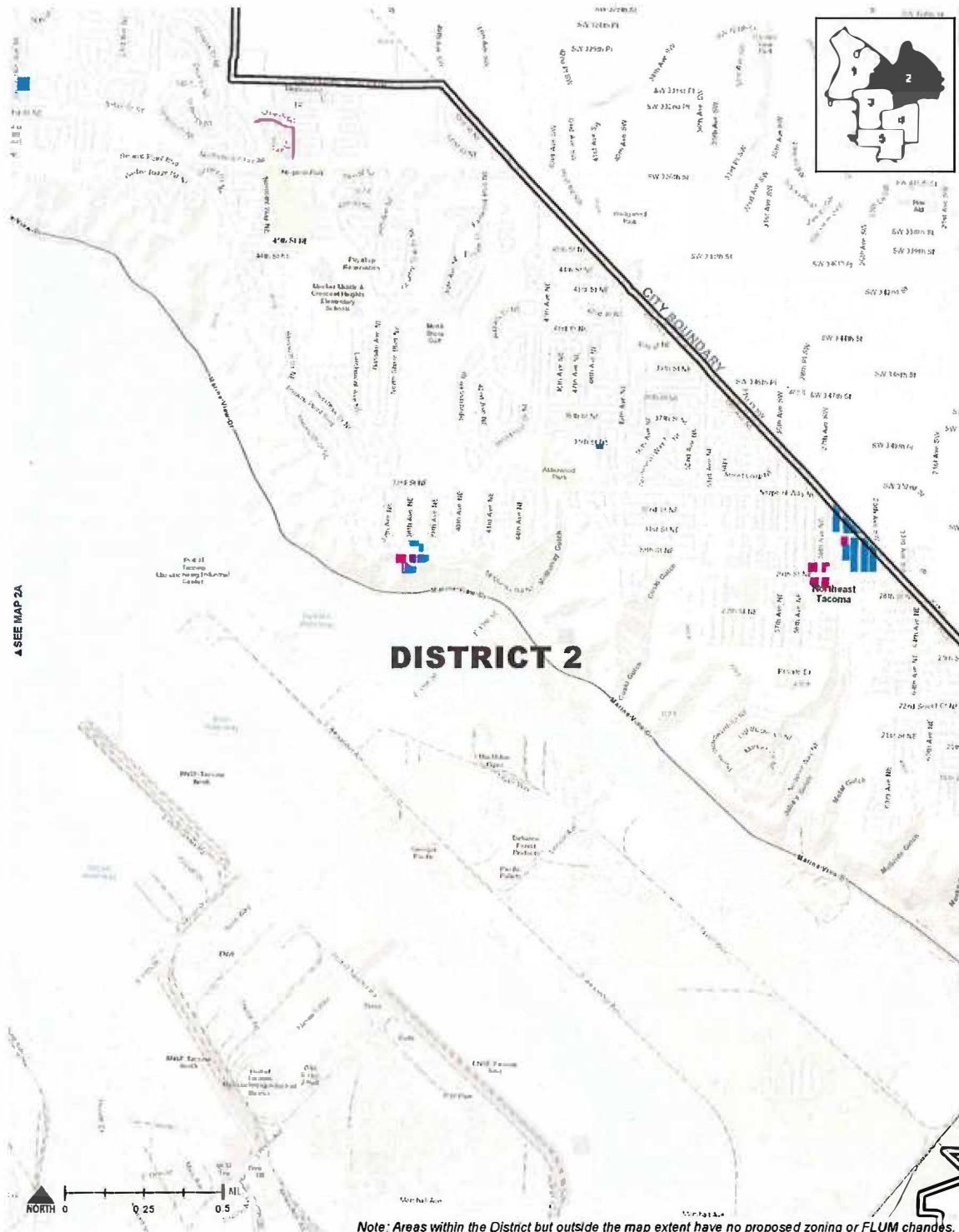
## Council District 2 Map 2A

Proposed Change to: ■ Zoning ■ FLUM ■ Zoning & FLUM



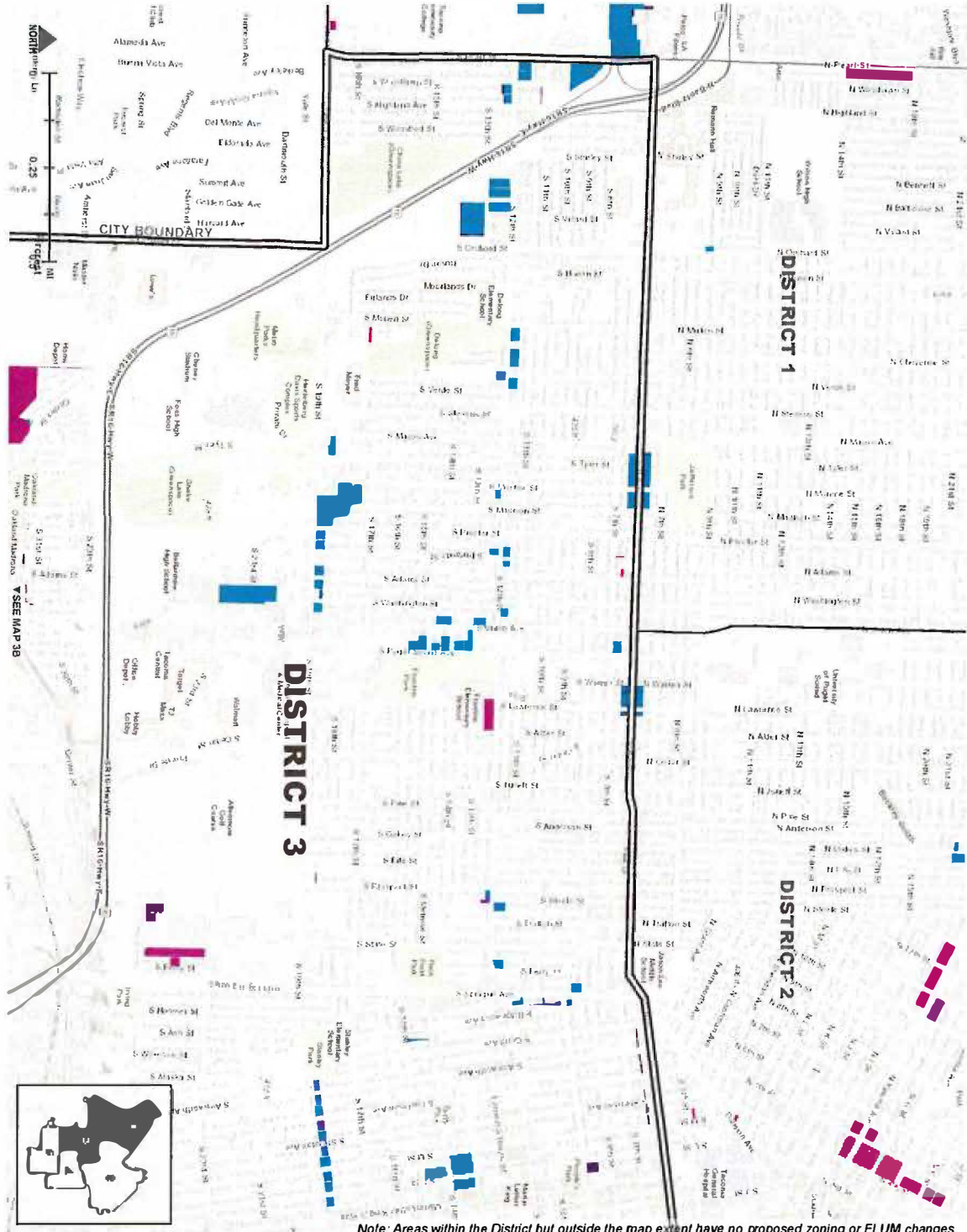
## Council District 2 Map 2B

Proposed Change to: ■ Zoning ■ FLUM ■ Zoning & FLUM



# Council District 3 Map 3A

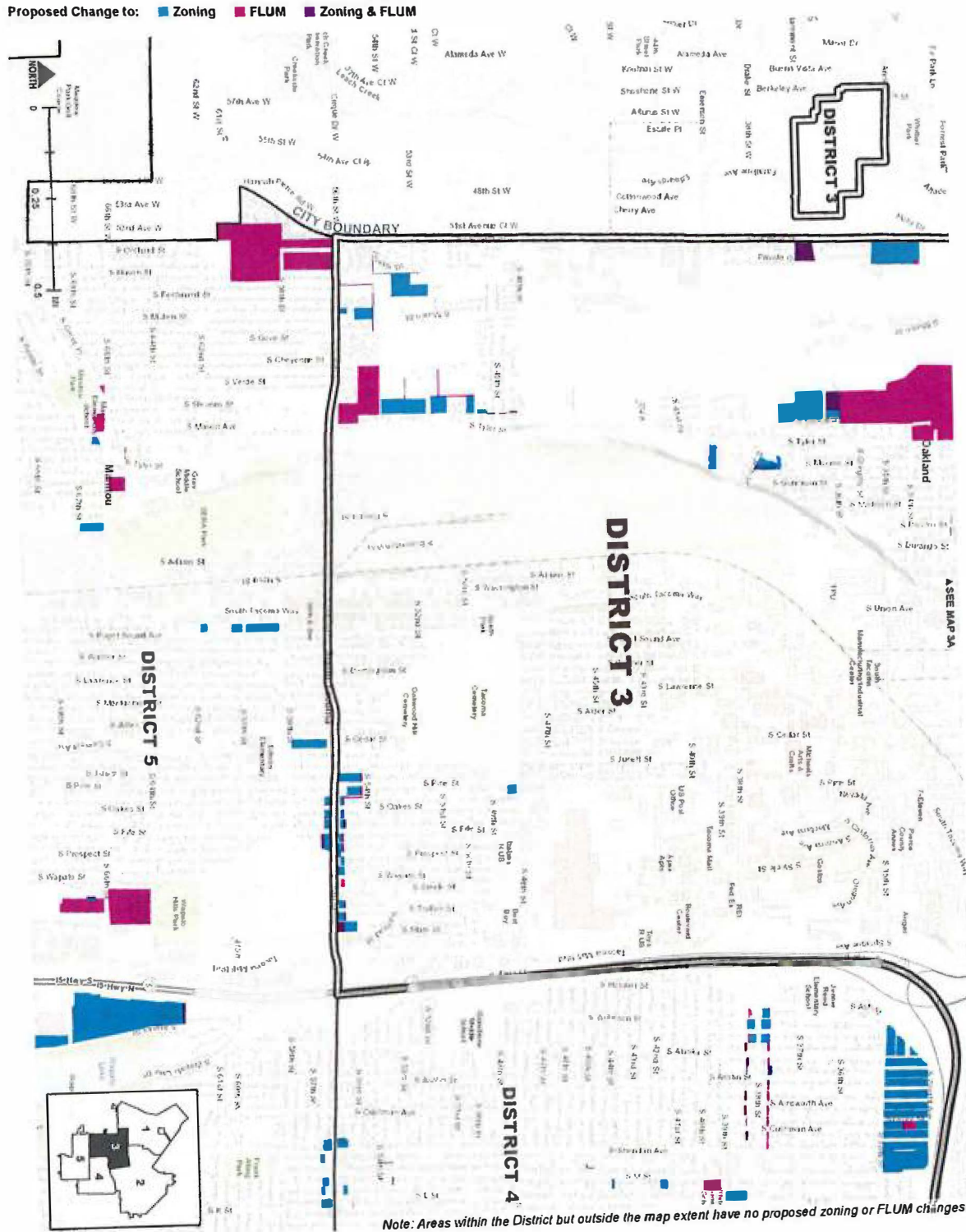
Proposed Change to: ■ Zoning ■ FLUM ■ Zoning & FLUM





# Council District 3 Map 3B

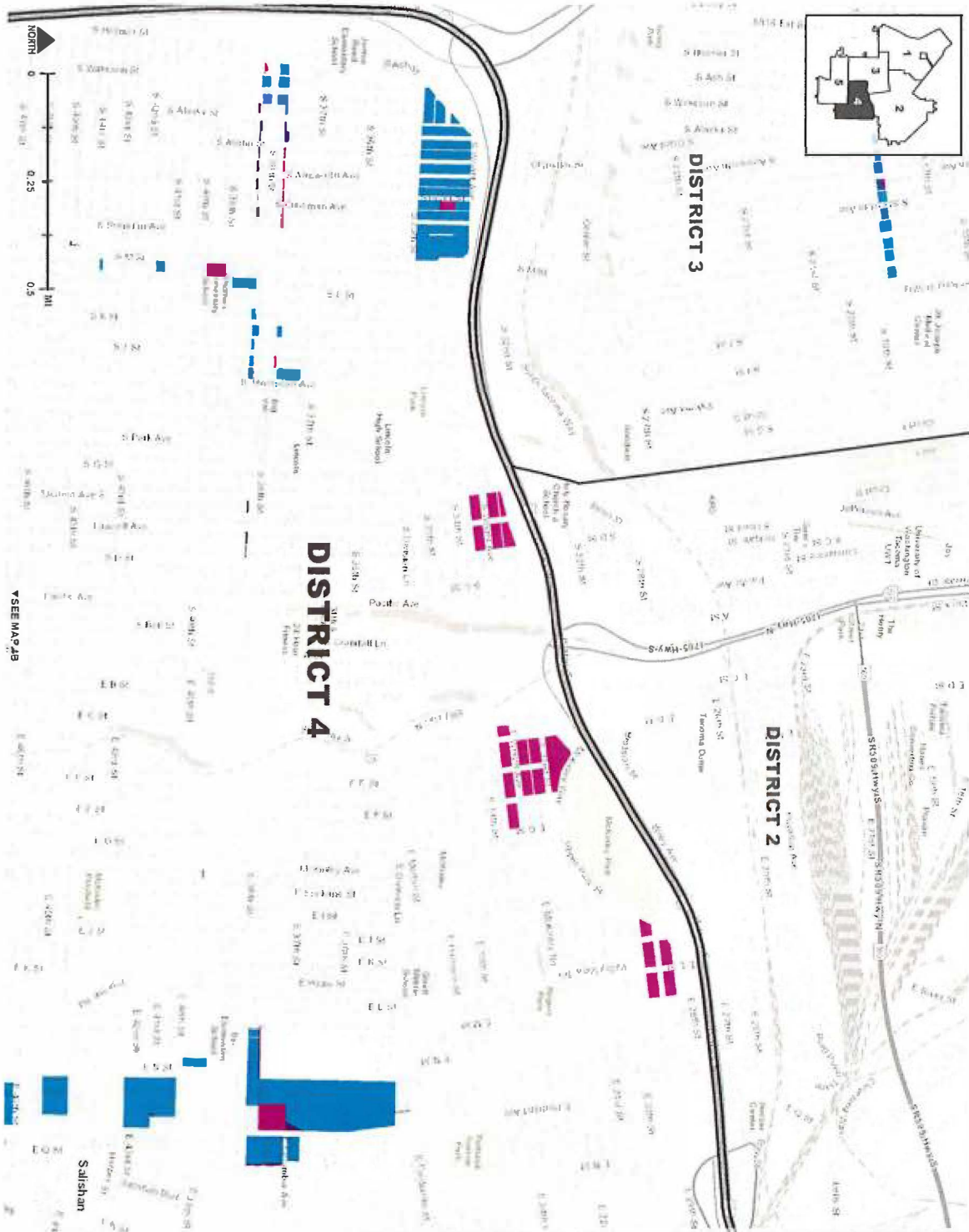
Proposed Change to: ■ Zoning ■ FLUM ■ Zoning & FLUM





# Council District 4 Map 4A

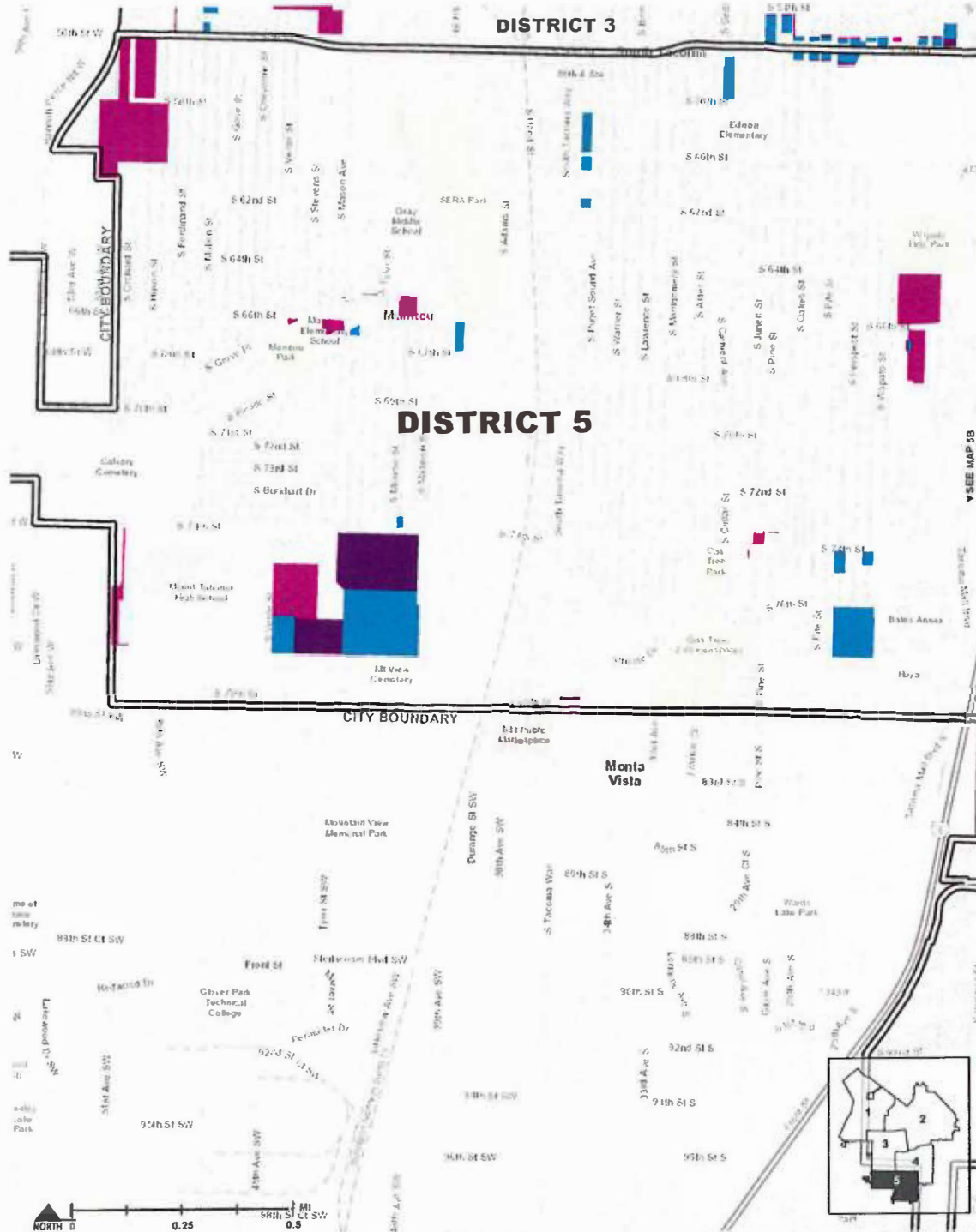
Proposed Change to: ■ Zoning ■ FLUM ■ Zoning & FLUM



*Note: Areas within the District but outside the map extent have no proposed zoning or FLUM changes.*

# Council District 5 Map 5A

Proposed Change to: ■ Zoning ■ FLUM ■ Zoning & FLUM



Note: Areas within the District but outside the map extent have no proposed zoning or FLUM changes.

# Council District 5 Map 5B

Proposed Change to: ■ Zoning ■ FLUM ■ Zoning & FLUM

