



PRESENTATION(S)

Meeting on February 5, 2025

<u>Agenda Item(s)</u>	<u>Page</u>
1. One Tacoma Comprehensive Plan Update (PowerPoint slides for Discussion Item F1)	3 – 26
2. 2025 Amendment – “Minor Plan and Code Amendments” (PowerPoint slides for Discussion Item F2)	27 – 40



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Нужна информация на русском? Потрібна інформація українською мовою? Contact TacomaFIRST 311 at (253) 591-5000.



ONE TACOMA

A Comprehensive Plan for a
Vibrant, Connected and Sustainable City

Planning Commission

February 5, 2025



Purpose:

Release the Draft One Tacoma Comprehensive Plan for public review and comment; set a public hearing date.

Presentation Outline:

- Background
- Organizational Improvements
- Highlight of element updates
- Next steps and schedule

What is the One Tacoma Plan?

- Long-range perspective on topics that address the physical, social, environmental, and economic health of the City.
- It guides decisions on land use, transportation, housing, capital facilities, parks, and the environment.
- Establishes the basis for zoning and development regulations.



How is the Plan Used and Implemented?

Example – Permit and Development Process

Planning

Establishing
Community Vision and
Priorities

Outcome:
Plans, Policies,
Goals

Key Participants:
Council, Advisory
Commissions,
Community, Staff

01

Code Development

Outcome:
Codes addressing
Building, Zoning,
Infrastructure,
Environment, etc.

Key Participants:
Council, Advisory
Commissions,
Community, Staff

02

Permit Review

Ensuring a proposal's
consistency with
community standards

Outcome:
Development
Permits

Key Participants:
Applicant, Staff,
Community (as
appropriate)

03

Outcome:
Completed
Project

Key Participants:
Builder, Staff

04

Construction

Inspecting to ensure a
project's consistency
with approved permits

State and Regional Planning Requirements

STATE OF WASHINGTON
Growth Management Act
Shoreline Management Act

PUGET SOUND REGIONAL COUNCIL
Vision 2050

PUYALLUP TRIBE
Treaty of Medicine Creek
Land Claims Settlement Agreement

PIERCE COUNTY
Countywide Planning Policies



137,000 new
residents



60,000 new
homes



94,000
new jobs

Growth Management Act (GMA)

New Planning Requirements

Housing (HB 1220)

- ✓ Anti-displacement policies
- ✓ Provisions for all economic segments of the community
- ✓ Address racially disparate impacts
- ✓ Buildable lands and growth allocations
 - See Growth Strategy and Housing Elements

Climate Element

(HB 1181 – due in 2029)

- ✓ Urban Heat Island and Tree Canopy
- ✓ Air quality and overburdened communities
- ✓ Climate risks and adaptation
- ✓ Integrating Climate Action Plan
- ✓ VMT reduction
 - See Vision, Growth Strategy, Environment, Transportation Master Plan
 - Theme is addressed across all chapters

Project Timeline



Coordinated Engagement

- Spotlight on South Tacoma
- One Tacoma Community Workshops
- Ideas Wall
- Community Sponsored Events
- Citywide Survey



Organizational Improvements

Vision

Focus Areas

Indicators

Priority

Actions

Representation

Proposed One Tacoma Vision

The One Tacoma 2050 Vision is that Every Tacoma resident is a safe and short walk, roll, bus, train, or bike ride away from daily essentials and community amenities, such as groceries, schools, parks, and healthcare. The chapters of the plan are focused on contributing to this vision and the focus areas of Equity, Opportunity, Public Health, Safety, and Sustainability.

Focus Areas for the One Tacoma Update



OPPORTUNITY is best reflected in neighborhoods where residents can reach their full potential. This means that daily essentials, such as healthcare, healthy food, and schools are within easy reach. It also includes amenities – gyms, personal services, bookstores, arts experiences – that inspire wellbeing and open new opportunities.



EQUITY refers to the ability for every resident to share in community progress. As Tacoma grows, care and attention must be paid to ensure that the benefits of this growth are equitably distributed. This includes attention to potential displacement and to how processes for public investment and access to services can be improved.



PUBLIC HEALTH encompasses all the public supports that people need to maintain healthy minds and bodies. The quality of the built and natural environment can have great impact on the local population's resilience against health hazards like heat events, water and air pollution, and behavioral health challenges.



SAFETY has been a top priority for the City of Tacoma and will continue to be in the future. This plan seeks to align policies and programs in a way that enables everyone to feel safe as they live, work, play, and move throughout Tacoma.



SUSTAINABILITY captures the intention to plan not only to 2050, but further beyond to consider the wellbeing of future generations of Tacomans and the natural environment in which Tacoma is situated. Integrating the Climate Action Plan and Adaptation Strategy in this update is a key part of planning for sustainability.

POLICY AREAS

Policies within "Chapters" of the plan are the City's tools for making progress on the Vision and Focus Areas. Targets within each chapter measure successful implementation of those policies

URBAN FORM

Enabling a mix of home types and businesses across neighborhoods

- Key Targets: Jobs and residential growth

COMPLETE NEIGHBORHOODS

Guiding the design and development of our city's buildings

HOUSING

Providing fair and accessible housing for all Tacoma residents

- Key Targets: Housing units

TRANSPORTATION

Building and accessible and affordable transportation network

- Key Targets: Multimodal Level of Service

ENGAGEMENT + ADMINISTRATION

Ensuring community members meaningfully shape Tacoma's future

PUBLIC FACILITIES + SERVICES

Providing services and facilities such as roads, utilities, parks, education, and safety

- Key Targets: Levels of Service

PARKS + RECREATION

Creating fair access to parks and recreation services

- Key Targets: Access to a park or open space within a 10-minute walk

ENVIRONMENT + WATERSHED HEALTH

Protecting our watersheds, trees, open spaces, and wildlife habits

ECONOMIC DEVELOPMENT

Boosting economic opportunities for all residents

HISTORIC PRESERVATION

Highlighting communities histories and the human stories behind them

EQUITY

Every resident shares in community progress.

OPPORTUNITY

Neighborhoods where residents can reach their full potential.

PUBLIC HEALTH

Support to maintain healthy minds and bodies.

SAFETY

A place where everyone feels safe to live, work, and play.

SUSTAINABILITY

Achieving climate goals and planning for future Tacomans.

EQUITY OUTCOMES

Measurable outcomes used to operationalize the Vision and Focus areas by guiding policy writing and identifying potential priority groups

- HOUSING COST BURDEN
- HOMELESSNESS
- FIRST-TIME HOMEBUYING
- LIFE EXPECTANCY
- ACCESS TO HEALTHY FOOD
- YOUTH MENTAL HEALTH
- URBAN HEAT
- AIR QUALITY
- HIGH-CAPACITY TRANSIT ACCESS
- BICYCLE AND PEDESTRIAN INFRASTRUCTURE
- TRANSIT DEPENDENCY
- WALKABILITY
- POLICE RESPONSE TIME
- PERCEPTION OF SAFETY
- HOUSEHOLD INCOME
- CHILDHOOD POVERTY
- GOOD AND PROMISING JOBS
- ACCESS TO ARTS, CULTURE, SCIENCE AND/OR HERITAGE
- REPRESENTATION IN HISTORIC PRESERVATION

Examples of Prioritization

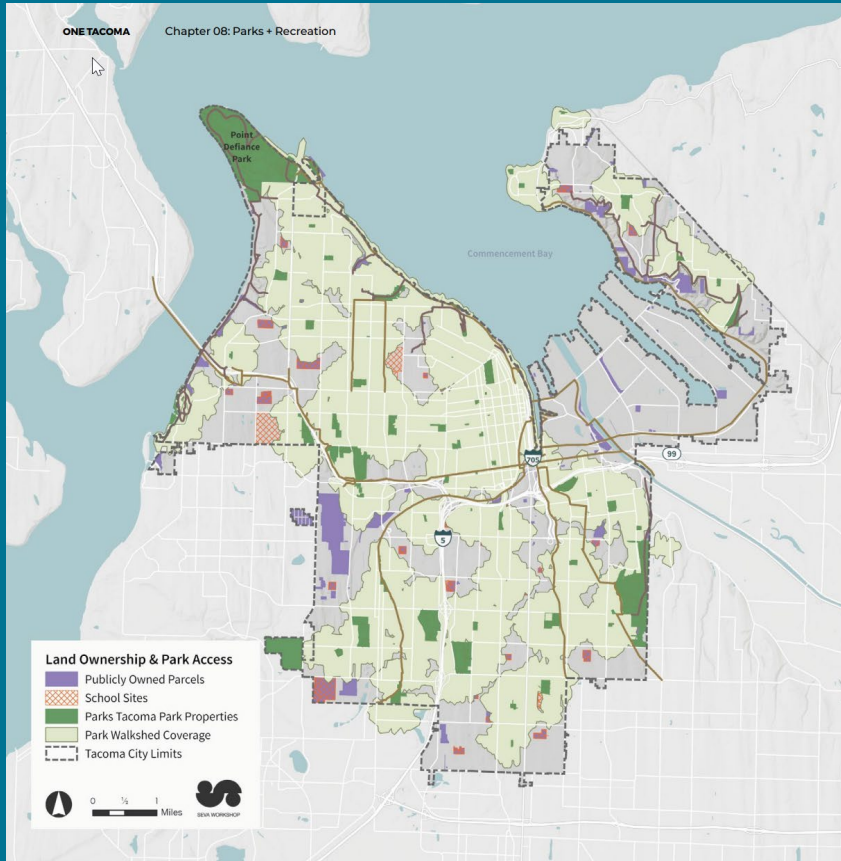
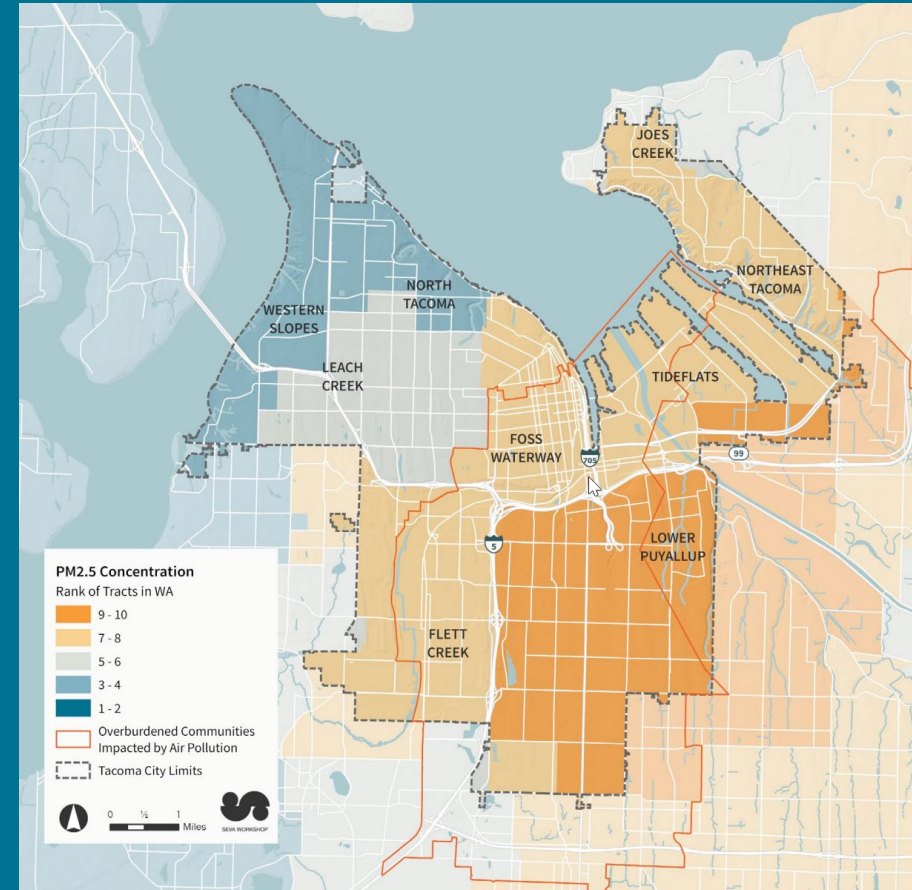


Exhibit 64. Tacoma Parks and Walksheds Map

Notes: This walkshed analysis includes all properties from Parks Tacoma inventory, as well as City owned parks in Downtown. The 10-minute calculation begins with the analysis conducted by Trust for Public Land but then further refines by considering accessible entry points for the park as well as pedestrian barriers, such as I-5. The industrial M1 zoning is excluded from the analysis.

Sources: Parks Tacoma, 2023; Seva Workshop, 2024.



Note: Locations and boundaries of areas identified as overburdened communities highly impacted by air pollution for the Improving Air Quality in Overburdened Communities Initiative (RCW 70A.65.020 of the Climate Commitment Act), as of March 1, 2023.

Sources: Washington Tracking Network, 2009-2011; WA State Department of Ecology, 2024; Seva Workshop, 2024.

ONE TACOMA TACOMA 2050 DRAFT

4-165

Actions

- **Added to each chapter**
- **Identifies potential lead**
- **Can be future Plan or zoning actions, or implementation based on the policies**

ACTION	LEAD
Collaborate with the Puyallup Tribe to support their economic development vision and goals.	CED, PDS, PW
Integrate sustainability criteria into City's purchasing process to leverage buying power towards sustainability outcomes.	CED, ES(Medium-term)
Provide resources, information, and technical support to businesses seeking to reduce environmental impacts and produce goods and components for sustainable supply chains. (CED, ES)(Short-term)	CED, ES(Short-term)
Develop an economic development strategy for the South Tacoma MIC to explore transitioning the economic base to include green manufacturing, Research and Development, maker spaces, incubators, and craft manufacturing uses.	CED(PDS)
Develop methodology and mapping to regularly monitor zoning and land uses in the Manufacturing Industrial Centers to ensure no industrial land inventory is being lost and that there is compliance with regional policies, specifically in ensuring that at least 75% of MICs land area be zoned for core industrial uses.	PDS
Develop methodology and means for regularly monitoring employment in the Manufacturing Industrial Centers to ensure compliance with regional policies that that at least 50% of the employment in MICs be industrial employment.	PDS

Community Representation



Image above: www.puyalluptribe-nsn.gov, Courtesy of Puyallup Tribe Historic Preservation

Image to the right: www.puyalluptribe-nsn.gov, Lushootseed posters

COORDINATION WITH THE PUYALLUP TRIBE OF INDIANS

The spuyaləpabš or Puyallup Tribe of Indians have lived on the headwaters of the Puyallup River since time immemorial. The Tribe has traditionally hunted, gathered, and fished throughout the Puget Sound. In the Treaty of Medicine Creek signed in 1854, the Tribe ceded all of its traditional territory except a reservation set aside to house, sustain, and benefit the Puyallup people.



λ'uʔalalus čət
We practice our culture

HOME AWAY FROM HOME

Goals and policies in this element encourage actions that can make Tacoma's neighborhoods a more welcoming place for all communities.

"As a first generation immigrant myself, after creating a series about first generation Italian immigrants, I wanted to give visibility, through my photography, to the diverse population of individuals living in Tacoma and surrounding areas, who were born in another country."

PHOTOGRAPHY AND STORIES FROM ALICE DI CERTO



MASAHIRO (MASA), JAPAN

MASAHIRO (HIS FRIENDS CALL HIM MASA), WAS BORN IN SAITAMA JAPAN. IN HIS PRE-TEEN HE WENT TO LIVE IN SAO PAULO BRAZIL, WHERE HE ATTENDED PUBLIC MIDDLE SCHOOL AND PART OF HIGH SCHOOL.

South Tacoma Overview

What elements respond to community concerns?

Economic Development:

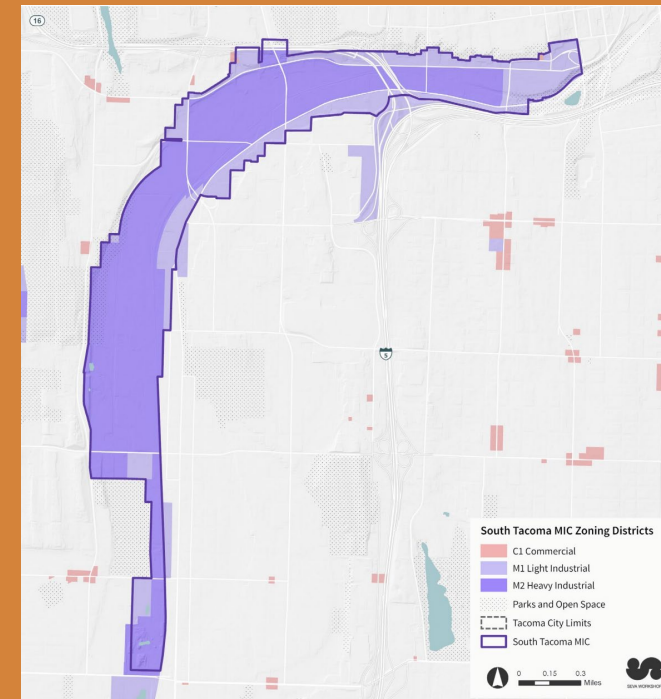
- New Industrial/MIC specific policies (7-221 to 231)
 - Industrial land supply
 - Environment and climate
 - Land use compatibility
 - Transportation
 - Retention, investment, employment
- Actions: Subarea Plan and EIS; multimodal access; economic development strategy for South Tacoma MIC; monitoring of industrial lands

Environment:

- Actions: 4-170 Tree canopy; Air Quality

Key maps:

- MIC (7-227)
- Heat Island (4-139)
- Air Quality (4-165)
- Tree Canopy (4-151)



Water Quality and Urban Forest

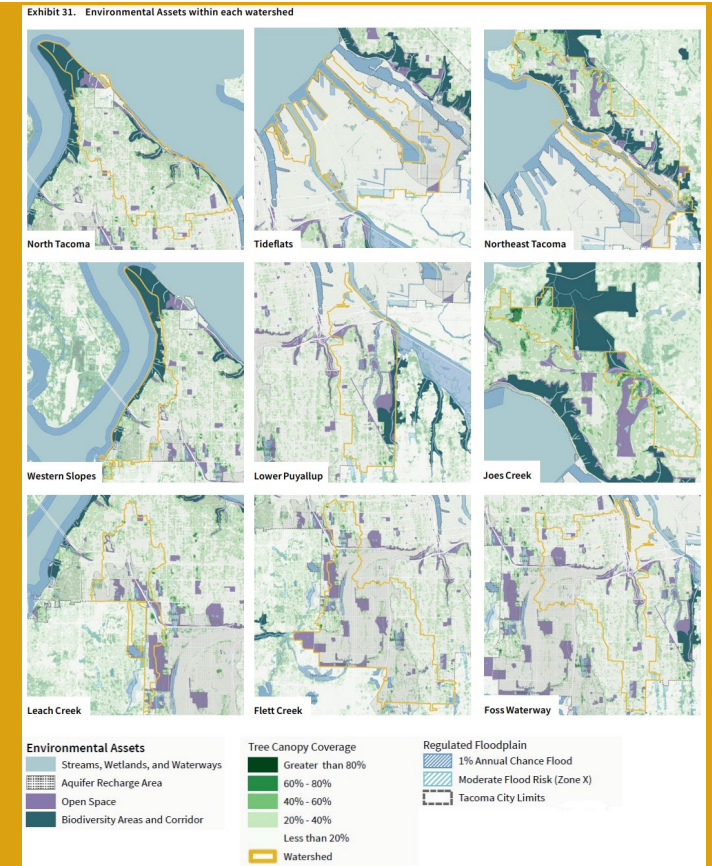
How does the Plan support green infrastructure?

Growth Strategy: identifies areas to be protected and preserved

Environment:

- 4-146 Preserving ecosystem functions
- 4-147 Conserving biodiversity
- 4-148 Pollution control and reduction
- 4-150 Urban forest and tree canopy
- 4-153 Improve environmental quality
- 4-166 Environmental Justice
- 4-168 Watershed Health

Page 4-145



15 Minute Neighborhoods

How will the Plan support retail service and equity?

Vision Statement (page 2-60 to 64)

- **GS 1.3: Promote development of complete neighborhoods**
- **GS 1.11: Historic disparity in investment and services, give priority to gaps**

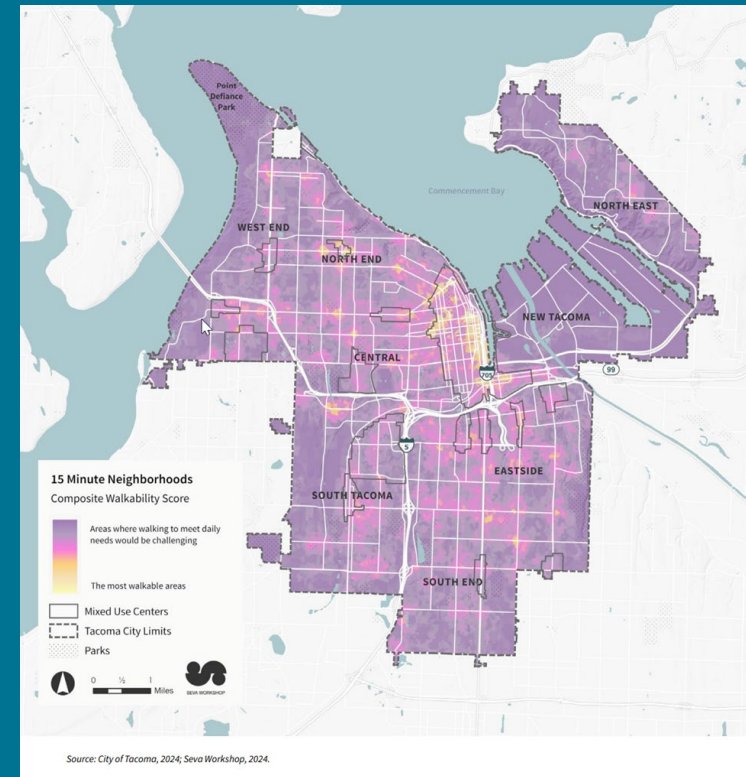
Complete Neighborhoods (3-118)

- **Role of commercial districts (3-111) and design**

Economic Development:

- **EC 1.14: Equitable distribution of retail**
- **Actions: Retail Equity Strategy; Commercial Zoning Update (page 7-232)**

Page 2-64



Transportation and Mobility Plan: Elements

Mode or Function Element	Element Vision or Outcome
Pedestrian	Safe, accessible, and comfortable mobility for people walking and rolling on all of our city streets.
Bicycle	All ages and abilities network provides safe, connected access to our city.
Transit	Frequent, reliable mobility connecting all neighborhoods and to the region.
Freight	Reliable access to Port facilities and regional freeways, and ensure essential items reach Tacoma businesses.
Auto	Streets designed to encourage slower speeds and support emergency response and goods delivery.
Curb Management	Effective and equitable curb allocation to assure access between destinations and the transportation network.
Public Realm and Activation	Places for people to connect and community life to unfold.

The TMP Update adds elements that address **access and placed based functions of the street.**

What is still left to do?

QA/QC

PSRC/
Commerce/
Tribal
Coordination

New Data

Community
Input

SEPA

Budget
Considerations

PCReview:

- Policy gaps or language improvements
- Does the data fit well with the policy or is there additional data that would support the element?
- How well does the policy connect to the maps, data, and narrative?
- Are there additional actions that you think are important for implementation and accountability?

Planning Commission: Public Hearing and Engagement

Project Deadline: End of June for Adoption

- PSRC Submittal and certification ahead of next granting cycle

Current Status: Request to release for public review and comment through March 7, 2025 and set a public hearing on March 5 at 6:00 PM

Next Steps:

1. Commission continues review and works with staff to identify potential amendments
2. February Open House Events
3. March 5: Public Hearing
4. March 19: Debrief
5. April 2: Direction
6. April 23/30 (special meeting): Recommendation

Planning Commission: Public Hearing and Engagement

One Tacoma Open Houses:

- Thursday, February 20: STAR Center at 6:00 PM
- Monday, February 24: Online at 6:00 PM
- Thursday, February 27: Wheelock Library at 1:00 PM
- Saturday, March 1: Eastside Community Center at 1:00 PM

Public Comment Period:

- PC Public Hearing: March 5 at 6:00 PM
- Comments due March 7, 2025 at 5:00 PM

For more information: cityoftacoma.org/onetacoma

Public Notice:

- Citywide mailing
- Social media
- Interested parties
- Press release
- Notifications to the State, PSRC
- Letters to the Tribe and JBLM
- Adjacent jurisdictions
- Local newspaper
- TVTacoma



ONE **TACOMA**

A Comprehensive Plan for a
Vibrant, Connected and Sustainable City

Request the Planning Commission release the draft One Tacoma Comprehensive Plan for public comment through March 7, 2025 and setting a public hearing on March 5, 2025 at 6:00 PM

Minor Plan & Code Amendments

2025 AMENDMENT TO THE COMPREHENSIVE PLAN
AND LAND USE REGULATORY CODE



Planning Commission

02.05.2025

AGENDA

Subject: Minor Plan and Code Amendments (2023 Amendment Package)

Purpose: Staff Request Release of the “Minor Plan and Code Amendments” Application Staff Report & Exhibits for public review & comment as part of 2025 Amendment package.

Presentation Outline

- Review Draft Exhibits & Analysis Updates
- Next Steps & Request Release for public review & comment

BACKGROUND: MINOR PLAN AND CODE AMENDMENTS

Proposed Minor Amendments to Comprehensive Plan and TMC Title 13 – Land Use Regulatory Code (Non-policy and technical in nature)

Intent of Minor Amendments	
Correct errors	Enhance intent
Address inconsistencies	Improve administration
Provide clarity	Improve customer service

EXHIBITS - SCOPE OF WORK

Exhibit A: Minor Amendments

1. Definition: Development Site
2. Residential Infill Pilot Program: Remove remaining text
3. CUP: “Conditional uses and height”
- 4. Land Use Permit Code Enforcement**
- 5. Pedestrian Streets: Home in Tacoma alignment**
6. Split Zoning: Multi-parcel sites
7. Tacoma Mall RGC: Residential use prohibition
8. Mixed-Use Center Zoning: Residential building max. setbacks
- 9. Retail marijuana limits: Expansion**
- 10. Electric Fence: Perimeter fence requirements**
11. Sign Regulations: Shoreline
- 12. Building Design Mass Reduction: Mixed-Use Center and Downtown zoning**
13. Commercial Zoning: Maximum setback exception

LAND USE PERMIT CODE ENFORCEMENT

Exhibit C: Code Enforcement

13.05.150 Enforcement.

A. Purpose.

To ensure that the Land Use Regulatory Code, as well as conditions imposed on land use permits granted by the City, are administered, enforced, and upheld to protect the health, safety and welfare of the general public.

B. Applicability.

A person who undertakes a development or use without first obtaining all required land use permits or other required official authorizations or conducts a use or development in a manner that is inconsistent with the provisions of this title, or who fails to conform to the terms of an approved land use permit or other official land use determination or authorization of the Director, Hearing Examiner, City Council or other authorized official, or who fails to comply with a stop work order issued under these regulations shall be considered in violation of this title and be subject to enforcement actions by the City of Tacoma, as outlined herein.

1. The Director, and/or their authorized representative, shall have the authority to enforce the land use regulations of the City of Tacoma.

2. The Land Use Regulatory Code shall be enforced for the benefit of the health, safety and welfare of the general public, and not for the benefit of any particular person or class of persons.

3. It is the intent of this Land Use Regulatory Code to place the obligation of complying with its requirements upon the owner, occupier, or other person responsible for the condition of the land and buildings within the scope of this title.

4. No provision of, or term used in, this code is intended to impose upon the City, or any of its officers or employees, any duty which would subject them to damages in a civil action.

5. Any violation of this title is a detriment to the health, safety, and welfare of the public, and is therefore declared to be a public nuisance.

~~6. The enforcement provisions outlined in this chapter shall apply to all sections of Title 13 of the Tacoma Municipal Code. However, if a specific chapter or section contains its own set of enforcement provisions, then such provisions shall be used for enforcement of that chapter and are exempt from the enforcement provisions outlined herein.~~

C. Enforcement Process.

~~Any person or entity violating any of the provisions hereof shall be subject to all penalties and enforcement processes defined in the Uniform Enforcement Code, set forth at Chapter 1.82 of the Tacoma Municipal Code.~~

~~1. Violation Review Criteria.~~

~~Each violation requires a review of all relevant facts in order to determine the appropriate response. When enforcing the provisions of this Chapter, the Director and/or their authorized representative should be practical, seek to resolve violations without resorting to formal enforcement measures. When enforcement measures are necessary, the Director and/or their authorized representative should seek to resolve violations administratively prior to imposing civil penalties or seeking other remedies. The Director and/or their authorized representative should generally seek to gain compliance via civil penalties prior to pursuing other remedies. The Director may consider a variety of factors when determining the appropriate enforcement action, including but not limited to:~~

- ~~a. Severity, duration, and impact of the violation(s), including whether the violation has a probability of placing a person or persons in danger of death or bodily harm, causing significant environmental harm, or causing significant physical damage to the property of another;~~
- ~~b. Compliance history, including any identical or similar violations or notice of violation at the same site or on a different site but caused by the same party;~~
- ~~c. Economic benefit gained by the violation(s);~~
- ~~d. Intent or negligence demonstrated by the person(s) responsible for the violation(s);~~
- ~~e. Responsiveness in correcting the violation(s); and,~~
- ~~f. Other circumstances, including any mitigating factors.~~

~~2. Stop Work Order.~~

~~a. The Building Official and/or their authorized representative shall have the authority to issue a Stop Work Order whenever any use, activity, work or development is being done without a permit, review or authorization required by this title or is being done contrary to any permit, required review, or authorization which may result in violation of this title. The Stop Work Order shall be posted on the site of the violation and contain the following information:~~

~~(1) The street address or a description of the building, structure, premises, or land where the violation has occurred, in terms reasonably sufficient to identify its location;~~

~~(2) A description of the potential violation and a reference to the provisions of the Tacoma Municipal Code which may have been violated;~~

~~(3) A description of the action required to remedy the potential violation, which may include corrections, repairs, demolition, removal, restoration, or any other appropriate action as determined by the Director and/or their authorized representative;~~

~~(4) The appropriate department and/or division investigating the case and the contact person.~~

~~b. With the exception of emergency work determined by the Director and/or their authorized representative to be necessary to prevent immediate threats to the public health, safety and welfare or stabilize a site or prevent further property or environmental damage, it is unlawful for any work to be done after the posting or service of a Stop Work Order until authorization to proceed is provided by the Director and/or their authorized representative.~~

~~3. Voluntary Compliance.~~
~~The Director and/or their authorized representative may pursue a reasonable attempt to secure voluntary compliance by contacting the owner or other person responsible for any violation of this title, explaining the violation and requesting compliance. This contact may be in person or in writing or both.~~

~~4. Investigation and Notice of Violation~~

~~a. The Director and/or their authorized representative, if they have a reasonable belief that a violation of this title exists and the voluntary compliance measures outlined above have already been sought and have been unsuccessful, or are determined to not be appropriate, may issue a Notice of Violation to the owner of the property where the violation has occurred, the person in control of the property, if different, or the person committing the violation, if different, containing the following:~~

~~(1) The street address or a description of the building, structure, premises, or land where the violation has occurred, in terms reasonably sufficient to identify its location;~~

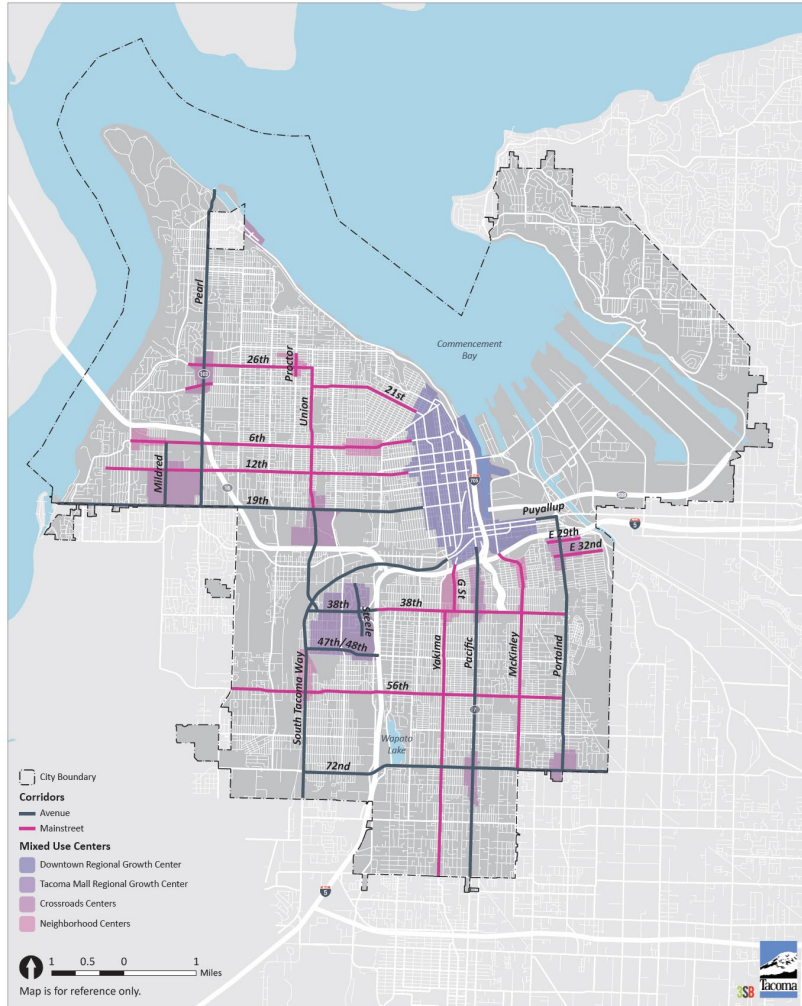
~~(2) A description of the violation and a reference to the provisions of the Tacoma Municipal Code which have been violated;~~

~~(3) A description of the action required to remedy the violation, which may include corrections, repairs, demolition, removal, restoration, submission of a work plan or any other appropriate action as determined by the Director and/or their authorized representative;~~

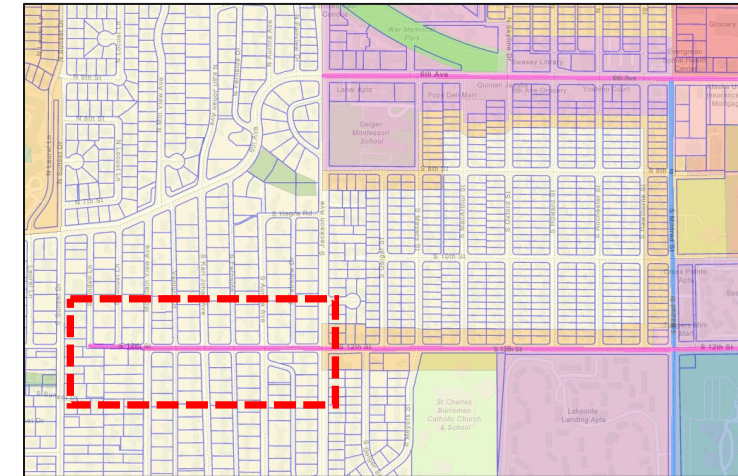
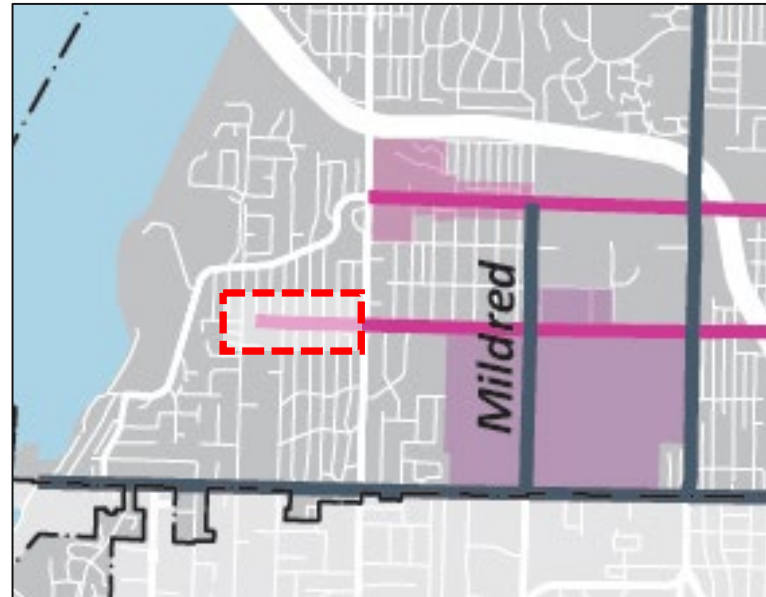
C. Enforcement Process.

Any person or entity violating any of the provisions hereof shall be subject to all penalties and enforcement processes defined in the Uniform Enforcement Code, set forth at Chapter 1.82 of the Tacoma Municipal Code.

PEDESTRIAN STREETS: HOME IN TACOMA

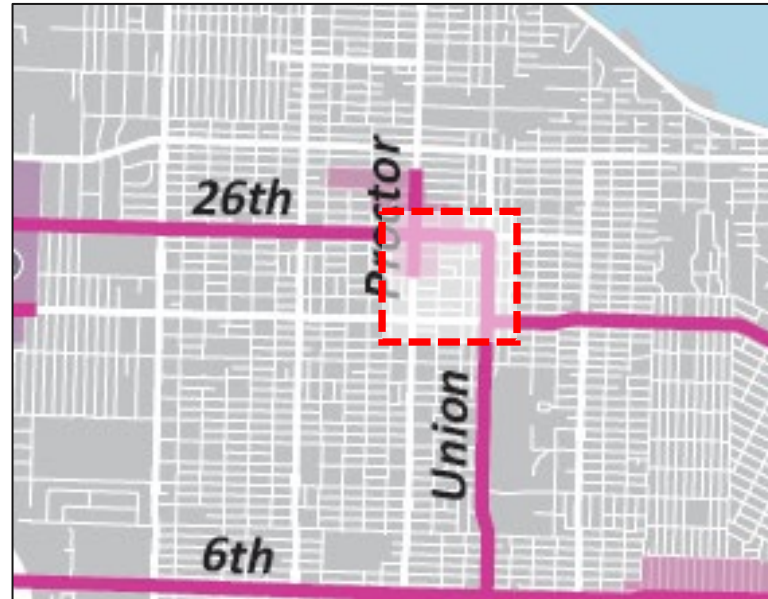
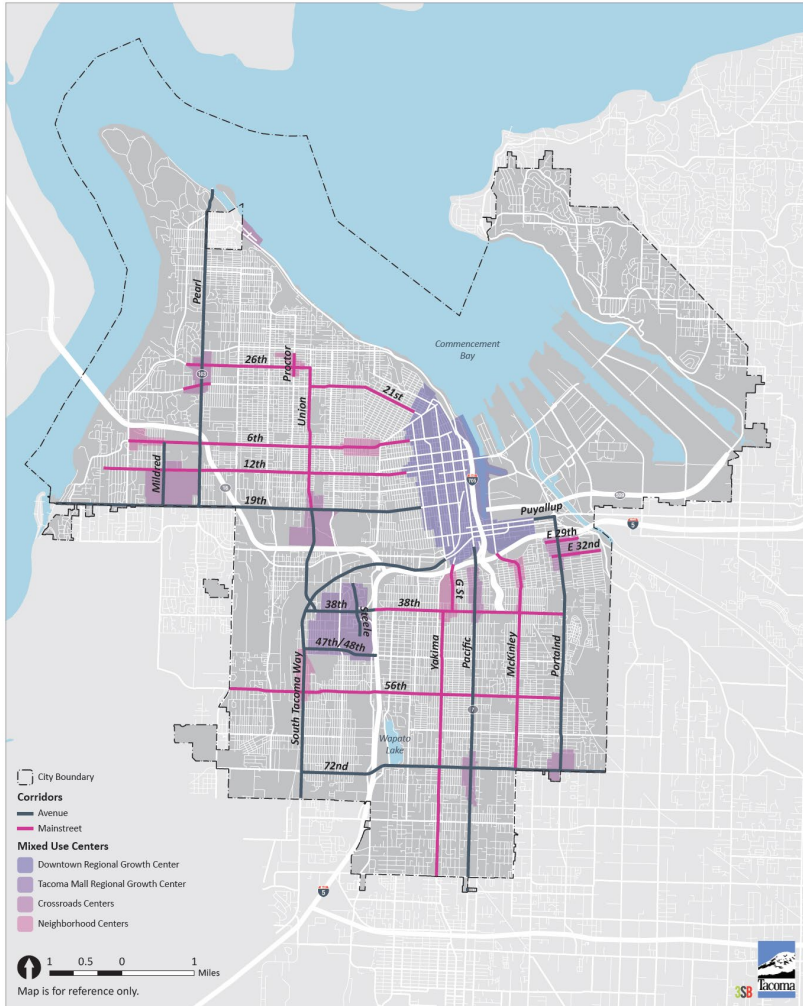


N 12th St

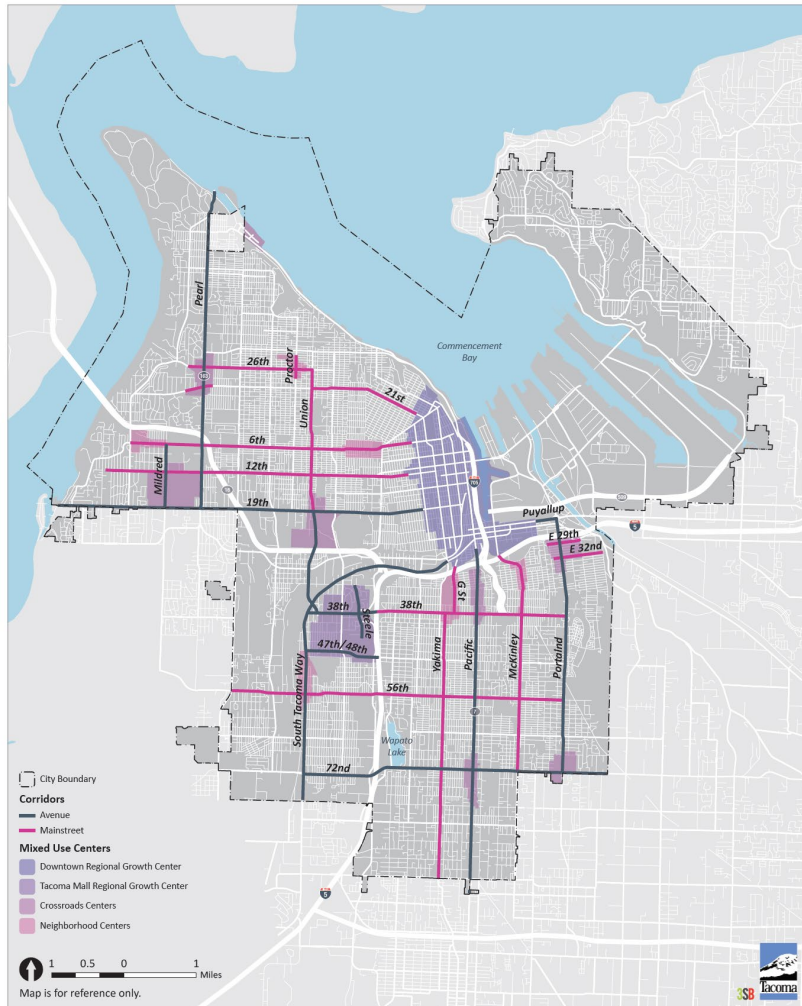


PEDESTRIAN STREETS: HOME IN TACOMA

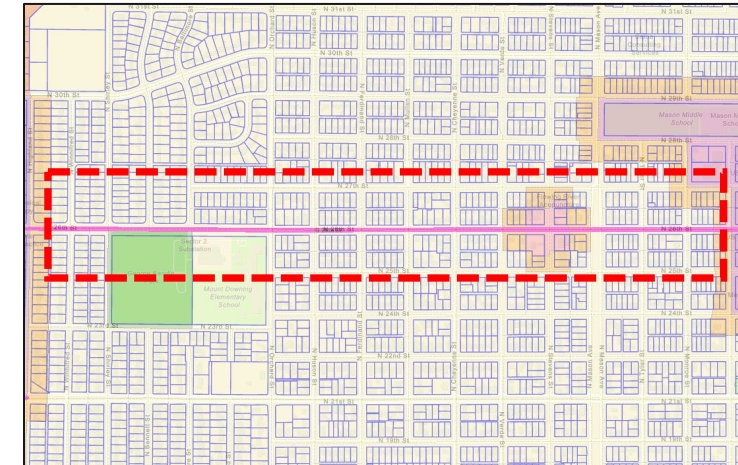
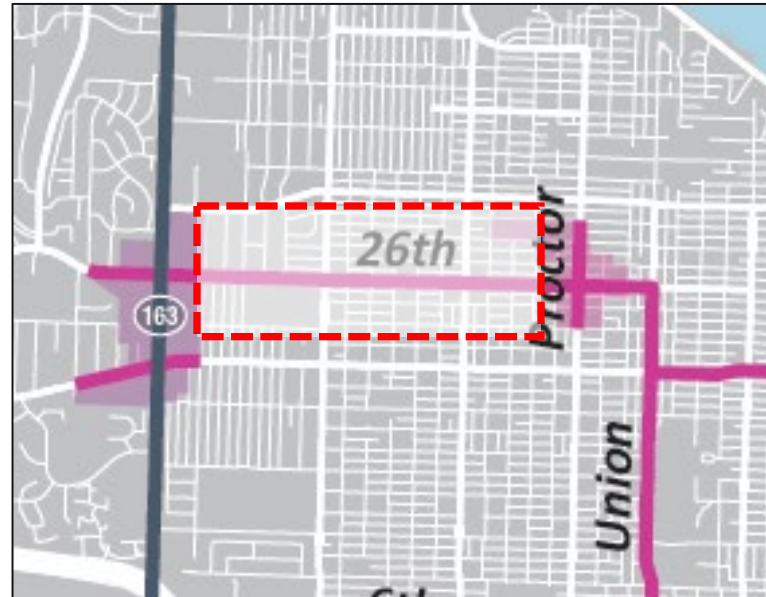
Proctor MUC: N 21st St / N 26th St / N Proctor St / N Union Ave



PEDESTRIAN STREETS: HOME IN TACOMA



N 26th St



RETAIL MARIJUANA LIMITS

Exhibit A: Minor Amendments

9. Retail marijuana limits: Expansion

Expands limits in accordance with the State's Cannabis Social Equity Program.

13.06.080 Special Use Standards

J. Marijuana Uses.

4. Location requirements.

j. A maximum of sixteen (16) retail marijuana stores are allowed to operate in the City of Tacoma, except that this number may be exceeded when necessary to comply with the State's Cannabis Social Equity Program (see RCW 69.50.335).

ELECTRIC FENCE PERIMETER FENCE

Exhibit A: Minor Amendments

10. Electric Fence: Perimeter fence requirements

Limits required perimeter fence to street frontages and adjacency to public spaces like schools, parks, and trails within Commercial, MUCs, and Downtown districts.

13.06.090 Site Development Standards.

K. Fences and Retaining Walls.

6. Commercial, MUCs, and Downtown Districts.

b. Electrified Fence Standards.

(5) Perimeter Fence.

(i) All portions of an electric fence that front a public street or adjacent to a school, public park, or trail shall be screened by a decorative, non-electric, perimeter fence located between the electric fence and street.

~~An electric fence shall be surrounded by a decorative, non-electric, perimeter fence.~~ Any gaps within the perimeter fence with shall have a smaller aperture designed to limit the passthrough of hands. This perimeter fence shall be a minimum of 6 feet in height and a maximum of 7 feet in height. This fence may be located on the property line.

(ii) The required perimeter fence shall be setback a minimum of 1 foot from the electric fence.

(iii) The perimeter fence shall not be chain link.

(iv) ~~When the perimeter fence is between a public street and the property, t~~ The fence must be designed to allow pedestrians and drivers to see onto the property.

(v) Electric fences adjacent to designated Core Pedestrian Streets or designated Pedestrian Streets shall be required to have a planting strip at least 5 feet wide between the public right-of-way and the perimeter fence, with landscaping pursuant to the requirements of TMC

13.06.090.B, in order to soften the view of the fence and contribute to the pedestrian environment.

BUILDING DESIGN MASS REDUCTION

Exhibit A: Minor Amendments

12. Building Design Mass Reduction: Mixed-Use Center and Downtown zoning

Clarifies when mass reduction requirements apply and how horizontal modulation (aka step-backs) can be met.

Applicability

- Public or private streets
- Public open space
- On-site parking lots

Shorter buildings get credit for meeting horizontal modulation

13.06.100 Building design standards.

B. Mixed-Use District Minimum Design Standards.

4. Building Form and Expression

b. Mass reduction.

Applicability: Buildings that have more than 60 feet of frontage along a [public or private](#) street, [public](#) open space, or [on-site](#) parking area ([45 feet or greater average width](#)) must conform to these standards.

(1) Building modulation choices: Buildings fronting a designated Pedestrian Street must employ two of the following modulation approaches. Building fronting a street not designated as Pedestrian Street must employ one.

(a) Horizontal modulation: Upper floor streetfront stepback (choose one as applicable)

Notes

- [Encroachments](#): One distinct design element of no more than 25 feet in width is allowed to encroach vertically into these stepbacks for each façade.
- [Buildings that do not exceed the floor at which a stepback would apply are considered to satisfy horizontal modulation for purposes of meeting mass reduction requirements.](#)

D. Downtown District Minimum Design Standards.

4. Building Form and Expression

b. Mass reduction.

[Same as above]

NEXT STEPS

March 5, 2025 – Staff Requests that the Commission set March 5, 2025 as the date for a public hearing on the 2025 Amendment package and set March 7, 2025 at 5:00 pm as the deadline for written comments.

Planning Commission Review (March-May 2025)

- Public Hearing and comment period
- Recommendation to City Council

City Council Review (May-June 2025)

- Public Hearing/s
- Vote on Amendment

NEXT STEPS

- **March 5, 2023** – Staff requests release of the “**Minor Plan and Code Amendments**” Staff Report & Exhibits for public review & comment and hold a public hearing.