



PRESENTATION(S)

Meeting on March 5, 2025

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2. One Tacoma Comprehensive Plan Update (PowerPoint slides for Planning Commission Public Hearing Item G1)	11 – 28
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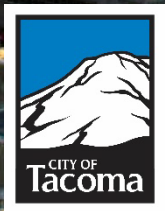


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¿Necesitas información en español? Cần thông tin bằng tiếng Việt? 한국어로 정보가 필요하십니까? ត្រូវការព័ត៌មានជាភាសាខ្មែរ?
Нужна информация на русском? Потрібна інформація українською мовою? Contact TacomaFIRST 311 at (253) 591-5000.

Climate Action Planning

JOINT DISCUSSION - MARCH 5, 2025
CITY OF TACOMA PLANNING COMMISSION AND SUSTAINABLE TACOMA COMMISSION



STEPHEN ATKINSON
PRINCIPAL PLANNER

Purpose

To review climate-related policies and actions of the One Tacoma Plan; identify gaps or areas to strengthen; and to review and consider the specific actions proposed for South Tacoma.

Presentation will briefly highlight elements of the One Tacoma Plan; South Tacoma Neighborhood Plan; South Tacoma Groundwater Protection District

Agenda Packet:

- **One Tacoma Plan**
- **South Tacoma Neighborhood Plan**

Preparation:

- February 19: Planning Commission discussion of South Tacoma Neighborhood Plan
- February 20: Sustainable Tacoma Commission discussion of South Tacoma Neighborhood Plan and One Tacoma Plan.

One Tacoma Plan

Climate Related Elements

- Growth strategy incorporates findings from CAP
- 15 minute neighborhoods
- Environment chapter incorporates elements related to Tree Canopy, Urban Heat Island, Air Quality and Climate
- Multi-modal transportation system supporting VMT reduction
- Economic Development – new focus on green economy
- Supporting electrification
- Resilience of public facilities and services



South Tacoma Overview

One Tacoma Plan Goals and Policies

Economic Development:

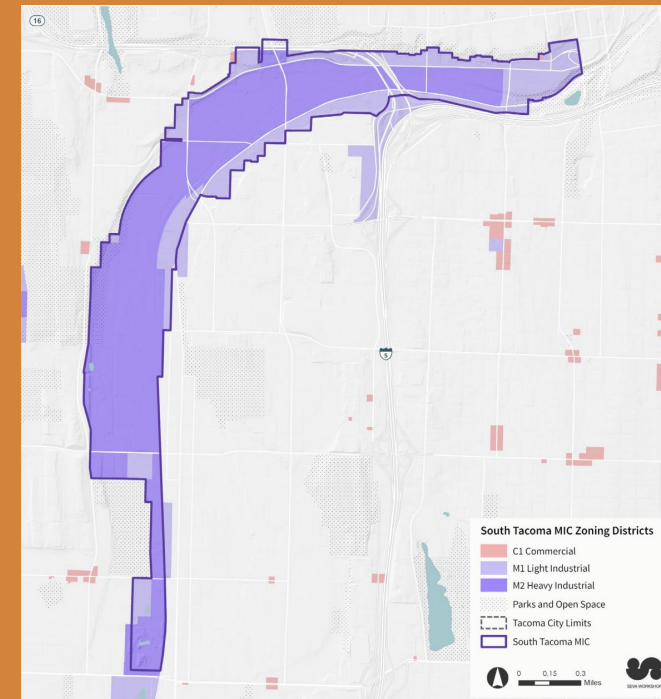
- New Industrial/MIC specific policies (7-221 to 231)
 - Industrial land supply
 - Environment and climate
 - Land use compatibility
 - Transportation
 - Retention, investment, employment
- Actions: Subarea Plan and EIS; multimodal access; economic development strategy for South Tacoma MIC; monitoring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



SOUTH TACOMA RECOMMENDATIONS AND GOALS

- **Transportation, Mobility, and Connectivity**

- *Safe Streets*
- *Walkability & Connectivity*

- **Health and Environment**

- *Healthy, Sustainable Environment*

- **Affordability**

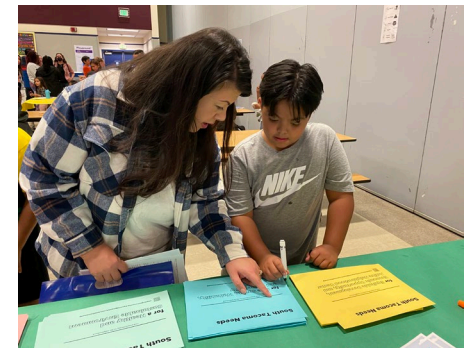
- *Affordable Community*

- **Sense of Place and Community**

- *Inviting, Accessible, Beautiful*
- *Celebrate History & Identities*
- *Sense of Community & Gathering*

- **Economic Opportunity and Development**

- *Active Neighborhood Center*
- *Socially Responsible Development*
- *Green Economic Opportunity*



KEY SELECTED ACTIONS

SAFE STREETS	<p>Implement Road Safety Audit recommendations along South Tacoma Way:</p> <ul style="list-style-type: none"> - Conduct a corridor study and safety redesign, including a road diet through business district and improvements to pedestrian environment and public realm
HEALTHY, SUSTAINABLE ENVIRONMENT	<p>Increase tree canopy to reach 30% citywide coverage goal:</p> <ul style="list-style-type: none"> - Create a South Tacoma Urban Forestry Implementation Plan to identify funding opportunities, partnerships, and plantable spaces in ROW and large sites
	<p>Advocate for the preservation of passive and active publicly held open space to preserve tree canopy and provide air quality and stormwater benefits</p>
	<p>Improve air quality in South Tacoma by:</p> <ul style="list-style-type: none"> - Supporting distribution of air cleaning tools - Collaborating with agencies for policy and regulatory changes
ECONOMIC OPPORTUNITY + DEVELOPMENT	<p>Update the Comprehensive Plan and Land Use Regulatory Code to address land use compatibility review between industry and residential/commercial:</p> <ul style="list-style-type: none"> - Design and development code updates for industrial uses; freight route planning
	<p>Conduct an economic development study to support green business vitality in the Manufacturing Industrial Center, to set strategies for creative industries and small-scale manufacturing; local hire, and industrial decarbonization and climate mitigation strategies</p>

South Tacoma Groundwater Protection

Key Work Plan Actions:

1. Consideration of High Impact uses that are incompatible with groundwater protection
2. Consideration of recharge through infiltration BMPs and impervious surface standards
3. Improved integration with Critical Areas Code
4. Tree canopy and landscaping updates for industrial lands and Tacoma Mall Regional Growth Center

Schedule:

- Planning Commission Draft Code review April 2, 2025
- Public Hearing April/May
- Council adoption by September

Discussion Questions

What aspects of the proposed policies and actions are most climate supportive?

Are there gaps in the policies or actions that should be addressed?

What areas could be strengthened?



ONE TACOMA

A Comprehensive Plan for a
Vibrant, Connected and Sustainable City

Planning Commission

March 5, 2025



Purpose:

Conduct a public hearing on the Draft One Tacoma Plan and accept comments through March 7 at 5:00 PM.

Presentation Outline:

- **Planning Requirements**
- **One Tacoma Plan Overview**
- **Public Notice**
- **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.



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

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

Code Development

Establishing community
standards

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

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.

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

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

Water Quality and Urban Forest

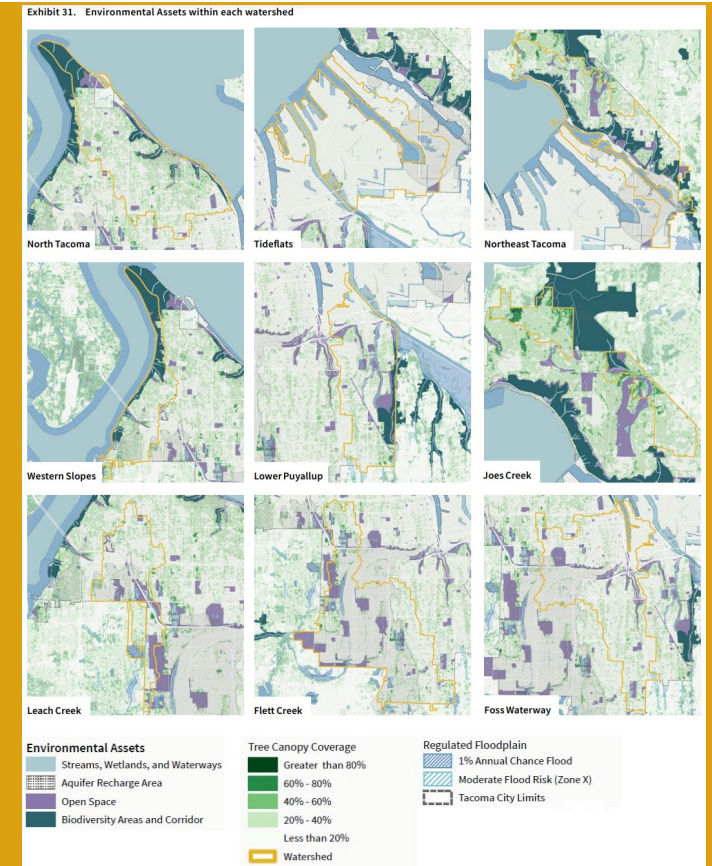
How does the Plan support green infrastructure?

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**

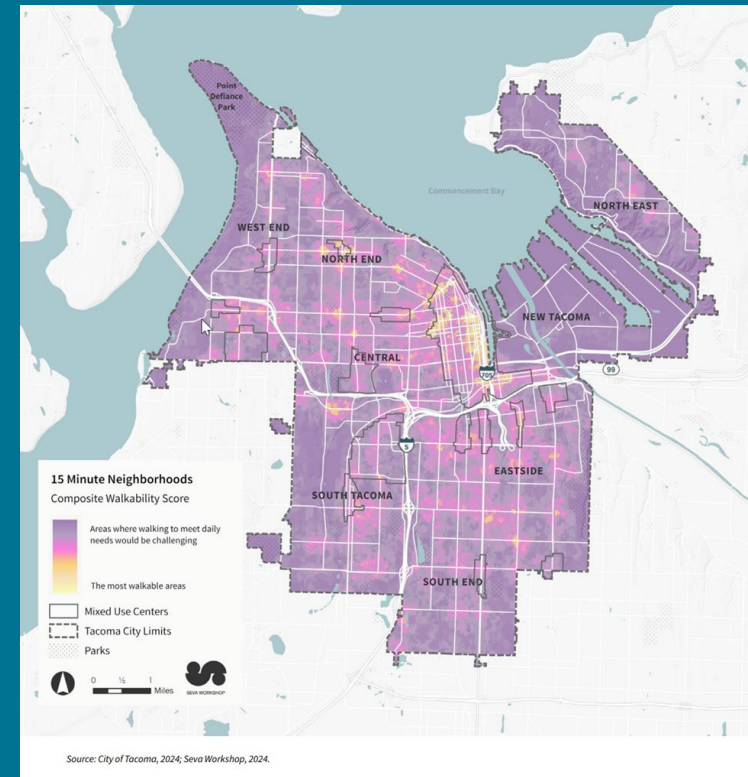
Complete Neighborhoods (3-118)

- **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



South Tacoma Overview

What elements respond to community concerns?

Economic Development:

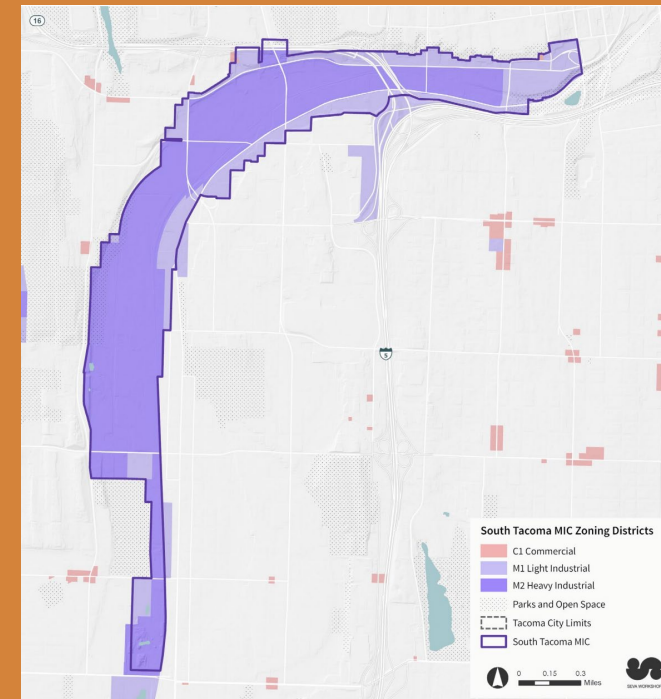
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Transportation and Mobility Plan: Elements

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.**

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

How to provide public comments:

- PC Public Hearing: March 5 at 6:00 PM
- Email planning@cityoftacoma.org
- Mail: Planning Commission, 747 Market Street RM 345, Tacoma WA 98402
- Comments due March 7, 2025 at 5:00 PM

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
- TV Tacoma

Planning Commission: Public Hearing and Engagement

Project Deadline: End of June for Adoption

- PSRC Submittal and certification ahead of next granting cycle

Next Steps:

1. March 19: Debrief - review public comments and testimony; identify potential amendments
2. April 2: Direction - determine which amendments to incorporate into the Plan
3. April 23/30 (special meeting): Recommendation

City Council Schedule (tentative):

- May: Set public hearing
- June: Conduct public hearing; First Reading of Ordinance; Adoption

Minor Plan & Code Amendments

2025 AMENDMENT TO THE COMPREHENSIVE PLAN
AND LAND USE REGULATORY CODE
PUBLIC HEARING



Planning Commission

03.05.2025

AGENDA



- Purpose of the Meeting
- Amendment Process & Timeline
- Overview of 2025 Code Amendment
- How to Provide Comments

PURPOSE OF THE MEETING



Accept public comments and testimony on the 2025 Annual Amendment applications.

Proposed Minor Amendments to Land Use Regulatory Code that are non-policy and technical in nature

- Correct errors
- Address inconsistencies
- Provide clarity
- Enhance intent
- Improve administration
- Improve customer service

TENTATIVE SCHEDULE



Date	Actions
<i>February 5, 2025</i>	<i>Planning Commission assessment & public release</i>
March 5, 2025	Commission public hearing
March 7, 2025	Deadline for written comments – 5:00 p.m.
March 19, 2025	Commission debrief
April 2, 2025	Commission review and direction
April 23, 2025	Commission recommendation
May - June 2025	City Council review and adoption

MINOR AMENDMENTS



Subject

Objective

- | | | |
|----|--|--|
| 1 | Definition: Development Site | Provide clarity |
| 2 | Residential Infill Pilot Program: Remove remaining text | Address inconsistency |
| 3 | CUP: “Conditional uses and height” | Correct error |
| 4 | <i>Land Use Permit Code Enforcement</i> | <i>Improve administration</i> |
| 5 | <i>Pedestrian Streets: Home in Tacoma alignment</i> | <i>Address inconsistency</i> |
| 6 | <i>Split Zoning: Multi-parcel sites</i> | <i>Enhance intent</i> |
| 7 | Tacoma Mall RGC: Residential use prohibition | Provide clarity |
| 8 | Mixed-Use Center Zoning: Residential building max. setbacks | Address inconsistency |
| 9 | <i>Retail marijuana limits: Expansion</i> | <i>Consistency with State law</i> |
| 10 | Sign Regulations: Shoreline | Provide clarity |
| 11 | <i>Building Design Mass Reduction: Mixed-Use Center and Downtown zoning</i> | <i>Enhance intent</i> |
| 12 | Commercial Zoning: Maximum setback exception | Address inconsistency |

CODE ENFORCEMENT



4. Land Use Permit Code Enforcement

Replace Land Use code enforcement provisions with the Tacoma Uniform Enforcement Code.

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 appropriate enforcement response. When enforcing the provisions of this Chapter, the Director and/or their authorized representative should, as practical, seek to resolve violations without resorting to formal enforcement measures. If formal enforcement measures are necessary, the Director and/or their authorized representative should generally seek to gain compliance via civil penalties. The Director may consider a variety of factors when determining appropriate enforcement response, including but not limited to:

Severity, duration, and impact of the violation(s);
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;
Economic benefits gained by the violation(s);
Intent or negligence demonstrated by the person(s) responsible for the violation(s);
Responsiveness in correcting the violation(s); and
Other circumstances, including any mitigating factors.

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 benefits 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, or any other appropriate action as determined by the Director and/or their authorized representative;

and the time period within which such action must be taken or work plan submitted within 18 days of receipt of the Notice of Violation. The Director may impose monetary civil penalties and/or abate the violation in accordance with the provisions of the Civil Penalties section below.

d/or division investigating the case and the contact person.

b. When a Notice of Violation is directed may appeal the Notice of Violation to the Building Official or the Hearing Examiner within 18 calendar days of issuance. The City will voluntarily abate the violation within 18 calendar days of issuance, if the owner of the property, if different, and/or the person committing the violation, if different and

C. Enforcement Process.

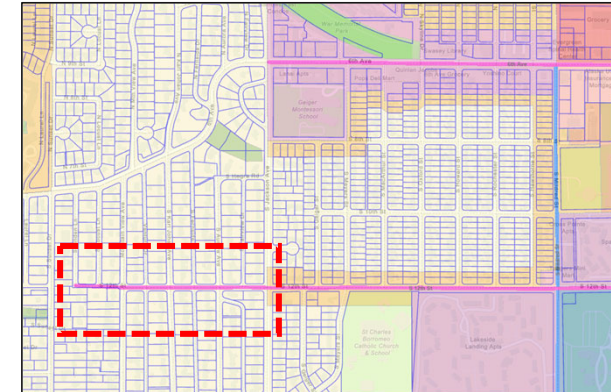
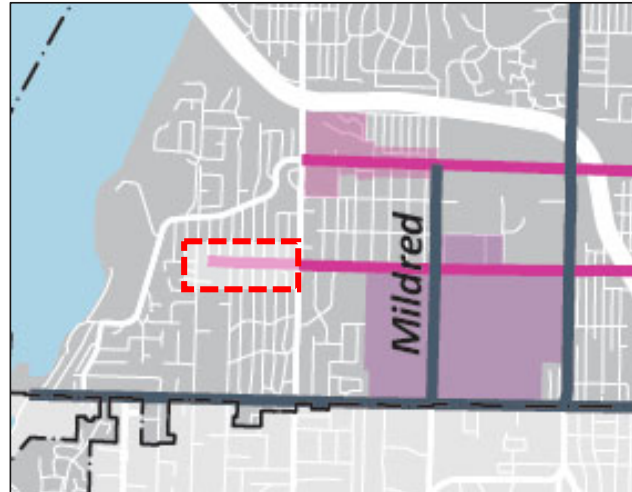
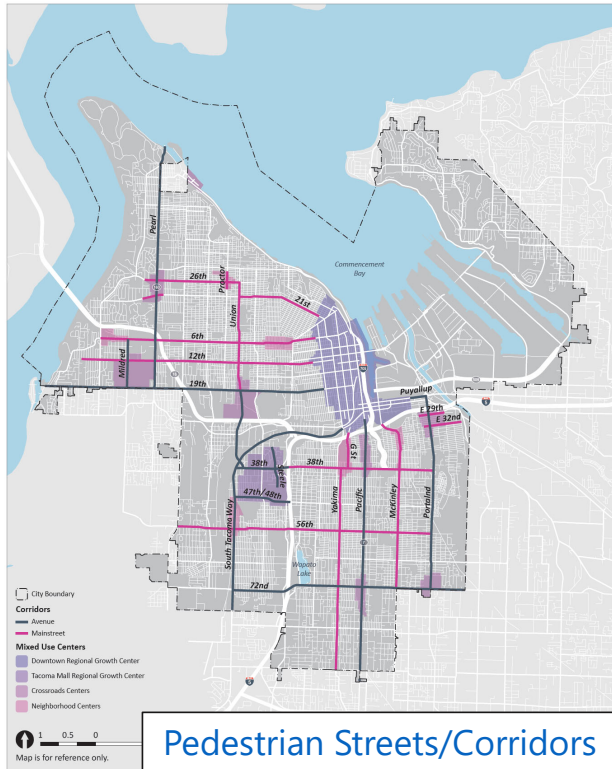
Any person or entity violating any of the provisions hereof shall be subject to all penalties and enforcement processes defined in the Uniform Enforcement Code, set forth at Chapter 1.82 of the Tacoma Municipal Code.

PEDESTRIAN STREETS: HOME IN TACOMA



5. Pedestrian Streets

N 12th St



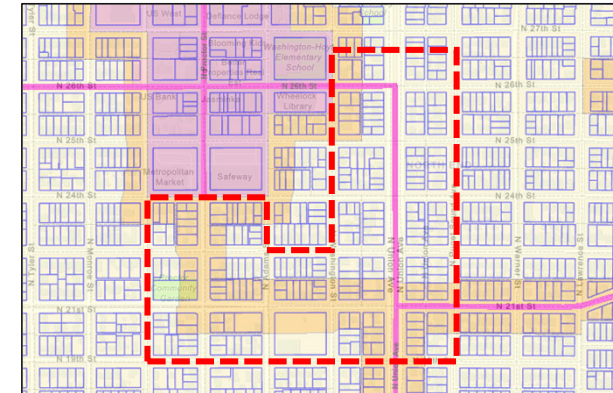
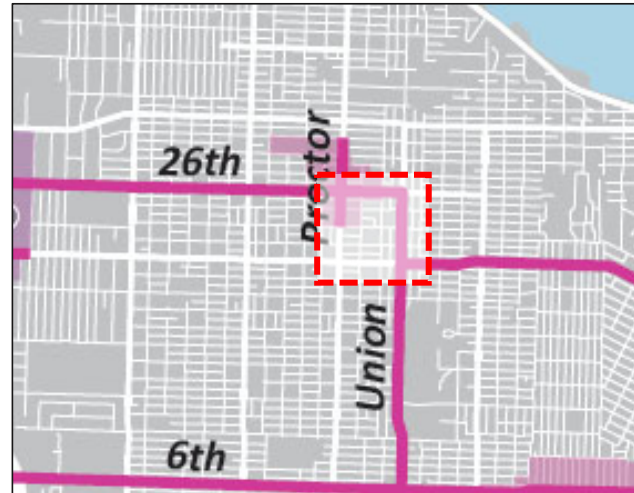
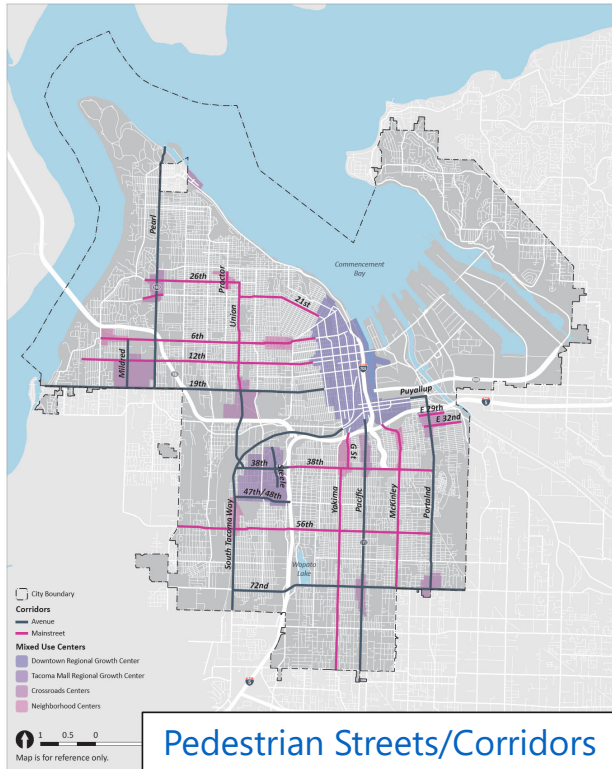
Comprehensive Plan FLUM

PEDESTRIAN STREETS: HOME IN TACOMA



5. Pedestrian Streets

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



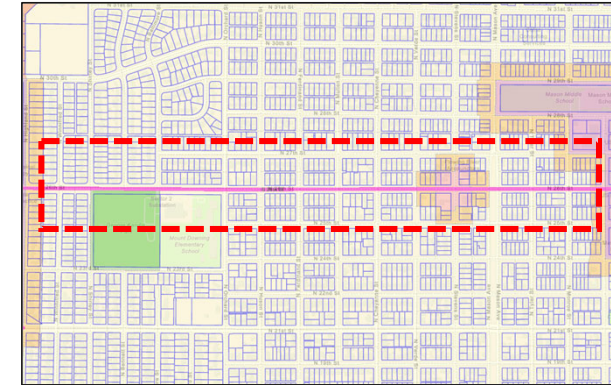
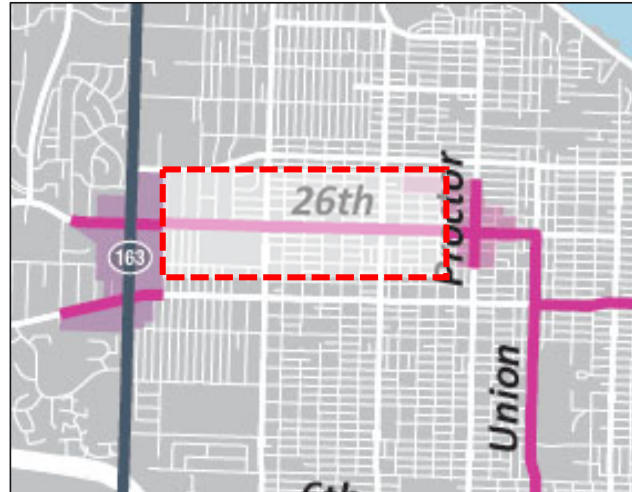
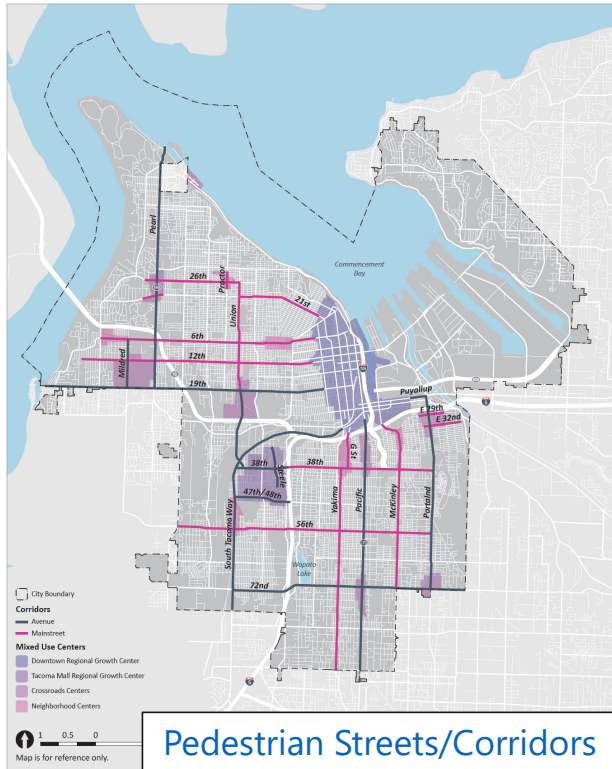
Comprehensive Plan FLUM

PEDESTRIAN STREETS: HOME IN TACOMA



5. Pedestrian Streets

N 26th St



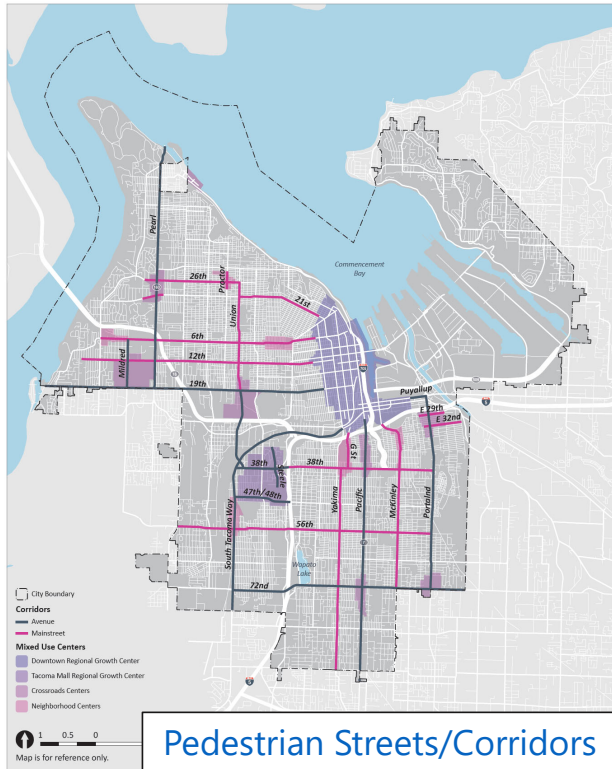
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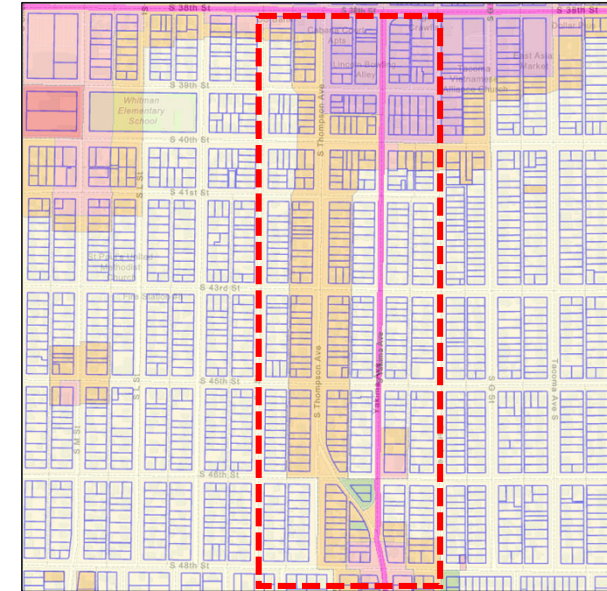


5. Pedestrian Streets

Lincoln MUC: S Thompson Ave / S Yakima Ave



- Missing S Yakima Ave south of S 48th St to City limits is also added



Comprehensive Plan FLUM

SPLIT-ZONING: MULTIPLE PARCELS



6. *Split-zoning: Multi-parcel sites*

Current split zoning provisions are limited to single parcels in existence in 1953. This ammendment expands these provisions to include development sites consisting of multiple parcels.

13.06.010 General Provisions

J. Split zoning.

1. Whenever a zone boundary line passes through a single unified parcel of land as indicated by record of the Pierce County Auditor as of May 18, 1953, and such parcel is of an area equal to the minimum requirements of either zone, the entire parcel may be used in accordance with the provisions of the least restrictive of the two zones; provided, more than 50 percent of the parcel is located within the least restrictive of the two zones.

2. Whenever a zone boundary line passes through a development site, irrespective of the number of parcels, and such site is of an area equal to the minimum requirements of either zone, the entire site may be used in accordance with the provisions of the least restrictive of the two zones; provided more than 50 percent of the site is located within the least restrictive of the two zones.

RETAIL MARIJUANA LIMITS



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).

BUILDING DESIGN MASS REDUCTION



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]



TO PROVIDE COMMENTS

- Testify at Planning Commission Public Hearing
- Email: planning@cityoftacoma.org
- Mail to:

Planning Commission
747 Market Street, Room 345
Tacoma, WA 98402

Written Comments must be received by
March 7, 2025, at 5:00 p.m.

Visit: www.cityoftacoma.org/codeamendments