



## PRESENTATION(S)

Meeting on March 19, 2025

<u>Agenda Item(s)</u>	<u>Page</u>
<b>1. Tidelands Subarea Plan</b> (PowerPoint slides for Discussion Item F1)	<b>3 – 26</b>
<b>2. One Tacoma Comprehensive Plan Update</b> (PowerPoint slides for Discussion Item F2)	<b>27 – 38</b>
<b>3. Minor Plan and Code Amendments</b> (PowerPoint slides for Discussion Item F3)	<b>39 – 56</b>



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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.





**TACOMA TIDEFLATS**  
**SUBAREA PLAN**

## Planning Commission

March 19, 2025

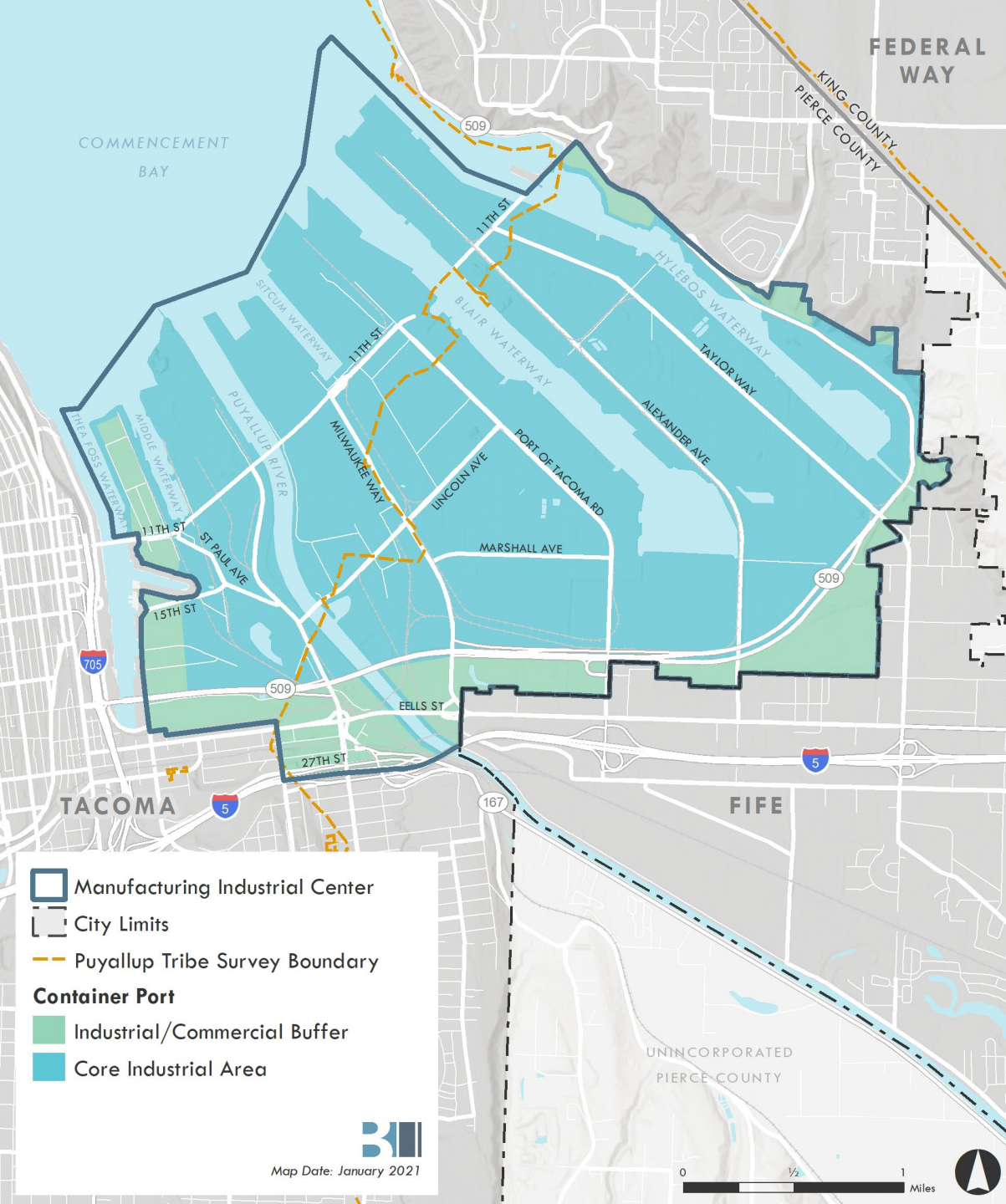
# Purpose

- A. Introduce Steering Committee Recommendation
- B. Prepare for April 16 Public Release



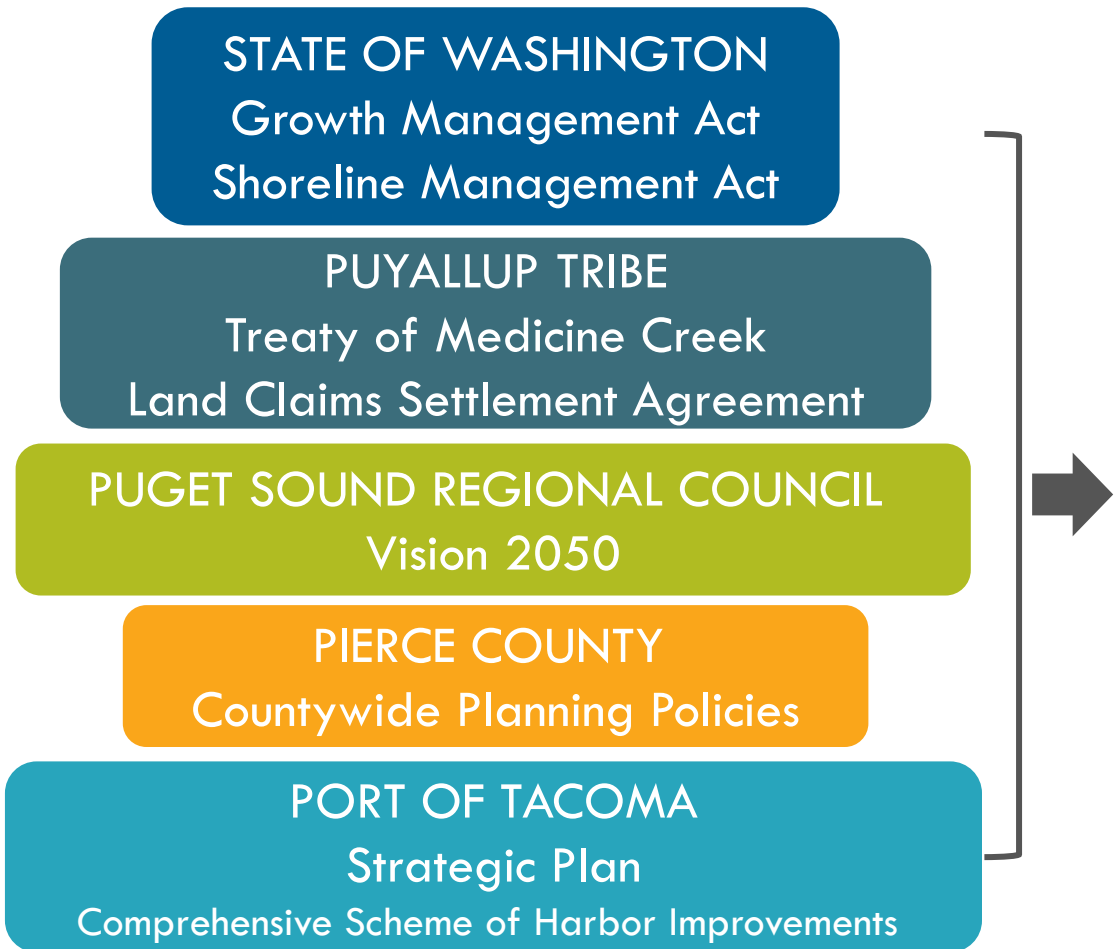
# Study Area

5

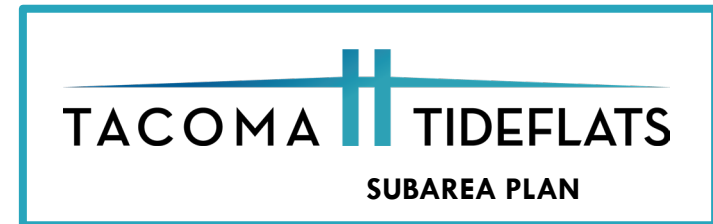


- Over 5,000 acres of waterfront land providing vital saltwater and estuarian habitat for salmon, shellfish and other marine life.
- Ancestral lands of the Puyallup Tribe of Indians.
- Designated as the Port of Tacoma Manufacturing Industrial Center (MIC).
- The MIC is home to Tacoma and Pierce County’s highest concentration of industrial and manufacturing activity and is the work site for about 10,000 employees.

# Policy Framework for the Subarea Plan



## One Tacoma Comprehensive Plan





# Shared Planning

- The Subarea Plan and EIS is a shared planning effort among five participating governments.
- Interlocal Agreement and Work Plan approved by partners to guide roles and responsibilities; established Steering Committee and Tideflats Advisory Group to support Plan development.



# Steering Committee Recommendation

## Forwarding Draft Plan with unanimous Recommendation for Adoption

### Themes in the Plan

- Balancing Industrial Success with Environmental Restoration
- Indigenous Values
- Comprehensive Climate Action
- Economic and Industrial Adaptation
- Transportation and Infrastructure Innovations
- Collaboration and Stakeholder Engagement



# Subarea Planning Timeline and Milestones



# Community Engagement

## Steering Committee

- Port of Tacoma
- Puyallup Tribe of Indians
- City of Fife
- Pierce County

## Tideflats Advisory Group

- Neighborhood Councils
- Adjacent jurisdictions
- Subject Matter experts
- Business representatives

## Community Visioning

- Focus groups
- Panels
- Survey/story map
- Direct outreach
- Language access
- Direct outreach

## Legislative Actions

- Non-interim regulations
- Alternatives selection

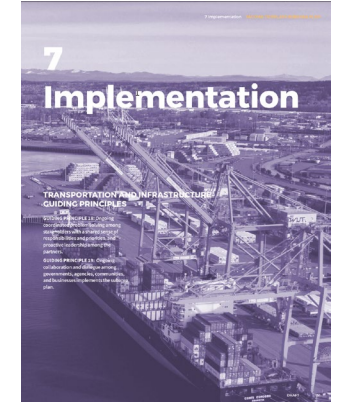
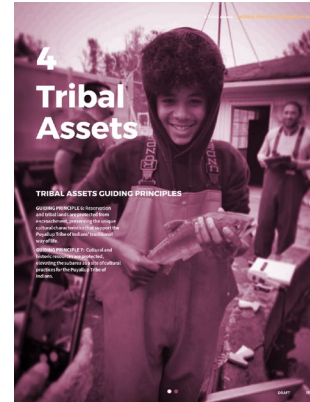
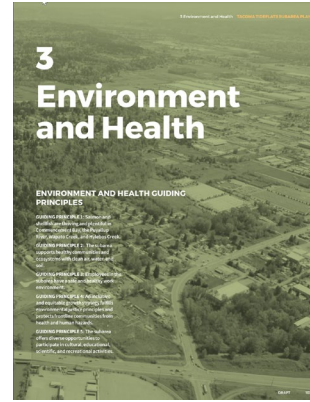
## DEIS Public Comment

- Information meeting
- Agency meeting
- Public hearing
- Written comments

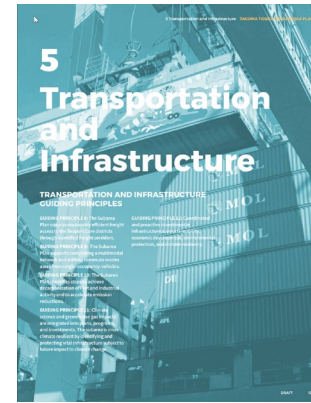
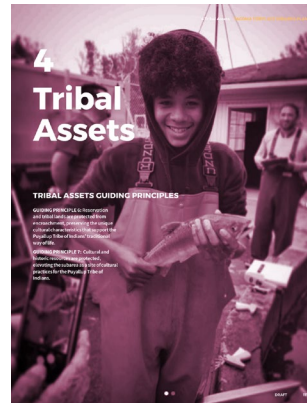
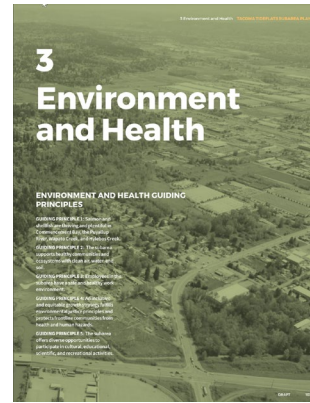
## Other


- Comp Plan Engagement
- Reviewed other efforts (climate action plan, Urban Watershed Protection Plan, etc.)

# Plan Overview



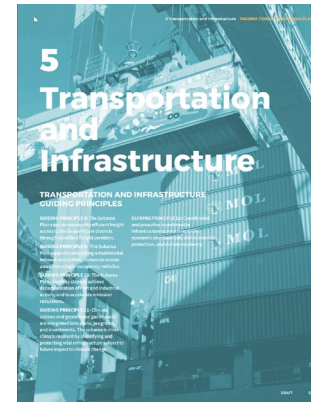
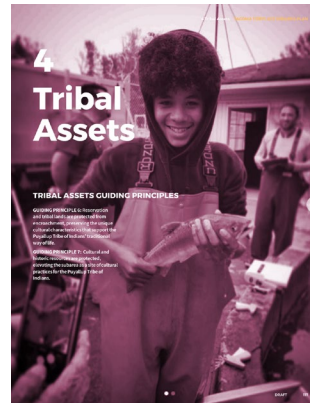
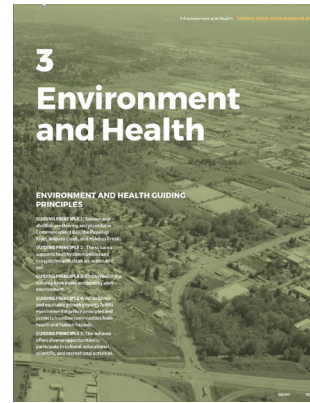
# Plan Overview - Introduction



- 
- Purpose
  - How the Plan is Organized
  - Vision and Guiding Principles
  - Summary of Environmental Review
  - Summary of Community Engagement

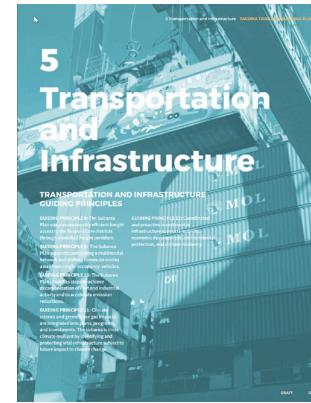
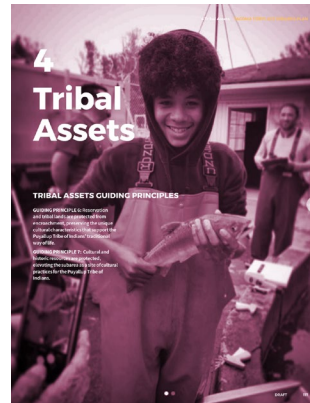
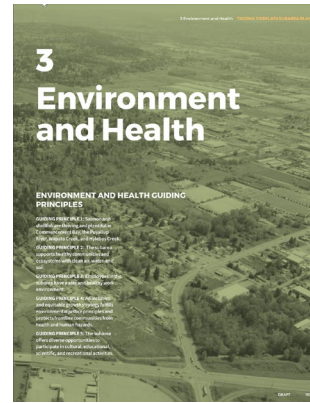


# Plan Overview – Context and History



- Location and Topography
- History of Development
- Tribal Resources
- Land Use Conditions
- Environmental Conditions
- Summary of Existing Plans and Policies

# Plan Overview – Environment and Health

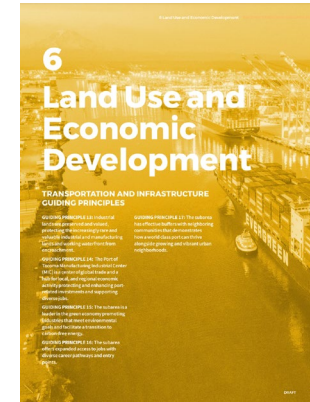
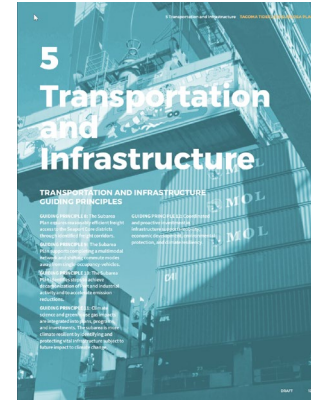
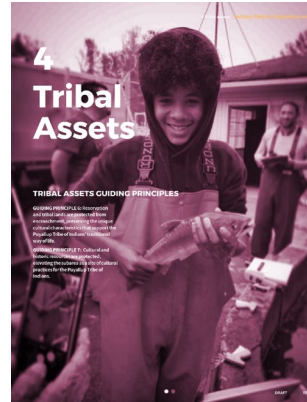
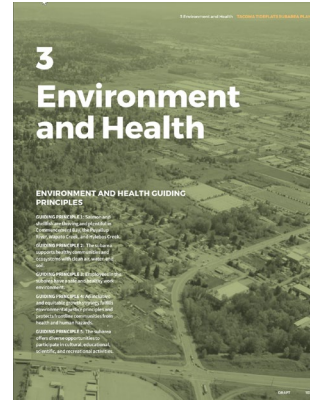


## Goals, Policies and Actions:

- Community and Environmental Health
  - Such as Air, Water, Fish and Wildlife, Flooding
- Brownfields and Remediation
- Public Access and Recreation



# Plan Overview – Tribal Assets

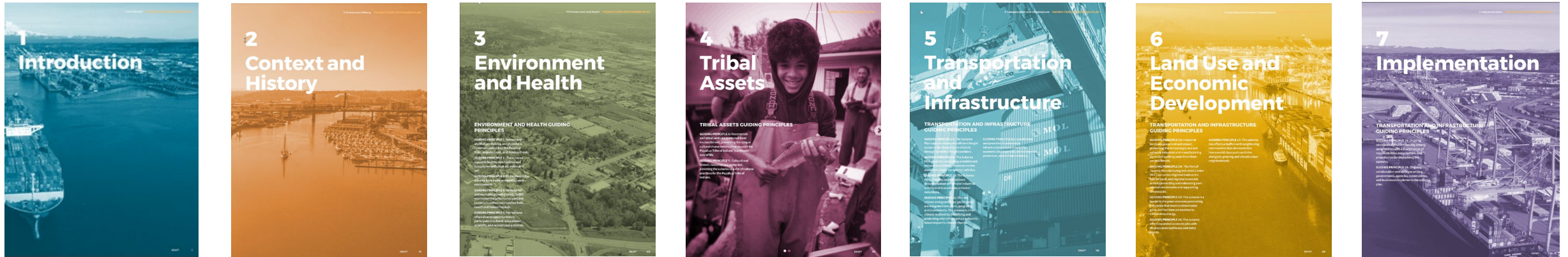


## Goals, Policies and Actions:

- Preserving unique cultural characteristics
- Protecting cultural resources
- Protecting Treaty rights

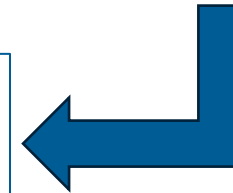


# Plan Overview – Transportation and Infrastructure

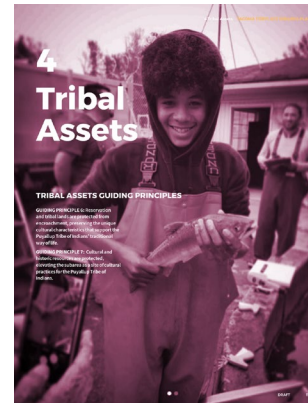
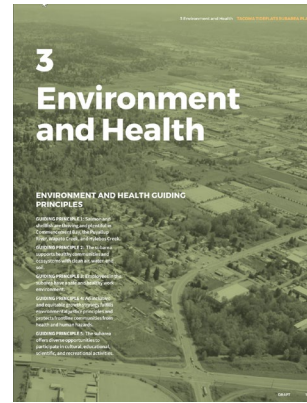


## Goals, Policies and Actions:

- Freight Access
- Active Transportation
- Transit
- Transportation Demand Management
- Priority Projects



# Plan Overview – Land Use and Economic Development

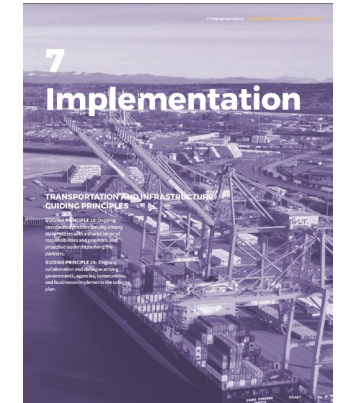
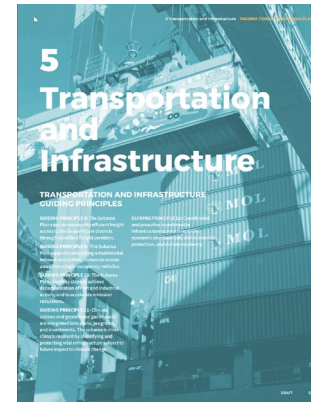
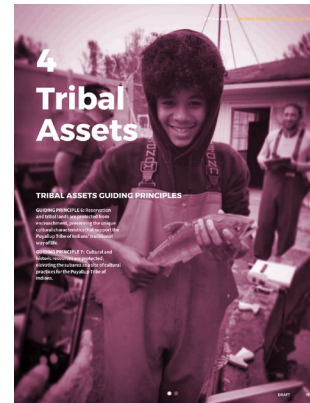
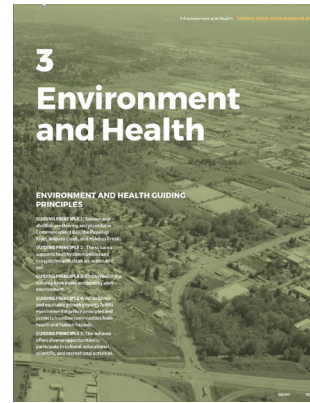


## Goals, Policies and Actions:

- Employment Targets
- Protect and preserve industrial lands
- Address incompatible land uses
- Effective buffers and transitions
- Priority sectors
- Zoning and Land Use Framework



# Plan Overview – Implementation



- Supports ongoing collaboration and dialogue
- Coordinated problem solving
- Proactive leadership
- Consolidated List of Actions and Priority Investments
- Performance Monitoring

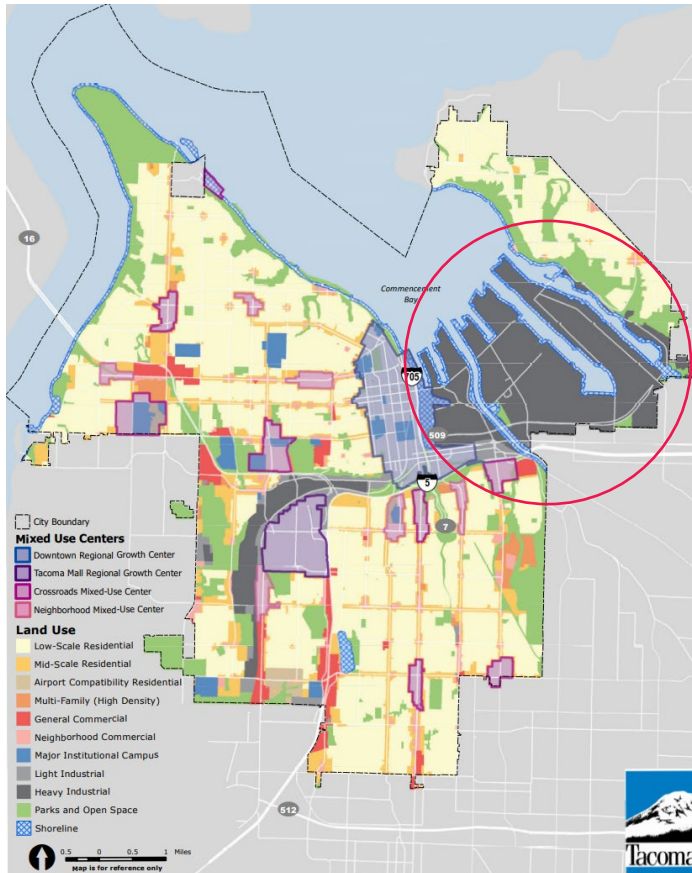
# Public Hearing Amendment Package

## **Tentative April 16 Request to Release for Public Comment:**

1. Tideflats Subarea Plan
2. One Tacoma Comprehensive Plan Amendments
3. Title 19 Shoreline Master Program Amendments
4. Title 13 Land Use Regulatory Code Amendments
5. Planned Action Ordinance

# One Tacoma Plan Amendments

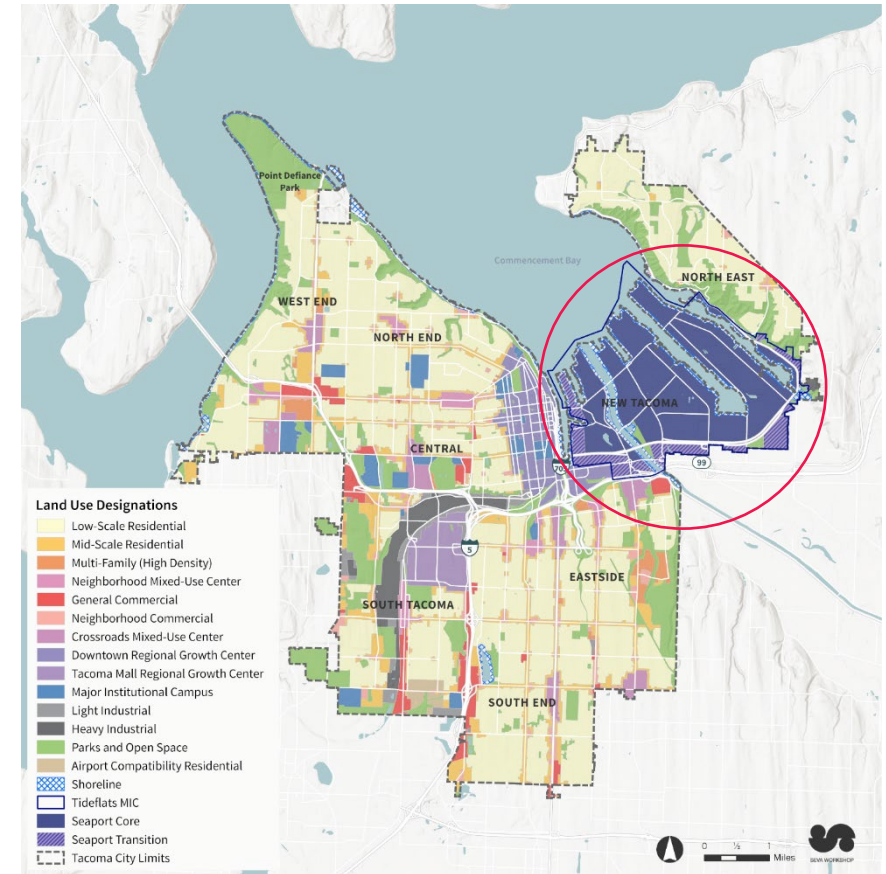
## Existing Future Land Use Map



Proposal would create three new designations:

1. Seaport Core
2. Seaport Transition
3. Tideflats MIC

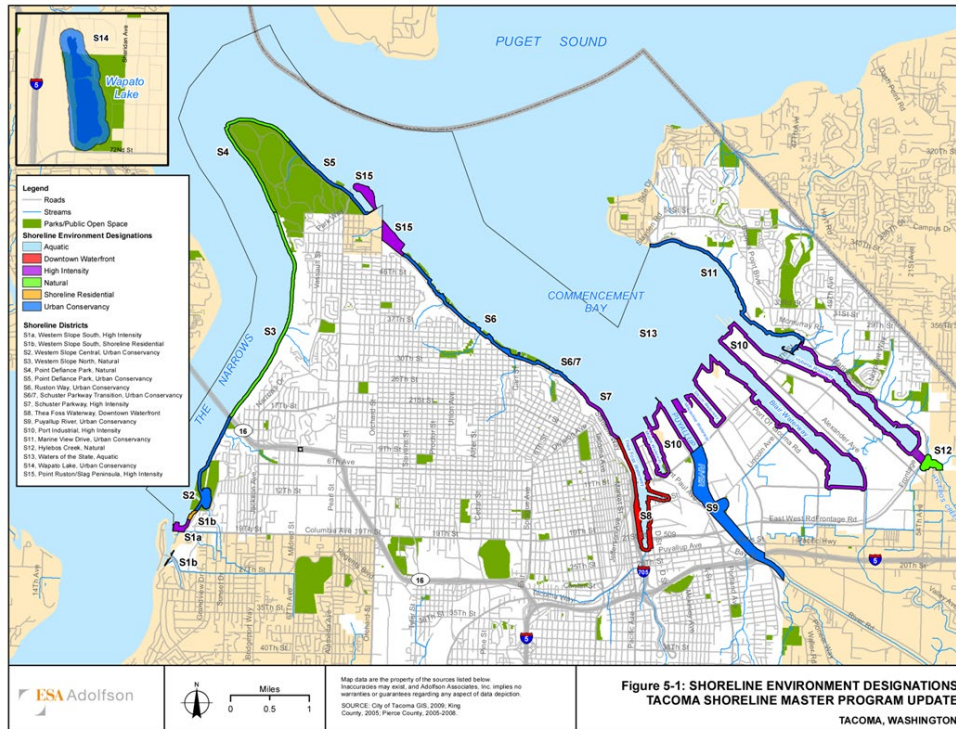
## Proposed Future Land Use Map





# Shoreline Master Program Amendments

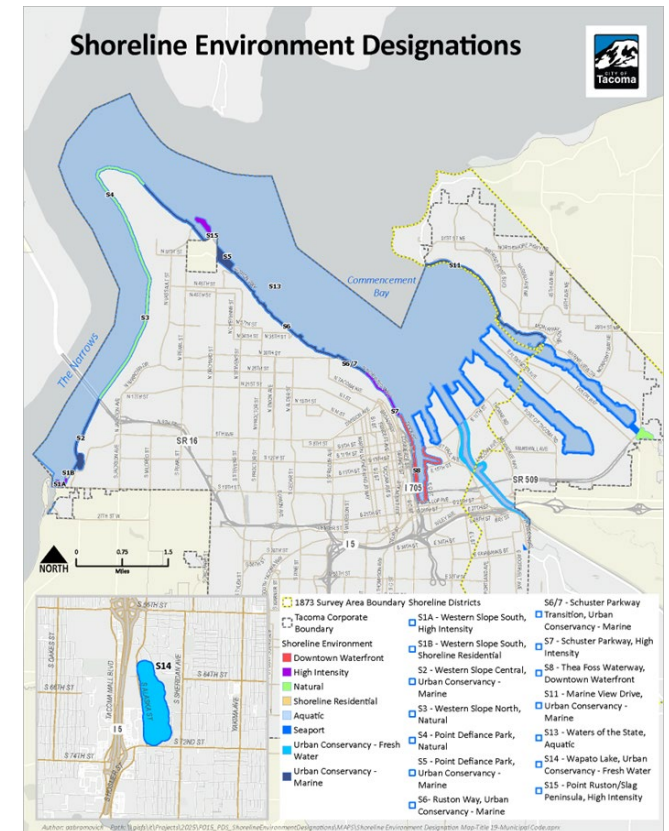
## Existing Shoreline Environment Designations



## Summary of Amendments:

1. New Seaport Environment
2. Modify Urban Conservancy to distinguish between Freshwater and Marine Environments
3. Delete the S-10 and S-9 Shoreline Districts; replace with base zoning from TMC 13

## Proposed Shoreline Environment Designations



# Zoning and Land Use

## Amendment Summary

1. Integrate new Seaport Industrial Zoning Districts
2. Delete the existing PMI Zoning District
3. Update use classifications and uses that are allowed, conditional, and prohibited based on the Tideflats Subarea Plan
4. Modify standards as denoted in the Subarea Plan to address off-site impacts
5. Modify residential standards for the Seaport Transition – TOD District
6. Streamline the use table by consolidating prohibited uses
7. Identify performance standards for industrial development
8. Remove references to Port of Tacoma MIC



# Next Steps (tentative)

## Planning Commission:

- Staff meeting with Agencies and Tribes (required)
- April 16: Set Public Hearing on Draft Plan and Code
- Community informational meeting
- May 21: Public Hearing
- July 16: Recommendations

## Forthcoming Information:

- Public comment and testimony
- Health Impact Assessment
- Final Environmental Impact Statement and response to comments on DEIS

# What City Council Will Receive

- 1. Steering Committee Recommendation**
- 2. Code Exhibits and Planned Action Ordinance**
- 3. Planning Commission Findings and Recommendations**
  - Proposed amendments for Council consideration – using the HIT format

# Tentative Schedule

Date	Topic(s)
April/May	<ul style="list-style-type: none"><li>• <b>Public comment period; HIA; FEIS</b></li></ul>
July	<ul style="list-style-type: none"><li>• <b>Planning Commission Recommendations</b></li></ul>
Late Summer/ Fall	<ul style="list-style-type: none"><li>• <b>City Council Public Hearing and Adoption</b></li></ul>





# ONE TACOMA

A Comprehensive Plan for a  
Vibrant, Connected and Sustainable City

**Planning Commission**

March 19, 2025



## Purpose:

- Debrief public hearing and review comments
- Identify potential amendments

## Presentation Outline:

- Public Comment Overview
- Response to PC Questions
- Staff identified amendments
- Commission identified amendments
- Next Steps

# Public Hearing Engagement

## One Tacoma Information Events:

- 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 Notice

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



The graphic features a blue header with the City of Tacoma logo (a mountain and the text 'CITY OF Tacoma') on the left. To the right, the text 'ONE TACOMA' is displayed in large, bold letters, with 'ONE' in orange and 'TACOMA' in white. Below this, the slogan 'Shared Vision, Shared Future.' is written in white. The background of the graphic is white and contains several stylized illustrations: an elderly man with a walker, a child on a bicycle, a woman walking with a child, and a woman wearing a yellow headscarf riding a bicycle.

**Attend the Planning Commission Public Hearing to share your thoughts for Tacoma's future.**

**What:** Comprehensive Plan Public Hearing  
**When:** March 5, 2025, 6 PM  
**Where:** In person: City Council Chambers, 747 Market St.  
 On Zoom: [www.zoom.us/j/84416624153](https://www.zoom.us/j/84416624153)  
 Dial In: +1 253-215-8782; Webinar ID: 844 1662 4153



# Event Debrief

## Participation

- **South Tacoma- 30**
  - CM Bushnell
- **Virtual - 36**
- **North Tacoma- 35**
- **Eastside – 40**
  - CM Sadalge

## Comments

- Oral testimony- 18
- Written- 63
  - Bicycle Pedestrian Technical Advisory Group (BPTAG)
  - Sustainable Tacoma Commission (STC)
  - Tacoma Area Commission On Disabilities (TACOD)
  - Transportation Commission
  - Climate Pierce County
  - Washington Department of Fish and Wildlife (WDFW)
  - Washington Department of Natural Resources (DNR)

# Comment Themes

**Housing** - Affordability, density, design, social housing & tenant protections

**Environment** - Tree canopy increases, stormwater/wastewater, trash, GHG reduction, climate adaptation

**Complete Neighborhoods** - Support for 15-minute neighborhoods, design for social connectedness

**Growth Strategy** – Support for mixed-use, concern about interactions between industry/mixed-use

**Public Facilities and Services** – Update to water and wastewater sections

**Economic Development** - Small business support, relocation assistance, job training

**Historic Preservation** - Support addition of chapter, connect to economic development, increase visibility of historic places

**Parks and Recreation**- Support for LOS, more safe places for children and seniors

# Response to Planning Commission Qs

## Housing:

1. What is definition of affordability? (page 43 of packet)
  - No more than 30% of income spent on housing; target AMI 80% or below
2. What is social housing? What did Seattle adopt? (page 45 of packet + 203 - 210)
3. What is a Community Land Trust? (page 211 - 228)
4. What are possible funding sources for affordable housing?
  - Sales Tax Levy, Property Tax Levy, Real Estate Excise Tax, Payroll Tax (page 48)
5. What are the current policies on inclusionary zoning and tenant protections? (page 47)

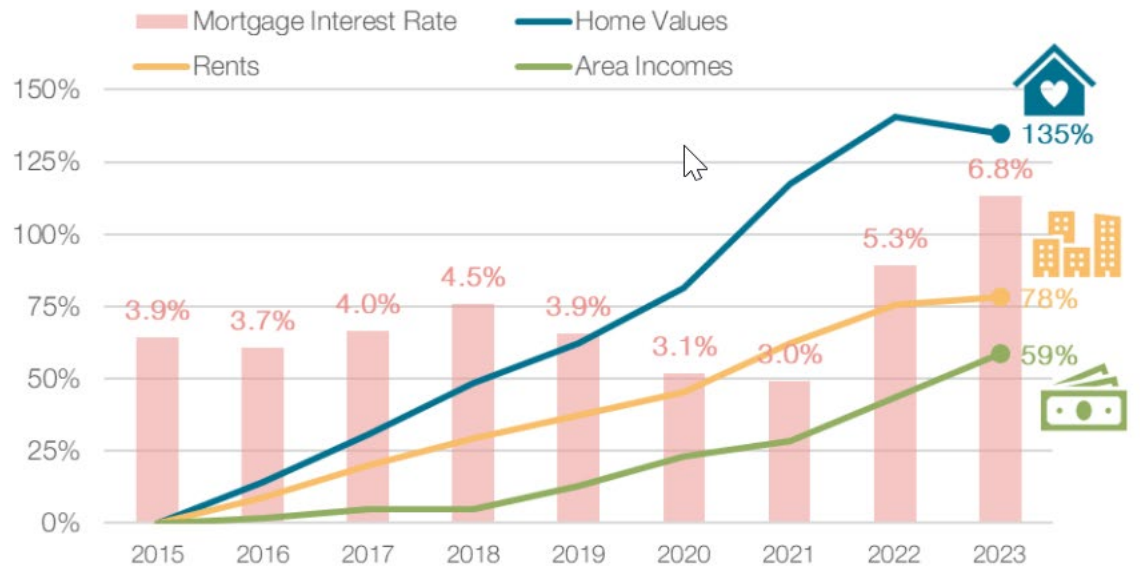
**Transportation: Question about the Streetcar map in current Comp Plan.**

# Response to Planning Commission Qs

## Housing: Past Trends and Projections for Affordable Housing Production

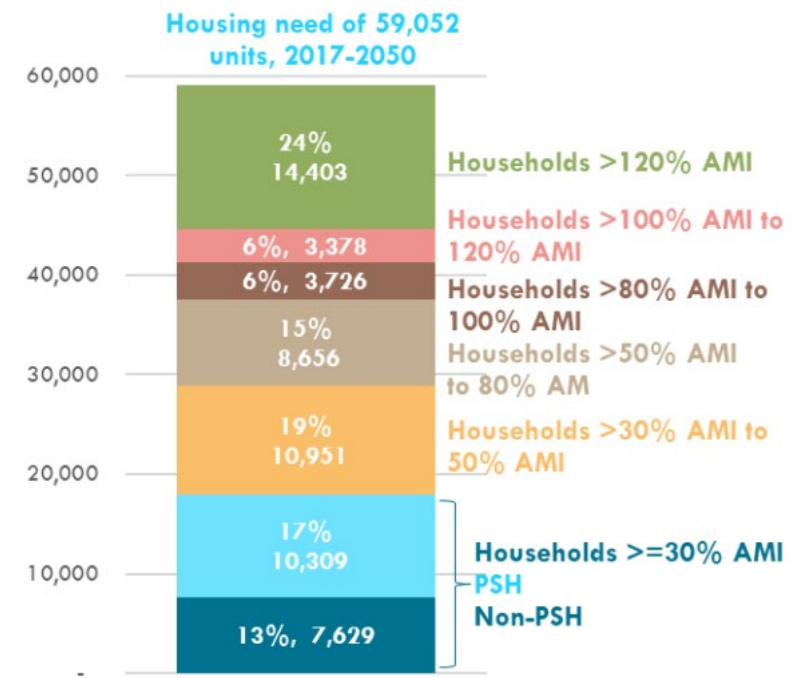
1. Home in Tacoma: Projected feasibility for 55,000 housing units. Page 50 includes EcoNorthwest forecast of housing type and AMI affordability (example: Single Dwelling = 190% AMI, 6 Townhouses with no parking = 85% AMI)

**Exhibit 17: Housing Cost and Income Increases as a % Change from 2015 in Tacoma, Average Annual Mortgage Lending Rates 2015-2023.**



Sources: Zillow Home Value Index and Observed Rent Index, Downloaded April 2024; WSHFC Area Median Income, 2015-2023; St Louis FED Mortgage Interest Rates, 2023; Seva Workshop, 2024.

**Exhibit 24: Housing Units Needed by Income Bracket in Tacoma, 2017-2050.**



# Staff Recommended Amendments

## Organizational

- Ensure that each chapter references in policy the supporting implementation strategies
- Add an action to Implement these strategy documents
- Consolidate actions in the Admin chapter or as appendix
- Clearly identify that the Community Profile and Baseline Conditions are appendices to the Plan

## Maps

- Tree canopy – waiting on LIDAR
- 15 minute neighborhood map – updating with recent data
- Parks and Recreation Map – update Signature Trails alignments for internal consistency with TMP
- Remove Link Light Rail on S 19<sup>th</sup> street (several maps)

## Other

- Neighborhood Planning – reflect program changes

# Growth Management Act (GMA)

## PSRC Checklist

## Staff Review

### Growth Strategy:

- Incorporate numeric targets for centers, not just % share; Add population targets; Focus on consistency with 2044 (not 2050)

### Airport Compatibility:

- Greater emphasis on airport planning requirements under Vision

### Housing:

- Add more background data on housing types supported in our zoning; baseline inventory for shelters
- Discussion of barriers to affordable housing

### PF+S:

- Address climate resiliency and detrimental impacts of facility siting

### Housing:

- Add definition of AMI and affordability

### Environment:

- Add specific goal to achieve net-zero by 2050 consistent with CAP
- Incorporate baseline map on brownfields, and policies and actions to support remediation efforts

### Complete Neighborhoods:

- Add baseline data on distribution of uses that support completeness

### Growth Strategy:

- Add a more specific goal to support expansion of complete neighborhoods

# Next Steps





# Commission Amendments?





# Minor Plan & Code Amendments

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



Planning Commission

03.19.2025



# AGENDA

- Purpose of the Meeting
- Tentative Schedule
- Overview of 2025 Code Amendments
- Review of Responses to Questions & Comments
- Review of NEW Home in Tacoma Amendments



# PURPOSE OF THE MEETING



Review comments and questions received by public and Planning Commission.

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

# MINOR AMENDMENTS



## Subject

- 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 Sign Regulations: Shoreline
- 11 Building Design Mass Reduction: Mixed-Use Center and Downtown zoning
- 12 Commercial Zoning: Maximum setback exception

## Objective

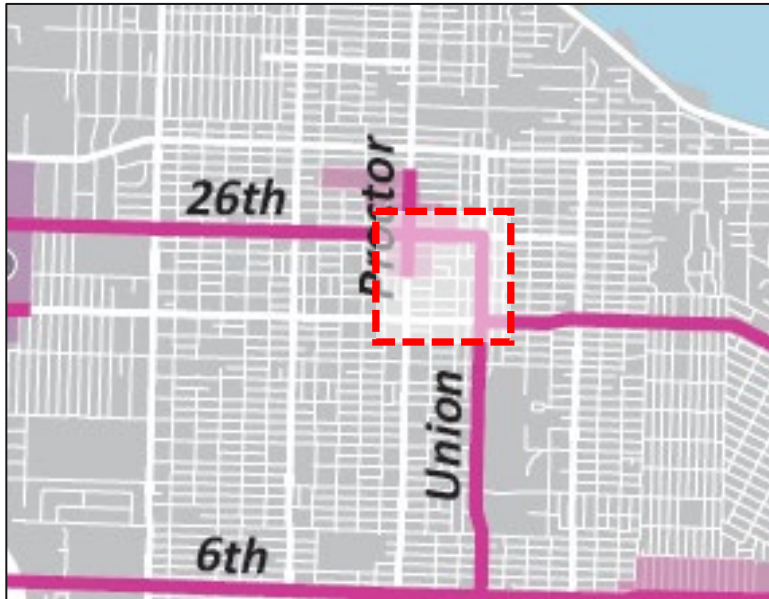
- Provide clarity
- Address inconsistency
- Correct error
- Improve administration
- Address inconsistency***
- Enhance intent***
- Provide clarity
- Address inconsistency
- Consistency with State law***
- Provide clarity
- Enhance intent
- Address inconsistency

# PEDESTRIAN STREETS: HOME IN TACOMA<sup>44</sup>

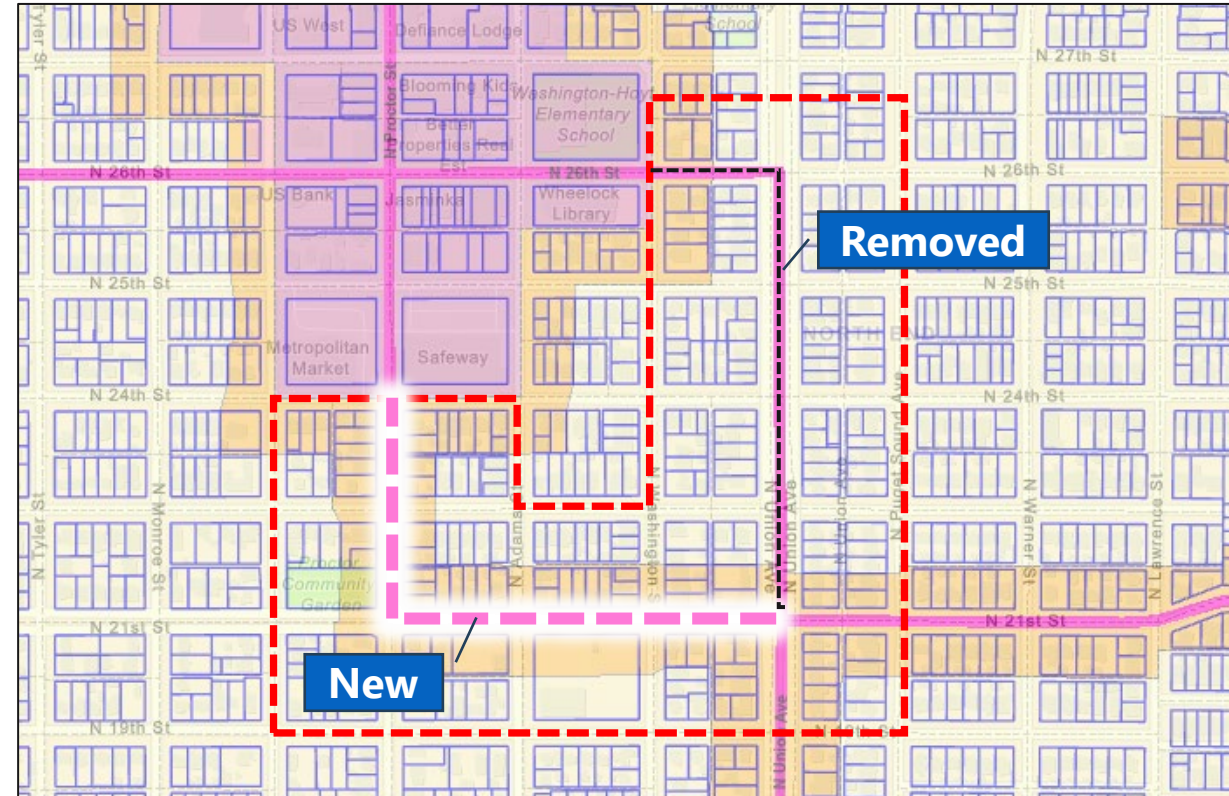


## 5. Pedestrian Streets

## Proctor MUC: N 21<sup>st</sup> St / N 26<sup>th</sup> St / N Proctor St /N Union Ave



Pedestrian Streets/Corridors



Comprehensive Plan FLUM



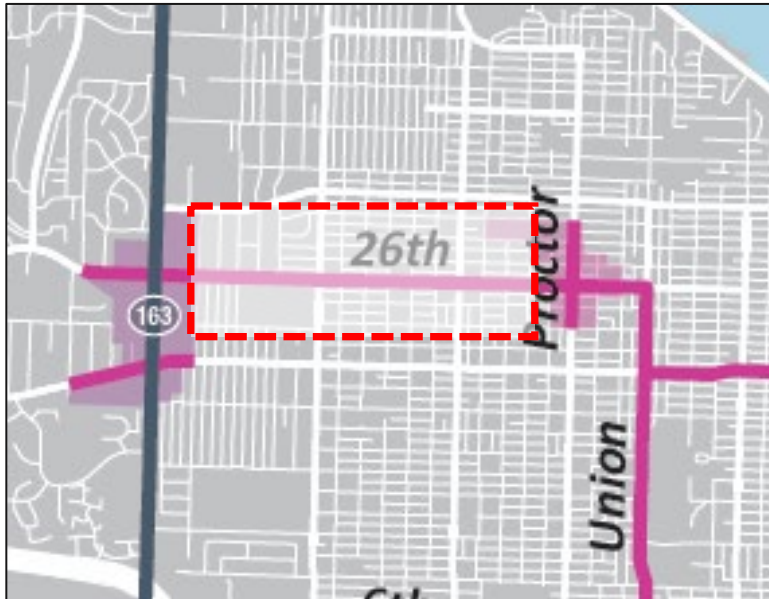
# PEDESTRIAN STREETS: HOME IN TACOMA

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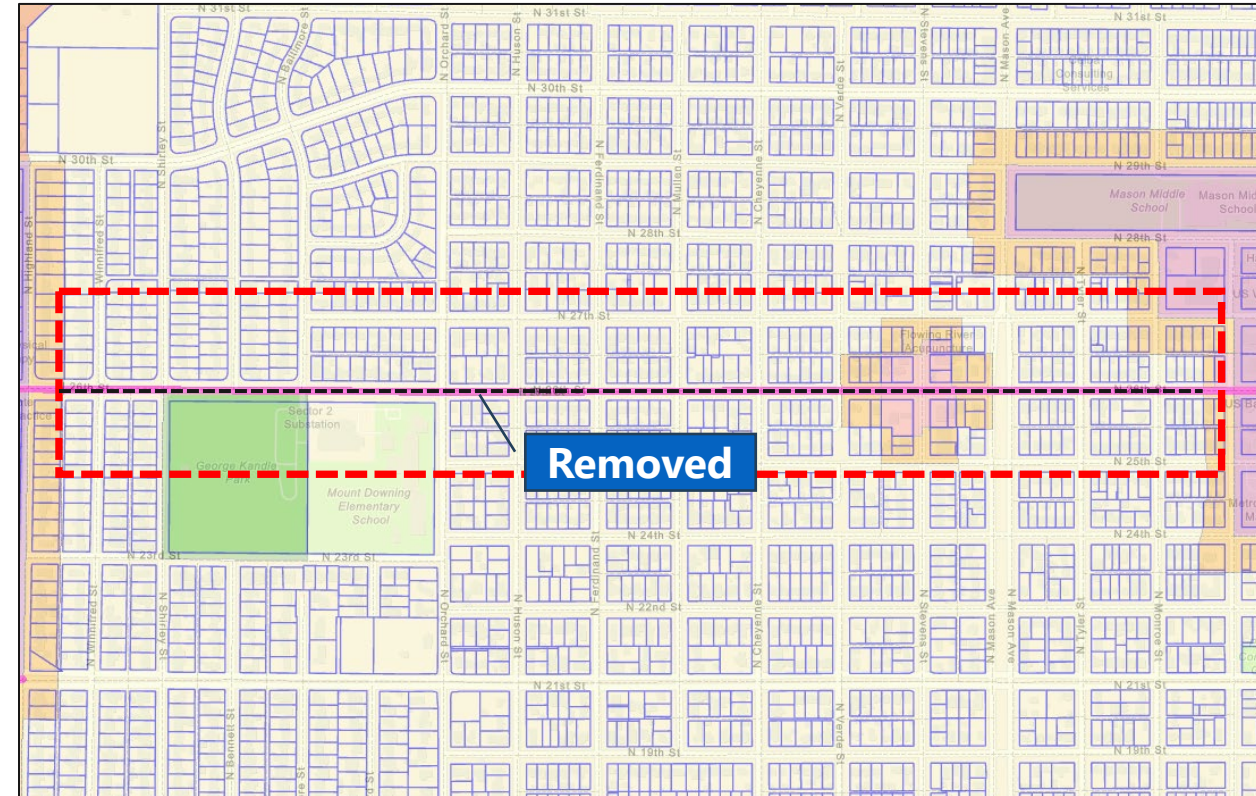


## 5. Pedestrian Streets

### N 26<sup>th</sup> St



Pedestrian Streets/Corridors

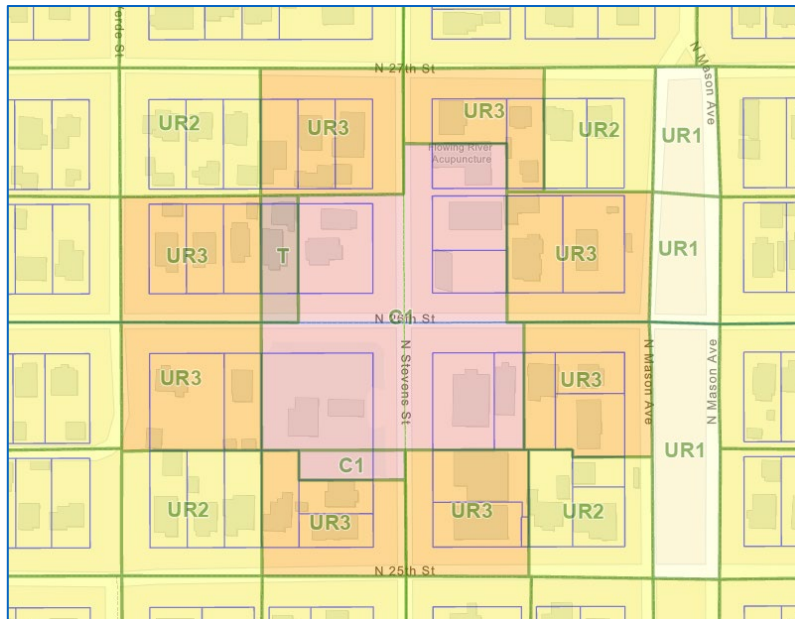


Comprehensive Plan FLUM

# PEDESTRIAN STREETS: HOME IN TACOMA<sup>46</sup>



## 5. Pedestrian Streets



Zoning

## N 26<sup>th</sup> St

**Q: What impact does the Pedestrian Street designation have on right-of-way improvements and private development?**

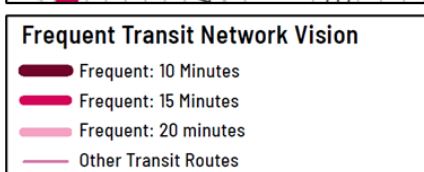
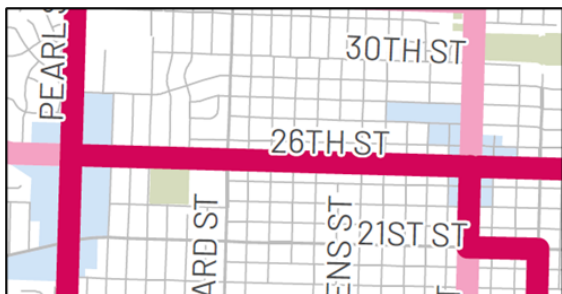
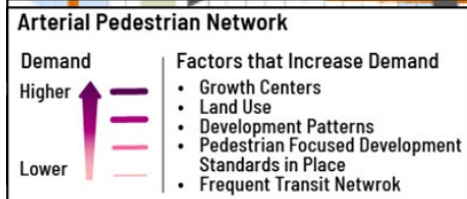
- Direct influence on street improvements limited to sidewalks w/in Centers. None outside of Centers.
- Building design: Some w/in Commercial zones. None w/in Urban Residential zones.
- Land Uses: Allows certain non-residential uses as Limited Mixed-Use Residential w/in UR-3 along Pedestrian Streets.
  - Max. 3,000 sq. ft.
  - Uses include craft production, eating and drinking establishments, office, retail, and more.



# PEDESTRIAN STREETS: HOME IN TACOMA<sup>47</sup>



## 5. Pedestrian Streets



## N 26<sup>th</sup> St

**Q: Clarification of other designations for this segment of N 26<sup>th</sup> St and how they might inform future right-of-way improvements and investments.**

- Improvements are generally determined by functional classification and adopted plans and NOT the pedestrian street designation
- Draft One Tacoma Comprehensive Plan Transportation and Mobility Plan (TMP) establishes the vision for future pedestrian, bicycle, and transit network.

This potential amendment would not change this street's functional classification or bus service and the TMP would serve as the primary basis in guiding necessary public infrastructure and investment.

# SPLIT-ZONING: MULTIPLE PARCELS



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

### 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.

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

**Q: Concern w/ potential to have unintended consequences, particularly allowing the expansion of high-intensity zones adjacent to low-intensity zones (i.e. industrial zones adjacent to residential zones) through property acquisition.**

#### Staff recommended potential revisions

- Increase the amount of the development site that must be located within the least restrictive zone from more than 50% to a higher amount (i.e. 90%)
- Prohibit this provision from applying to Industrial zones.
- Require all parcels be contiguous and not separated by alleys and streets.

# RETAIL MARIJUANA LIMITS



## 9. Retail marijuana limits: Expansion

### 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).

### Cannabis Social Equity Program

Previously: 471 retail licenses statewide

- Tacoma allocated 16 retail license based on population

Program added 52 new retail licenses statewide (approx. 10% increase)

New licenses are distributed at State-level and no mandate to increase local limitations

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

**Q: Questions were raised pertaining to how this program considers current retail business license holders as it relates to the Social Equity program qualifications and how local location requirements apply to Social Equity program licensees.**

Initially, staff understood this amendment was necessary to comply with the State Cannabis Social Equity program.

Staff has since learned that there is no compliance mandate with this program.

***Staff expects this amendment to be withdrawn***

# HOME IN TACOMA AMENDMENTS



## Definitions

- “Backyard Building”
- “Major Transit Stop”
- “Middle Housing”

## Use and Development Standards

- UR-3 & R-4: Day Care Center use
- UR-2 & UR-3: Density
- Accessory Dwelling Units: Conversion of existing structures

## Overlay Districts

- JBLM Airport Compatibility Overlay District (ACD): Density
- Port of Tacoma Transition Overlay District: Prohibited uses

## Building Design Standards

- Backyard building: Building setbacks
- Backyard building: Garage setbacks
- Backyard building: Pedestrian access
- Courtyard Housing & Rowhouse: Habitable space

# HOME IN TACOMA AMENDMENTS



## Definitions

### Backyard building

#### Amendment

Removes description of access requirements (*does not affect actual requirement*)

### Major transit stop

#### Amendment

Aligns the two definitions and adds frequency requirements (*does not change Reduced Parking Area or zoning*)

### Middle housing

#### Amendment

Adds specific middle housing types for Urban Residential zones.



# HOME IN TACOMA AMENDMENTS



## Use and Development Standards

### UR-3 & R-4: Day Care Center use

#### Amendment

UR-3: Permitted (<50 children) and conditionally permitted (>50 children)

R-4: Permitted (~~<50 children~~) and ~~conditionally permitted (>50 children)~~

### UR-2 & UR-3: Density

#### Amendment

UR-1: min. 4 units; UR-2: min. 6 units; UR-3: min. 8 units plus 2 additional through Bonus 1

### Accessory Dwelling Units: Conversion of existing structures

New provision that permits the conversion of legal nonconforming accessory structures to be converted to dwelling units per State Law (13.06.080.A.4)

# HOME IN TACOMA AMENDMENTS



## Overlay Districts

### **JBLM Airport Compatibility Overlay District (ACD): Density**

Amendments clarify density limitations within the ACD (13.06.020.F.1 & 13.06.070.F)

#### Amendment

Adds footnote reference to ACD provisions in Urban Residential development standards table and adds new provisions that clarify density limitations within ACD.

### **Port of Tacoma Overlay District: Prohibit uses**

Amendment clarifies prohibited middle housing uses within the Port overlay district (13.06.070.G.3.a)

#### Amendment

Adds new Urban Residential housing types to the list of prohibited uses.

# HOME IN TACOMA AMENDMENTS



## Building Design Standards

### Backyard building: Building setbacks

#### Amendment

0 ft. rear or side setback from alley

### Backyard building: Garage setbacks

#### Amendment

Garage doors must be setback 20 ft from lot lines abutting streets

### Backyard building: Pedestrian access

#### Amendment

~~Must~~ May have pedestrian access from the secondary street

### Courtyard housing & Rowhouse: Habitable space

#### Amendment

10 ft deep along ~~100%~~ 75% of street-facing facades

# TENTATIVE SCHEDULE



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

# MINOR AMENDMENTS



## Questions and Commission Amendments?