

SUMMARY OF FINAL CHANGES BY LAND USE ADVISORY COMMISSIONS

DATE:	June 28, 2019
SUBJECT:	Community Plan Updates: Summary of changes to final proposals by Land Use Advisory Commissions
SKIP TO (LINKS):	South Hill Advisory Commission (5/20/2019) Mid-County Advisory Commission (5/28/2019) Parkland-Spanaway-Midland Advisory Commission (6/18/2019) Frederickson Advisory Commission (6/24/2019)

INTRODUCTION

The following sections summarize the initial proposed changes in the April 2019 draft Community Plans, the staff recommendations as provided in the Land Use Advisory Commission (LUAC) staff reports, and the LUAC final proposed changes approved at their respective public meetings.

The information outlined in each section follows the organization of the staff reports and references the location of the analysis for each proposed change.

Since the draft Community Plans were developed through study session review and interpretation by staff, the final draft Community Plans were updated based on the recommendations voted on by the LUACs to reflect the final decisions made by each LUAC for their Community Plan update. The final proposals are forwarded to Planning Commission for review and consideration.

All materials are available at www.piercescountywa.gov/CPupdate. The [online interactive map](#) has been updated to reflect all LUAC final proposed map changes.

This document will be updated as all Planning Commission staff reports are finalized and any changes to this summary will be documented on the last page of the subsequent version. It will also be updated with the Planning Commission changes that are forwarded to Pierce County Council. The final meeting for Planning Commission to vote on proposed changes is scheduled for August 21, 2019 at 6:30 p.m. at the Pierce County Annex, 2401 S. 35th St. Tacoma, WA 98409.

SOUTH HILL ADVISORY COMMISSION (5/20/2019)

CENTERS AND CORRIDORS

CENTERS AND CORRIDORS POLICIES

Centers and Corridors policy analysis begins on **page 12** of the [South Hill Community Plan Staff Report to the South Hill Advisory Commission](#) (SHAC).

April Draft Plan Proposed Changes	Staff Recommendation	SHAC Final Proposal
Focus future growth in compact, high-density Centers and transit-oriented Corridors along Meridian.	Approve.	Accept staff recommendation.
Identify Centers as pedestrian-oriented and Corridors as auto-oriented.	Approve.	Accept staff recommendation.
Remove language to reshape and limit the commercial corridor along Meridian. (these policies are implemented in the designation of Centers and Corridors).	Approve.	Accept staff recommendation.
Expand the allowed uses in commercial areas, and integrate high-density residential and commercial uses.	Approve.	Accept staff recommendation.
Replace language related to designating the existing zoning pattern.	Approve.	Accept staff recommendation.
Designate two Towne Centers between 128th St E and 136th St E (Longston Place), and between 152nd St E and 160th St E (Sunrise Village) along Meridian.	Approve.	Accept staff recommendation.
Prohibit industrial and automobile repair uses in TCTR.	Approve.	Accept staff recommendation.
Identify TCTR as focal points of the community.	Approve.	Accept staff recommendation.
Identify the desired mix of uses for TCTR (pedestrian-friendly civic, residential, retail, and services).	Approve.	Accept staff recommendation.

April Draft Plan Proposed Changes	Staff Recommendation	SHAC Final Proposal
Require residential above commercial uses in TCTR.	Modify policy to state residential above commercial is “desired,” not required (see page 13) .	Accept staff recommendation.
Commit to implementing the vision for Towne Centers through public and private investments, prioritizing transit and mobility improvements, and monitoring permit processing.	Approve.	Accept staff recommendation.
Designate areas along Meridian as UCOR for regional commercial and high-density residential.	Approve.	Accept staff recommendation.
Change language to allow high-density residential in Corridors to when infrastructure and transit can serve the community.	Approve.	Accept staff recommendation.
Encourage residential above commercial uses in UCOR.	Approve.	Accept staff recommendation.
Establish a minimum density of 12 units per acre and only limit maximum density by height in UCOR.	Approve.	Accept staff recommendation.
Encourage pedestrian safety elements with auto-dependent uses in UCOR.	Approve.	Accept staff recommendation.
Limit NCOR to areas within a quarter mile walkable area along Centers and Corridors, between the TCTR, UCOR, and ECOR zones and single-family neighborhoods to transition from those more intensive zones to lower-density single-family zones.	Approve.	Accept staff recommendation.
Encourage connectivity between development and transit corridors in NCOR.	Approve.	Accept staff recommendation.
Zone properties with existing industrial uses in the area of Thun Field along Meridian as ECOR.	Deny. Remove all ECOR policies and narrative text because the zone is not used in the Community Plan (see page 16) .	Accept staff recommendation.
Identify ECOR as areas for industrial and office uses that generate employment.		

April Draft Plan Proposed Changes	Staff Recommendation	SHAC Final Proposal
Prohibit residential in ECOR.		
Allow limited commercial that serves the needs of employment uses in ECOR.		
Prioritize transit access to ECOR areas.		

The updated analysis for Centers and Corridors policies based on the SHAC recommendation begins on **page 11** of the [South Hill Community Plan Staff Report to the Planning Commission](#).

CENTERS AND CORRIDORS MAP CHANGES

Centers and Corridors map change analysis begins on **page 17** of the [South Hill Community Plan Staff Report to the SHAC](#). Maps are found in [Attachment B](#).

April Draft Plan Proposed Changes	Staff Recommendation	SHAC Final Proposal
Towne Center (TCTR) replaces the Urban Village (UV) zone with modified boundaries, as shown in Maps CC15 and CC17 in Attachment B . Longston Towne Center is on Meridian between 126th St E and 136th St E. Sunrise Village Towne Center is on Meridian between 152nd St E and 162nd St E.	Approve.	Accept staff recommendation.
NCOR is zoned between TCTR/UCOR and single-family residential zones in areas along Meridian between 120th St E and 176th St E, as shown in Maps CC14, CC15, CC16, and CC17 in Attachment B .	Approve.	Accept staff recommendation with modification: retain existing zoning on parcels 0419227030 and 0419227031 on 152nd St E between 105th Ave Ct E and 107th Ave Ct E.
UCOR is proposed along Meridian between 120th St E and 176th St E in areas not proposed as TCTR, as shown in Maps CC15, CC16, and CC18 in Attachment B .	Approve.	Accept staff recommendation.

The updated analysis for Centers and Corridors map changes based on the SHAC recommendation begins on **page 16** of the [South Hill Community Plan Staff Report to the Planning Commission](#). Updated maps are found in the [Planning Commission Attachment B](#).

ALL OTHER POLICIES

All other policy analysis begins on **page 22** of the [South Hill Community Plan Staff Report to the SHAC](#) for those that warrant further analysis. Other policy changes are summarized in [Attachment C](#).

April Draft Plan Proposed Changes	Staff Recommendation	SHAC Final Proposal
Designate South Hill as a Potential Incorporation Area.	Approve.	Accept staff recommendation.
Allow commercial zoning on a portion of an Employment Center property if split by a road.	Approve.	Accept staff recommendation.
Expand transit and park and rides.	Approve.	Accept staff recommendation.
Prioritize road improvements.	Approve.	Accept staff recommendation.
All other policy changes as summarized in Attachment C .	Approve.	Accept staff recommendation.

The updated analysis for all other policies based on the SHAC recommendation begins on **page 21** of the [South Hill Community Plan Staff Report to the Planning Commission](#).

MAP CHANGE REQUESTS

Map change request analysis begins on **page 26** of the [South Hill Community Plan Staff Report to the SHAC](#). Maps and a summary of map change requests are found in [Attachment D](#).

April Draft Plan Proposed Changes	Staff Recommendation	SHAC Final Proposal
Sunrise Blvd E/110th Ave E: Employment Center to Community Center.	Approve with modification: remove ES policies to reflect change (see page 28) .	Accept staff recommendation.
128th St E/94th Ave E: High Density Single Family to Residential/Office-Civic.	Approve.	Accept staff recommendation.
122nd St E/Shaw Rd E: Moderate-High Density Residential to High Density Single Family.	Approve.	Accept staff recommendation.

April Draft Plan Proposed Changes	Staff Recommendation	SHAC Final Proposal
128th St E/86th Ave E: Moderate Density Single Family to High Density Single Family	Approve.	Accept staff recommendation.
Southeast of Sunrise: Residential Resource to Moderate Density Single Family.	Deny.	Accept staff recommendation.
West of Meridian: Residential Resource to Moderate Density Single Family.	Deny.	Accept staff recommendation.

The updated analysis for map change requests based on the SHAC recommendation begins on **page 25** of the [South Hill Community Plan Staff Report to the Planning Commission](#). Updated maps and map change request summary are found in the [Planning Commission Attachment D](#).

ADDITIONAL CHANGES

- Keep existing text in the building materials and garden supply use category for the Community Center zone in Title 18A [\(see page 89\)](#).

MID-COUNTY ADVISORY COMMISSION (5/28/2019)

CENTERS AND CORRIDORS

CENTERS AND CORRIDORS POLICIES

Centers and Corridors policy analysis begins on **page 11** of the [Mid-County Community Plan Staff Report to the Mid-County Advisory Commission](#) (MCAC).

April Draft Plan Proposed Changes	Staff Recommendation	MCAC Final Proposal
Clarify that high-density residential should locate in UCOR and NCOR.	Approve.	Accept staff recommendation.
Identify UCOR as the primary location for commercial uses.	Approve.	Accept staff recommendation.
Allow neighborhood-oriented commercial in NCOR.	Approve.	Accept staff recommendation.
Zone the areas along 112th St E from approximately 50th Ave E to 63rd Ave E and Canyon Rd E from SR-512 to 118th St E as UCOR.	Approve.	Accept staff recommendation.
Prohibit UCOR expansion north of SR-512.	Approve.	Accept staff recommendation.
Allow large, auto-dependent businesses and commercial uses that serve a regional market in UCOR.	Approve.	Accept staff recommendation.
Do not limit size of commercial buildings when site requirements are met in UCOR.	Approve.	Accept staff recommendation.
Prohibit single-family residential in UCOR.	Approve.	Accept staff recommendation.
Identify UCOR as the only zone appropriate for high-density residential.	Approve.	Accept staff recommendation.
Identify UCOR as a transit hub.	Approve.	Accept staff recommendation.
Zone areas along 112th St E between Golden Given Rd E and approximately 50th Ave E and areas along Canyon Rd E south of 118th St E as ECOR.	Approve.	Accept staff recommendation.

April Draft Plan Proposed Changes	Staff Recommendation	MCAC Final Proposal
Identify ECOR as an area for industrial and office uses that generate employment.	Approve.	Accept staff recommendation.
Prohibit residential and civic uses in ECOR.	Approve.	Accept staff recommendation.
Limit commercial uses in ECOR to those that serve employment uses.	Approve.	Accept staff recommendation.
Prioritize transit access within ECOR.	Approve.	Accept staff recommendation.
Zone the existing single-family and multifamily residential uses and civic uses along 112th St E as NCOR.	Approve.	Accept staff recommendation.
Allow six to 20 units per acre with a height limit of 45 feet in NCOR.	Approve with modification: change 20 to 25 to be consistent with countywide regulation (see page 15).	Accept staff recommendation.
Allow neighborhood-scale commercial and civic uses in NCOR when they meet the needs of the neighborhood, not the wider community.	Approve.	Accept staff recommendation.

The updated analysis for Centers and Corridors policies based on the MCAC recommendation begins on **page 12** of the [Mid-County Community Plan Staff Report to the Planning Commission](#).

CENTERS AND CORRIDORS MAP CHANGES

Centers and Corridors map change analysis begins on **page 15** of the [Mid-County Community Plan Staff Report to the MCAC](#). Maps are found in [Attachment B](#).

April Draft Plan Proposed Changes	Staff Recommendation	MCAC Final Proposal
UCOR around the intersection of 112th St E and Canyon Rd E, as shown in Map CC10 in Attachment B .	Approve.	Accept staff recommendation.
ECOR along 112th St E and Canyon Rd E, as shown in Maps CC09, CC10, and CC11 in Attachment B .	Approve.	Accept staff recommendation with modification: expand ECOR south of 112th St E to 121st St E, east of Aqueduct Dr E, replacing

April Draft Plan Proposed Changes	Staff Recommendation	MCAC Final Proposal
		the Residential Resource zone (see map CC09).
NCOR on the north side of 112th St E and east of Woodland Ave E, with a few areas along 112th St E west of Canyon Rd E, as shown in Maps CC09, and CC10 in Attachment B .	Approve.	Accept staff recommendation with modification: maintain existing Neighborhood Center zone at 112th St E and Bingham Ave E (see map CC10).

The updated analysis for Centers and Corridors map changes based on the MCAC recommendation begins on **page 15** of the [Mid-County Community Plan Staff Report to the Planning Commission](#). Updated maps are found in the [Planning Commission Attachment B](#).

ALL OTHER POLICIES

All other policy analysis begins on **page 21** of the [Mid-County Community Plan Staff Report to the MCAC](#) for those that warrant further analysis. Other policy changes are summarized in [Attachment C](#).

April Draft Plan Proposed Changes	Staff Recommendation	MCAC Final Proposal
Added policy prohibiting surface mining in ARL.	Approve.	Accept staff recommendation.
All other policy changes as summarized in Attachment C .	Approve.	Accept staff recommendation.

The updated analysis for all other policies based on the MCAC recommendation begins on **page 21** of the [Mid-County Community Plan Staff Report to the Planning Commission](#). Staff also found additional policies that warranted additional analysis, as shown in [Supplemental Staff Report #1 to the Planning Commission](#).

MAP CHANGE REQUESTS

Map change request analysis begins on **page 23** of the [Mid-County Community Plan Staff Report to the MCAC](#). Maps and a summary of map change requests are found in [Attachment D](#).

April Draft Plan Proposed Changes	Staff Recommendation	MCAC Final Proposal
Canyon Rd E/104th St E: Mixed-Use District and Community Center to Neighborhood Center	Deny.	Accept staff recommendation.

April Draft Plan Proposed Changes	Staff Recommendation	MCAC Final Proposal
121st St E: Moderate-High Density Residential to Rural Separator	Deny.	Accept staff recommendation.
104th St E: Mixed-Use District to Rural Separator	Deny.	Accept staff recommendation.
All Residential Zones: Residential Resource and Single Family to Moderate Density Single Family	Deny.	Accept staff recommendation.

The updated analysis for map change requests based on the MCAC recommendation begins on **page 23** of the [Mid-County Community Plan Staff Report to the Planning Commission](#). Updated maps and map change request summary are found in the [Planning Commission Attachment D](#).

PARKLAND-SPANAWAY-MIDLAND ADVISORY COMMISSION (6/18/2019)

CENTERS AND CORRIDORS

CENTERS AND CORRIDORS POLICIES

Centers and Corridors policy analysis begins on **page 11** of the [Parkland-Spanaway-Midland Communities Plan Staff Report to the Parkland-Spanaway-Midland Advisory Commission](#) (PSMAC).

April Draft Plan Proposed Changes	Staff Recommendation	PSMAC Final Proposal
Designate three Towne Centers: <ul style="list-style-type: none"> • Garfield Towne Center in the area surrounding Garfield St S to the east of PLU, crossing Pacific Ave to approximately A St S; • Marymount Towne Center in the area north of Military Rd East, east of Sprinker, and including Marymount; and • Mountain Highway Towne Center in the area surrounding the intersection of Mountain Hwy and 8th Ave E. 	Approve.	Accept staff recommendation.
Ensure that all new development and redevelopment reflects the unique character of each Towne Center.	Approve.	Accept staff recommendation.
Allow a mixture of uses consistent with each center's role as a pedestrian-oriented gathering place for the Parkland and Spanaway communities and the broader central Pierce County area.	Approve.	Accept staff recommendation.
Identify TCTR as compact, pedestrian- and transit-oriented gathering places for the community.	Approve.	Accept staff recommendation.
Identify the Mountain Highway Towne Center as a hub for the surrounding urban area and the rural populations to the south by incorporating needed services not available in the rural area.	Approve.	Accept staff recommendation.
Discourage expanding TCTRs beyond their current configuration unless they are built out.	Approve.	Accept staff recommendation.

April Draft Plan Proposed Changes	Staff Recommendation	PSMAC Final Proposal
Develop parking programs for Towne Centers that recognize and support the historic character or planned pedestrian character, while providing sufficient parking for customers of all businesses.	Approve.	Accept staff recommendation.
Commit to implementing the vision for Towne Centers through public and private investments, prioritizing transit and mobility improvements, and monitoring permit processing.	Approve.	Accept staff recommendation.
Zone areas as UCOR within approximately one block of SR-7 between Towne Centers; and the area along 112th St E between approximately Park Ave S and Golden Given Rd E.	Approve.	Accept staff recommendation.
Allow large, auto-dependent commercial uses in UCOR that serve a regional market, and high-density residential uses.	Approve.	Accept staff recommendation.
Encourage mixed-use with residential above commercial in UCOR.	Approve.	Accept staff recommendation.
Prohibit single-family residential in UCOR.	Approve.	Accept staff recommendation.
Promote redevelopment of the UCOR commercial area at the southeast corner of 176th St E and Pacific Ave as a compact, pedestrian-oriented, auto-friendly retail and service area focused on providing general household goods, specialty goods, banking, professional, and commercial services.	Approve.	Accept staff recommendation.
Limit NCOR to areas approximately one block beyond UCOR along SR-7; and areas more than one quarter mile from SR-7 located within one quarter mile of 176th St E.	Approve.	Accept staff recommendation.
Promote the development of residential uses in portions of the corridor where they can serve as a transition between high-intensity residential and commercial areas and single-family neighborhoods outside of the areas designated as Corridor.	Approve.	Accept staff recommendation.
Encourage connectivity between development and transit corridors.	Approve.	Accept staff recommendation.

April Draft Plan Proposed Changes	Staff Recommendation	PSMAC Final Proposal
Allow six to 25 dwelling units per acre in NCOR to allow a diversity of housing options to serve the needs of the community.	Approve.	Accept staff recommendation.

The updated analysis for Centers and Corridors policies based on the PSMAC recommendation begins on **page TBD** of the Parkland-Spanaway-Midland Communities Plan Staff Report to the Planning Commission (*NOTE: reference will be updated when the Planning Commission Staff Report is available*).

CENTERS AND CORRIDORS MAP CHANGES

Centers and Corridors map change analysis begins on **page 16** of the [Parkland-Spanaway-Midland Communities Plan Staff Report to the PSMAC](#). Maps are found in [Attachment B](#).

April Draft Plan Proposed Changes	Staff Recommendation	PSMAC Final Proposal
Three new Towne Center zones at the Garfield commercial area, between Marymount and Sprinker Recreation Center, and at the Mountain Highway commercial area, as shown in maps CC02, CC04, and CC06 in Attachment B .	Approve with modification: rename Marymount Towne Center to Sprinker Towne Center (see page 19).	Accept staff recommendation with additional modification: expand Garfield TCTR to Yakima Ave S between 125th St S and 126th St S; expand Mountain Highway TCTR to Field Rd E on northeast side of SR-7.
UCOR is along Pacific Avenue from South 96th St to 196th St E in areas not zoned TCTR/ECOR, as shown in maps CC01, CC03, CC05, and CC07 in Attachment B .	Approve.	Accept staff recommendation with modification: include parcels 0318041040, 69, and 38; and parcels 0318041174, 75, 76, 77, and 78.
NCOR is between TCTR/UCOR and single-family residential zones in areas along Pacific Ave, as shown in maps CC01, CC03, CC05, CC07, and CC08 in Attachment B .	Approve.	Accept staff recommendation.
ECOR is along the east side of 188th St S and A St S to Mountain Hwy and 196th St E to approximately Field Rd E, as shown in map CC05 in Attachment B .	Approve.	Accept staff recommendation with modification: add parcels 0319337002, 4660000670, and 4660000521

The updated analysis for Centers and Corridors map changes based on the PSMAC recommendation begins on **page TBD** of the Parkland-Spanaway-Midland Communities Plan Staff Report to the Planning Commission. Updated maps are found in the Planning Commission Attachment B. (*NOTE: reference will be updated when the Planning Commission Staff Report is available*).

ALL OTHER POLICIES

All other policy analysis begins on **page 24** of the [Parkland-Spanaway-Midland Communities Plan Staff Report to the PSMAC](#) for those that warrant further analysis. Other policy changes are summarized in [Attachment C](#).

April Draft Plan Proposed Changes	Staff Recommendation	PSMAC Final Proposal
Added policies related to the proposed new Neighborhood Mixed Use land use designation and zone classification.	Deny.	Do not accept staff recommendation/keep as proposed.
Added policy to make nonconforming uses compatible with existing and future conforming uses and development, and incentivize redevelopment to conforming uses.	Approve with modification: remove “or prohibit” in reference to legally-established non-conforming uses (see page 27).	Accept staff recommendation.
All other policy changes as summarized in Attachment C .	Approve.	Accept staff recommendation.

The updated analysis for all other policies based on the PSMAC recommendation begins on **page TBD** of the Parkland-Spanaway-Midland Communities Plan Staff Report to the Planning Commission. (*NOTE: reference will be updated when the Planning Commission Staff Report is available*).

MAP CHANGE REQUESTS

Map change request analysis begins on **page 28** of the [Parkland-Spanaway-Midland Communities Plan Staff Report to the PSMAC](#). Maps and a summary of map change requests are found in [Attachment D](#).

April Draft Plan Proposed Changes	Staff Recommendation	PSMAC Final Proposal
Portland Avenue.	Alternative proposal as shown in map SR01 in Attachment E .	Do not accept staff recommendation/keep as proposed.

April Draft Plan Proposed Changes	Staff Recommendation	PSMAC Final Proposal
Zone Consolidation: Eliminate Commercial Mixed-Use District, Office Mixed-Use District, Research-Office, and Residential-Office-Civic.	Approve.	Accept staff recommendation.
96th St S/Steele St S: Moderate-High Density Residential District to Mixed-Use District.	Approve.	Accept staff recommendation.
Golden Given Rd E/SR-512: Single-Family to Community Employment.	Approve.	Accept staff recommendation.
208th St: Moderate Density Single Family to Community Employment.	Approve.	Accept staff recommendation.
19th Ave Ct E: Single Family to Community Employment.	Approve.	Accept staff recommendation.
Mountain Highway: Moderate-High Density Residential District to Mixed Use District (combined with zone consolidation).	Approve.	Accept staff recommendation.
East of Pacific Avenue: Residential Resource and Single Family to Moderate-Density Single Family.	Deny.	Accept staff recommendation with modification: keep proposed rezone for Residential Resource (RR) area south of Military Rd E at Spanaway Loop Rd E, RR area between 175th and 176th St E east of Spanaway Loop Rd E, and parcels 0319164010 and 0319161056.

The updated analysis for map change requests based on the PSMAC recommendation begins on **page TBD** of the Parkland-Spanaway-Midland Communities Plan Staff Report to the Planning Commission. Updated maps and map change request summary are found in the Planning Commission Attachment D. (*NOTE: reference will be updated when the Planning Commission Staff Report is available*).

ADDITIONAL CHANGES/RECOMMENDATIONS

- Remove Major Institution Overlay from properties no longer in the Pacific Lutheran University Master Plan.
- Retain all language for Neighborhood Mixed Use land use designation/zone.

FREDERICKSON ADVISORY COMMISSION (6/24/2019)

CENTERS AND CORRIDORS

CENTERS AND CORRIDORS POLICIES

Centers and Corridors policy analysis begins on **page 11** of the [Frederickson Community Plan Staff Report to the Frederickson Advisory Commission](#) (FAC).

April Draft Plan Proposed Changes	Staff Recommendation	FAC Final Proposal
Designate a Towne Center at the intersection of 176th St E and Canyon Rd E.	Approve.	Accept staff recommendation.
Create a well-defined commercial and civic service area that will meet the daily goods and service needs of area employees and local residents.	Approve.	Accept staff recommendation.
Permit a range of residential, office, retail, service, utility, and civic uses.	Approve.	Accept staff recommendation.
Require high-quality site and building design.	Approve.	Accept staff recommendation.
Require demonstration of mitigating traffic impacts for retail buildings larger than 75,000 square feet or multifamily development of more than 800 units, resulting in no adverse impacts on freight movement within the 176th St E corridor and Canyon Rd E corridor. The burden of mitigating cumulative traffic impacts shall not fall on future industrial development within the Frederickson Manufacturing/Industrial Center.	Approve.	Accept staff recommendation.
Scale TCTR to meet neighborhood and community needs.	Approve.	Accept staff recommendation.
Update existing Central Place and Commercial Core policies to reference Towne Center.	Approve.	Accept staff recommendation.
Encourage express bus service to the TCTR.	Approve.	Accept staff recommendation.
Zone areas on the east side of Canyon Rd E between 160th St E and 176th St E, to the north of the Towne Center as ECOR.	Approve.	Accept staff recommendation.

April Draft Plan Proposed Changes	Staff Recommendation	FAC Final Proposal
Identify ECOR as an area for industrial and office uses that generate employment.	Approve.	Accept staff recommendation.
Allow industrial and office uses with a limitation on warehouse sizes not to exceed 100,000 square feet.	Approve.	Accept staff recommendation.
Zone areas NCOR on the west side of Canyon Road East from 160th St E to the northern boundary of the Towne Center designation and along 176th St E between the Towne Center and Cross Park, and between approximately 66th Ave E and 86th Ave E.	Approve.	Accept staff recommendation.
Allow all types of residential development, civic uses, and limited neighborhood-scale commercial uses.	Approve.	Accept staff recommendation.
Provide well-designed, appropriately scaled retail and service development at limited locations in the community.	Approve.	Accept staff recommendation.

The updated analysis for Centers and Corridors policies based on the FAC recommendation begins on **page TBD** of the Frederickson Community Plan Staff Report to the Planning Commission. (*NOTE: reference will be updated when the Planning Commission Staff Report is available*).

CENTERS AND CORRIDORS MAP CHANGES

Centers and Corridors map change analysis begins on **page 15** of the [Frederickson Community Plan Staff Report to the FAC](#). Maps are found in [Attachment B](#).

April Draft Plan Proposed Changes	Staff Recommendation	FAC Final Proposal
Towne Center (TCTR) zone at the intersection of 176th St E and Canyon Rd E, as shown in map CC12 in Attachment B .	Approve.	Accept staff recommendation.
ECOR along the east side of Canyon Rd E between 160th St E and the proposed TCTR, as shown in map CC12 in Attachment B .	Approve.	Accept staff recommendation.
NCOR on the west side of Canyon Rd E and portions of 176th St E, as shown in map CC12 and CC13 in Attachment B .	Approve.	Accept staff recommendation.

The updated analysis for Centers and Corridors map changes based on the FAC recommendation begins on **page TBD** of the Frederickson Community Plan Staff Report to the Planning Commission. Updated maps are found in the Planning Commission Attachment B. *(NOTE: reference will be updated when the Planning Commission Staff Report is available).*

ALL OTHER POLICIES

All other policy analysis begins on **page 20** of the [Frederickson Community Plan Staff Report to the FAC](#) for those that warrant further analysis. Other policy changes are summarized in [Attachment C](#).

April Draft Plan Proposed Changes	Staff Recommendation	FAC Final Proposal
Added policies and background related to becoming a Potential Incorporation Area.	Approve.	Accept staff recommendation.
Removed policies related to requiring PDD for rezone requests for commercial/industrial designations.	Approve with modification: specifying consistency with “policies” rather than “goals, objectives, and standards” (see page 22) .	Accept staff recommendation.
Added section on priority road improvements.	Approve.	Accept staff recommendation.
Added policies on express bus service.	Approve.	Accept staff recommendation.
All other policy changes as summarized in Attachment C .	Approve.	Accept staff recommendation.

The updated analysis for all other policies based on the FAC recommendation begins on **page TBD** of the Frederickson Community Plan Staff Report to the Planning Commission. *(NOTE: reference will be updated when the Planning Commission Staff Report is available).*

MAP CHANGE REQUESTS

Map change request analysis begins on **page 24** of the [Frederickson Community Plan Staff Report to the FAC](#). Maps and a summary of map change requests are found in [Attachment D](#).

April Draft Plan Proposed Changes	Staff Recommendation	FAC Final Proposal
Canyon Rd E/Military Rd E: Community Employment to Employment Center.	Approve.	Accept staff recommendation.

April Draft Plan Proposed Changes	Staff Recommendation	FAC Final Proposal
176th St E: Employment Center to Towne Center.	Deny.	Accept staff recommendation.
192nd St E: Employment Center to Moderate-Density Single-Family.	Deny.	Accept staff recommendation.
Waller Rd/Military Rd: Remove Mineral Resource Overlay and Open Space Corridor Designation.	Approve with policy modification: add “to private ownership” to policy requiring publicly owned open space to purchase more open space (see page 33).	Accept staff recommendation.
North of 176th Street E: Single-Family and Residential Resource to Moderate-Density Single-Family.	Deny.	Accept staff recommendation.

The updated analysis for map change requests based on the FAC recommendation begins on **page TBD** of the Frederickson Community Plan Staff Report to the Planning Commission. Updated maps and map change request summary are found in the Planning Commission Attachment D. (*NOTE: reference will be updated when the Planning Commission Staff Report is available*).

ADDITIONAL RECOMMENDATIONS

The FAC recommended changes to the Towne Center (TCTR) and Neighborhood Corridor (NCOR) zones to:

- Limit the allowed height in TCTR to 65 feet.
- Change front setbacks to 25 feet for arterial roads and 15 feet for non-arterial roads.
- Require a minimum of two parking spaces per unit.

Since the proposed changes are regulatory, the analysis will be provided in a supplemental staff report for the Development Regulations, particularly for Title 18A: Zoning.