



City of Tacoma  
Planning and Development Services

**Agenda Item  
D-2**

**To:** Planning Commission  
**From:** Brian Boudet, Planning Services Division  
**Subject:** **2017-2018 Amendment and 2017-2019 Planning Work Program**  
**Meeting Date:** June 7, 2017  
**Memo Date:** June 1, 2017

At the meeting on June 7, 2017, the Planning Commission will take the following actions that are intertwined and need to be closely coordinated with each other:

- Completing the assessment of applications for the 2017-2018 Amendment Cycle
- Completing the mid-term adjustment to the 2016-2018 Planning Work Program

Regarding the 2017-2018 Amendment, the City received six applications from private entities, and five applications from City departments. The Commission has been reviewing individual applications since March, in accordance with *TMC 13.02.045.E – Assessment of Proposed Amendments*, and is scheduled to complete the assessment and make a determination on each application on June 7<sup>th</sup>. Attached is a draft Assessment Report to facilitate the Commission's action. Also attached is a memo from Public Works Department, providing additional information concerning the proposed amendments to the Transportation Master Plan. This is prepared in response to the request of the Commission made at the last meeting on May 17<sup>th</sup>.

Regarding the mid-term adjustment to the 2016-2018 Planning Work Program (see attached), the work program was approved by the Commission on July 20, 2016 as part of the Planning Commission's Annual Report for 2015-2016, and modified by the Council's Infrastructure, Planning and Sustainability Committee on September 28, 2016. In early April, the Commission began the discussion about the potential mid-term adjustment to the work program, in order to reflect and accommodate additional work items that had recently been or were expected to be requested by the City Council and citizens, and to help reprioritize the workload of staff and the Commission.

On June 7<sup>th</sup>, the Commission is expected to complete the mid-term adjustment to the 2016-2018 Planning Work Program, which will effectively represent the development of the 2017-2019 Planning Work Program. Attached is the proposed 2017-2019 Planning Work Program that contains six categories of projects: (a) Track 1: Interim Regulations; (b) Track 2: Subarea Plans; (c) Track 3: 2018 Amendment; (d) Track 4: 2019 Amendment; (e) On-going Planning Projects; (f) Regional and Cross-Jurisdictional Issues; and (g) Emerging and Deferred Issues.

If you have any questions, please contact me at (253) 573-2389 or [bboudet@cityoftacoma.org](mailto:bboudet@cityoftacoma.org).

Attachments:

1. Assessment Report of Applications for 2017-2018 Amendment (June 7, 2017 draft)
2. Transportation Master Plan Amendments Additional Information (May 31, 2017)
3. Planning Work Program for 2016-2018 (September 28, 2016)
4. Proposed 2017-2019 Planning Work Program (June 7, 2017 draft)

c. Peter Huffman, Director





## 2017-2018 AMENDMENT TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

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### Assessment Report

(Draft for the Planning Commission's Consideration on June 7, 2017)

#### **Receipt of Applications**

The 2017-2018 Amendment cycle for processing proposed amendments to the *One Tacoma* Comprehensive Plan and the Land Use Regulatory Code began in December 2016 when the Planning Commission began to accept applications. By the application deadline of March 31, 2017, the Commission received six applications from private entities and five applications from City departments.

#### **Assessment of Applications**

During March-May, the Planning Commission reviewed the applications against the following assessment criteria pursuant to Tacoma Municipal Code (TMC), Section 13.02.045.E, "Assessment of Proposed Amendments":

1. If the amendment request is legislative and properly subject to Planning Commission review, or quasi-judicial and not properly subject to Commission review;
2. If there have been recent studies of the same area or issue, which may be cause for the Commission to decline further review, or if there are active or planned projects that the amendment request can be incorporated into; and
3. If the amount of analysis necessary is reasonably manageable given the workloads and resources of the Department and the Commission, or if a large-scale study is required, the amendment request may be scaled down, studied in phases, delayed until a future amendment cycle, or declined.

#### **Determination**

According to TMC 13.02.045, the Planning Commission shall make its decisions within 120 days of receiving the applications, as to:

- (a) Whether or not the application is complete, and if not, what information is needed to make it complete;
- (b) Whether or not the scope of the application should be modified, and if so, what alternatives should be considered; and
- (c) Whether or not the application will be considered, and if so, in which amendment cycle. The Planning Commission shall make determinations concerning proposed amendments.

#### **Summary of Actions**

Summarized in the table below are description of each of the application and the actions (assessment and determination) taken by the Planning Commission.

APPLICATION (No. & TITLE)	APPLICANT	PLAN / CODE AMENDMENT	DESCRIPTION OF PROPOSED AMENDMENT	ASSESSMENT / DETERMINATION BY THE PLANNING COMMISSION
<b>#2018-01: Car Wash Use Allowance</b>	The Brown Bear Car Wash Enterprises, Inc.	Code	Rezone two parcels near 6 <sup>th</sup> Ave. and S. Howard St. from NCX Neighborhood Commercial Mixed-Use District to UCX Urban Center Mixed-Use District to allow car washing facilities as a permitted use.	<ul style="list-style-type: none"> <li>• Assessment conducted on April 19, 2017.</li> <li>• Determination made on April 19 to accept the application and move it forward for technical analysis during the 2018 amendment cycle, with the scope of work modified to address applicant's underlying concerns through an alternative approach to the area-wide rezone.</li> </ul>
<b>#2018-02: Outdoor Tire Storage Code Amendment</b>	Owners of seven used tire shops	Code	Amend the Land Use Regulatory Code to allow for outdoor tire storage (and resolve the code violation situation) for discount and used tire shops in the C-2 General Community Commercial District with screening requirement and other appropriate standards. Most of the applicants' businesses are in repurposed buildings (mostly old auto repair or service stations) on underutilized lots along arterial streets.	<ul style="list-style-type: none"> <li>• Assessment conducted on May 3, 2017.</li> <li>• Determination scheduled for June 7.</li> <li>• Staff Recommendation: Accept the application and move it forward for technical analysis during the 2018 amendment cycle, with the scope of work slightly modified to also address the land use category and development standards concerning vehicle service and repair.</li> </ul>
<b>#2018-03: S. 80<sup>th</sup> Street PDB Rezoning</b>	The Cabot Properties, Inc.	Plan and Code	Rezone the property at 2615 S. 80 <sup>th</sup> Street from PDB Planned Development Business District to M-1 Light Industrial and change its Comprehensive Plan land use designation from General Commercial to Light Industrial, to better align its warehouse distribution use with existing commercial and light industrial uses on adjacent parcels.	<ul style="list-style-type: none"> <li>• Assessment conducted on April 19, 2017.</li> <li>• Determination scheduled for June 7.</li> <li>• Staff Recommendation: Accept the application and move it forward for technical analysis during the 2018 amendment cycle, with the area of review expanded to include the adjacent properties zoned PDB.</li> </ul>

APPLICATION (No. & Title)	APPLICANT	PLAN / CODE AMENDMENT	DESCRIPTION OF PROPOSED AMENDMENT	ASSESSMENT / DETERMINATION BY THE PLANNING COMMISSION
<b>#2018-04: NE Tacoma Buffer Zone</b>	Northeast Tacoma Neighborhood Council (NETNC)	Plan and Code	Rezone parcels on the northeast side of the Hylebos Waterway in the Port/Tideflats area from M-2 Heavy Industrial and PMI Port Maritime Industrial to M-1 Light Industrial and PDB Planned Development Business District, to provide an improved buffer/transition area between the industrial uses of the Port/Tideflats and the residential neighborhoods along the top of the slope in Northeast Tacoma, as called for in the Container Port Element of the One Tacoma Comprehensive Plan.	<ul style="list-style-type: none"> <li>• Assessment conducted on May 3, 2017.</li> <li>• Determination scheduled for June 7.</li> <li>• Staff Recommendation: Incorporate the application into the Tideflats subarea planning process as directed by the City Council, per Amended Resolution No. 39723, adopted on May 9, 2017, that requests the Planning Commission to consolidate the following issues into the Tideflats Subarea planning process: (a) creating a Northeast Tacoma Buffer Zone, (b) fulfilling the Council Consideration Request for implementing the Container Port Element of the Comprehensive Plan, and (c) codifying the Director's Rule relating to Expanded Notification for large industrial projects.</li> </ul>
<b>#2018-05: Design Review in MUCs</b>	North End Neighborhood Council (NENC)	Plan	Amend the Comprehensive Plan to engage the community and enact a formal design review for buildings in the City's Mixed-Use Centers (MUCs), particularly the Proctor and the 6 <sup>th</sup> Ave. MUCs that are within the NENC boundaries.	<ul style="list-style-type: none"> <li>• Assessment conducted on May 17, 2017.</li> <li>• Determination scheduled for June 7.</li> <li>• Staff Recommendation: (a) Incorporate the application into the scope of work for the city-wide Design Review Program, the establishment of which has been included in the City's Biennial Budget beginning in 2018, and (b) Acknowledge the community concerns about early engagement and consider additional administrative measures for soliciting community comment on new development through modified administrative procedures and/or through the code cleanup amendment.</li> </ul>

APPLICATION (No. & TITLE)	APPLICANT	PLAN / CODE AMENDMENT	DESCRIPTION OF PROPOSED AMENDMENT	ASSESSMENT / DETERMINATION BY THE PLANNING COMMISSION
<b>#2018-06: VSD Height Measurement</b>	Kenneth Thiem	Code	Amend how building heights are measured in the Old Town C-2 Commercial District with a VSD View Sensitive Overlay District, where the height measurement per the current code unfairly reduces the allowable building envelope on the north side of N. 30 <sup>th</sup> Street due to the topography of the area.	<ul style="list-style-type: none"> <li>• Assessment conducted on May 3, 2017.</li> <li>• Determination scheduled for June 7.</li> <li>• Staff Recommendation: Accept the application and move it forward for technical analysis during the 2018 amendment cycle, with the scope of work and study approach modified to address the building height measurement methodology for the Old Town VSD as well as other VSDs, to study the visual impacts of modified methodologies, and to improve the cross-referencing of this subject between the Land Use Code and the Building Code.</li> </ul>
<b>#2018-07: Transportation Master Plan – Limited Update</b>	Public Works Department	Plan	Amend the Transportation Master Plan, i.e., the transportation element of the Comprehensive Plan, including general text clean-up, modifying priority networks, revising the Performance Measures, adding and modifying projects in Appendix B: Detailed Project list, and updating Appendix C: Mobility Master Plan Update.	<ul style="list-style-type: none"> <li>• Assessment conducted on May 17, 2017.</li> <li>• Determination scheduled for June 7.</li> <li>• Staff Recommendation: Accept the application and move it forward for technical analysis during the 2018 amendment cycle, with the understanding that Public Works staff will conduct an initial analysis through the Transportation Commission's review process.</li> </ul>
<b>#2018-08: Code Clean- ups</b>	Planning and Development Services Department (PDS)	Code	Amend the Land Use Regulatory Code to keep information current, address inconsistencies, correct errors and clarify code language, in order to improve code administration efficiency and enhance customer service.	<ul style="list-style-type: none"> <li>• Assessment conducted on April 5, 2017</li> <li>• Determination scheduled for June 7.</li> <li>• Staff Recommendation: Accept the application and move it forward for technical analysis during the 2018 amendment cycle, with the scope of work substantially scaled back from what was originally developed, due to limited staffing resources, with a focus on addressing clarifications, corrections and minor changes.</li> </ul>

APPLICATION (No. & TITLE)	APPLICANT	PLAN / CODE AMENDMENT	DESCRIPTION OF PROPOSED AMENDMENT	ASSESSMENT / DETERMINATION BY THE PLANNING COMMISSION
<b>#2018-09: Future Land Use Map: Area-wide Rezones – Phase 4</b>	Planning and Development Services Department (PDS)	Plan and Code	The Future Land Use Map of the Comprehensive Plan provides a basis for applying zoning and for making land use decisions. This project will put into effect the land use designations through appropriate area-wide rezones to achieve consistency with the Future Land Use Map, and work to achieve the goals of the One Tacoma Plan.	<ul style="list-style-type: none"> <li>• Assessment conducted on August 17, 2016</li> <li>• Determination scheduled for June 7.</li> <li>• Staff Recommendation: Accept the application and move it forward for technical analysis during the 2018 amendment cycle, with the scope of work substantially scaled back, due to limited staffing resources. This phase of the project will include a focus on improving the consistency of the residential land use designations and implementing zoning. Secondly, the project will complete the analysis related to 72nd and S. Alaska Street, as requested by City Council in 2016.</li> </ul>
<b>#2018-10: Open Space Corridors Project</b>	Planning and Development Services Department (PDS)	Plan and Code	The City's designated open space corridors includes a variety of areas within the City, including recreation areas, passive open spaces, wetlands, streams, steep slopes, and other important habitat areas. This project will evaluate appropriate site development standards to protect the important functions of the City's open space corridors while continuing to accommodate reasonable use of private property.	<ul style="list-style-type: none"> <li>• Assessment conducted on March 1, 2017</li> <li>• Determination scheduled for June 7.</li> <li>• Staff Recommendation: Accept the application and move it forward for technical analysis during the 2018 amendment cycle, with the scope work scaled back, due to limited staffing resources, to exclude specific issues pertaining to steep slopes and geologic hazards.</li> </ul>
<b>#2018-11: Commercial Zoning Update – Phase 1</b>	Planning and Development Services Department (PDS)	Plan	The Commercial Zoning update will revise the design and development standards for the City's Neighborhood and General Commercial zoning districts. The project will bring these districts into alignment with the goals and policies of the One Tacoma Plan to promote more context-sensitive commercial zoning.	<ul style="list-style-type: none"> <li>• Assessment conducted on August 17, 2016</li> <li>• Determination scheduled for June 7.</li> <li>• Staff Recommendation: Accept the application and move it forward for technical analysis during the 2018 amendment cycle, with the scope work substantially scaled back, due to limited staffing resources. This phase of the project will develop a recommended concept for realigning the City's commercial zoning districts.</li> </ul>







City of Tacoma  
Public Works Department

Memorandum

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**TO:** Brian Boudet, Planning Services Manager  
**FROM:** Joshua Diekmann, P.E. PTOE, Assistant Division Manager/City Traffic Engineer  
**SUBJECT:** Comprehensive Plan Amendments – Transportation Master Plan Amendments  
**DATE:** May 31, 2017

Public Works staff is providing additional information to questions raised by the Planning Commission at the May 17, 2017, meeting related proposed amendments of the Transportation Master Plan (TMP) . The Committee meets again regarding this topic on June 7, 2017. Attached is a summary of the proposed amendments.

## 2018 Transportation Master Plan Proposed Amendments

PROPOSED AMENDMENT SECTION	AMENDMENT DESCRIPTION	REQUESTED BY
Modal Networks	Add or modify networks for pedestrian, bicycle, transit, freight, and cars based on BPTAG/Staff/Transportation Commission/public requests. Additions and modifications may include projects generated from the Tacoma Mall Subarea Plan, Puyallup Avenue Corridor Study, and additional review.	BPTAG, Transportation Commission, City Staff
Performance Measures	Add or modify existing performance measures for consistency with other plans and City projects, such as the Environmental Action Plan, Safe Routes to School Implementation Plan, and City Council target priorities; and for ease of measure and applicability. Proposed amendments would not change the <i>Big Picture Topical Areas</i> outlined in the TMP.	Transportation Commission, Infrastructure, Planning, and Sustainability Council Committee
Appendix B: Project Details	Add or modify projects to be consistent with modifications to the modal networks. Revise the layout of the table for better readability.	BPTAG, Transportation Commission, City Staff
Appendix C: Mobility Master Plan Updates	Revise Appendix C to Bicycle Implementation and Action Strategies by maintaining the bicycle component of Appendix C and transferring the pedestrian information to Appendix D.	City Staff
Appendix D: City Pedestrian Safety Improvement Project	Revise Appendix D to Pedestrian Implementation and Action Strategies by incorporating the pedestrian components previously contained in Appendix C and updating the Pedestrian Safety Improvement Project criteria and project list.	City Staff



## Planning Work Program for 2016-2018

September 28, 2016

(Staff Note: The following section, *Part II. Planning Work Program for 2016-2018*, was part of the Planning Commission's Annual Report for 2015-2016, dated July 20, 2016. The annual report was presented to the City Council's Infrastructure, Sustainability and Planning Committee for review on September 28, 2016. The IPS Committee approved of the report with a modification to Item B.14, concerning "Citizen Participation and Public Outreach Enhancements", by adding a supplemental proviso as shown in parentheses. The IPS also acknowledged that this planning work program is subject to further changes as it is carried out within next two years.)

### Part II. Planning Work Program for 2016-2018

The Planning Work Program for 2016-2018 contains projects and planning activities that are slated for completion or in substantial progress during the timeframe of July 2016 through June 2018. These projects and activities are primarily mandated by legislation or initiated by the City Council and are within the Planning Commission's review and recommendation authority. The Planning Work Program is subject to change, in response to changing conditions and factors, such as legislative requirements, community requests, Council priorities, budget constraints, staffing resources, and emergency situations.

#### A. 2017-2018 Amendment

Proposed amendments to the Comprehensive Plan and Land Use Regulatory Code will be processed through a 2-year amendment cycle, beginning in 2017. Since the Comprehensive Plan has been substantially updated through the extensive 2015 Annual Amendment process, resulting in the *One Tacoma Plan*, there is no imminent need to amend it on an annual basis into the foreseeable future. The shift from the annual to the biennial process also will allow more efficient use of the limited staffing resources, more comprehensive analysis of the proposed amendments, more time for public outreach and notification, and better alignment with the City's biennial budget process.

For the 2017-2018 Amendment, the Planning Commission plans to accept applications in March 2017, conduct technical analyses in May-December 2017, and forward its recommendations to the City Council in March 2018. The City Council's review and adoption process is anticipated to occur in April-May 2018.

Tentatively, the 2017-2018 Amendment would include the following items:

1. Applications for Proposed Amendments submitted by public and private entities
2. Proactive Rezones (including commercial zoning and zoning/standards for large institutions)
3. Downtown Plan Integration with Subarea Plans
4. Street Typology and Designation System Review
5. Urban Design Program
6. Plan and Code Cleanups

#### B. On-going and Emerging Planning Issues

1. Tacoma Mall Neighborhood Subarea Plan and EIS
2. Residential Infill Pilot Program
3. 20-minute Neighborhood Baseline Analysis
4. Environmental/Urban Forestry (including landscaping, open space, steep slopes, and watershed-level planning)
5. Unified Development Code
6. Capital Facilities Program for 2018-2023
7. Six-Year Comprehensive Transportation Program for 2017-2022
8. Transfer of Development Rights (TDR) and Tax-Increment Financing (TIF) Program Review
9. Sign Code Update
10. Signature Trails Development
11. Link Expansion Streetscape project

12. **Historic Preservation** (in coordination with the Landmarks Preservation Commission and including Demolition Review, TDR, project-level design and permit reviews, educational programs, etc.)
13. **Transportation Master Plan Implementation** (in coordination with the Transportation Commission and potentially involving impact fees, transportation network planning, streetscape design guidance, etc.)
14. **Citizen Participation and Public Outreach Enhancements** (with specific engagement efforts focusing on the Proctor District)
15. **Marijuana Regulation Implementation Status**
16. **Joint Meetings of the Planning Commission with appropriate groups** (e.g., the Landmarks Preservation Commission, the Transportation Commission, and the Community Council)

**C. Regional and Cross-Jurisdictional Issues**

1. Port/Tideflats Area Land Use Review (scope to be determined)
2. Regional transportation issues (e.g. LINK Light Rail Expansion and Amtrak Station amenities)
3. PSRC Regional Centers Framework Update
4. PCRC Centers of Local Importance Update
5. JLUS Study Implementation
6. Metro Parks Tacoma and Tacoma School District strategic plans updates



## **Proposed Planning Commission Work Program (2017-2019)**

### ***June 7, 2017***

The Planning Commission Work Program contains projects and planning activities that are slated for completion in or substantial progress during the timeframe of June 2017 through 2019. The work program is developed in concert with the Tacoma Planning Commission and the City Council's Infrastructure, Planning and Sustainability Committee, and may change in response to other legislative requirements, community requests, Council priorities, budget and staff constraints, or other situations.

The summary below is provided as a basic outline of the proposed timing of various projects. Further explanation of each project is provided on the following pages.

### **Track 1: Interim Regulations (*off-cycle*)**

- Correctional Facilities Regulations – Interim and Permanent Regulations
- Tideflats Uses and Standards – Interim Regulations
- Marijuana Uses and Playground Buffers – Interim and Permanent Regulations
- Emergency Temporary Shelters – Interim and Permanent Regulations

### **Track 2: Subarea Plans (*off-cycle*)**

- Tacoma Mall Neighborhood Subarea Plan
- Tideflats Subarea Plan

### **Track 3: 2018 Amendment Cycle**

- Car Wash Use Allowance – Private Application #2018-01
- Outdoor Tire Storage Code Amendment – Private Application #2018-02
- South 80th Street PDB Rezone – Private Application #2018-03
- View Sensitive District (VSD) Height Measurement – Private Application #2018-06
- Future Land Use Map Implementation: Area-wide Rezones – Phase 4
- Commercial Zoning Update – Phase 1
- Open Space Corridors Implementation
- Transportation Master Plan – Limited Update
- Code Clean-ups

### **Track 4: 2019 Amendment Cycle (*tentative*)**

- Future Land Use Map Implementation: Area-wide Rezones – Phase 5
- Commercial Zoning Update – Phase 2
- Urban Design Studio – Establishment
- Residential Infill Pilot Program – Phase 2

- JBLM Joint Land Use Study Implementation
- Shoreline Master Program – 2019 Periodic Update
- Critical Areas Amendments – Geologic Hazards
- Code Clean-ups

## **On-going Planning Issues**

- Historic Demolition Review (*may be coordinated with 2018 Amendment Cycle*)
- Capital Facilities Program for 2018-2023 (*off-cycle*)
- Six-Year Comprehensive Transportation Program for 2017-2022 (*off-cycle*)
- Joint Meetings of the Planning Commission with appropriate groups (e.g., the Landmarks Preservation Commission, the Transportation Commission, and the Neighborhood Councils)
- Transportation Master Plan Implementation, in coordination with the Transportation Commission (e.g. impact fees study, transportation network planning, streetscape design guidance, signature trails development, etc.)
- Link Expansion Streetscape project (including the Links to Opportunity Program and the SGA Technical Assistance Program)
- Historic Preservation, in coordination with the Landmarks Preservation Commission (e.g. TDR, integration of Historic Preservation Plan with *One Tacoma* Plan, educational programs, etc.)
- Residential Infill Pilot Program (implementation)
- Citizen Participation and Public Outreach Enhancements (with specific engagement efforts focusing on the Proctor District)

## **Regional and Cross-Jurisdictional Issues**

- Metro Parks Tacoma and Tacoma School District strategic plans updates
- Pierce County Parkland/Spanaway/Midland (PSM) Community Plan
- Regional Transportation Issues, in coordination with the Transportation Commission (e.g. Tacoma LINK and Central LINK Light Rail Expansions, Pacific Avenue BRT Study)
- PSRC Regional Centers Framework Update
- PCRC Centers of Local Importance/County-level Centers Update

## **Emerging and Deferred Issues**

- 20-minute Neighborhood Baseline Analysis
- Urban Growth Baseline Analysis
- Mixed-Use Centers Implementation Programming
- Mixed-Use Centers Height Bonus Program Review
- Institutional Campus Zoning Update
- Urban Forestry Implementation (including landscaping, tree-preservation, open space, etc.)
- Watershed-level Environmental Planning
- Parking Update (including RPA, refinements along light rail, design, etc.)
- Downtown Plan Integration with Subarea Plans
- Street Typology and Designation System Review
- Unified Development Code
- Transfer of Development Rights (TDR) and Tax-Increment Financing (TIF) Program Review
- Sign Code Update
- Annexation Planning



## Track 1 Projects: Off-Cycle Projects

### Correctional Facilities – Interim and Permanent Regulations

**Summary:**

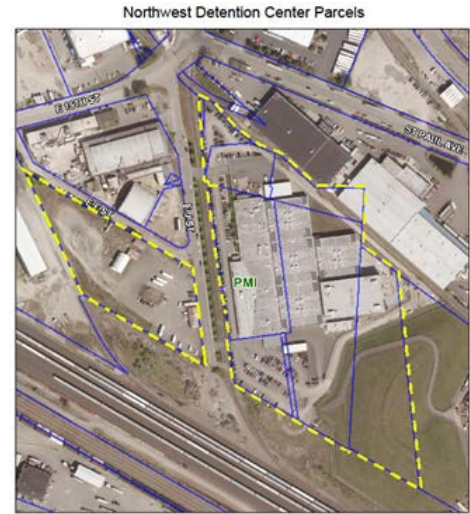
The City Council enacted emergency interim zoning regulations pertaining to public and private correctional facilities on March 7, 2017, per Ordinance No. 28417, and subsequently adopted some modifications to the regulations on May 9, per Ordinance No. 28429. This project will develop permanent regulations for the City Council's consideration based on the issues and approach outlined in Ordinance No. 28429 prior to the expiration of the interim regulations in March 2018.

**Primary Staff Contact:**

Ian Munce, Special Assistant to the Director  
[imunce@cityoftacoma.org](mailto:imunce@cityoftacoma.org)

**General Project Timeline:**

March 2017 – March 2018



### Tideflats Uses and Standards – Interim Regulations

**Summary:**

This project will explore the need for interim regulations in the Port/Tideflats Manufacturing and Industrial Center during the early stage of the development of the Tideflats Subarea Plan. Potential interim regulations could include use restrictions, modified permit procedures and enhancements to public notice, and limits on development in adjacent slopes and transition areas.

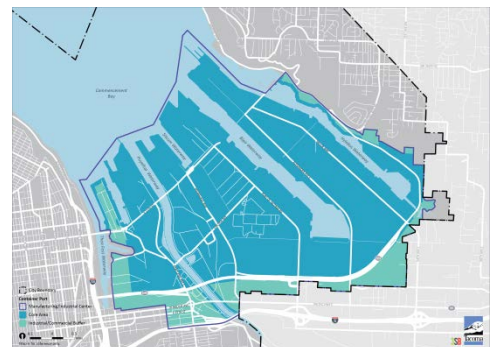
*Note: The associated permanent regulations will be addressed as part of the final adoption of the Tideflats Subarea Plan.*

**Primary Staff Contact:**

Stephen Atkinson, Senior Planner  
[satkinson@cityoftacoma.org](mailto:satkinson@cityoftacoma.org)

**General Project Timeline:**

June 2017 – September 2017



## Marijuana Uses and Playground Buffers – Interim and Permanent Regulations

### Summary:

This project would consider amending the zoning code on an interim basis by adding definitions of “Playground” and “Recreation center or facility,” in order to ensure that recreational marijuana buffers apply to Metro Parks Tacoma owned playgrounds and recreation centers and facilities to the level intended by the State, but currently not covered by State definitions. The associated permanent regulations may be, from a timing perspective, coordinated with the 2018 Amendment Cycle.

### Primary Staff Contact:

Lihuang Wung, Senior Planner  
[lwung@cityoftacoma.org](mailto:lwung@cityoftacoma.org)

### General Project Timeline:

Yet to be determined



## Emergency Temporary Shelters – Interim and Permanent Regulations

### Summary:

The City Council adopted Ordinance No. 28430 on May 9, 2017, declaring a public health emergency relating to the conditions of homeless encampments. As part of the follow-up actions, this project will develop interim and permanent regulations for the Council’s consideration concerning the zoning and development standards for permitting emergency temporary shelter facilities and sites.

### Primary Staff Contact:

John Harrington, Principal Planner  
[jharring@cityoftacoma.org](mailto:jharring@cityoftacoma.org)

### General Project Timeline:

Yet to be determined





## Track 2: Subarea Plans

### Tacoma Mall Subarea Plan

**Summary:**

Tacoma Mall Neighborhood is important to people who live, work and shop in the region. This 485-acre area was designated by the City and the Puget Sound Regional Council as a focus for jobs and housing growth. A Draft of the Subarea Plan is currently available for public review. Staff expects to complete the legislative process in 2017.

**Primary Staff Contact:**

Elliott Barnett, Associate Planner  
[elliott.barnett@cityoftacoma.org](mailto:elliott.barnett@cityoftacoma.org)

**General Project Timeline:**

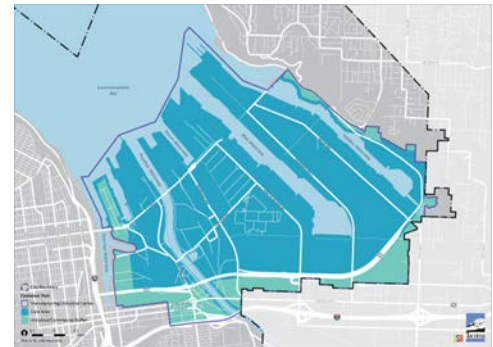
June 2015 – December 2017



### Tideflats Subarea Plan

**Summary:**

The City Council adopted Amended Resolution No. 39723 on May 9, 2017, initiating the Tideflats subarea planning process. The resolution requests the Planning Commission to consolidate several planning initiatives currently underway for the area; requests the Commission to begin discussion of the need for interim regulations for the area; requests the City Manager to identify resources need for the subarea planning; and requests the City Manager to negotiate an Interlocal Agreement with the Port and the Puyallup Tribe for the collaboration of the project. The scope of work for the subarea plan is yet to be determined.



*Note: This project incorporates consideration of the issues highlighted in:*

- NETNC's "NE Tacoma Buffer Zone" Application #2018-04
- The Council Consideration Request pertaining to the implementation of the Port Container Element
- PDS Director's Rule on Heavy Industrial Expanded Notification

**Primary Staff Contact:**

Stephen Atkinson, Senior Planner  
[satkinson@cityoftacoma.org](mailto:satkinson@cityoftacoma.org)

**General Project Timeline:**

Fall 2017 – TBD

## Track 3: 2018 Amendment Cycle

### Car Wash Use Allowance (Private Application #2018-01)

**Summary:**

This application seeks to amend the Land Use Regulatory Code to allow car wash facilities in the Neighborhood Commercial Mixed-use Zoning District (NCX). The amendments could include changes to the definitions, core-pedestrian street restrictions, and potential design and development standards.

**Primary Staff Contact:**

Lihuang Wung, Senior Planner

[lwung@cityoftacoma.org](mailto:lwung@cityoftacoma.org)

**General Project Timeline:**

April 2017 – June 2018



### Outdoor Tire Storage Code Amendment (Private Application #2018-02)

**Summary:**

The application seeks to amend the Land Use Regulatory Code concerning development standards for Vehicle Service and Repair businesses, with a focus on discount and used tire shops in the C-2 General Community Commercial District. There are seven applicants associated with this amendment. All are small business owners and/or landlords of discount/used tire sales operations in the C-2 District. Most of these businesses are in repurposed buildings (mostly old auto repair or service stations) on underutilized lots along arterial streets.

**Primary Staff Contact:**

Lihuang Wung, Senior Planner

[lwung@cityoftacoma.org](mailto:lwung@cityoftacoma.org)

**General Project Timeline:**

April 2017 – June 2018



## S. 80<sup>th</sup> Planned Development Business District Rezone (Private Application #2018-03)

### Summary:

This project seeks to rezone an area along S. 80<sup>th</sup> Street from Planned Development Business District (PDB) to a more appropriate district that is consistent with the recommendations from the Joint Base Lewis-McChord Joint Land Use Study and the current use makeup of the area.

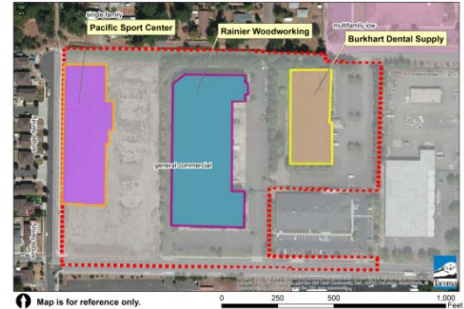
### Primary Staff Contact:

Lauren Flemister, Senior Planner  
[lflemister@cityoftacoma.org](mailto:lflemister@cityoftacoma.org)

### General Project Timeline:

April 2017 – June 2018

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Study Area 3: PDB Future Land Use



## View Sensitive District Height Measurement (Private Application #2018-06)

### Summary:

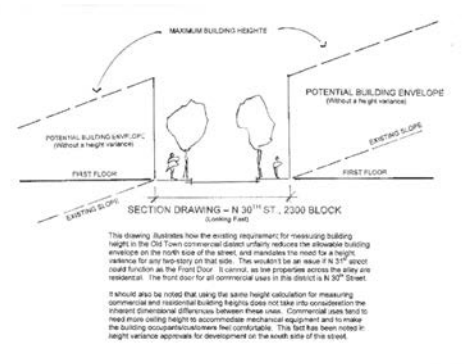
The application seeks to amend the Land Use Regulatory Code concerning how building heights are measured View-Sensitive Overlay District (VSD), which has a reduced height limit (25-feet) and a measurement methodology that is unique from other districts.

### Primary Staff Contact:

Lihuang Wung, Senior Planner  
[lwung@cityoftacoma.org](mailto:lwung@cityoftacoma.org)

### General Project Timeline:

April 2017 – June 2018



## Future Land Use Map Implementation: Phase 4 – Residential Areas

### Summary:

The Future Land Use Map of the Comprehensive Plan provides a basis for applying zoning and for making land use decisions. This project will put into effect the land use designations through appropriate area-wide rezones to achieve consistency with the Future Land Use Map, and work to achieve the goals of the One Tacoma Plan.

This phase of the project will include a focus on improving the consistency of the residential land use designations and implementing zoning. Secondly, the project will complete the analysis related to the area around 72<sup>nd</sup> & S. Alaska Street, as requested by City Council in 2016.

### Primary Staff Contact:

Stephen Atkinson, Senior Planner  
[satkinson@cityoftacoma.org](mailto:satkinson@cityoftacoma.org)

### General Project Timeline:

January 2017 – June 2018



## Commercial Zoning Update – Phase 1

### Summary:

The Commercial Zoning update will revise the design and development standards for the City's Neighborhood and General Commercial zoning districts. The project will bring these districts into alignment with the goals and policies of the One Tacoma Plan to promote more context-sensitive commercial zoning.

The first phase will develop a recommended framework for realigning the City's commercial zoning districts, to ensure that the City's commercial zoning districts appropriately reflect the different types of commercial areas envisioned. The framework may involve the creation of new zoning districts and/or elimination of existing zoning districts.



### Primary Staff Contact:

Stephen Atkinson, Senior Planner  
[satkinson@cityoftacoma.org](mailto:satkinson@cityoftacoma.org)

### General Project Timeline:

July 2017 – June 2018

## Open Space Corridors Implementation

### Summary:

The City's designated open space corridors includes a variety of areas within the City, including recreation areas, passive open spaces, wetlands, streams, steep slopes, and other important habitat areas. This project will evaluate appropriate site development standards to protect the important functions of the City's open space corridors while continuing to accommodate reasonable use of private property.

### Primary Staff Contact:

Elliott Barnett, Associate Planner  
[elliott.barnett@cityoftacoma.org](mailto:elliott.barnett@cityoftacoma.org)

### General Project Timeline:

July 2017 – June 2018



## Transportation Master Plan – Limited Update

### Summary:

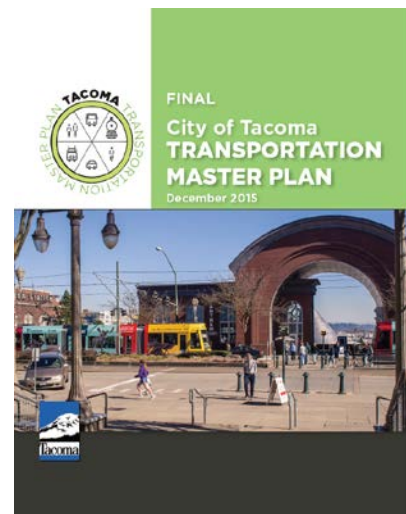
The Transportation Master Plan (TMP) is the transportation element of the *One Tacoma* Comprehensive Plan. The purpose of this project is not a major update or overhaul to the TMP, but smaller modifications including cleanups and updates to address work that has been completed since the last update, including the new Environmental Action Plan, the upcoming Safe Routes to Schools Implementation Plan, the Pedestrian Safety Improvement Program, and some increased funding opportunities. The Transportation Commission will coordinate a significant portion of the work and make a recommendation to the Planning Commission.

### Primary Staff Contact:

Josh Diekmann, Traffic Engineer  
[jdiekmann@cityoftacoma.org](mailto:jdiekmann@cityoftacoma.org)

### General Project Timeline:

March 2017 – June 2018



## Code Clean-ups

### Summary:

As part of the 2018 Amendment, this proposal would amend the Land Use Regulatory Code to keep information current, address inconsistencies, correct errors and clarify code language, in order to improve code administration efficiency and enhance customer service.

### Primary Staff Contact:

Lihuang Wung, Senior Planner

[lwung@cityoftacoma.org](mailto:lwung@cityoftacoma.org)

### General Project Timeline:

April 2017 – June 2018





## Track 4: 2019 Amendment Cycle *(tentative)*

## Future Land Use Map Implementation: Area-wide Rezones, Phase 5

### Summary:

The Future Land Use Map of the Comprehensive Plan provides a basis for applying zoning and for making land use decisions. This project will put into effect the land use designations through appropriate area-wide rezones to achieve consistency with the Future Land Use Map, and work to achieve the goals of the One Tacoma Plan.

This phase of the project will focus on improving the consistency between areas designated for commercial and industrial uses and the implementing zoning districts. This will include rezones that implement the commercial zoning framework adopted as part of the 2018 Amendment Cycle (Track 3).



**Primary Staff Contact:**

Stephen Atkinson, Senior Planner

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### General Project Timeline:

March 2018 – June 2019

## Commercial Zoning Update – Phase 2

### Summary:

The Commercial Zoning update will revise the design and development standards for the City's Neighborhood and General Commercial zoning districts. The project will bring these districts into alignment with the goals and policies of the One Tacoma Plan to promote more context-sensitive commercial zoning standards.

This phase will seek to build on and implement the zoning framework adopted in Phase 1 (Track 3) and may include modifications to use allowances, scale and massing of new development, building coverage, and site design elements.



**Primary Staff Contact:**

Stephen Atkinson, Senior Planner

[satkinson@cityoftacoma.org](mailto:satkinson@cityoftacoma.org)

### General Project Timeline:

January 2018 – June 2019

## Urban Design Studio – Establishment

### Summary:

The Urban Design Studio is a proposed long-term program with a focus on delivering urban design services to customers in the Planning and Development Services Department, to other City departments, and through external public and private partnerships.

The initial phase of this project will include extensive public engagement, development of design guidelines, administrative procedures, and municipal code amendments.

*Note: This project will incorporate consideration of the issues highlighted in Private Application #2018-05 “Design Review in MUCs”*

### Primary Staff Contact:

Lauren Flemister, Senior Planner  
[lflemister@cityoftacoma.org](mailto:lflemister@cityoftacoma.org)

### General Project Timeline:

January 2018 – June 2019



## Residential Infill Pilot Program – Phase 2

### Summary:

The purpose of the Pilot Program is to promote innovative residential infill development types. The program was adopted in 2015 and the first phase of implementation is in progress. Four projects submitted by interested developers have been selected to move into the permitting process.

This phase of implementation will consider lessons learned from completed projects, code amendments to the infill code and guidelines, and recommendations for continued implementation of the program.

### Primary Staff Contact:

Lauren Flemister, Senior Planner [lflemister@cityoftacoma.org](mailto:lflemister@cityoftacoma.org)

### General Project Timeline:

January 2018 – June 2019





## JBLM Joint Land Use Study Implementation

### Summary:

This project will evaluate the findings and recommendations of the Joint Land Use Study for Joint-Base Lewis-McChord and evaluate strategies for addressing compatibility with the base, with specific focus on the Accident Potential Zone (APZ).

### Primary Staff Contact:

Lauren Flemister, Senior Planner  
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### General Project Timeline:

March 2018 – June 2019



## Shoreline Master Program – 2019 Periodic Update

### Summary:

The State Shoreline Management Act requires local governments to periodically review their shoreline master programs and make any adjustments deemed necessary to reflect changing local circumstances, new information or improved data. Per RCW 90.58.080, the City of Tacoma is required to conduct a periodic review on or before June 30, 2019. The initial public scoping phase of the project will inform what information, issues, and topics are pertinent for this periodic review.

### Primary Staff Contact:

Stephen Atkinson, Senior Planner  
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### General Project Timeline:

January 2018 – June 2019

### SHORELINE MASTER PROGRAM

An Element of the Comprehensive Plan and  
Title 13 of the Tacoma Municipal Code



## Critical Areas Amendments – Geologic Hazards

### Summary:

This project will compile and review the best available science pertaining to the management of geologic hazards and recommend modifications to the City's Critical Areas Ordinance, TMC 13.11. The project will include an assessment of climate change on the risk factors associated with these hazards.

### Primary Staff Contact:

Elliott Barnett, Associate Planner  
[elliott.barnett@cityoftacoma.org](mailto:elliott.barnett@cityoftacoma.org)

### General Project Timeline:

January 2018 – June 2019



## Code Clean-ups

### Summary:

As part of the 2019 Amendment, this proposal would amend the Land Use Regulatory Code to keep information current, address inconsistencies, correct errors and clarify code language, in order to improve code administration efficiency and enhance customer service.

### Primary Staff Contact:

Lihuang Wung, Senior Planner

[lwung@cityoftacoma.org](mailto:lwung@cityoftacoma.org)

### General Project Timeline:

July 2018 – June 2019

