



## AGENDA

**MEETING: Special Meeting and Public Hearing**

**TIME:** Wednesday, June 6, 2018, 5:00 p.m.  
(Public Hearing beginning at approximately 5:30 p.m.)

**LOCATION:** Council Chambers, Tacoma Municipal Building, 1<sup>st</sup> Floor  
747 Market Street, Tacoma, WA 98402

← *Changed location  
(for public hearing)*

**A. Call to Order and Quorum Call**

**B. Approval of Agenda and Minutes**

- Minutes – May 16, 2018

**C. Public Comments**

- Comments are accepted on all discussion items, and are limited to 3 minutes per person.

**D. Discussion Items**

**1. Planning Commission Work Program**

- Description: Consider updating the Planning Commission Work Program from the current 2017-2019 to 2018-2020.
- Action: Guidance
- Staff Contact: Brian Boudet, 253-573-2389, [bboudet@cityoftacoma.org](mailto:bboudet@cityoftacoma.org)

**2. Public Scoping Hearing – Applications to Amend the Comprehensive Plan and Land Use Regulatory Code for 2019**

- Description: Conduct a public hearing to receive oral testimony; accept written comments through 5:30 p.m. on the same day; and conduct a debriefing immediately after the hearing to prepare for the follow-up discussion at the next meeting.
- Action: Public Hearing and Guidance
- Staff Contact: Stephen Atkinson, 253-591-5531, [satkinson@cityoftacoma.org](mailto:satkinson@cityoftacoma.org)

**E. Communication Items**

- (1) Memo to the Planning Commission – 2019-2024 Capital Facilities Program Follow-up (See “Agenda Item E-1”).
- (2) The next Planning Commission meeting is scheduled for Wednesday, June 20, 2018, at 5:00 p.m., in the Council Chambers (changed location); tentative agenda (subject to change) includes: Capital Facilities Program Open House; Public Hearing – 2019-2024 Capital Facilities Program; 2019 Amendment Scoping; and Planning Commission Annual Report for 2017-2018.
- (3) The next Infrastructure, Planning and Sustainability Committee meeting is scheduled for Wednesday, June 13, 2018, 4:30 p.m., in Room 16; tentative agenda (subject to change) includes: Tacoma Water’s Integrated Resource Plan; and Traffic Light Synchronization.

**F. Adjournment**







## **MINUTES** (Draft)

**TIME:** Wednesday, May 16, 2018, 5:00 p.m.  
**PLACE:** Room 16, Tacoma Municipal Building North 733 Market Street, Tacoma, WA 98402  
**PRESENT:** Stephen Wamback (Chair), Anna Petersen (Vice-Chair), Carolyn Edmonds, Brett Santhuff, Andrew Strobel, Jeff McInnis  
**ABSENT:** Dorian Waller

### **A. CALL TO ORDER AND QUORUM CALL**

Chair Wamback called the meeting to order at 5:01 p.m. A quorum was declared.

### **B. APPROVAL OF AGENDA AND MINUTES**

The agenda was approved.

The minutes of the April 18, 2018 meeting were reviewed. Commissioner McInnis pointed to the statement on page 3 that he had made as part of the discussion on the C-2 VSD Height Methodology issue, that “a developer in a view area would come in with the understanding of the fabrics of the area”, and suggested that an amendment be made to the statement to clarify that “fabrics” refers to the status quo of the development requirements. The minutes were approved as amended.

The minutes of the May 2, 2018 meeting were reviewed. Vice-Chair Petersen pointed to the statement on page 2 that she had made as part of the discussion on the Outdoor Tire Storage issue, that “tires should be stored in a building and that the proposal as it stands would give non-conforming uses a conforming status”, and suggested that an amendment be made to the statement to clarify that “non-conforming uses” refers to such uses that are both legal and not legal. The minutes were approved as amended.

### **C. PUBLIC COMMENTS**

The following citizens provided comments on the agenda item relating to Residential Infill Pilot Program:

- 1) Ken Miller:  
Mr. Miller indicated that he had recently asked the Assessor-Treasurer Office for the number of home owners who are low income and/or disabled seniors and found out that across the city there are more than 3,000 single family homes owned by people meeting that description. He explained that for people that have been in their homes for a while and earn \$40,000 or less a year, the accessory dwelling unit (ADU) offers a unique opportunity. For someone whose income is constrained, hiring someone to do household repairs and chores is difficult. Mr. Miller asked the Planning Commission to bear in mind these households when thinking of expanding the ADU pilot, as ADU's would be a benefit to the city.
- 2) Beverly Bowen-Bennett:  
Ms. Bowen-Bennett indicated that she agreed with Ken Miller. She commented that in three years she will be 78 and her home will be paid for, where there is a large yard. She lives in the area for the Tacoma Mall Neighborhood Subarea Plan. She wants to build a cottage dwelling for someone who is not as physically able as her right now, and she knows she is not alone in that sentiment. Ms. Bowen-Bennett said that there are real people that need to be considered with these plans – people who are living in low income households who are senior citizens and would benefit from ADU's.

## D. DISCUSSION ITEMS

### 1. 2019-2024 Capital Facilities Program

Kristina Curran, Office of Management and Budget, gave an overview of the Capital Facilities Program (CFP) and the roles of staff, Planning Commission, City Manager and City Council in the development and amendment of the CFP. She presented the proposed amendments to the six-year CFP from 2017-2020 to 2019-2024, focusing on the Proposed Project List, which included 55 new projects and 119 carried-over projects. Ms. Curran reviewed the prioritization tiers and how projects were prioritized based on staff's review. She discussed how proposed new projects would leverage grant funds, align with Council priorities, enhance existing facilities, and be consistent with the Comprehensive Plan. She also mentioned some of the Removed Projects, Completed Projects and Future Projects. Upon concluding her presentation, Ms. Curran requested that the Planning Commission consider releasing the Proposed Project List for public review and setting June 20, 2018 as the date for a public hearing.

Commissioners provided the following questions and comments:

- Commissioner Santhuff asked for clarification of what active vs. inactive means for a project. Ms. Curran responded that an active project is one that existed in previous CFP document and is at least partially funded, and an inactive project is one that existed in previous CFP and is currently unfunded. Commissioner Santhuff recommended that the clarification be outlined in the public review document.
- Commissioner Santhuff commented on the project of "Fire Station #5 (Tideflats)", wondering why a new station is proposed while the community's concerns and the city's policies are about preserving historic properties. Katie Johnston, Budget Manager, provided that one of the City Council's committees will be reviewing this project and deliberating options. Ms. Curran added that the intent and the need are to have an operating fire station on Tideflats, which is why multiple options are being considered.
- Commissioner Santhuff commented on the "Site 8 Building Demolition" project and wondered if the appropriate review has been done on the property, and if it should not be demolished, because it's considered historic. He also commented that the Tacoma Mall Neighborhood Subarea Plan has identified a lot of capital projects and only one is included in the CFP's Future Project List. He suggested that the subarea plan be more properly reflected in the CFP.
- Vice-Chair Petersen suggested that clarification be provided on which projects are linked together that may be in separate tiers; for example, 11<sup>th</sup> Street Bridge appears in both Tier 1 and Tier 3. She also asked for clarification in regards to public safety projects, i.e., 1) about Fire Station #15, the replacement as a Tier 1 project and the restroom addition as a Tier 3 appears incongruent; and 2) about the Emergency Operations Storage Facility, why it is a Tier 2 and not a Tier 1 project. Ms. Curran responded that part of that decision was initial staff recommendation, and another part is that the TFD Facility Master Plan has been identified as the highest priority for public safety at this point and added to the Tier 1 new project list, and would provide a comprehensive review to better inform some of the other needs that have been identified.
- Vice-Chair Petersen also asked for clarification on the Tacoma Dome Renovation Project and additional improvement projects. Ms. Curran pointed to page 66 of the attachments and indicated that according to the scope of work that is currently funded, the initial project is going to renovate the dressing room and restroom, provide a new loading dock, fire, security, audio, and lighting upgrades, and renovate the exterior HVAC. The additional security projects will be funded later after an assessment for the type of security need and how much of it is needed so they can be more strategic in asking for that funding.
- Commissioner Edmonds asked if the Transportation Commission has a role in the list of capital improvement projects. Ms. Curran answered that yes they do; that the Transportation Commission works with staff to develop the Transportation Improvement Program (TIP), which is derived from the Transportation Master Plan (TMP). The TMP is also an element of the Comprehensive Plan, so in that sense, both the TIP and the CFP are really under the privy of the

Planning Commission. The projects that the Transportation Commission identifies in the TIP make the list of transportation projects in the CFP.

- Commissioner Edmonds inquired about the origin of the projects, asked if all the projects ever proposed are entered onto the list, and wondered why North East Tacoma seems to be dramatically absent in the CFP. Ms. Curran responded that projects are primarily generated by staff, with input and ideas from members of the community; that staff ultimately puts proposals forward for projects, with appropriate internal vetting and subject to the Planning Commission's review; and that staff are always looking to try and get better about the equitable distribution of the city's resources.
- Commissioner Strobel commented that the Transportation Commission not only selects projects that go into the TIP and CFP, but also is the steward of the criteria for selecting such projects.
- Commissioner McInnis asked if the Utility Projects are held off in the Tier 1, 2, and 3 process, and if they have a prioritization system. Ms. Curran responded that most utilities have their own separate capital improvement program process because their considerations are somewhat different and larger, as they tend to have more advanced asset management and asset replacement programs. They're doing greater analysis and looking at the likelihood and consequence of failure. Those types of factors play into their asset management plan, and they are doing constant inspections. So what is reflected in our CFP document is their commitment to capital improvement in their areas of service.
- Commissioner McInnis continued to comment that there are some Comprehensive Plan tie-in questions that don't get answered, such as "Is the project required/mandated by law?" He suggested this is a pretty significant consideration that the public should be aware of. He was also concerned about how the CFP is going to be presented to the public. He wondered if a mapping or a web-based interactive system could be implemented to allow customers/citizens to view project information. Ms. Curran responded that her team has been wanting that function for a very long time but don't have the GIS data that they would need. The GIS data is not always a location, or an intersection – so a lot of the projects would need to be manually mapped.
- Commissioner Strobel recommended that the Puyallup Bridge replacement should be bumped up to a Tier 1 project, as the bridge has a sufficiency rating of 19/100, and at one point it was at an 8/100, critical for immediate repair. It carries a significant amount of daily traffic - around 20,000. Ms. Curran responded that the bridge currently has two sections that are funded and will be replaced, and a study has been requested to figure out how to fund the rest of the bridge.
- Commissioner Santhuff commented that Tacoma Avenue and the streetscape is a bit of an embarrassment to citizens who live downtown. He commented that there are nice projects going up right now on Tacoma Avenue, but there needs to be a bigger vision for how we build out that streetscape and incentivize development.
- Commissioner Edmonds commented that she would like bike lanes going from North Tacoma to Downtown Tacoma.
- Chair Wamback commented that staff is doing well with project prioritization. He thinks that citizens should be reminded that a Tier 1 project doesn't necessarily mean the project is funded yet, and there are already projects in a Tier 2 that have current funding. So a Tier 2 that's active may be getting more funding than a beginning stage of a Tier 1. One of the important reasons for including things in the CFP and also having them score as a Tier 1 is that that could leverage outside funding. The proposed project must be ranked in the program before the funds can become available. He continued on to explain that he saw a lot of new projects with homelessness and low income, but saw some projects that he doesn't believe the city has the funding such as the Foss Waterway project. It struck him as a tad tone deaf to be talking about the Foss Waterway when there is not enough space in our Stabilization Center. He was also surprised to see projects that made the Tier 1, and didn't have all the questions about it answered. He is not happy about a Tier 1 with blanks.

- Commissioner Givens commented that he is concerned how this will be presented to the public. He would like to see an open house that would allow the citizens to be walked through the information. Chair Wamback concurred. Ms. Johnston provided that the Budget Office had conducted some early engagements including a telephone survey and will be doing online engagement this summer regarding community priorities and areas where people want to see investments made. Commissioner Givens commented that if you're going to ask people to testify on a proposal, there needs to be an open house to explain what's in the proposal. Commissioner McInnis commented that community engagement is typically the public educating the city on what they'd like to see, but there should also be a part about the city educating the public on why the process looks the way it does. Chair Wamback added that the scope of the hearing is to reflect the priorities of the Comprehensive Plan and that the open house concept would help people continue and expand their ownership of the Comprehensive Plan and ensure that the Commission is doing the work of the citizens. Commissioner Edmonds suggested having more specific details of where the projects would be located to help citizens fully digest the projects. Ms. Curran responded that sometimes the detail is not available when the project is added to the Comprehensive Plan and sometimes the first step in funding a project is to flesh out what that need is. She also suggested it would make more sense to have public engagement when the proposed CFP comes out in October.
- Vice-Chair Petersen made a motion to release for public review of the proposed amendments to the CFP with the minor clarifications and modifications that the Commission has provided and to set a hearing date for June 20, 2018. Commissioner McInnis seconded the motion. Commissioner Givens wondered whether or not there's going to be a workshop or open house. Commissioner Strobel agreed with Commissioner Edmonds' comment, and spoke about creating a mapping exercise and document packet that is more digestible for the public, and that can break the funding plan down in a more precise and understandable way for the public to use. Discussion ensued, and the Commission requested that staff consider conducting an open house a week or an hour prior to the public hearing. Chair Wamback called the question, and the Commissioners passed the motion unanimously.

## **2. Residential Infill Pilot Program – Phase 2**

Lauren Flemister, Planning Services Division, presented the preliminary scope of work for the second phase of the Residential Infill Pilot Program, an extension from the initial phase per the request of the City Council. A main purpose of the Program is to increase more housing choices and create smaller footprints. She reviewed the four types of infill development considered, i.e., Detached Accessory Swelling Units (DADUs), Two-Family Housing, Multi-Family Housing, and Cottage Housing, as well as how each type had been received during the initial phase. Ms. Flemister reviewed three potential options for the second phase consideration, where Option 1 (minor) would continue the pilot program until all 12 spaces are filled, Option 2 (moderate) would increase the number of DADUs from 3 to a range of 12-15, and Option 3 (major) would pull DADUs from the pilot program and allow them outright through code amendments. She also reviewed additional topics concerning tiny homes, lot size standards, and incentives/affordability.

Commissioners provided the following questions and comments:

- Commissioner Edmonds commented that she likes tiny homes and would like to pull ADU's out to be its own project, and put tiny homes in the pilot program instead.
- Commissioner Strobel asked about some of the lessons learned from the initial phase and what the public's response has been thus far. Ms. Flemister answered that the language in the pilot needs to be loosened up regarding the ADU – as only one has been built; that there have been process and administrative lessons learned; that Cottage House component was not quite working; that there was some confusion between the pilot program and the permitting processes; and that the biggest lesson learned is that the number was not right on the DADU's.

- Commissioner Givens commented that he liked Option 3 and the idea of tiny homes, that consideration should be given to modular standards, and that there should be a marketing program to get the word out to citizens and developers.
- Commissioner Santhuff wondered if property owners of single family homes in different zoning districts such as downtown and R-4 can take advantage of the pilot program. Ms. Flemister responded that the majority of people that call her are in R-2, and she had a site visit at a non-profit organization who was downtown, and they could have already built this. Commissioner Santhuff expressed he'd like more results to factor in. He then wanted to see more DADU's built. He enjoys the review process that's been developed with the pilot - of finding a way to vet the projects, getting quality designs, and making sure they are good with the neighbors. He indicated his preference for Option 2, but with a quantity much larger than 12-15, e.g., 40, or 5 per Council district.
- Vice-Chair Petersen commented that a findings report may be hard to produce for the initial phase due to the small sample available; that there should be no cap on the DADU's, or just allowing them outright; that there is such a need for housing that it takes too long to build these; and that design and aesthetic is key.
- Commissioner Edmonds wondered that when the team was developing the pilot program, if they took a look at design standards in other cities. Ms. Flemister responded that the obvious mistakes would be caught and make improvements where possible.
- Commissioner Edmonds asked how Option 2 with an eliminated cap would speed up the process. Vice-Chair Petersen explained that right now there can be three, and it takes years for those three to be completed, and then the process starts over. By allowing the volume to increase, more people can start. As of now there is a list of people who can't start or can't do anything because of the limit to three.
- Commissioner Given expressed that this is a great time to allow ADU's for those who have equity in their home.
- Chair Wamback expressed that there are already hundreds of illegal detached ADU's. He expressed that one of the potential reasons for a low number of applications is because people are doing this anyway because they need to. He thinks that design review is being used as an example of upper middle class privilege, to prevent people from having houses that they need. The design review is excessive, and there needs to be a solution where ADU's are allowed by right. His suggestion is to get a community working group together from neighborhood councils, the Commission, the development community, senior citizens, and low income citizens, etc., to work for 6-9 months on issues regarding design. He stated, "We need to house people today". He's very strident that density is our destiny. If the city won't allow ADU's, there will have to be a massive upzoning in Tacoma because there is not enough space for a growing population. If we want to preserve and protect open spaces, agricultural lands, and recreational amenities in the south Puget Sound, then the city has to densify, and ADU's are a good way to do that. He expressed that the pilot program may have been set up for failure, as no real data can be derived from 12 samples with 75,000 single family properties in the city. Neighborhoods are changing, and it doesn't help to coddle the neighborhoods to avoid change. Ms. Flemister also commented that she too, does not want design review to be a barrier. After she has the opportunity to speak with the City Council, she'd like to bring forward some options about keeping them for a period of time and sunseting them, or looking at different ways until there is a data collection needed to write appropriate standards. She suggested that maybe after a period of time, depending on what option moves forward, that it would just be administrative and keep the review committee intact until there are more data points. Chair Wamback commented he'd like to create a working group similar to the Billboards Community Working Group, and educate, have shared learning experiences, and have a conversation around some difficult issues.
- Vice-Chair Petersen wanted to reemphasize her opposition of parking rules for the ADU's – that there shouldn't be parking rules. In regard to design review, she cautioned that it can be a barrier

especially if it's an owner occupied home. She suggested that staff-level design review would be more appropriate than the committee-level review which might be of less accountability.

- Commissioner Strobel commented that he hoped that tiny homes will be further analyzed, because they have limited benefits when dealing with certain populations. When dealing with density, they don't always compliment versus denser housing types of affordable housing and transitional housing projects. He commented that tiny homes are not the efficient use of funds in order to address those types of populations with that style of housing and would like more information before that gets put into the pilot program. Ms. Flemister explained that from a sustainability standpoint across the board they are not suitable. There have been many conversations with people that tiny homes would not be the best direction, including projects like homelessness. There are some models of tiny homes that have been considered, that are equipped with a suitable site design, and accessory structures that are higher quality and more expensive. If it's on wheels it has to meet L&I standards, and if it's permanent it has to meet the city standards - both of which are stringent. Commissioner Strobel commented that he believes people get caught up in the buzz of tiny homes and not the feasibility of them. There should be consideration of more permanent long term housing. Ms. Flemister said there is very little information about code for tiny homes.
- Chair Wamback wanted to clarify with Commissioner Strobel that what he wanted to dispel, was the illusion that tiny homes would be the solution for housing the homelessness. Commissioner Strobel answered that was part of what he was trying to convey.
- Chair Wamback expressed that the only options in the city shouldn't be single family homes, apartment complexes near the mall, or high rises in the Proctor district - there needs to be more options, and being open to tiny homes, ADU's, co-housing, cottage housing, etc. That is the type of progressive continuum that he would like to have kick start the housing conversation.
- Commissioner McInnis commented that tiny homes should take more thought, and the Commission should do more work as it's too early to put them in the program at this moment. Right now the focus should be allowing more DADU's, as offered in Option 2 or 3.

As the Commission concluded the discussion, Brian Boudet, Planning Manager, indicated that the next step is to present the scope of work to the City Council's Infrastructure, Planning and Sustainability Committee and receive feedback and direction. He commented that the reason why Option 3 exists is because there have been similar concerns from the Council, that there may be another phase for the pilot program, and that it could be years before there is a permanent conversation.

## **E. Communication Items**

The Commission acknowledged receipt of the Communication Items on the agenda.

Mr. Boudet commented that he wanted to clarify that the fire station being talked about as part of the CFP discussion is Fire Station #5 on the Hylebos Peninsula, not the one on the Foss Waterway and that there is an ongoing conversation at the City Council level regarding the potential demolition of the historically designated structure.

Mr. Boudet reported that the City Council adopted the Tacoma Mall Neighborhood Subarea Plan on May 15, 2018, with three amendments to what the Planning Commission had recommended, i.e., 1) Inclusionary Zoning Requirements, requiring residential projects 15-units and larger to provide 10% of their units as affordable units; 2) Parking Requirements, reducing the minimum parking requirements for residential uses from 1.0 to 0.5 stalls per unit in the subarea, eliminating parking requirements for affordable housing units created per the Inclusionary Zoning program, and eliminating parking requirements for all non-residential uses in the subarea; and 3) Map Clean-up. Mr. Boudet also indicated that there was one other topic that the Council brought up but did not move forward with the amendment - the Open Space Requirement, which would likely be included in the Commission's Work Program for the next biennium.

Chair Wamback asked if the city had a sponsor program to help private property owners whose parking lots are encroached upon by people who don't have parking in their multi-family units. For example, in the

Tacoma Mall area, there are people who live in the two high-rise apartments that park in the mall parking lot. As we build more, because of density, there's not enough on street parking to meet the demand. If the city is getting rid of the parking requirement, is it solely on the other private property owners to have to take on the financial burden of calling and paying a tow company to remove vehicles from the property? Mr. Boudet answered that at some level this is a much more philosophical question about whether it's the city's responsibility to ensure parking, but the quick answer is no, there is no proactive program to protect people's parking from being used.

Commissioner Strobel commented that it's been difficult to begin planning for certain areas if parking is not syncing up with those plans. The fact that we haven't explored any other new areas in Tacoma to analyze demand parking or time parking continues to create these newspaper stories and such. He believed there should be a process to address that somehow. Mr. Boudet answered that it would be tricky to set up a proactive concept, as most businesses are pretty resistive, because until there's a problem there's no incentive to take action. That would drive the question of will the City provide more on street parking and off street garages like there is downtown.

## **F. ADJOURNMENT**

The meeting adjourned at 7:46 p.m.

***\*These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit:***

[http://www.cityoftacoma.org/government/committees\\_boards\\_commissions/planning\\_commission/agendas\\_and\\_minutes/](http://www.cityoftacoma.org/government/committees_boards_commissions/planning_commission/agendas_and_minutes/)





**To:** Planning Commission  
**From:** Brian Boudet, Manager, Planning Services Division  
**Subject:** **Planning Commission Work Program**  
**Meeting Date:** June 6, 2018  
**Memo Date:** May 30, 2018

**Action Requested:**  
Guidance.

**Discussion:**

At the next meeting on June 6<sup>th</sup>, the Planning Commission will review the existing Planning Commission Work Program for 2017-2019 (last updated in November 2017) and begin discussions on how the work program may be updated and revised. The intent of this discussion is to provide an overview of the status of existing projects and review what issues have been and should be considered for potential incorporation as the work program is updated. This will support the Commission's more in-depth discussion on the Planning Commission Work Program, the scope of the 2019 Amendment Package, and the Planning Commission's Annual Report, all of which are scheduled to be discussed at the following meeting on June 20<sup>th</sup>.

At the March 21, 2018 meeting, the Commission reviewed the existing work program and discussed potential priorities, project modifications and consolidations, and potential timing. In addition, the Commission reviewed the input received from the meetings with staff, which highlighted the following topics of interest:

- Tideflats Subarea Plan
- Impact Fees
- Transit Oriented Development Planning: Pacific Avenue HCT/BRT, ST3
- Pre-Annexation Planning: Parkland/Spanaway, Dash Point/Browns Point, etc.
- Business District beautification and improvement efforts
- Sign Code Update
- Incorporating more resiliency planning into initiatives
- Economic Development

This review and update to the work program is needed to prioritize the workload of staff and the Commission, to ensure timely and efficient progress in advancing these priorities, and to extend the work plan timeline to 2018-2020. Attached to facilitate the Commission's discussion are an initial discussion draft for the 2018-2020 Planning Commission Work Program, as well as the existing 2017-2019 Planning Commission Work Program.

**Staff Contact:**

Brian Boudet, Manager, Planning Service Division, [bboudet@cityoftacoma.org](mailto:bboudet@cityoftacoma.org) or (253) 573-2389

**Attachments:**

1. 2018-2020 Planning Commission Work Program – Initial Discussion Draft Overview
2. 2017-2019 Planning Commission Work Program (last updated: November 29, 2017)

c: Peter Huffman, Director





**Planning Commission Work Program (2018-2020)  
Initial Discussion Draft Overview  
May 30, 2018**

**Expected Completion in 2018**

|   |   |
|---|---|
| <b>Correctional and Detention Facilities Permanent Regulations</b>  | <b><i>Adopted Feb. 2018</i></b>               |
| <b>Homeless Emergency Temporary Shelters Permanent Regulations</b>  | <b><i>Adopted April 2018</i></b>              |
| <b>Tacoma Mall Neighborhood Subarea Plan</b>  | <b><i>Adopted May 2018</i></b>                |
| <b>2018 Amendment Package</b>   | <b><i>Expected Adoption June 2018</i></b>     |
| <ul style="list-style-type: none"><li>• Car Washes Uses in Neighborhood Centers (<i>Private Application</i>)</li><li>• Outdoor Tire Storage Code Amendment (<i>Private Application</i>)</li><li>• South 80th Street PDB Rezone (<i>Private Application</i>)</li><li>• View Sensitive District (VSD) Height Measurement (<i>Private Application</i>)</li><li>• Transportation Master Plan – Limited Update</li><li>• Open Space Corridors – Phase 1 (Biodiversity Corridors)</li><li>• Code and Plan Clean-ups</li></ul> |   |
| <b>2019-2024 Capital Facilities Program (CFP)</b>   | <b><i>Expected Adoption October 2018</i></b>  |
| <b>Open Space Current Use Assessment Request</b> ( <i>Private Application</i> )   |   |
| <b>Tideflats Interim Regulations – Extension</b> ( <i>every 6 months</i> )  | <b><i>Expected Decision November 2018</i></b> |
| <b>Accessory Dwelling Units (ADUs) – Permanent Regulations</b>  |   |

## **Expected Completion in 2019**

**Tideflats Interim Regulations – Extension** *(every 6 months)*

### **2019 Amendment Package**

- FLUM Implementation: Area-wide Rezones
- Commercial Zoning Update
- Shoreline Master Program - 2019 Periodic Review
- JBLM Accident Potential Zone
- Critical Areas Update – Geohazards
- Historic Preservation Code Improvements – Demolition Review
- Plan and Code Minor Amendments

**Manitou Annexation – Plan and Zoning Amendments** *(may need to be added to 2019 Package)*

**Infill Pilot Program – Phase 1B: Program Modifications**

**Affordable Housing Action Strategy – Land Use/Zoning Implementation** *(scope/phasing TBD)*

**Pacific Avenue Corridor Plan** *(tied to Pacific Ave. BRT)*

**Tideflats Interim Regulations – Extension** *(every 6 months)*

**Urban Design Program – Development/Creation**

## **Expected Completion in 2020** *(very preliminary)*

**Tideflats Interim Regulations – Extension** *(every 6 months)*

### **2020 Amendment Package**

- Private Applications
- Institutional Zoning Review
- Downtown Plan Integration
- Infill Pilot Program – Phase 2: Permanent Regulations
- Transportation Master Plan Update (coordinated with TC and PW)
- Plan and Code Minor Amendments

**2021-2026 Capital Facilities Program (CFP)**

**Tideflats Subarea Plan**

## On-going Planning Issues

- Six-Year Comprehensive Transportation Program
- 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.)
- Light Rail Expansion projects (including the Hilltop Links to Opportunity Program, ST3 Tacoma Dome Link Extension, Tacoma Link Extension, etc.)
- Historic Preservation, in coordination with the Landmarks Preservation Commission (e.g. TDR, integration of Historic Preservation Plan with *One Tacoma* Plan, educational programs, etc.)
- Tacoma Mall Neighborhood Subarea Plan (and others) - Implementation
- Residential Infill Pilot Program – Implementation and project reviews
- Citizen Participation and Public Outreach Enhancements

## 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, Vision 2050, GMA review, Buildable Lands)
- PCRC Centers of Local Importance/County-level Centers Update

## Emerging and Deferred Issues

- Urban Forestry Implementation (landscaping, tree-preservation, open space, etc.)
- Parking Update (RPA, refinements along light rail, Mixed-Use Centers, design, etc.)
- Potential Local Historic Districts – coordinated with LPS (College Park, Stadium, etc.)
- 20-minute Neighborhood and Urban Growth Baseline Analysis
- Street Typology and Designation System Review
- Mixed-Use Centers Implementation Programming (Master Planning, Revitalization Strategies)
- Mixed-Use Centers Height Bonus Program Review
- MUC Core/Pedestrian Street Review (maybe part of Design Rev.)
- Downtown Subarea Plans – Periodic Review/Update
- Form-based Residential Standards (lot coverage, FAR, etc.)
- Watershed-level Environmental Planning
- Unified Development Code
- Transfer of Development Rights (TDR) Program Review
- Sign Code Update
- Pre-Annexation Planning (Browns Point/Dash Point, Parkland/Spanaway)
- Greenhouse Gas standards and review

## Project Summaries *(tentative)*

### 2019-2024 Capital Facilities Program (CFP)

**Summary:**

The Growth Management Act (GMA) requires a capital facilities element of the comprehensive plan that is to be periodically reviewed and updated. This element serves as a planning document for capital projects and enables the City to seek funding for potential projects. The element is updated each biennium through development of the City's six-year Capital Facilities Program (CFP).

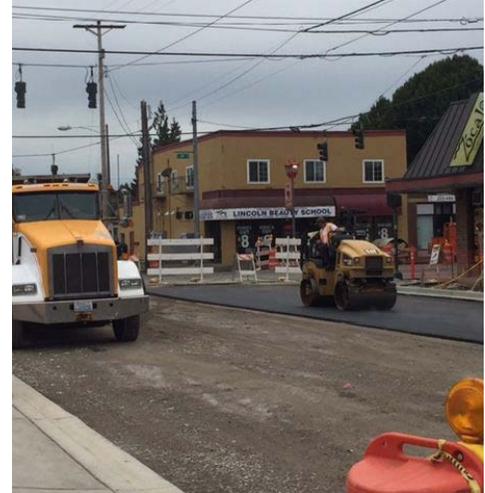
The CFP is currently being updated from 2017-2022 to 2019-2024. The update focuses on adding new capital projects, removing completed projects, and consolidating some projects.

**Primary Staff Contact:**

Christina Watts Curran, Lead Management Analyst  
[christina.curran@cityoftacoma.org](mailto:christina.curran@cityoftacoma.org)

**General Project Timeline:**

April 2018 – November 2018



### Open Space Current Use Assessment Request *(Private Application)*

**Summary:**

The City has received an application from a private property owner for an Open Space Current Use Assessment. Through this process, land owners can apply to have their open space lands valued, for tax purposes, at their current use value rather than at the highest and best use that would be permitted by zoning, which provides an incentive to maintain the land as open space. The City and Pierce County jointly review Current Use Assessment applications within the City.

**Primary Staff Contact:**

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

**General Project Timeline:**

June 2018 – September 2018



## Tideflats Interim Regulations – Extension *(every 6-months)*

### Summary:

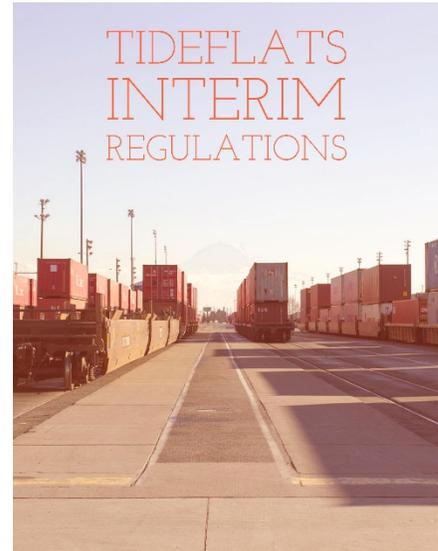
The Council adopted Interim Regulations for the Tideflats Area in November 2017. The interim regulations include temporary use restrictions, modified permit procedures and enhancements to public notice, and limits on development in adjacent slopes and transition areas. These interim regulations are intended to be in place until permanent regulations are adopted as part of the Tideflats Subarea Plan. Per State Law and City Code, interim regulations are required to be reauthorized every six months.

### Primary Staff Contact:

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

### General Project Timeline:

August 2018 – October 2018; *and every six-months thereafter, until adoption of permanent regulations*



## Detached Accessory Dwelling Units (DADUs) – Permanent Regulations

### Summary:

Detached Accessory Dwelling Units (DADUs) were a part of the City's Infill Pilot Program. During the first part of the Round 1 Selection of Projects, the three available Detached Accessory Dwelling Units in single-family zoning districts were all selected. This project would build upon the lessons learned regarding DADUs through the pilot program, as well as the experiences of other jurisdictions and insights from community outreach, to evaluate the potential for permanent regulations regarding detached ADUs in single-family zones in Tacoma.

### Primary Staff Contact:

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

### General Project Timeline:

June 2018 – November 2018





## 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 State Law, the City of Tacoma is required to conduct a periodic review before the end of June 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, Principal Planner  
[satkinson@cityoftacoma.org](mailto:satkinson@cityoftacoma.org)

### General Project Timeline:

March 2018 – June 2019

### SHORELINE MASTER PROGRAM

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



CITY OF TACOMA, WASHINGTON

## JBLM Accident Potential Zone

### 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  
[lflemister@cityoftacoma.org](mailto:lflemister@cityoftacoma.org)

### General Project Timeline:

March 2018 – June 2019



## Critical Areas Update – Geohazards

### Summary:

This effort focuses on Critical Areas standards for development and disturbance within and around erosion and landslide hazard areas—types of Geologically Hazardous Areas associated with steep slopes. Tacoma’s standards for Geologically Hazardous Areas are due for an update to reflect recent statutory amendments and the Best Available Science (BAS). The updates will address gaps and inconsistencies in the current code and integrate the latest science in order to more effectively limit risks to life and property in areas prone to landslides or erosion.

### Primary Staff Contact:

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

### General Project Timeline:

May 2018 – June 2019



## Historic Preservation Code Improvements – Demolition Review

### Summary:

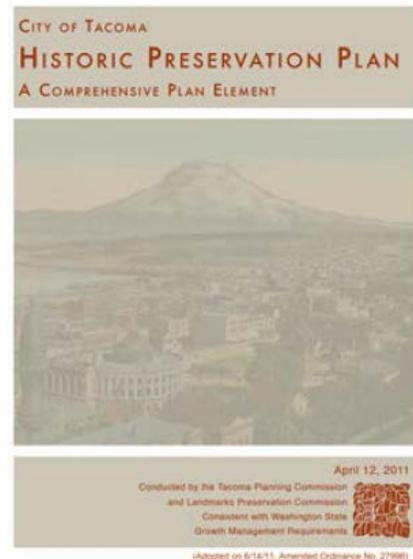
This proposal seeks to improve the effectiveness of the Historic Preservation Program through a series of code amendments, including: enhancement of demolition/cultural resources impact review; clarification of the nomination and designation process and project review; and updates to the Historic Conditional Use Permit process. Companion amendments regarding the composition of the Landmarks Commission are also being considered.

### Primary Staff Contact:

Reuben McKnight, Historic Preservation Officer  
[reuben.mcknight@cityoftacoma.org](mailto:reuben.mcknight@cityoftacoma.org)

### General Project Timeline:

March 2018 – June 2019





## Residential Infill Pilot Program – Phase 1B: Program Modifications

### 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.

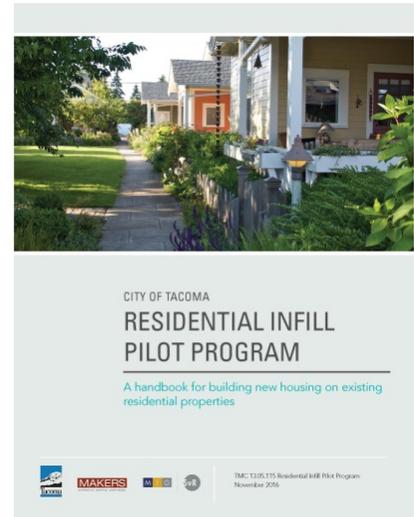
This phase of implementation will consider lessons learned from completed and approved projects, as well as projects that were not submitted and/or were not approved, to evaluate code amendments to the infill code and guidelines that could support the continued implementation of the program.

### Primary Staff Contact:

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

### General Project Timeline:

June 2018 – June 2019



## Affordable Housing Action Strategy – Land Use/Zoning Implementation

### Summary:

The City's Housing Division is currently working with the City Council to put together a comprehensive Action Strategy on Affordable Housing. The Action Strategy, which is expected to be complete in July 2018, will identify and evaluate various methods for addressing this high priority issue that reflects better programmatic alignment throughout the City of Tacoma and its community partners. It is expected that this Action Strategy will include numerous items that directly relate to planning and zoning issues and potential code and/or plan amendments.

*Note: Depending on the scope of this project, it may involve multiple phases.*

### Primary Staff Contact:

TBD

### General Project Timeline:

TBD



## Pacific Avenue Corridor Plan

### Summary:

The Pacific Avenue Bus Rapid Transit proposal, part of the Sound Transit 3 package, is poised to spur revitalization of a critical corridor within Tacoma that includes two designated Mixed-use Centers and a neighborhood business district. This Corridor Plan is designed to maximize the impact of this significant transit investment and facilitate this revitalization through a unique transit-oriented development planning project that would focus on redevelopment, capital investment, livability, supporting existing and encouraging new business activity, and conducting area-wide environmental review along the corridor.

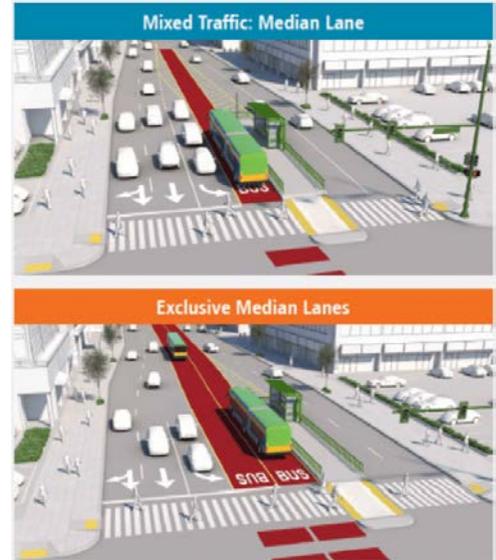
*Note: This project is considered as a potential partnership between agencies including Planning and Development Services, Public Works, Utility providers, Pierce Transit, Tacoma-Pierce County Health Department, etc.*

### Primary Staff Contact:

TBD

### General Project Timeline:

November 2018 – November 2019



## Urban Design Program – 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:

May 2018 – November 2019



## Tideflats Subarea Plan

### Summary:

The City Council adopted Amended Resolution No. 39723 on May 9, 2017, initiating the Tideflats subarea planning process. The resolution requested the Planning Commission to consolidate several planning initiatives currently underway for the area into a single, area-wide subarea planning effort and requested the City Manager to identify resources need for the subarea planning effort and negotiate an Interlocal Agreement with the Port and the Puyallup Tribe for collaboration of the project. The Interlocal Agreement is still being discussed between the potential partnership agencies and the specific scope of work and timeline 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, Principal Planner  
[satkinson@cityoftacoma.org](mailto:satkinson@cityoftacoma.org)

### General Project Timeline:

Planned initiation in 2018





## **Updated Planning Commission Work Program (2017-2019)** *November 29, 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 was developed in concert with the Tacoma Planning Commission and the City Council's Infrastructure, Planning and Sustainability Committee in June-October of 2017.

However, as a result of Council priorities and budget and staff constraints, several modifications to the work program have been implemented. These modifications are reflected below with the postponement and/or modification of certain projects, as outlined below.

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

- Correctional Facilities Regulations
- Tideflats Uses and Standards – **COMPLETED**
- Marijuana Uses and Playground Buffers – **COMPLETED**
- Emergency Temporary Shelters – **EXTENDED for 6 Months**

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

- Tacoma Mall Neighborhood Subarea Plan - **IN PROCESS**
- Tideflats Subarea Plan – **INITIATING IN EARLY 2018**

### **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 **POSTPONED to 2018/2019**
- Commercial Zoning Update – Phase 1 **POSTPONED to 2018/2019**
- Open Space Corridors Implementation **SCOPE REDUCED**
- Transportation Master Plan – Limited Update
- Code Clean-ups

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

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

- JBLM Joint Land Use Study Implementation
- Shoreline Master Program – 2019 Periodic Update
- 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*)
- Billboards Regulations **POTENTIALLY COMPLETED DEC. 2017**
- 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: Nearing Completion

### Correctional Facilities – Interim and Permanent Regulations

**Summary:**

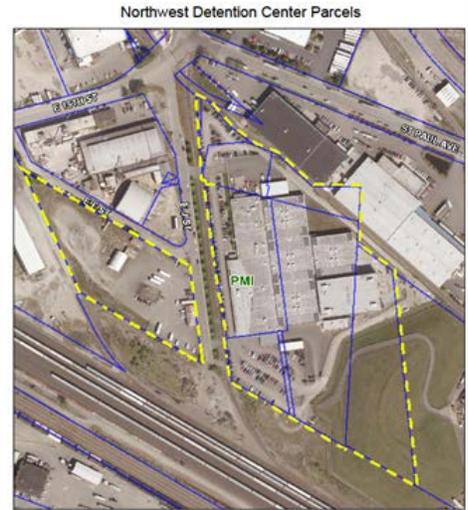
The City Council enacted emergency interim zoning regulations pertaining to public and private correctional facilities on March 7, 2017, per Ordinance No. 28417, and subsequently adopted some modifications to the regulations on May 9, per Ordinance No. 28429. This project will develop permanent regulations 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.

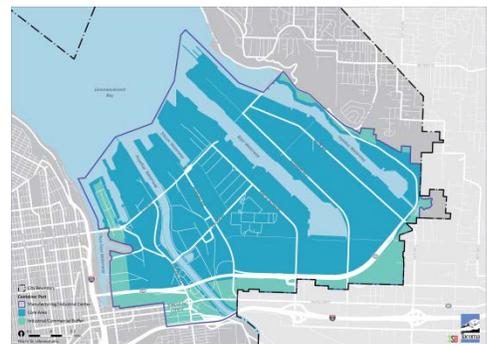
*Note: The associated permanent regulations will be addressed as part of the final adoption of the Tideflats Subarea Plan.*

**Primary Staff Contact:**

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

**General Project Timeline:**

Adopted on November 21, 2017



## Marijuana Uses and Playground Buffers (Completed)

### 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:

Adopted on November 7, 2017



## 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:

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

### General Project Timeline:

Extended 6 months, until April 2018



## 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:**

Adoption expected in Spring 2018



### 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:**

Planned initiation in early 2018

## 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

City of Tacoma | Planning and Development Services  
Study Area 3: PDB Future Land Use



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

### Summary:

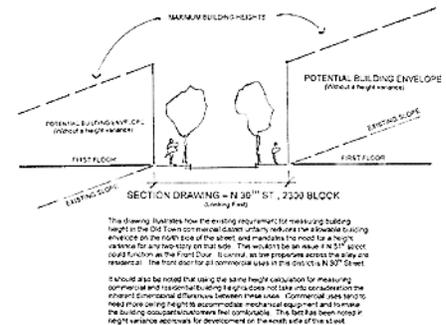
The application seeks to amend the Land Use Regulatory Code concerning how building heights are measured in a View-Sensitive Overlay District (VSD), which has a reduced height limit (25-feet) and a measurement methodology that is unique from other districts. The study will focus on those areas zoned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

### Primary Staff Contact:

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

### General Project Timeline:

April 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. The scope for this phase of the project has been reduced to focus primarily on clarifying and improving standards associated with regulated critical areas including geohazard and fish and wildlife conservation areas (which had originally been identified separately).

### 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:

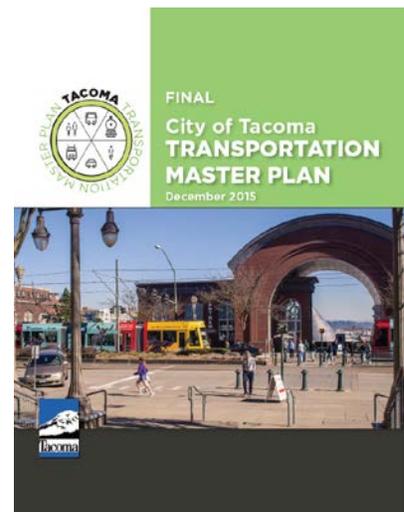
The Transportation Master Plan (TMP) is the transportation element of the *One Tacoma* Comprehensive Plan. The purpose of this project is not a major update or overhaul to the TMP, but smaller modifications including cleanups and updates to address work that has been completed since the last update, 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

**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.

**Primary Staff Contact:**

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

**General Project Timeline:**

March 2018 – June 2019



### Commercial Zoning Update

**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 project may involve the creation or consolidation of existing commercial zoning districts.

**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:

June 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  
[lflemister@cityoftacoma.org](mailto:lflemister@cityoftacoma.org)

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

### General Project Timeline:

January 2018 – June 2019

### SHORELINE MASTER PROGRAM

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



CITY OF TACOMA, WASHINGTON



**To:** Planning Commission  
**From:** Stephen Atkinson, Principal Planner, Planning Services Division  
**Subject:** **Public Scoping Hearing – Applications to Amend the Comprehensive Plan and Land Use Regulatory Code for 2019**  
**Meeting Date:** June 6, 2018  
**Memo Date:** May 30, 2018

**Action Requested:**

Conduct a public hearing to receive oral testimony; accept written comments through 5:30 p.m. on the same day (June 6<sup>th</sup>); and conduct a debriefing immediately after the hearing to prepare for the follow-up discussion at the next meeting (June 20<sup>th</sup>).

**Discussion:**

At the next meeting on June 6<sup>th</sup>, the Planning Commission will conduct a Public Scoping Hearing on the scope of work of the 2019 Amendment to the Comprehensive Plan and Land Use Regulatory Code (“2019 Amendment”), which includes the following applications:

1. Future Land Use Implementation and Potential Area-wide Rezones
2. Commercial Zoning Update
3. Shoreline Master Program Periodic Review
4. Joint-Base Lewis-McChord Accident Potential Zone II Overlay Zone
5. Critical Areas - Geologically Hazardous Areas Updates
6. Historic Preservation Code Improvements
7. Minor Amendments

The draft Scope of Work and Assessment for each application is available for review at [www.cityoftacoma.org/2019Amendments](http://www.cityoftacoma.org/2019Amendments). The Planning Commission is expected to recommend a final work program, including the final docket for the 2019 Amendment cycle, on June 20 to the City Council’s Infrastructure, Planning and Sustainability Committee (IPS). The IPS is expected to review the Commission’s recommendations on July 11, 2018 for finalization.

**Background:**

The Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code is a process through which the City considers changes, additions, and updates to the One Tacoma Plan and the Land Use Code. Periodic review and evaluation are important in order to ensure that the One Tacoma Plan and the implementing regulations maintain their effectiveness. The 2019 Amendment is comprised of public-initiated projects only. Private applications will be accepted in spring 2019 for the next amendment cycle which is part of the 2019-2020 work program.

**Staff Contact:**

Stephen Atkinson, Principal Planner, [satkinson@cityoftacoma.org](mailto:satkinson@cityoftacoma.org), (253) 591-5531

**Attachment:**

1. Public Scoping Notice

c: Peter Huffman, Director



# PUBLIC SCOPING HEARING

## 2019 Applications to Amend the Comprehensive Plan and Land Use Regulatory Code

Planning Commission, 5:30 PM, Council Chambers, 747 Market Street, Tacoma, WA 98402

You are receiving this notice because you may be affected by these proposed changes, or you have been identified as an interested party.

| Applications                               | Description of the Application  |
|--|---|
| 1. Future Land Use Implementation          | This project would potentially rezone areas within the City identified in the Comprehensive Plan for multi-family and commercial uses.  |
| 2. Commercial Zoning Update                | This project would amend the City's General and Neighborhood Commercial zoning district use and development standards to ensure a more pedestrian supportive environment.   |
| 3. Shoreline Master Program (SMP)          | This project is a required periodic review of the Shoreline Master Program (SMP) to ensure that the SMP remains consistent with State law, per the periodic review requirements of the Shoreline Management Act. This process will be conducted jointly with the WA Dept. of Ecology. |
| 4. JBLM Accident Potential Zone            | This project would develop an Airport Compatibility Overlay Zone to modify the development patterns, standards and use allowances for parcels impacted by the Accident Potential Zone II.   |
| 5. Critical Areas Geo-hazard Updates       | This project would conduct a Best Available Science review for Geologically Hazardous Areas, address gaps in the current code, and improve consistency between current City policies and development standards for these areas.   |
| 6. Historic Preservation Code Improvements | This project would seek to improve the effectiveness of the Historic Preservation Program by enhancing demolition review for cultural resources, improving the Historic Conditional Use Permit, and clarifying designation and nomination procedures.                                 |
| 7. Minor Amendments                        | This project would address minor policy and code revisions to correct errors, update information, rectify inconsistencies, and improve clarity of application.  |



The Comprehensive Plan is the City's official plan for guiding growth, and the basis for the City's land use decisions and transportation and capital investments.

To learn more about the *One Tacoma Plan*, visit [www.cityoftacoma.org/Onetacoma](http://www.cityoftacoma.org/Onetacoma).

# PUBLIC NOTICE

Tacoma's Planning Commission is considering applications for the 2019 Amendment to the Comprehensive Plan and Land Use Regulatory Code. At this time these projects are in the Scoping and Assessment Phase. Specific recommendations will not be made to the City Council on individual projects until spring 2019.

- For information on these applications, please visit:  
[www.cityoftacoma.org/2019Amendments](http://www.cityoftacoma.org/2019Amendments)

## How to Get Involved and Provide Comments:

- Attend the Planning Commission public scoping hearing on June 6, 2018 at 5:30 PM in Council Chambers, 747 Market Street
- Provide written comments by June 6, 5:30 PM to Planning Commission, 747 Market St., Room 345, Tacoma WA. 98402
- Comments and questions can also be sent to:  
[planning@cityoftacoma.org](mailto:planning@cityoftacoma.org)

The Commission is accepting public comments on the applications and proposed scope of work. Upon reviewing the public comments, the Commission will determine: (1) whether or not the application is complete, and if not, what information is needed to make it complete; (2) whether or not the scope of the application should be modified, and if so, what alternatives should be considered; and (3) whether or not the application will be considered, and if so, in which amendment cycle.



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**To:** Planning Commission  
**From:** Lihuang Wung, Planning Services Division  
**Subject:** **2019-2024 Capital Facilities Program Follow-up**  
**Meeting Date:** June 6, 2018  
**Memo Date:** May 30, 2018

At the last meeting on May 16, 2018, the Planning Commission reviewed the draft Capital Facilities Program (CFP) for 2019-2024 and set June 20, 2018 as the date for a public hearing. This memo provides staff's response to some of the questions and comments raised by the Commission at the meeting, as summarized below:

1. Identify projects that are underway (at least partially funded).

**Response:** In addition to information that has been provided to the Commission at the last meeting (i.e., "Attachments 1-7"), staff has created a new "Attachment 8", where all proposed projects are listed by Council Districts. Included in the new attachment is the "Funded Status" where each project is noted as "Unfunded", "Partially Funded", or "Funded."

2. Clarify that new Tacoma Dome projects are in addition to the renovation project.

**Response:** The question was answered at the meeting. There are four new projects proposed for the Tacoma Dome facility, including the "Tacoma Dome Renovation Project" as a Tier 1 project, and the "Tacoma Dome Food & Beverage Improvements", "Tacoma Dome Security Modernization", and "Tacoma Dome Telecommunication and Data Upgrade" as Tier 2 projects.

3. What is planned outreach before Public Hearing?

**Response:** As suggested by the Commission, staff will conduct an open house (or informational session) an hour prior to the public hearing, i.e., from 4:30 to 5:30 p.m., in the same location (Council Chambers), for interested citizens to learn more about the proposal and be better prepared for the public hearing.

4. Explain what is meant by "type" of a project, which may be "active", "inactive" or "new"?

**Response:** The definitions of "active", "inactive" and "new" projects are included in the Proposed Amendments Reader's Guide section of the Public Review Document.

5. Share follow-up related to Fire Station \$5 (why new instead of renovation).

**Response:** Informational briefing on Fire Station #5 is tentatively scheduled for the Community Vitality and Safety Committee's review on June 14, 2018. Agenda and minutes will be posted on the City website.

6. Is the Foss Waterway Development Authority Site 8 project eligible to be historic property and is any mitigation required?

**Response:** Staff will research relevant information.

7. Are projects from Tacoma Mall Neighborhood Subarea Plan included in the CFP project list?

**Response:** Through some cross-departmental discussion and coordination, staff has established the following preliminary recommendations that, subject to the Commission's review and concurrence after the public hearing, could be moved forward to the City Council in October:

## Planning Commission

2019-2024 Capital Facilities Program Follow-up

May 30, 2018

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- (a) The following Near-Term projects from the Tacoma Mall Neighborhood Subarea Plan will be added to the CFP:
- Projects already included:
    - I-5 Access Ramp already appears as a Future Project
  - Projects to be added:
    - Tacoma Mall Transit Center, Loop Road, S. 38<sup>th</sup> Street/Steele Intersection, and S. Sprague Ave. Bike Connection will be added to the Future Project list
  - Projects NOT to be added:
    - Madison District will not be added, but the project is already partially funded and is underway. It's a partnership between ES and Streets Initiative. It will not be added as a stand-alone project because utility projects are shown as programs.
    - Area-wide Sidewalk Gaps will not be added. There are already general sidewalk improvement projects in the CFP. The Tacoma Mall Neighborhood Subarea Plan will be a consideration as sidewalks are addressed throughout the City.
- (b) The Mid-Term and Long-Term projects from the Tacoma Mall Neighborhood Subarea Plan will be incorporated into the Transportation Master Plan (TMP) Update in 2020. Until they are added, they still appear in the Comprehensive Plan as part of the subarea plan project list. Once added to the TMP, they will follow the process for other city projects and will be moved to the TIP/CFP based upon prioritization and funding eligibility.

8. Identify which projects are linked together or connected.

**Response:** Staff will communicate to individual project managers to improve their answers to the Comprehensive Plan tie-in questions in the future.

9. The "Temporary Fire Station #15 – Restroom Addition" project wouldn't be needed if a new station was built.

**Response:** Comments noted.

10. List of projects by Council District.

**Response:** As mentioned above, a new "Attachment 8" has been created, showing projects by Council District, along with a map of "Councilmanic Districts with Neighborhood Councils, Neighborhood Business Districts and Mixed Use Centers."

11. Move Puyallup River Bridge to Tier 1.

**Response:** This can be a potential recommendation from the Planning Commission.

12. Add Tacoma Avenue Streetscape as a future project.

**Response:** This can be a potential recommendation from the Planning Commission.

It is noted that as of the date of this memo, the notice for the Commission's public hearing (including the open house) is being disseminated. Staff has also compiled the above-mentioned Attachments 1–8 as well as additional pertinent information into a Public Review Document, which is available for review at: [www.cityoftacoma.org/government/city\\_departments/office\\_of\\_management\\_and\\_budget/](http://www.cityoftacoma.org/government/city_departments/office_of_management_and_budget/).

If you have any questions, please contact Christina Curran, Office of Management and Budget, at [christina.curran@cityoftacoma.org](mailto:christina.curran@cityoftacoma.org) or (253) 591-5861, or contact me at [lwung@cityoftacoma.org](mailto:lwung@cityoftacoma.org) or (253) 591-5682.

c: Peter Huffman, Director