



HANDOUTS and PRESENTATIONS

Meeting of May 7, 2014

- 1. 2014 Annual Amendment – Recommendations**
(PowerPoint; for Discussion Item D-1)
- 2. Shoreline Related Elements Materials**
(Handout; for Discussion Item D-1)
- 3. Letter from Master Builders Association, May 7, 2014, concerning Mixed-Use Centers and Affordable Housing**
(Handout; for Discussion Item D-1)
- 4. STAR Briefing**
(PowerPoint; for Discussion Item D-2)

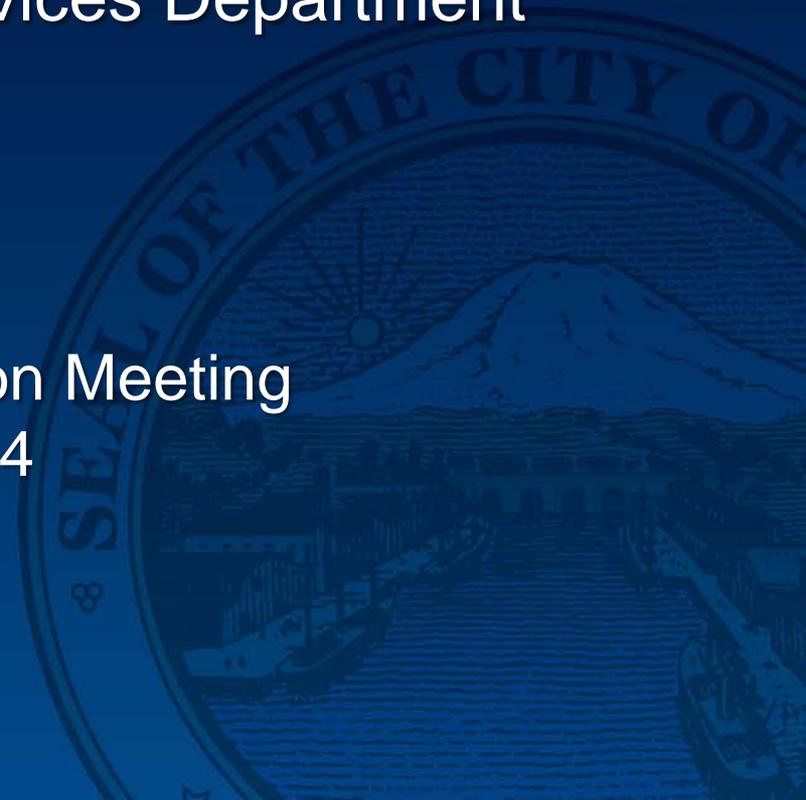


2014 Annual Amendment – Recommendations

City of Tacoma

Planning & Development Services Department

Planning Commission Meeting
May 7, 2014

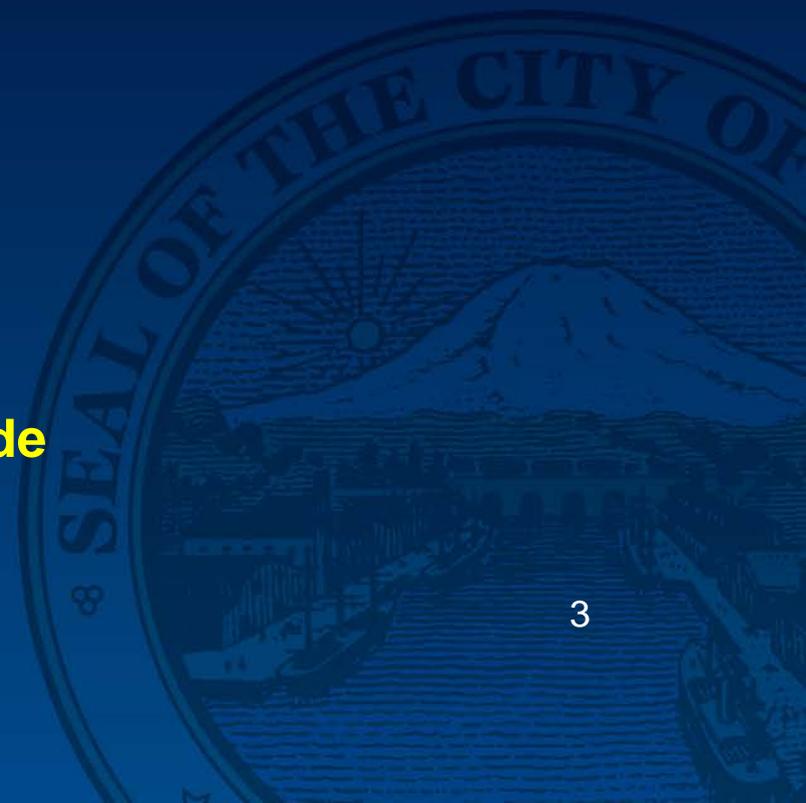


Completing the Process

- **March 19:**
Public Hearing
- **April 2 and April 16:**
Modifications based on public comments
- **May 7 (Actions):**
 1. Resolve Electric Vehicle issue
 2. Reaffirm text of modifications
 3. Incorporate 2013 Annual Amendment re: Shoreline
 4. Approve *Findings & Recommendations Report*
 5. Approve *Letter of Recommendation*

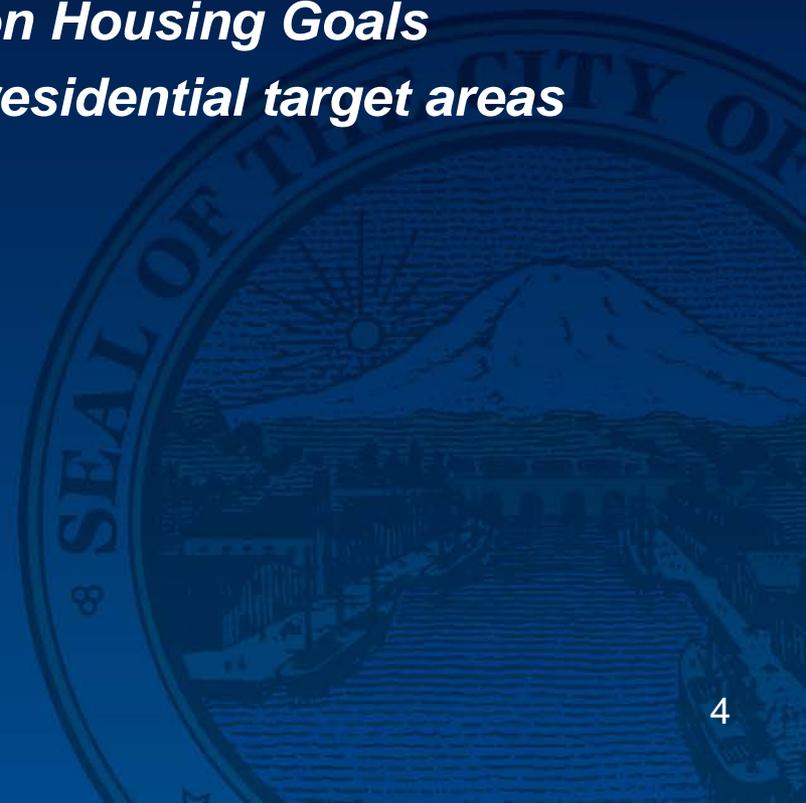
Modifications Considered

- **Point Ruston**
- **Point Defiance**
- **Mixed-Use Centers**
- **Affordable Housing**
- **Container Port Element**
- **Open Space Element**
- **Sustainability Code**
- **Urban Forestry Landscaping Code**
- **Plan and Code Cleanup**



Point Ruston MUC

- Affordable Housing Development Agreement required prior to using Multifamily Tax Exemption Program
- Added:
 - Policy *LU-MFTI-6 Point Ruston Housing Goals*
 - Footnote to *TMC 13.17 MUC residential target areas*



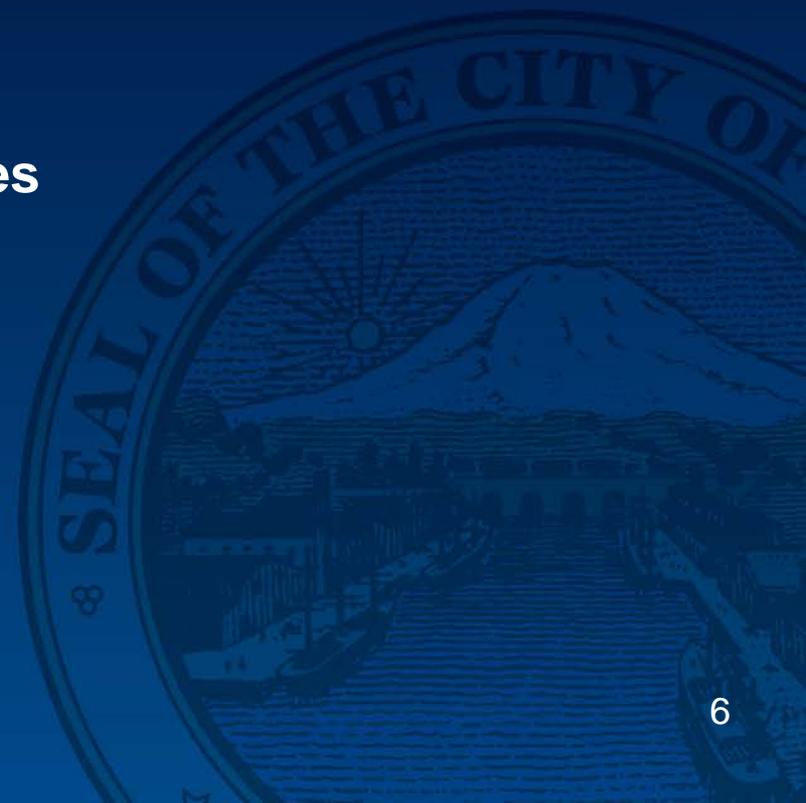
Open Space Element

- Open Space System
- Green Neighborhoods
- Community Gardens
- Habitat Stewardship
- Implementation and Funding
- Designating public open space
- Views – Private Benefit
- Views – Public Benefit
- Added Tollefson Plaza
- Updated Open Space Inventory



Sustainability Amendments

- **Electric Vehicles**
 - Multifamily/conduit
 - Other minor amendments
- **Bicycle Parking**
 - Parks and Recreation Facilities



Urban Forestry Landscaping

- **Street trees threshold**
- **Trees under power lines**
- **Tree retention**
- **Self-managed Agencies**
- **Exemptions**
- **Plant material and installation flexibility**
- **Native plants in/adjacent to Habitat Corridors**

Shoreline Related Elements

- Carry over from 2013 recommendation to Council
- Three recommendations:
 - Approve the Tacoma Waterfront Design Guidelines and Public Access Alternatives Plan
 - Rescind the Foss Plan, Ruston Way Plan, and Shoreline Trails Plan
 - Adopt new documents by reference in Open Space Element

Next Steps

- **May 7** **Planning Commission approval of:
Findings of Fact and Recommendations Report
and Letter of Recommendation**
- **June 3** **City Council Study Session**
- **June 3** **City Council Public Hearing**
- **June 11** **Infrastructure, Planning and Sustainability
Committee Recommendation**
- **June 17** **First Readings of Ordinances**
- **June 24** **Adoption of Ordinances and a Resolution**



May 7, 2014

*Draft for
Planning Commission's Review
May 7, 2014*

Honorable Mayor and Members of the City Council,

On behalf of the Planning Commission, I am forwarding our recommendations on the Proposed Amendments to the Comprehensive Plan and the Land Use Regulatory Code for 2014 (the "2014 Annual Amendment"), which will achieve the following objectives:

1. Support, strengthen and accelerate redevelopment efforts and stimulate job creation and the development of high-density mixed-income housing at the Point Ruston development site;
2. Recognize the significance of Point Defiance Park to the community and facilitate large, strategic development proposals to support and enhance the public users' experience in the park;
3. Improve consistency and compatibility between the Comprehensive Plan and development regulations and support further growth and development within the City's Mixed-Use Centers;
4. Promote affordable building design practices and infill housing, through voluntary, market-based and incentive-based approaches, thus increasing the development of affordable housing options in Tacoma;
5. Ensure that local land use decisions consider the needs of the Port of Tacoma and that the Port of Tacoma and freight corridors continue to function effectively alongside vibrant city waterfronts and adjacent areas;
6. Reaffirm the vision and goals, enhance guidance on implementation, and maintain the City's grant eligibility pertaining to park, open space and recreation facilities, programs and projects;
7. Advance the City's goals for sustainable development and for the promotion of public health and active living, through regulatory requirements and incentives;
8. Improve trees and landscaping regulations applicable to development activities, with a focus on achieving such policy intents as incentives, flexibility, quality, varieties, and tree health; and
9. Keep the Comprehensive Plan and the Land Use Regulatory Code well maintained, responsive to changing needs and circumstances, and user-friendly.

These proposed amendments are the result of intensive analyses, thorough research, and rigorous deliberations performed by the Planning Commission and City staff over the past eight months. Extensive outreach efforts have been conducted to engage stakeholders, interested parties and concerned citizens, and to ensure early and continuous public participation in the review process. The Planning Commission also held a public hearing on March 19, 2014 to solicit public comments on the proposed amendments.

Included within this report are proposed shoreline implementation strategies that were initially developed as part of the Planning Commission's 2013 Annual Amendment and which were recommended to the City Council. However, as a result of delays in the State Shoreline Master Program approval process, these documents were held over until the completion of the Commission's 2014 Annual Amendment. The Commission carries forward its recommendation to rescind the Ruston Way Plan, Shoreline Trails Plan, and Foss Waterway Design and Development Plan as elements of the Comprehensive Plan and to replace these historic planning documents with the Tacoma Waterfront Design Guidelines and an update of the Public Access Alternatives Plan.

Shoreline Related
Elements**
(Application #2013-05)

Rescinding the Thea Foss Waterway Design and Development Plan, the Ruston Way Plan, and the Shoreline Trails Plan, but carrying forward the vision and implementation strategies within the proposed Tacoma Waterfront Design Guidelines and an update of the Public Access Alternatives Plan.

* Two applications have been removed from the package and deferred to the 2015 Comprehensive Plan Update process; they are #2014-03 Growth Strategy and Mixed-Use Centers Review and #2013-05 Land Use Designations.

** This was an application that was recommended to the City Council by the Planning Commission as part of the 2013 Annual Amendment.

C. FINDINGS OF FACT:

1. **Comprehensive Plan and Development Regulations** – The Comprehensive Plan, adopted in 1993 by Ordinance No. 25360 and amended by ordinance once every year thereafter, is Tacoma's comprehensive plan as required by the State Growth Management Act (GMA) and consists of several plan and program elements. As the City's official statement concerning future growth and development, the Comprehensive Plan sets forth goals, policies and strategies for the health, welfare and quality of life of Tacoma's residents. The Land Use Regulatory Code, Title 13 of the Tacoma Municipal Code (TMC), is the key regulatory mechanism that supports the Comprehensive Plan.
2. **Planning Mandates and Guidelines** – GMA requires that any amendments to the Comprehensive Plan and/or development regulations conform to the requirements of the Act, and that all proposed amendments, with certain limited exceptions, shall be considered concurrently so that the cumulative effect of the various changes can be ascertained. Proposed amendments to the Comprehensive Plan and/or development regulations must also be consistent with the following State, regional and local planning mandates and guidelines:
 - The State Growth Management Act (GMA);
 - The State Environment Policy Act (SEPA);
 - VISION 2040, the Growth Management, Environmental, Economic, and Transportation Strategy for the Central Puget Sound Region (adopted on April 24, 2008 and amended on May 28, 2009);
 - Transportation 2040, the action plan for transportation in the Central Puget Sound Region (adopted on May 20, 2010);
 - The Countywide Planning Policies for Pierce County;
 - The City Council's guiding principles for planning the future growth: (1) to protect neighborhoods, (2) to protect critical areas, (3) to protect port, industrial and manufacturing uses, and (4) to increase densities in the downtown and neighborhood business districts (Resolution No. 37070, December 19, 2006); and
 - TMC 13.02 concerning the procedures and criteria for amending the Comprehensive Plan and development regulations and for area-wide zoning reclassifications.
3. **Receipt and Review of Applications** – Eleven applications were submitted to the Planning Commission by the deadline of August 1, 2013 for consideration. The Commission conducted an assessment of the applications in August 2013, pursuant to TMC 13.02.045.E, and approved the Assessment Report on August 21, 2013. As noted above (in the section of Summary of Proposed Amendments), two applications were removed in January 2014 from the annual amendment package. The Commission reviewed technical analyses of the remaining nine applications at its meetings on October 16, November 6 & 20, and December 4 & 18 of 2013, and January 8 & 22 and February 5 & 19 of 2014. A staff analysis report was prepared for each application, documenting how the respective proposed amendment was analyzed against the criteria as set forth in TMC 13.02.045.F. The Commission approved of the staff analysis reports individually at various stages during the review

and an e-mail news release, "Tacoma News", was issued through the City's Media and Communications Office on March 5, 2014.

- **60-Day Notices** – A "Notice of Intent to Adopt Amendment 60 Days Prior to Adoption" was sent to the State Department of Commerce (per RCW 36.70A.106), the Puget Sound Regional Council (per the Plan Review Requirements and Process in VISION 2040), and Joint Base Lewis-McChord (per RCW 36.70A.530(4)). A similar notice was also sent to the City of Tacoma Attorney's Office, requesting legal opinions on whether the City Council's adoption of the proposed amendments might result in an unconstitutional taking of private property (per RCW 36.70A.370). The notices were sent to these entities more than 60 days prior to the Council's scheduled action on June 3, 2014, so that their comments, if any, can be addressed in a timely manner during the Planning Commission's public hearing process.
 - **Website** – The public hearing notice and all information associated with the 2014 Annual Amendment are posted on the Planning Services Division's website at www.cityoftacoma.org/planning (under the link to "2014 Annual Amendment").
- (c) **Environmental Review** – Pursuant to WAC 197-11 and Tacoma's SEPA procedures, a Preliminary Determination of Environmental Nonsignificance (DNS) was issued on February 24, 2014 (SEPA File Number SEP2014-40000218532), based upon a review of an environmental checklist. The DNS and the environmental checklist were provided or made available to appropriate entities that had received the public hearing notice. Two comments were received through the comment period ending on March 21st, 2014. The first was from the Health Department who had no objections to the proposal as presented. The second was from the Department of Ecology whose comments are summarized in the attached Public Comments and Staff Responses and Suggestions Report. The DNS became final on March 28, 2014.
- (d) **Public Review Document** – The complete text of the proposed amendments, the associated staff analyses, the DNS and the environmental checklist, and relevant background information were compiled into the "*Comprehensive Plan and Land Use Regulatory Code – Proposed Amendments for 2014 / Public Review Document / Prepared for Planning Commission Public Hearing, March 19, 2014*" document (hereinafter referred to as the "Public Review Document"). The Public Review Document was made available for public review at the office of the Planning and Development Services Department. Its availability was also announced to appropriate entities that had received the public hearing notice.
- (e) **Shoreline Related Elements** – Application #2013-05 was processed as part of the Planning Commission's 2013 Annual Amendment. The public notice and outreach efforts for the 2013 Annual Amendment have been documented and provided to the City Council as part of the Commission's findings and recommendations submitted to the City Council on May 1, 2013.

6. Public Hearing Comments and Responses:

- (a) In response to the request for review of the proposed amendments for potential takings, the City's Attorney's Office indicated that the proposed amendments should not cause a substantial concern over potential takings.
- (b) As of the day of this report, no comment has been received from the Puget Sound Regional Council or Joint Base Lewis-McChord.
- (c) The Informational Session on March 12, 2014 was attended by 8 citizens.
- (d) At the public hearing on March 19, 2014, 10 people testified. By the close of the comment period on March 21, 2014, 23 letters and e-mails were received. The public comments were concerning all applications as well as the DNS and the environmental checklist, except Application #2014-04 Mixed-Use Centers Code Review.
- (e) Staff prepared a Public Comments and Staff Responses and Suggestions Report, which summarized public comments and staff's responses, and where appropriate, staff's suggested revisions to the 2014 Annual Amendment Package as contained in the Public Review Document. The Commission reviewed the report first on April 2, 2014, concurred with most of staff's

2. Concerning Application #2014-02 Point Defiance Park Land Use Policies, the Planning Commission concludes that the proposed amendments will establish a clear policy and regulatory framework for Metro Parks Tacoma (MPT) to utilize the Development Regulation Agreement and the associated flexible review process for large, strategic development proposals to support and enhance the public users' experience in Point Defiance Park.
3. Concerning Application #2014-04 Mixed-Use Centers Code Review (MUC-Lite), the Planning Commission concludes that the proposed amendments are designed to improve consistency and compatibility within the development regulations and between the Comprehensive Plan, zoning classifications and development regulations, and will support further growth and development within the City's Mixed-Use Centers.
4. Concerning Application #2014-06 Affordable Housing, the Planning Commission concludes that the proposed policy and code amendments are effectively implementing a substantial portion of initiatives recommended by the Council-appointed Affordable Housing Policy Advisory Group, and through voluntary, market-based and incentive-based approaches, will help promote affordable building design practices and infill housing, thus increasing the development of affordable housing options in Tacoma.
5. Concerning Application #2014-07 Container Port Element, the Planning Commission concludes that the proposed new element of the Comprehensive Plan specifically addresses and provides goals and policies relative to the "Port Industrial Area", will establish a framework for maintaining and upgrading infrastructure and transportation facilities in the Tideflats, and will ensure that local land use decisions consider the needs of the Port of Tacoma and that the Port and freight corridors continue to function effectively alongside vibrant city waterfronts and adjacent areas.
6. Concerning Application #2014-08 Open Space Habitat and Recreation Element, the Planning Commission concludes that the proposed amendments to this element that was first developed in 2008 will reaffirm the vision and goals contained therein, reflect recent policy initiatives and implementation progress, update and improve inventories, enhance guidance on implementation, and maintain the City's grant eligibility for park, open space and recreation facilities.
7. Concerning Application #2014-09 Sustainability Code Amendment, the Planning Commission concludes that the proposed amendments address electric vehicle parking and infrastructure, bicycle start and end of trip infrastructure, setback and height exception for exterior insulation, and low impact development, and will further advance the City's goals for sustainable development and for the promotion of public health and active living.
8. Concerning Application #2014-10 Urban Forestry Landscaping Code Update, the Planning Commission concludes that the proposed amendments will improve trees and landscaping regulations applicable to development activities, with a focus on achieving such policy intents as incentives, flexibility, quality, varieties, and tree health; and will make the code more effective in achieving urban forestry objectives, such as 30% citywide tree canopy coverage by 2030.
9. Concerning Application #2014-11 Plan and Code Cleanup, the Planning Commission concludes that the proposed clarifications and refinements to the Comprehensive Plan and the Land Use Regulatory Code will adequately address inconsistencies, correct minor errors, improve clarity, facilitate better administration of the code, and maintain the City's grant eligibility for transportation projects.
10. Concerning Application #2013-05 Shoreline Related Elements, follow-up from the 2013 Annual Amendment cycle, the Planning Commission concludes that the proposal to rescind three outdated shoreline related elements of the Comprehensive Plan (the Shoreline Trails Plan, Ruston Way Plan, and Thea Foss Waterway Design and Development Plan) and adopt the Tacoma Waterfront Design Guidelines (TWDG) and the Public Access Alternatives Plan (PAAL) as implementing strategies for the Shoreline Master Program (SMP) should be forwarded to the City Council for consideration at this time. As a result of delays in the State Shoreline Master Program approval process these documents, and the Commission's recommendation as part of the 2013 Annual Amendment, were initially held over until completion of the 2014 Annual Amendment process. The Public Access Alternatives Plan

describes a unified network of public access trails, parks, and recreation facilities that combines and updates elements of the City's historic public access plans, for the purpose of coordinating and guiding public and private efforts to complete the shoreline public access system. The Tacoma Waterfront Design Guidelines illustrate how new development can create walkable, people-oriented public and private spaces and promote the overall environmental quality and quality of life for both residents and visitors.

11. The Planning Commission further concludes that the 2014 Annual Amendment Package has received general support and positive feedback from the community, is consistent with the State Growth Management Act and the regional VISION 2040, will benefit the City as a whole, will not adversely affect the City's public facilities and services, and is in the best interests of the public health, safety and welfare of the citizens of Tacoma.

E. RECOMMENDATIONS:

The Planning Commission recommends that the City Council adopt the Proposed Amendments to the Comprehensive Plan and the Land Use Regulatory Code for 2014, as described above and as set forth in the following exhibits.

F. EXHIBITS:

(Staff Note: Not all the exhibits listed below are attached to this Draft Findings of Fact and Recommendations Report; they will be upon the finalization of the report. Only those exhibits that contain modifications to the "Public Review Document" of March 19, 2104 are included here, and they are Exhibits A-1, A-2, E, F-1, G-1, G-2, H, I-1, and I-2.)

- A. Application #2014-01 Point Ruston Mixed-Use Center:
 - A-1. Proposed Amendments to the Comprehensive Plan – Growth Strategy and Development Concept, and Generalized Land Use Elements
 - A-2. Proposed Amendments to the Tacoma Municipal Code TMC 13.17
- B. Application #2014-02 Point Defiance Park Land Use Policies
 - B-1. Proposed Amendments to the Comprehensive Plan – Open Space Habitat and Recreation Element
 - B-2. Proposed Amendments to the Tacoma Municipal Code TMC 13.06
- C. Application #2014-04 Mixed-Use Center Code Review:
 - C. Proposed Amendments to the Tacoma Municipal Code TMC 13.06
- D. Application #2014-06 Affordable Housing Policies and Regulations
 - D-1. Proposed Amendments to the Comprehensive Plan – Housing Element
 - D-2. Proposed Amendments to the Tacoma Municipal Code TMC 13.06 and 13.06A
- E. Application #2014-07 Container Port Element:
 - E. Proposed Amendments to the Comprehensive Plan – Container Port Element (new)
- F. Application #2014-08 Open Space Habitat and Recreation Element
 - F-1. Proposed Amendments to the Comprehensive Plan – Open Space Habitat and Recreation Element
 - F-2. Proposed Amendments to the Tacoma Municipal Code TMC 1.37
- G. Application #2014-09 Sustainability Code Amendment:
 - G-1. Proposed Amendments to the Tacoma Municipal Code TMC 13.06 – Electric Vehicle
 - G-2. Proposed Amendments to the Tacoma Municipal Code TMC 13.06 – Bike Parking

- H. Application #2014-10 Urban Forestry Landscaping Code Update:
 - H. Proposed Amendments to the Tacoma Municipal Code TMC 13.06 and 13.06A
- I. Application #2014-11 Plan and Code Cleanup
 - I-1. Proposed Amendments to the Comprehensive Plan – Growth Strategy and Development Concept, Generalized Land Use, Transportation, and South Downtown Subarea Plan Elements
 - I-2. Proposed Amendments to the Tacoma Municipal Code TMC 13.04, 13.05, 13.06, 13.11 and 13.12
- J. Application #2013-05 Shoreline Related Elements
 - J-1 Proposed Amendments to the Comprehensive Plan – Open Space Habitat and Recreation Element
 - J-2 Proposed Update of the Tacoma Waterfront Public Access Alternatives Plan
 - J-3 Proposed Tacoma Waterfront Design Guidelines
- K. Public Comments and Staff Responses and Suggestions Report (May 7, 2014)
 - Appendix A. List of Commenters
 - Appendix B. Summary of Oral Testimony Received at the Public Hearing on March 19, 2014
 - Appendix C. Written Comments Received during the Comment Period through March 21, 2014 and Supplemental Comments Received Thereafter

* * *

Waterfront Open Spaces and Shoreline Access

Intent

Tacoma's shorelines and waterfront areas are a source of economic activity, entertainment and recreation, as well as providing invaluable ecological and cultural functions. As such, the promotion of shoreline access and recreation is a major priority for Tacomans. Recognizing the multiple benefits and values of its shorelines, the City and others have made substantial investments to clean up environmental pollution and improve shoreline access, recreation and cultural opportunities. ~~Major parks and open space improvements have been and continue to be made, including the Thea Foss esplanade and parks, Chinese Reconciliation Park, Ruston Way promenade, Point Defiance Park, Titlow Beach boardwalk, and other sites.~~ Given the strong connection many people feel to shorelines, investments like these will provide benefits that will be enjoyed and appreciated by a great number of people, improving Tacoma's livability and long-term prosperity.

Waterfront areas attract a variety of people and uses, from community events attracting thousands of people from Tacoma and the region, including the 4th of July and the Tall Ships Festival, to regular visitors seeking recreational and cultural opportunities. For others, shorelines are the site of daily life and a place to meet daily needs—a place where they live, work and travel. Recreation activities on and in the water, including fishing, SCUBA diving and boating, are also important, with marinas and boat launch facilities on the Thea Foss, Point Defiance Park, Titlow Beach and elsewhere. ~~Shoreline areas are also highly valuable as community heritage sites and for the very important environmental and habitat functions they serve.~~

~~Shoreline open spaces and parks will only increase in importance as Tacoma grows. Tacoma has a legacy of industrial and railroad development along the shorelines that has reduced public access and environmental functions. At the same time, the Port of Tacoma and other industrial areas are major economic assets to the City. Continued partnerships with a range of stakeholders to reclaim shoreline areas~~



~~for public access, recreation, educational and interpretive displays, public art, community events, habitat restoration and other open space purposes are important. Further discussion and policies and regulations for shorelines are contained within the City's Shoreline Master Program (SMP).~~

~~To more effectively plan for and implement a unified network of waterfront open spaces, trail systems and recreation facilities, the City has developed a waterfront Public Access Alternatives Plan (PAAL). The PAAL should be utilized for coordinating public and private efforts, prioritizing waterfront public access projects, and guiding permit applications in accordance with the goals and policies of the Shoreline Master Program.~~

~~In addition, the Tacoma Waterfront Design Guidelines ensure that new waterfront access sites are designed with consideration given to the view, aesthetic, and design objectives of the Shoreline Master Program.~~

~~The Public Access Alternatives Plan and Tacoma Waterfront Design Guidelines are herein incorporated by reference as implementation strategies of the Comprehensive Plan.~~

OS-SH-1 Prioritize Tacoma's Shorelines and Waters

Recognize the strong community connection to Tacoma's shorelines and waters as cultural, historic, recreational, educational, economic, natural and aesthetic assets of tremendous value. Work with partners to undertake a broad range of activities that enhance Tacoma's identity as a waterfront community, including designating and enhancing shoreline areas for public access, recreation, educational and interpretive displays, public art, community events, habitat restoration and other activities.

OS-SH-2 Shoreline and Water Access

Develop opportunities for public access to the Puget Sound for water-oriented recreation and enjoyment of shorelines, including public access to both natural and man-made waterfront features such as beaches, tidelands, wharfs, piers, esplanades, parks, heritage sites, and waterfront trails and paths.

OS-SH-3 Shoreline and Water Activities

Develop and enhance opportunities for swimming, boating including use of Tacoma's water trails, fishing, SCUBA diving, educational activities, wildlife observation and other shoreline and water-dependent activities.

OS-SH-4 Reconnect Shorelines and Uplands Habitat

Recognize the critical habitat functions and the loss of historic habitat connectivity between shorelines and upland areas and water courses, and seek to re-create these connections through habitat conservation and restoration efforts.

OS-SH-5 Shoreline Trail Connections

Recognizing that many of Tacoma's existing and planned trails follow the shoreline or connect shoreline and upland areas, partner to develop and maintain trails oriented to the shorelines, slopes and gulches. Development of trails should be coordinated with habitat restoration efforts.

OS-SH-6 Shoreline Public Access Alternatives

~~Implement the priority actions identified in the Shoreline Master Program Public Access Alternatives.~~

* * *

May 7, 2014

Planning Department
City of Tacoma
747 Market Street, Room 345
Tacoma, WA 98402

Planning Commission and City Planners:

This letter is in reference to the proposed 2014 Annual Amendment package regarding the Mixed-Use Centers Code Review and Affordable Housing provisions. On behalf of the Master Builders Association of Pierce County (MBA Pierce), thank you for your consideration of these comments voicing further support for these two provisions of the Annual Amendment.

MBA Pierce and its members support the proposed Mixed-Use Centers Code Revision adoption. MBA Pierce believes that the Mixed-Use Centers Code Review provision should promote and increase the rate of development of mixed-use centers and help to eliminate some of the current unintended barriers that exist for this type of project. Passage of this provision will show Tacoma's dedication to finding ways to promote unique development to accomplish efficient infill while seeking to create a more vibrant city lifestyle.

MBA Pierce and its members also support the passage of the Affordable Housing provision of the Annual Amendment. The Affordable Housing Policy Advisory Group has been creating an Affordable Housing package that will make the development of affordable housing in Tacoma more attractive to for-profit and non-profit builders. Passing this provision forward to City Council will demonstrate the Planning Commission's commitment to creating an affordable housing option to the residents of Tacoma which will help promote economic diversity within the city limits.

Please contact MBA Pierce regarding issues that would affect the housing industry in Tacoma. Thank you for your efforts in supporting these two provisions of the Annual Amendment which will help to diversify the building industry's approach to building in Tacoma.

www.mbapierce.com

Sincerely,



Jeremiah J. Lafranca, Government Affairs Manager

Cc: Sean Gaffney, Chair
Donald Erickson
Stephen Wamback
Erle Thompson
Tina Lee

Scott Winship, Vice-Chair
Benjamin Fields
Chris Beale
Alexandria Teague

STAR Briefing

Sustainability Tools for **A**ssessing and **R**ating **C**ommunities

City of Tacoma

Office of Environmental Policy & Sustainability



STAR Overview



What is STAR?

The STAR Community Rating System is the nation's first framework for evaluating, quantifying, and improving the livability and sustainability of U.S. communities.

- Social, economic & environmental focus areas
- Continuous improvement
- Sets sustainability expectations for community vitality

STAR is not:

- A green ranking initiative
 - *STAR is a rating system that integrates equity and economic considerations.*
- A sustainability toolkit
 - *STAR's measures were vetted by technical experts.*
- An audit of municipal performance
 - *STAR measures community-wide condition change.*

STAR Goals

- Framework supports our City's full definition of sustainability
 - *More than just environment*
 - *We are all Sustainability Managers!*
- Understand current **community** efforts
 - *Not just municipal measures*
- Identify, track and communicate **outcomes** to measure progress
- Receive rating
 - *Promote our good work and acknowledge gaps*

STAR Pilot Communities

Under 100,000

- El Cerrito, CA
- Northampton, MA
- Santa Fe, NM
- Evanston, IL
- Victoria, Canada
- Santa Monica, CA
- Rockingham County, NC
- Albany, NY
- Woodbridge, NJ
- Davenport, IA

+ 20 more in 2014

100,001-499,999

- Fort Collins, CO
- Chattanooga, TN
- Des Moines, IA
- **Tacoma, WA**
- Chandler, AZ
- Riverside, CA
- St. Louis, MO
- Lee County, FL
- Cleveland, OH
- Atlanta, GA

500,000-999,999

- Seattle, WA
- Portland, OR
- Vancouver, BC
- Washington, DC
- Austin, TX
- DeKalb County, GA
- Indianapolis, IN

1,000,000+

- Calgary, AB
- Montreal, QC
- Broward County, FL
- King County, WA
- Toronto, ON

Tacoma 1st in the Nation



Community Partners

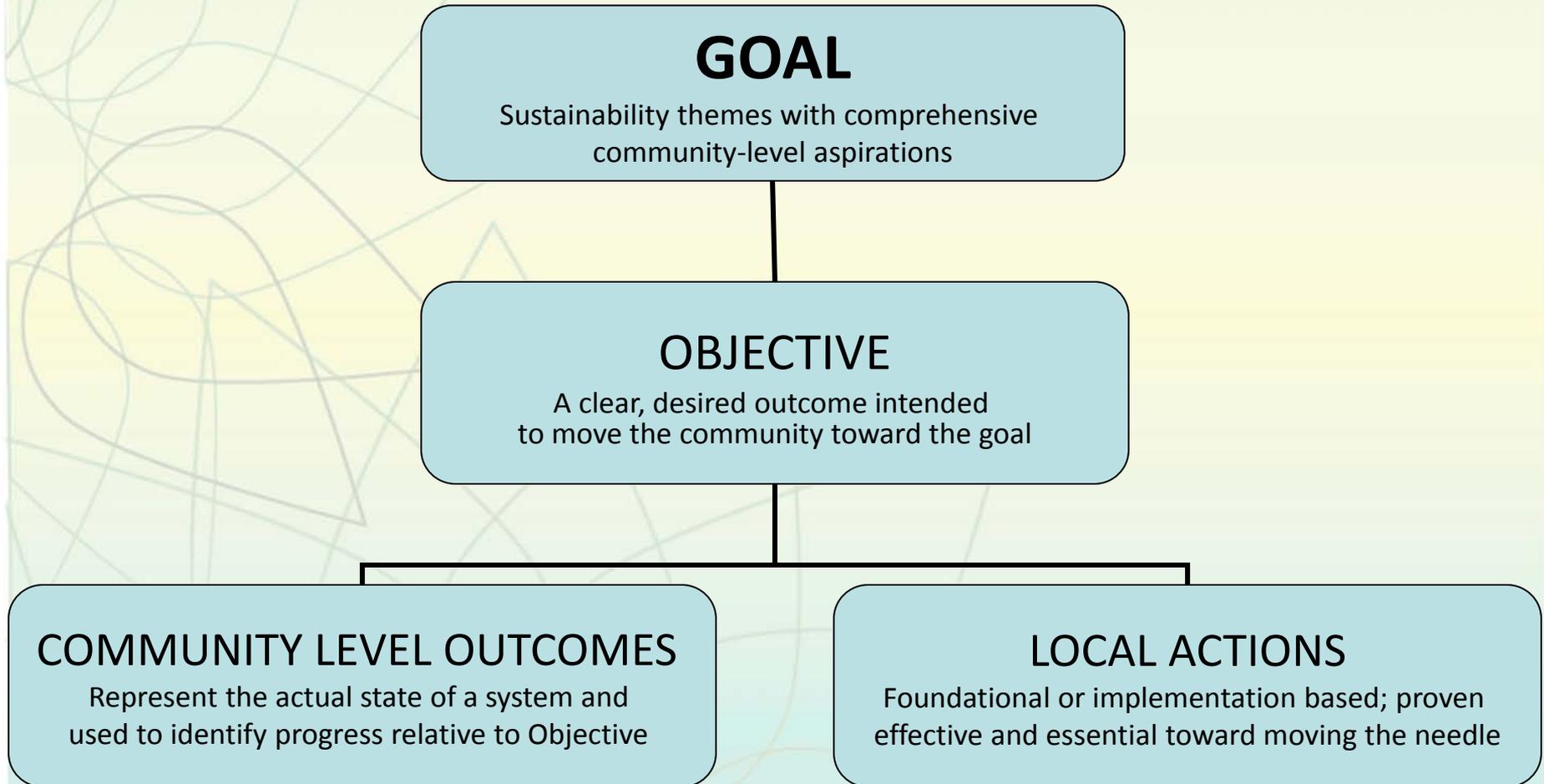
Tacoma Pierce County Health Dept
Pierce Conservation District
Forterra
Metro Parks Tacoma
United Way
Tacoma School District
Pierce County Weed Control Board
Puget Sound Clean Air Agency
Foundation for Tacoma Students
Pierce County Master Builders
Downtown on the Go
Pierce County
Tacoma Housing Authority
Go Local



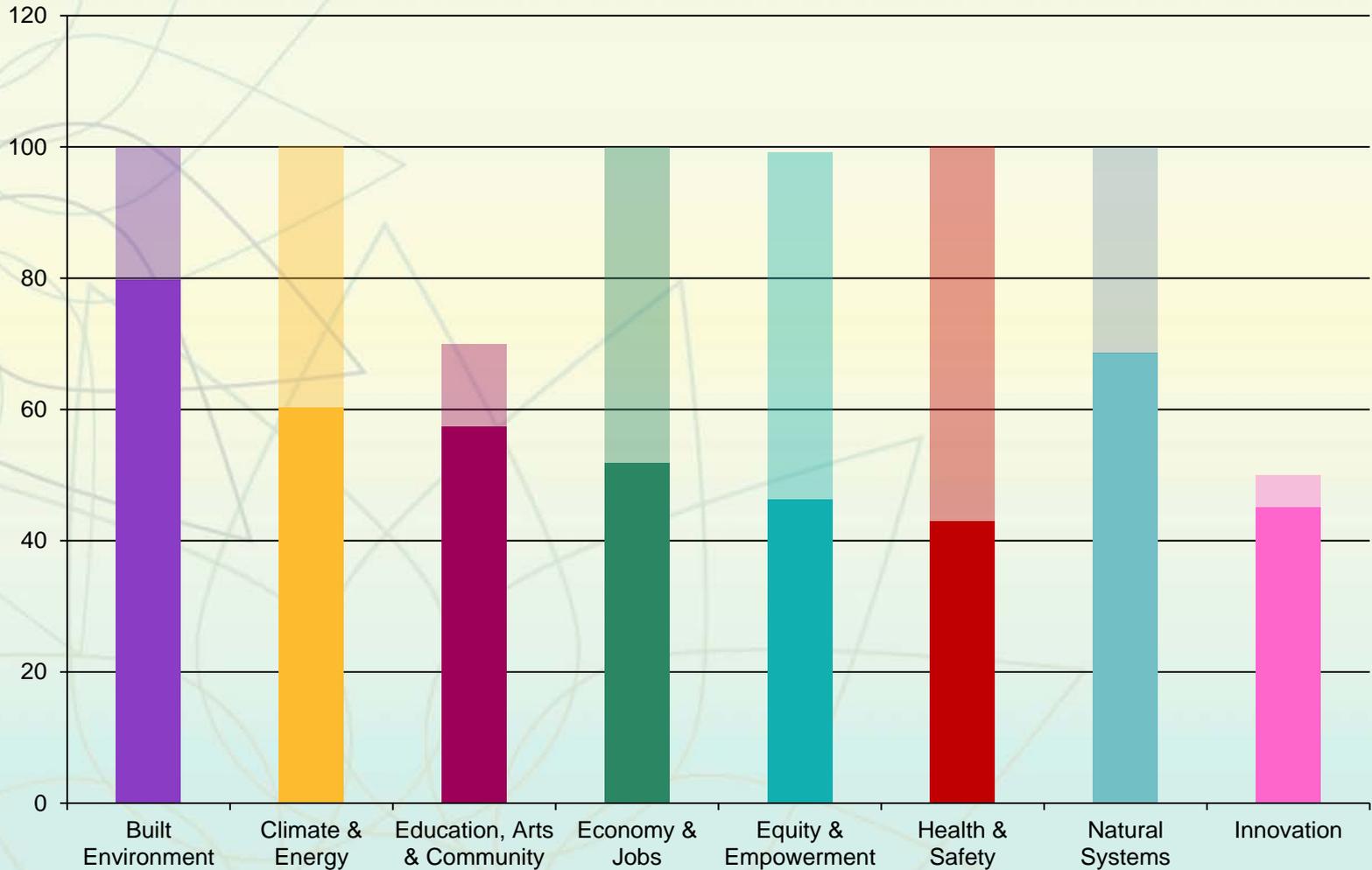
50 staff in almost every Department

	Built Environment	Climate & Energy	Education, Arts & Community	Economy & Jobs	Equity & Empowerment	Health & Safety	Natural Systems
 BUILT ENVIRONMENT	Ambient Noise & Light	Climate Adaptation	Arts & Culture	Business Retention & Development	Civic Engagement	Active Living	Green Infrastructure
 CLIMATE & ENERGY	Community Water Systems	Greenhouse Gas Mitigation	Community Cohesion	Green Market Development	Civil & Human Rights	Community Health & Health System	Invasive Species
 ECONOMY & JOBS	Compact & Complete Communities	Greening the Energy Supply	Educational Opportunity & Attainment	Local Economy	Environmental Justice	Emergency Prevention & Response	Natural Resource Protection
 EDUCATION, ARTS & COMMUNITY	Housing Affordability	Industrial Sector Resource Efficiency	Historic Preservation	Quality Jobs & Living Wages	Equitable Services & Access	Food Access & Nutrition	Outdoor Air Quality
 EQUITY & EMPOWERMENT	Infill & Redevelopment	Resource Efficient Buildings	Social & Cultural Diversity	Targeted Industry Development	Human Services	Indoor Air Quality	Water in the Environment
 HEALTH & SAFETY	Public Spaces	Resource Efficient Public Infrastructure		Workforce Readiness	Poverty Prevention & Alleviation	Natural & Human Hazards	Working Lands
 NATURAL SYSTEMS	Transportation Choices	Waste Minimization				Safe Communities	

STAR Rating Framework



Overview Scores



	Built Environment	Climate & Energy	Education, Arts & Community	Economy & Jobs	Equity & Empowerment	Health & Safety	Natural Systems
	Ambient Noise & Light	Climate Adaptation	Arts & Culture	Business Retention & Development	Civic Engagement	Active Living	Green Infrastructure
	Community Water Systems	Greenhouse Gas Mitigation	Community Cohesion	Green Market Development	Civil & Human Rights	Community Health & Health System	Invasive Species
	Compact & Complete Communities	Greening the Energy Supply	Educational Opportunity & Attainment	Local Economy	Environmental Justice	Emergency Prevention & Response	Natural Resource Protection
	Housing Affordability	Industrial Sector Resource Efficiency	Historic Preservation	Quality Jobs & Living Wages	Equitable Services & Access	Food Access & Nutrition	Outdoor Air Quality
	Infill & Redevelopment	Resource Efficient Buildings	Social & Cultural Diversity	Targeted Industry Development	Human Services	Indoor Air Quality	Water in the Environment
	Public Spaces	Resource Efficient Public Infrastructure		Workforce Readiness	Poverty Prevention & Alleviation	Natural & Human Hazards	Working Lands
	Transportation Choices	Waste Minimization				Safe Communities	

	Built Environment	Climate & Energy	Education, Arts & Community	Economy & Jobs	Equity & Empowerment	Health & Safety	Natural Systems
	Ambient Noise & Light	Climate Adaptation	Arts & Culture	Business Retention & Development	Civic Engagement	Active Living	Green Infrastructure
	Community Water Systems	Greenhouse Gas Mitigation	Community Cohesion	Green Market Development	Civil & Human Rights	Community Health & Health System	Invasive Species
	Compact & Complete Communities	Greening the Energy Supply	Educational Opportunity & Attainment	Local Economy	Environmental Justice	Emergency Prevention & Response	Natural Resource Protection
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Lessons Learned

- We've done some really great work in Tacoma.
- We all tend to do our part and not step back to coordinate and communicate.
 - *Opportunities for more and deeper partnerships*
- Tracking community outcomes is important but difficult.
- The STAR system is robust and well-thought out.

Tacoma's STAR Future

- Citywide Strategic Planning/visioning
- Communicate and engage with community partners
- Department work plans
- Climate Action Plan update
- Reapply in 3 years

www.cityoftacoma.org/star

www.starcommunities.org