



AGENDA

MEETING: Regular Meeting
TIME: Wednesday, June 5, 2013, 4:00 p.m.
PLACE: Room 16, Tacoma Municipal Building North
733 Market Street, Tacoma, WA 98402

A. CALL TO ORDER

B. QUORUM CALL

C. APPROVAL OF MINUTES – Regular Meeting on May 15, 2013

D. DISCUSSION ITEMS

1. “GROW Tacoma”

- Review the Strategic Action Plan for the Planning and Development Services Department.
- See “Agenda Item D-1” / Brian Boudet, 573-2389, bboudet@cityoftacoma.org

2. Prairie Line Trail Update

- Review the status of the project, focusing on the final conceptual design of the trail.
- See “Agenda Item D-2” / Elliott Barnett, 591-5389, elliott.barnett@cityoftacoma.org

3. Planning Work Program for 2013-2015

- Develop a draft work program to guide the work of the Planning Commission and planning staff for the next biennium (July 2013 through June 2015).
- See “Agenda Item D-3” / Brian Boudet, 573-2389, bboudet@cityoftacoma.org

E. COMMUNICATION ITEMS & OTHER BUSINESS

1. **Planning Commission Vacancies** – There are three openings available for Tacoma residents: (1) a position for someone residing in Council District 4 (Eastside), (2) a position for someone with expertise in environmental issues, and (3) a position for someone with a background in architecture, historic preservation and/or urban design. The term period for each of these volunteer positions is July 1, 2013 to June 30, 2016. Applications must be submitted to the City Clerk’s Office by **Friday, June 14, 2013**. For more information or to download the application, visit the City’s website for “Committees, Boards and Commissions” at <http://www.cityoftacoma.org/Page.aspx?hid=1834>.
2. Quorum Call and Tentative Agenda for the June 19, 2013 Meeting:
 - Nomination and Election of Chair and Vice-Chair for 2013-2014
 - 2015 Comprehensive Plan Update
 - Planning Commission Accomplishments 2012-2013 and Work Program 2013-2015

F. ADJOURNMENT





MINUTES (draft)

Time: Wednesday, May 15, 2013, 4:00 p.m.
Location: Room 16, Tacoma Municipal Building North
Present: Donald Erickson (Chair), Tina Lee (Vice-Chair), Theresa Dusek, Sean Gaffney, Mark Lawlis, Erle Thompson
Excused: Benjamin Fields, Matthew Nutsch, Scott Winship

CALL TO ORDER

Chair Erickson called the meeting to order at 4:02 p.m. and declared a quorum present.

APPROVAL OF MINUTES

The minutes of May 1, 2013 meeting were approved as submitted.

DISCUSSION ITEMS

1. South Downtown Subarea Plan and Draft Environmental Impact Statement (EIS)

Cheri Gibbons, Planning Services Division, distributed the public comments on the *Draft South Downtown Subarea Plan and Draft EIS* received during the comment period between March 26 and May 3, 2013. The comments included the transcript of the public hearing on April 25, 2013. She provided an overview of the scope of the project, the public outreach efforts, and the next steps. She indicated that the comments were generally very positive and supportive, and no substantial changes to the draft documents would be expected. The Commissioners acknowledged that some agencies such as the Department of Transportation and the Tribal Council were concerned about the potential impact of the area-wide SEPA review on their authority and responsibilities in project-specific reviews. The Commissioners also suggested that the documents need to better articulate the complex issues relating to public transportation, level of service, and impact fees. Vice-Chair Lee recused herself from the discussion, since she had submitted comments on behalf of Pierce Transit.

2. Mixed-Use Centers Zoning Code Update

Brian Boudet, Planning Services Division Manager, provided an overview of the Mixed-Use Centers Code Update project, which is designed to evaluate the existing regulatory standards applicable within the centers and identify potential barriers to achieving the desired development. He outlined the proposed scope, schedule, and public outreach approach, as well as some of the initial findings from staff's preliminary review. Discussion ensued. The Commissioners provided the following comments and suggestions:

- Stormwater is a major concern.
- Minimum density may not be feasible for those who desire to develop duplexes.
- Infrastructure is a deal breaker and barrier to development.
- Low impact development if done right works great.
- Consider pervious surface on sidewalk in front of the building, not just rain gardens away from the site.
- Urban design goals should incorporate pedestrian safety.

- Vancouver, B.C. controls zoning with a focus on limited areas, rather than chasing utilities all over the place.
- Seventeen mixed-use centers may be too many for the size of the City of Tacoma.
- The development community will ask in which centers they should invest/develop first.
- Consider Tax Increment Financing (TIF).
- City can incentivize capital improvements.
- Surface water and wetlands are important issues and may require joint planning with Pierce County.

COMMUNICATION ITEMS AND OTHER BUSINESS

- (a) The term of three Commissioners representing District No. 4, “Environmental Community”, and “Architecture, Historic Preservation, and/or Urban Design” will expire on June 30, 2013, and the recruitment process for filling the vacancies has begun, with applications due to the City Clerk’s Office by June 14, 2013.
- (b) North Downtown Subarea Plan and EIS Project’s kick-off community meeting is scheduled for May 29, 2013, 5:30 p.m., on Bates Technical College Downtown Campus.
- (c) The City Council conducted a study session on the 2013 Annual Amendment on May 14, 2013, and will conduct a public hearing on May 21, 2013.
- (d) The next Commission meeting on June 5, 2013 will feature the Planning and Development Services Department’s Strategic Action Plan, and the Planning Services Division’s work program for the next 18 to 24 months. Chair Erickson requested that the Commissioners provide suggestions for the work program to staff prior to the next meeting.
- (e) The Amtrak Station Relocation Citizens Advisory Committee’s recommendations were presented to the City Council’s Economic Development Committee on May 14, 2013. The presentation made by Chair Erickson, who also served as the chair of the advisory committee, was well received.

ADJOURNMENT

The meeting was adjourned at 5:12 p.m.



City of Tacoma
Planning and Development Services

Agenda Item
D-1

To: Planning Commission
From: Brian Boudet, Planning Services Division
Subject: Strategic Action Plan of the Planning and Development Services Department
Date of Meeting: June 5, 2013
Date of Memo: May 30, 2013

At the next meeting on June 5, 2013, Peter Huffman, Interim Director of the Planning and Development Services Department will provide an overview of the strategic action plan for the department that was recently established by the City Council in December 2012.

The strategic action plan, "GROW Tacoma", lays out the following actions intended to set the department off to be an adaptive, agile and peerless organization:

- **Get back to basics**
- **Reduce costs, reviews, paperwork**
- **One stop shop**
- **Working together!**

This informational presentation will help set the stage for the Planning Commission's development of the planning work program for 2013-2015 that is also on the agenda for the June 5th meeting.

If you have any questions, please contact me at 573-2389 or bboudet@cityoftacoma.org.

c: Peter Huffman, Interim Director



To: Planning Commission
From: Elliott Barnett, Development Services Division
Subject: Prairie Line Trail
Date of Meeting: June 5, 2013
Date of Memo: May 30, 2013

At the next meeting on June 5, 2013, City staff will provide an update of the Prairie Line Trail Project, focusing on the final conceptual design of the trail (see attached information).

The project will convert a portion of a former rail corridor into a pedestrian/bicycle trail and linear park through the heart of downtown Tacoma. The City has received a \$465,000 federal grant to fund the design, engineering and permitting of the project. After the public design process concludes this summer, the City will continue with schematic design and seek funding for construction, pending completion of the land donation from Burlington Northern Santa Fe.

The one-mile segment of the historic rail corridor begins at the south end of downtown, running through the Brewery District, the University of Washington Tacoma (UWT) campus, crossing Pacific Avenue and then arriving at the Thea Foss Waterfront. UWT is designing the portion of the trail that runs through their campus (S. 17th Street to S. 21st Street). The City of Tacoma's effort pertains to the segments to the north (Dock Street to 17th Street) and south (S. 21st Street to S. 25th Street) of the UWT campus.

The project goals are to create a highly functional trail and a distinctive public space that honors the historic, cultural and environmental significance of the site, and to catalyze downtown economic and community development.

For more information, please visit <http://www.cityoftacoma.org/Planning> (and click on "Prairie Line Trail") or contact me at 591-5389 or elliott.barnett@cityoftacoma.org.

Attachment

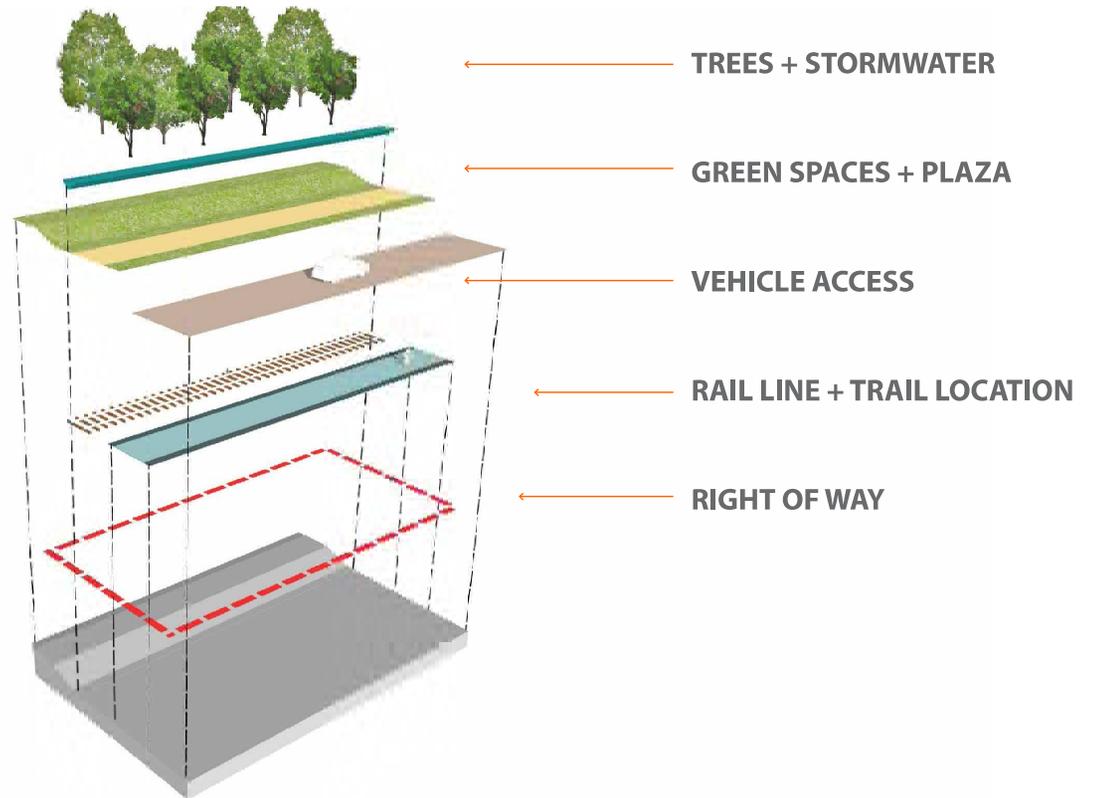
c: Peter Huffman, Interim Director



OVERLOOK STREET **WATER STREET** **URBAN FLEXIBLE** **UWT STATION** **ART PARK** **FOSS CONNECTOR**



CONTINUITY
+
IDENTITY
+
FUNCTIONALITY
+
FLEXIBILITY
+
MAGNET



DEVELOPMENT

Catalyze economic and neighborhood development by creating a signature public space that connects downtown districts, maintains access for adjacent properties, attracts private economic development, and harmoniously integrates with and enhances its surroundings.

MOVEMENT

Connect the Foss Waterway, downtown destinations and regional bicycle and pedestrian networks via a safe, comfortable and accessible multi-use pathway.

GATHERING

Develop a series of attractive, safe, and meaningful open spaces that provide opportunities for the community to interact, learn and play.

HISTORY

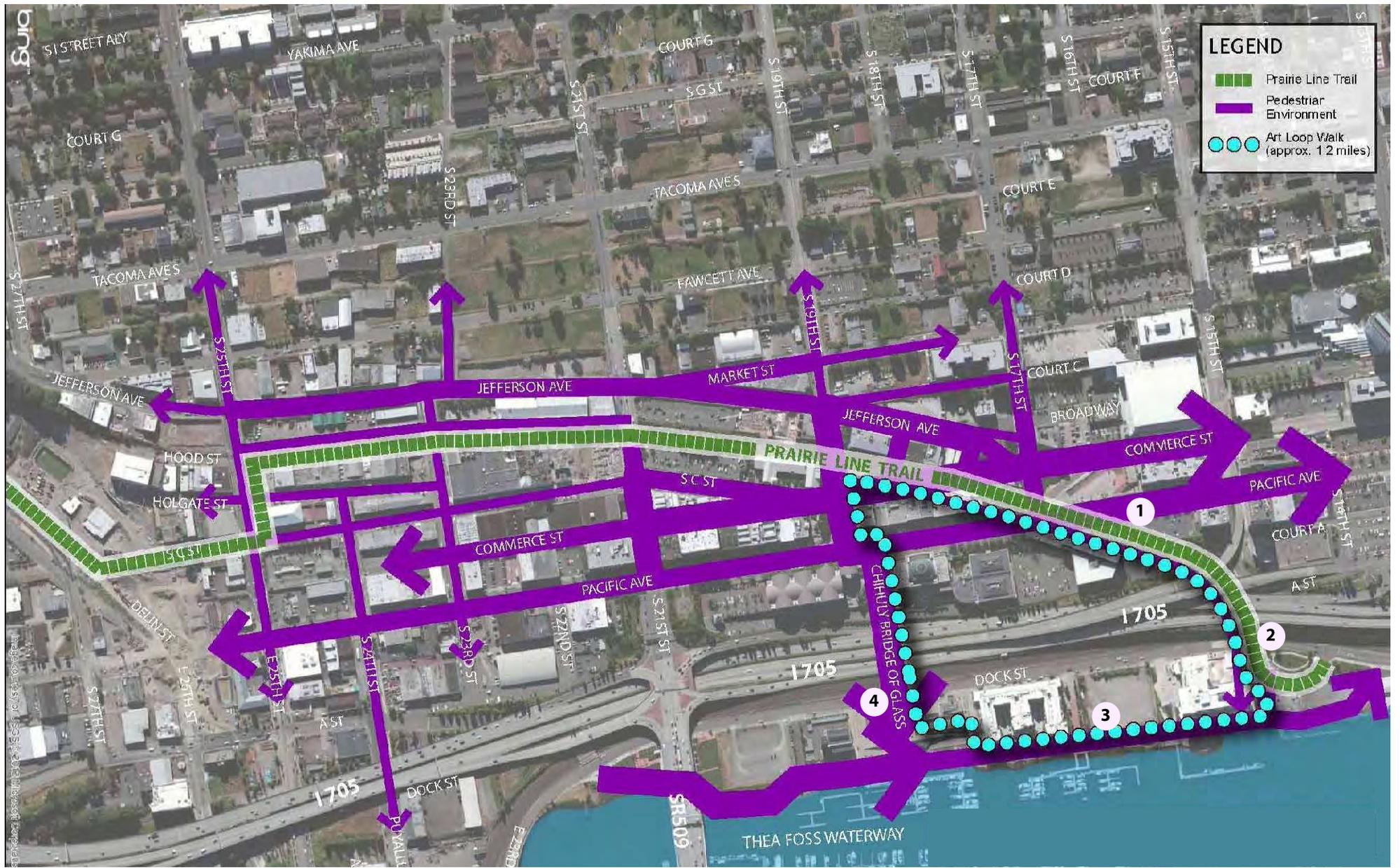
Respect the history of the Prairie Line, particularly the curve and grade of the tracks, and the story of its land, people and economy through preservation and interpretation.

CULTURE

Integrate public art and design features that create connections to Tacoma's place, culture, environment, and history.

NATURE

Integrate natural features and systems, including innovative stormwater strategies, and inspire interactions with the natural environment.



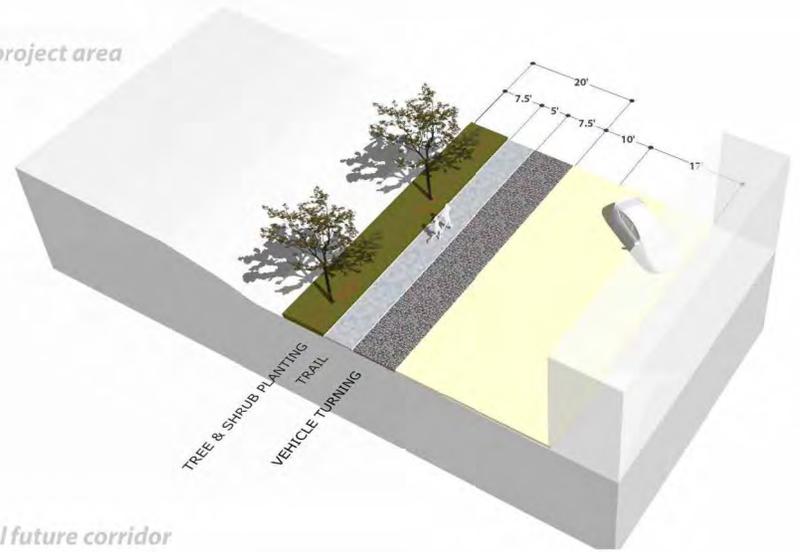
phase 1 concept plan



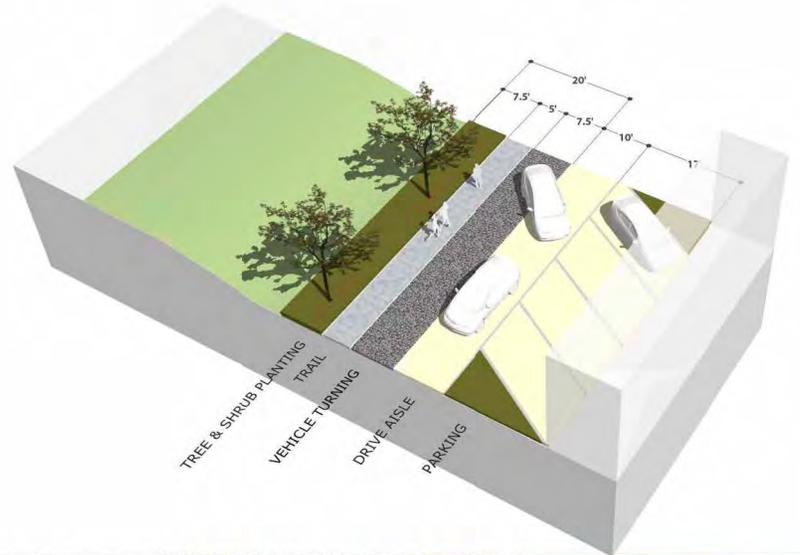
phase 2 concept plan



current project area



potential future corridor



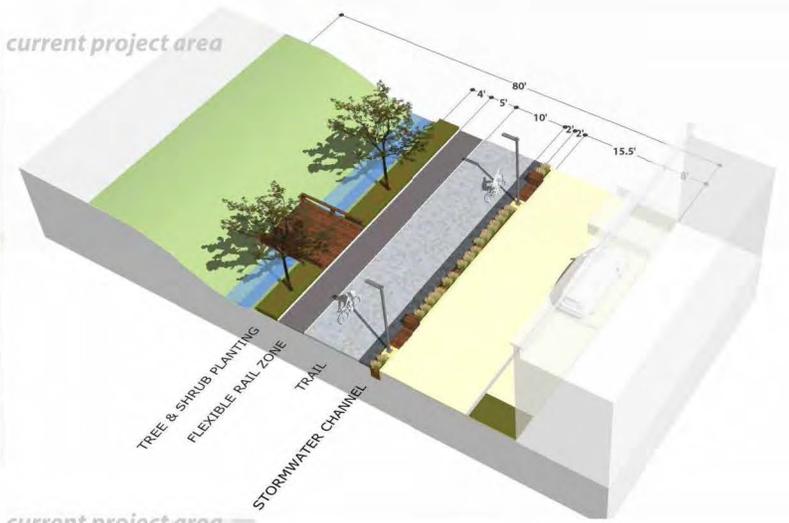
CONCEPT PLAN LEGEND

- 1 10' multi-use trail
- 2 stormwater or landscape buffer planting
- 3 parallel vehicle parking
- 4 vehicle parking
- 5 gravel vehicle turning zone
- 6 plaza/ vehicle turnaround
- 7 public art
- 8 picnic grove
- 9 plaza connection to jefferson
- 10 stormwater feature + landforms
- 11 future mixed-use development
- 12 pocket plaza

phase 1 concept plan



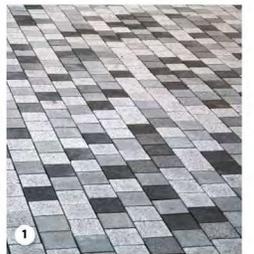
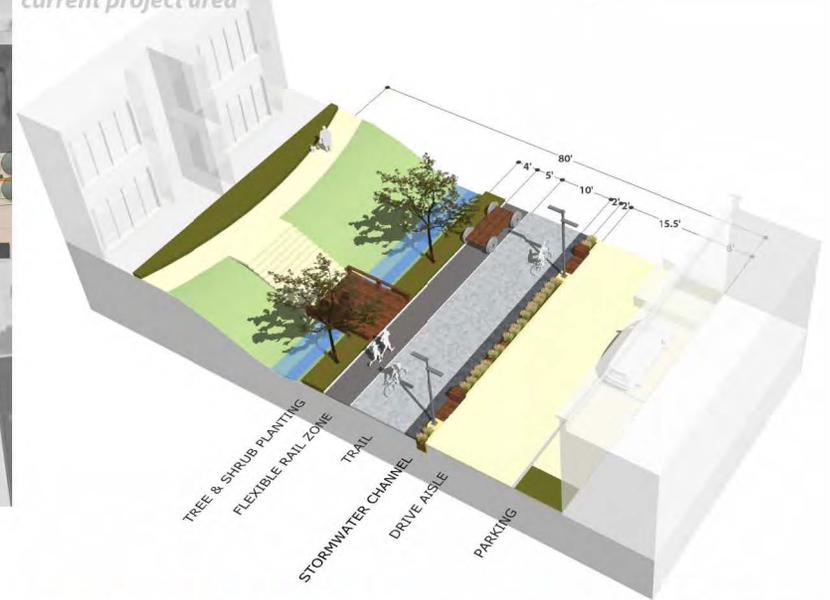
current project area



phase 2 concept plan



current project area



CONCEPT PLAN LEGEND

- 1 10' multi-use trail
- 2 stormwater or landscape buffer planting
- 3 parallel vehicle parking
- 4 stormwater stream feature/ wetland
- 5 bridge crossings
- 6 potential pedestrian connection
- 7 pocket plaza
- 8 neighborhood park + water feature
- 9 future mixed-use development
- 10 sloped bank of native grasses
- 11 exposed rail tracks
- 12 food truck
- 13 flexible rail zone
- 14 native american cultural installation

phase 2 perspective sketch



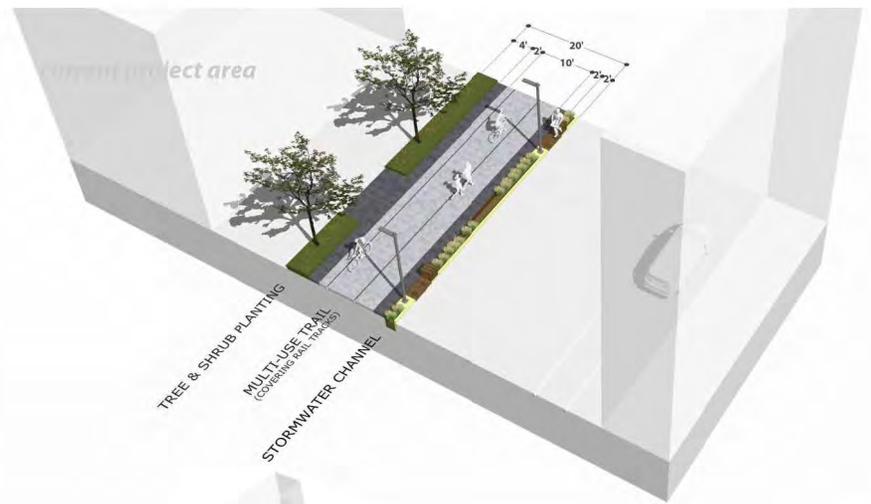
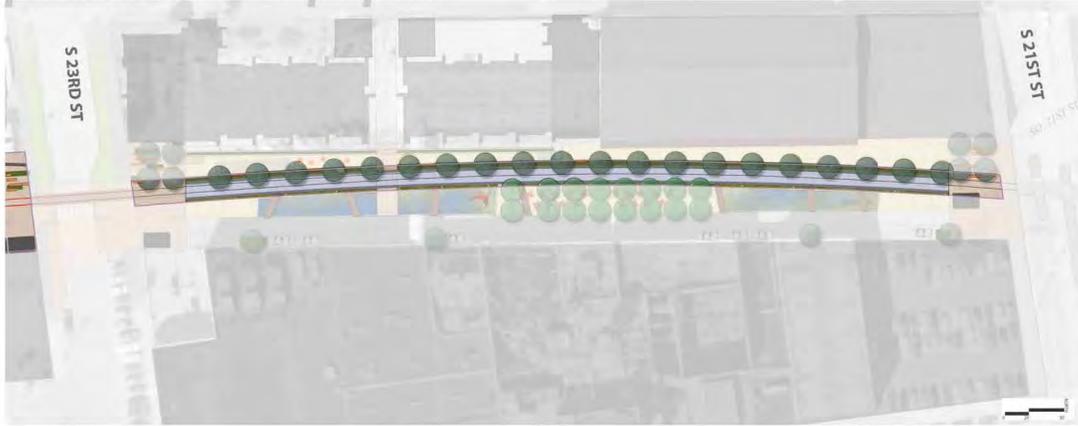
phase 1 perspective sketch



existing conditions



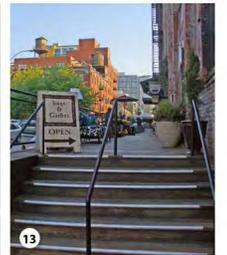
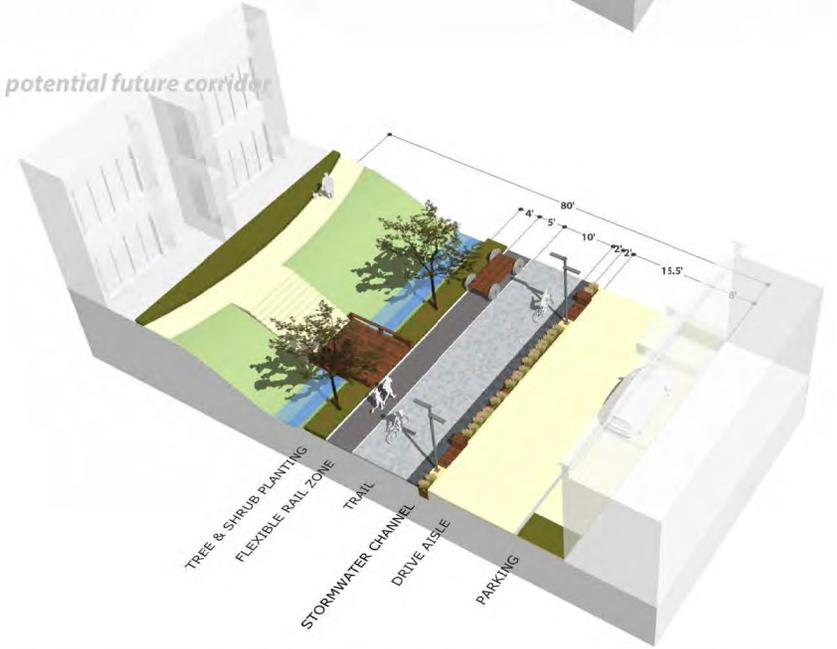
phase 1 concept plan



phase 2 concept plan



potential future corridor



CONCEPT PLAN LEGEND

- | | | | |
|---|-----------------------------------|--|-------------------|
| 1 10' multi-use trail | 5 bridge crossings | 9 future mixed-use development | 13 elevated docks |
| 2 stormwater or landscape buffer planting | 6 potential pedestrian connection | 10 public art | 14 picnic grove |
| 3 parallel vehicle parking | 7 pocket plaza | 11 covered rail tracks (paving markings) | |
| 4 stormwater wetland | 8 neighborhood bocce / seating | 12 food truck | |

phase 2 perspective sketch



phase 1 perspective sketch



existing conditions



phase 1 concept plan



current project area



phase 2 concept plan



potential future corridor



CONCEPT PLAN LEGEND

- 1 10' multi-use trail
- 2 stormwater or landscape buffer planting
- 3 parallel vehicle parking
- 4 water feature between rail tracks
- 5 bridge/ promenade path
- 6 pedestrian connection to museum
- 7 pocket plaza
- 8 sculptural landform
- 9 future development
- 10 public art
- 11 exposed rail tracks
- 12 light "forest"
- 13 elevated docks
- 14 interactive childrens play/ rock garden
- 15 planted slope
- 16 cafe seating

phase 2 perspective sketch



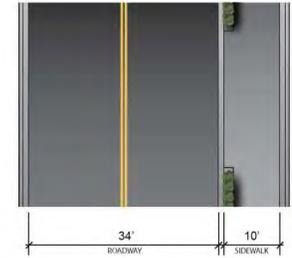
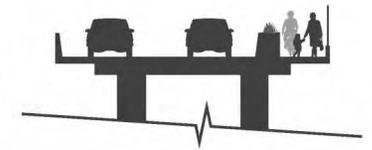
phase 1 perspective sketch



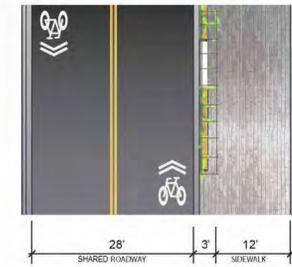
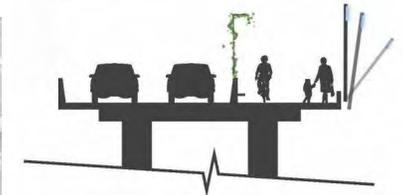
existing conditions



phase 1 concept plan



existing section



proposed section

phase 2 concept



CONCEPT PLAN LEGEND

- 1 12'-16' multi-use trail with seating
- 2 trellis planter/ seating element
- 3 "bridge of light" art element
- 4 existing pedestrian stair connection
- 5 alternative ADA connection
- 6 sculptural landforms
- 7 pocket plaza/ gateway element
- 8 future phase: waterfront connection study
- 9 bus stop

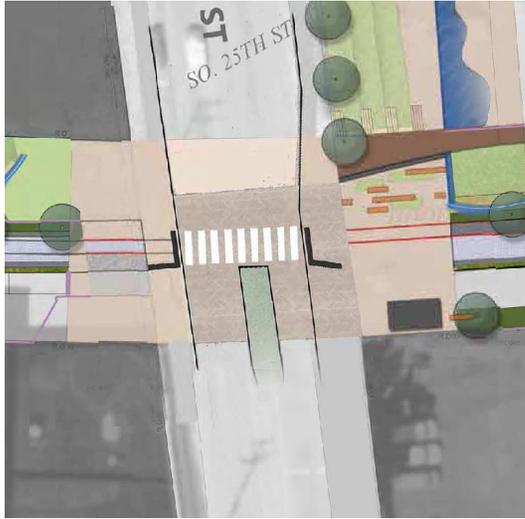
phase 2 perspective sketch



existing conditions



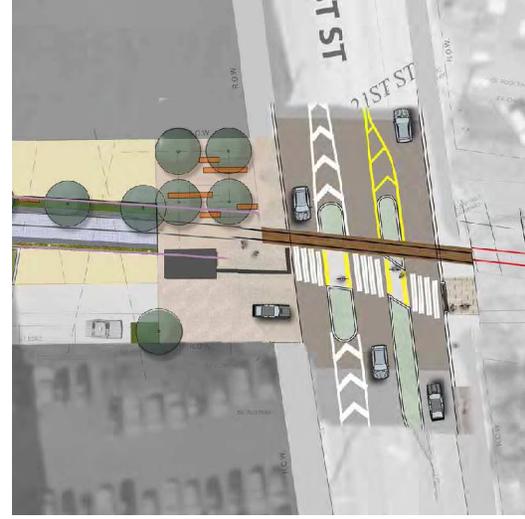
s 25rd st



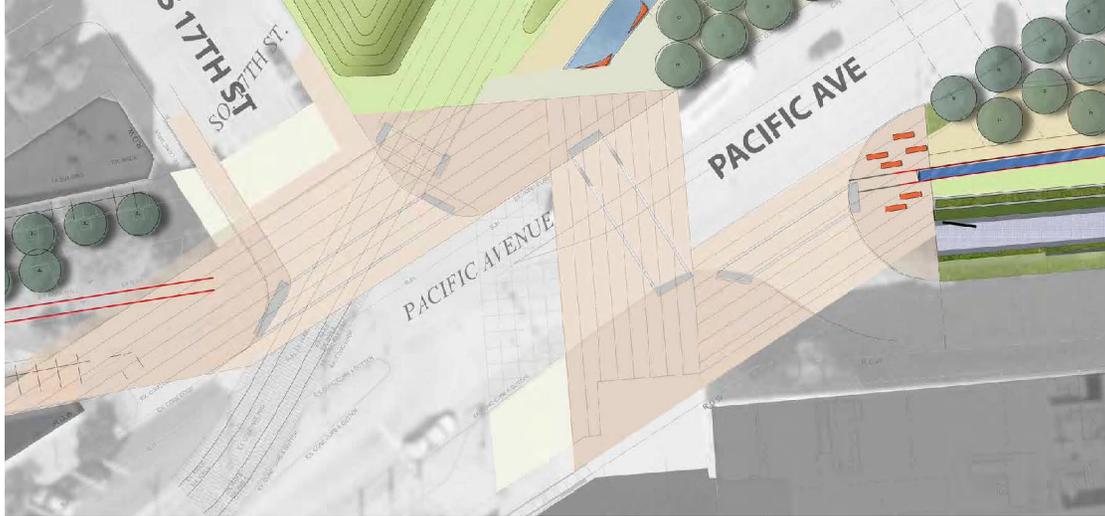
s 23rd



s 21st



s 17th



s 15th





To: Planning Commission
From: Brian Boudet, Manager, Planning Services Division
Subject: Planning Work Program for 2013-2015
Date of Meeting: June 5, 2013
Date of Memo: May 30, 2013

At the next meeting on June 5, 2013, staff will facilitate the Planning Commission's development of the planning work program for the next biennium (July 2013 through June 2015).

The work program contains major planning activities that reflect the needs and desires of the community as well as obligations and strategic policy priorities of the City. Planning projects may be generated from various sources, as depicted below:

- Mandated by the State (e.g., 2015 Comprehensive Plan Update);
- Mandated or initiated by the City Council (e.g., Affordable Housing Policies and Regulations);
- Initiated by the Planning Commission (e.g., Revisions to the Sign Code as part of the 2013 Annual Amendment);
- Initiated by staff (e.g., Revisions to the Land Use Designation System);
- Requested by citizens (e.g., Revisions to the Drive-through Regulations as part of the 2013 Annual Amendment); and
- Other obligations (e.g., grant obligations).

The Commission will develop a list of major planning projects, and provide a general indication of the priorities of those projects, based on applicable factors, such as legislative requirements, policy priorities of the region and the City, scope of work and schedule, desired and expected outcomes, impacts on the community, funding availability, and staffing resources.

The Commission is expected to develop a draft work program which will be forwarded to the City Council in June 2013 for review. Discussion between the Commission and the Council may occur in July, before the work program is finalized. The final work program will guide the work of the Commission and planning staff for the next two years; it is however, a living document that is subject to change as it is being implemented.

If you have any questions, please contact me at 573-2389 or bboudet@cityoftacoma.org.

c: Peter Huffman, Interim Director