



AGENDA

MEETING: Regular Meeting

TIME: Wednesday, May 21, 2014, 4:00 p.m.

LOCATION: 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 7, 2014

D. Discussion Items

1. North Downtown Subarea Plan

Review of the status of the project.

(See "Agenda Item D-1"; Cheri Gibbons, 591-5379, cgibbons@cityoftacoma.org)

2. Planning Work Program Progress Report

Review the status of the Planning Work Program as contained in the Planning Commission's Annual Report for 2012-2013.

(See "Agenda Item D-2"; Lihuang Wung, 591-5682, lwung@cityoftacoma.org)

E. Communication Items & Other Business

(a) Planning Commission meeting, June 4, 2014, 4:00 p.m., Room 16; agenda to be determined.

F. Adjournment





MINUTES (Draft)

TIME: Wednesday, May 7, 2014, 4:00 p.m.
PLACE: Room 16, Tacoma Municipal Building North
733 Market Street, Tacoma, WA 98402
PRESENT: Sean Gaffney (Chair), Chris Beale, Donald Erickson, Alexandria Teague, Erle Thompson, Stephen Wamback
ABSENT: Scott Winship (Vice-Chair), Benjamin Fields, Tina Lee

A. CALL TO ORDER

Chair Gaffney called the meeting to order at 4:01 p.m.

B. QUORUM CALL

A quorum was declared.

C. APPROVAL OF MINUTES

The minutes of the regular meeting on April 16, 2014 were approved as submitted.

D. DISCUSSION ITEMS

1. 2014 Annual Amendment

Staff members from the Planning Services Division facilitated the Planning Commission's completion of the review of the public comments received at and after the public hearing on March 19, 2014. The Commission's review, and consideration for modifications to the proposed amendments, focused on the following applications: Point Ruston Mixed-Use Center (#2014-01), Open Space Element (#2014-08), Sustainability Code (#2014-09), and Landscaping Code (#2014-10).

Concerning the Open Space Element, the Commission suggested incorporating "topping is not allowed" in Policy OS-LF-12 and adding information relating to "primary responsible agencies" to the open space inventory.

Concerning the Sustainability Code, the Commission had requested at the last meeting on April 16, 2014 for additional information on possible implications of requiring conduit for a multifamily development. In response, staff presented two alternatives – "With Multifamily" and "No Multifamily". Discussion ensued. The Commission favored the "No Multifamily" alternative over the other one, and requested that the tone of the intent statement be modified to be more encouraging, that it be clarified that "Table 1" pertains to "minimum" requirements, and that the requirements in "Table 1" for "Office" and "Institutional" be made consistent. The Commission also suggested adding a statement to the Letter of Recommendation to encourage the City Council to explore and evaluate potential incentives to expand the electric vehicle market and to help the City achieve its greenhouse gas reduction targets.

Stephen Atkinson also brought up an item carried over from the 2013 Annual Amendment, i.e., Application #2013-05 Shoreline Related Elements, which would rescind the Thea Foss Waterway Design and Development Plan, the Ruston Way Plan, and the Shoreline Trails Plan, but carry forward the vision and implementation strategies within the proposed Tacoma Waterfront Design Guidelines and an update

of the Public Access Alternatives Plan. Mr. Atkinson explained that this application was forwarded to the Council but was held over pending the adoption of the Shoreline Master Program (SMP). Now that the SMP has been adopted (end of 2013), staff suggests carrying this application over and adding it to the 2014 Annual Amendment recommendation package. The Commission concurred.

Lihuang Wung presented the Draft Findings of Fact and Recommendations Report and the Draft Letter of Recommendation, as included in the agenda packet, for the Commission's consideration for approval. He indicated that the documents will be amended to reflect the Commission's directions and suggestions made at this meeting. Brian Boudet added that an additional statement will be added to the letter to recommend the Council consider allocating resources to the enforcement and implementation of the landscaping code.

A motion was made and seconded to approve the report and the letter, as amended. Commissioner Beale expressed a concern over the achievability of the "30% citywide tree canopy coverage by 2030" as stated in the report. Discussion ensued, and it was suggested that the motion be amended by deleting the statement from the report, making the report more consistent with what is stated in the letter. The motion was so amended with a unanimous vote. Commissioner Thompson commented that the proposed setback requirements and building height limitation pertaining to pipestem lots are heading in the wrong direction. No action was proposed henceforth. The motion, as amended, was approved unanimously.

2. STAR Communities

Kristin Lynette, Office of Environmental Policy and Sustainability, provided an overview of "Sustainability Tools for Assessing and Rating (STAR) Communities", the first national community livability and sustainability rating system. Tacoma was the first of 30 pilot communities to submit and receive certified STAR community rating, receiving 4 out of 5 stars. Ms. Lynett also presented how the City plans to use the assessment for future policy and program implementation. The Commission suggested sharing the information with the Neighborhood Councils and community groups and engaging them in the program implementation.

E. COMMUNICATION ITEMS

Mr. Wung provided the following information:

- (a) Agenda for the Infrastructure, Planning and Sustainability Committee meeting, May 14, 2014;
- (b) Agenda for the Planning Commission meeting, May 21, 2014; and
- (c) That May is the "Historic Preservation Month" and the "Bike Month" and the Commissioners are encouraged to participate in associated events and activities.

Mr. Boudet reported that the City Council is scheduled on May 13, 2014 to adopt the Draft Hilltop Subarea Plan as a new element of the Comprehensive Plan.

Mr. Boudet informed the Commission that the City has received a \$250,000 grant from the "National Estuary Program: Watershed Protection & Restoration" for the development of the Tacoma Mall Subarea Plan, which is scheduled to begin in summer of 2014.

F. ADJOURNMENT

The meeting was adjourned at 5:47 p.m.



City of Tacoma
Planning and Development Services

Agenda Item
D-1

To: Planning Commission
From: Ian Munce, Planning Services Division
Subject: **North Downtown Subarea Plan**
Date of Meeting: May 21, 2014
Date of Memo: May 15, 2014

At the next meeting on May 21, 2014, staff will provide an update on the North Downtown Subarea Plan project and provide a summary of the planning process to date (a map of the area is provided on page 2).

The City of Tacoma and Bates Technical College are pleased to announce the issuance of the draft North Downtown Subarea Plan and Draft Environmental Impact Statement (DEIS) on May 15, 2014. Bates Technical College is a “co-lead” with the City for the EIS. Associated with the issuance of the Draft Plan and DEIS is a 30-day public comment period and a public hearing which will take place on May 29, 2014, at Bates Technical College. Comments will be accepted until June 16, 2014, and will then be incorporated into the Final EIS which will likely be issued in late June 2014. The revised Plan is expected to be provided to the Planning Commission for review in July and then forwarded to the City Council for review in August 2014.

The North Downtown Subarea Plan and EIS will set a vision for growth and development in the North Downtown area. This project will build on existing plans and visioning efforts and provide a means to streamline development projects in the future. The overall planning effort coordinates land use, infrastructure, open space, and transportation priorities to sustain a healthy environment and a healthy economy in the decades to come. Funding for this effort was provided by the State Community Economic Revitalization Board in the amount of \$50,000, a grant application which was approved by the City Council in April 2012.

Throughout the creation of the Draft Plan and DEIS, the North Downtown Subarea Plan Steering Committee has been actively participating in the process through their guidance and input. The Steering Committee is comprised of residents, property, and business owners within the boundaries of the Subarea Plan. Approximately 10-15 people attended each meeting which took place every other Wednesday over the past year.

The Steering Committee provided direction on all aspects of the Draft Plan and the result is a Draft Plan that is truly a consensus document. However, one issue that was raised at the initial Scoping Meeting for the project in May 2013, and that the Committee could not come to a consensus on, is whether or not to reintroduce off-street parking standards in the Stadium Mixed-Use Center for sites located within 10 feet of a designated core pedestrian street. Currently, the Tacoma Municipal Code does not require any off-street parking for those sites (TMC 13.06.510.) As no consensus could be reached on the issue, the requirement was not included in the Draft Plan.

For more information about the project, please visit www.cityoftacoma.org/planning and click on “North Downtown Subarea Plan & EIS”. If you have any questions, please contact Ian Munce at (253) 573-2478 or imunce@cityoftacoma.org.

c: Peter Huffman, Director



City of Tacoma
Planning and Development Services

**Agenda Item
D-2**

To: Planning Commission
From: Lihuang Wung, Planning Services Division
Subject: **Planning Work Program Status Report**
Date of Meeting: May 21, 2014
Date of Memo: May 15, 2014

At the next meeting on May 21, 2014, the Planning Commission will review the status of the Planning Work Program that was included in the Commission's Annual Report for 2012-2013 transmitted to the City Council in June 2013. The Planning Work Program contains projects and activities that are primarily mandated by legislation or initiated by the City Council and are slated for completion during the timeframe of July 2013 through June 2015. Those projects fall within the following categories:

- A. 2014 Annual Amendment
- B. 2015 Annual Amendment
- C. 2015 Comprehensive Plan Update (a.k.a. "2015 GMA Update")
- D. Subarea Plans
- E. Other Projects and Issues

Staff will highlight the progress of various planning projects that are currently underway, such as the Hilltop Subarea Plan, the North Downtown Subarea Plan, and the Recreational Marijuana Interim Regulations. Staff will also provide an overview of some of the upcoming projects and emerging issues, such as the 2015 GMA Update, the Tacoma Mall Subarea Plan and EIS, and the continued code amendments relating to Affordable Housing. In addition, staff will inform the Commission of certain implementation programs and activities, such as grant applications and other projects, that are not necessarily subject to the Commission's review but are nonetheless part of the Division's work program.

One of the issues staff plans to seek the Commission's feedback is relating to setting the deadline for accepting applications for the 2015 Annual Amendment. According to the following provision of the Tacoma Municipal Code, Section 13.02.045.D, a determination must be made by May 31, 2014:

"The application deadline for any given annual amendment cycle shall be established by the [Planning and Development Services] Department no later than the last day of May."

For the current cycle, i.e., 2014 Annual Amendment, the application deadline was August 1, 2013.

If you have any questions, please contact me at 591-5682 or lwung@cityoftacoma.org.

c: Peter Huffman, Director