Chris Beale, Chair
Stephen Wamback, Vice-Chair
Jeff McInnis
Meredith Neal
Anna Petersen
Brett Santhuff
Dorian Waller
Scott Winship
(vacant)

PRESENTATIONS and HANDOUTS

Regular Meeting on June 15, 2016

1. **2016 Annual Amendment**
   (PowerPoint Slides, for Discussion Item D-1)

2. **Public Hearing – Capital Facilities Program for 2017-2022**
   (PowerPoint Slides, for Discussion Item D-2)

3. **Capital Facilities Program for 2017-2022**
   (PowerPoint Slides, for Discussion Item D-3)

The City of Tacoma does not discriminate on the basis of disability in any of its programs, activities, or services. To request this information in an alternative format or to request a reasonable accommodation, please contact the Planning and Development Services Department at (253) 591-5056 (voice) or (253) 591-5820 (TTY).

2016 Annual Amendment

To the Comprehensive Plan
and Land Use Regulatory Code

Planning and Development Services

Planning Commission
June 15, 2016

Meeting Objective

- Final Review of each item
- Planning Commission Recommendation
- Suggestions for Findings and Letter

Applications

- Short Term Rentals
- Wireless Communication Facilities
- Code Cleanup
- Future Land Use Implementation
- Multifamily Residential Design Standards

Short-Term Rentals (STR)

- **Proposal:**
  - Add a new section: *TMC 13.06.575 Short-Term Rental*
- **Intent:**
  - Acknowledge and track the market
  - Address impacts proactively
  - Set the stage for a broader policy discussion
- Recommendation:
  - Approve as modified

Short-Term Rentals

Definition:

The rental of not more than nine guest rooms within an owner occupied dwelling, or the rental of an entire dwelling to a family, as defined in TMC 13.06.700, for less than thirty days at a time. This use includes bed and breakfast, but does not include home exchange ("home swapping") or units in a multifamily development reserved for guest(s) of the residents.

Standards:

1. Owner occupancy for room rental.
2. Safety signs.
3. Smoke and CO_2 detectors.
4. Max. occupancy per Building Code.

	1-2 rooms	3-9 rooms	Dwelling
R-1	P	N	P
R-2	P	N	P
R-2SRD	P	N	P
HMR-SRD	P	N	P
R-3	P	CU	P
R-4L	P	CU	P
R-4	P	CU	P
R-5	P	CU	P
T	P	P	P
C-1	P	P	P
C-2	P	P	P
PDB	P	P	P
NCX	P	P	P
CCX	P	P	P
UCX	P	P	P
RCX	P	CU	P
CIX	P	P	P
HMX	P	P	P
URX	P	P	P
NRX	P	CU	P
M1	N	N	N
M2	N	N	N
PMI	N	N	N

Wireless Communication Facilities (WCF)

- **Proposal:**
  - Amend *TMC 13.06.545 Wireless Communication Facilities*
- **Objectives:**
  - To comply with Federal regulations
  - To minimize visual impacts
- Recommendation:
  - Approve as proposed

Code Cleanup

- Proposal:
  - Minor amendments to improve consistency and clarity of code
  - Address errors/conflicts
  - Best available science/notification
  - Accommodate non-conforming uses
- Recommendation:
  - Approve as modified

Multi-family Design Standards

- Implement Design and Development Policies of the One Tacoma Plan
- Applicability:
  - Residential Developments in the Commercial and Industrial Districts
  - Multi-family and residential standards in the Residential Districts
  - Building Design standards for multi-family outside of X-Districts
  - Designated Pedestrian Streets

Pedestrian Streets

- Entrance location and orientation
- Build-to area, 50% frontage
- Transitional space
- Limit parking
- Transparency
- Façade articulation
- Blank Walls

Minor Edits

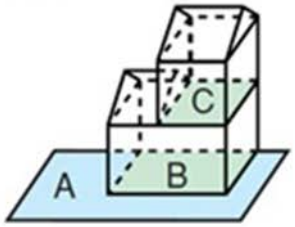
- Deleted some carryover commercial standards
  - Weatherization
  - Variety
- Window design
- Internal Streets
- Commercial and Industrial Districts – refer back to R-Districts

Calculations

- Building Coverage:

Building Coverage Ratio (BCR)

$$BCR(\%) = \frac{\text{building area (B)}}{\text{site area (A)}} \times 100$$



- Tree Canopy: % of total lot area
  - Utilizing canopy factor in the Urban Forest Manual
    - 300 sq ft small tree
    - 500 sq ft medium tree
    - 1000 sq ft large tree

Other Modifications

- Maximum Building Coverage
  - 10% bonus for corner lots for duplex/triplex
  - Where access from alley available, may count 50% of alley in lot area
  - If stand alone or outdoor recreation facilities are covered, not included in the calculation
  - Except: ADU/Small Lot

Other Modifications

- Usable Yard Space
  - 400 per unit for duplex/triplex/townhouse
  - Townhouse: 300/100

Other Modifications

- Usable Yard Space - Multifamily
  - 25% of lot area
    - 35% in common
    - 35% may be interior recreational/project space
    - 50% of roof may be private
    - 25% outdoor may be covered
    - Equivalent or better alternative

Other Modifications

- Usable Yard Space - Multifamily
  - Flexibility
    - Common open space waiver w/in ¼ mile route of park
    - All yards eligible
    - May include landscaping (up to 35%)

Multifamily Design Standards

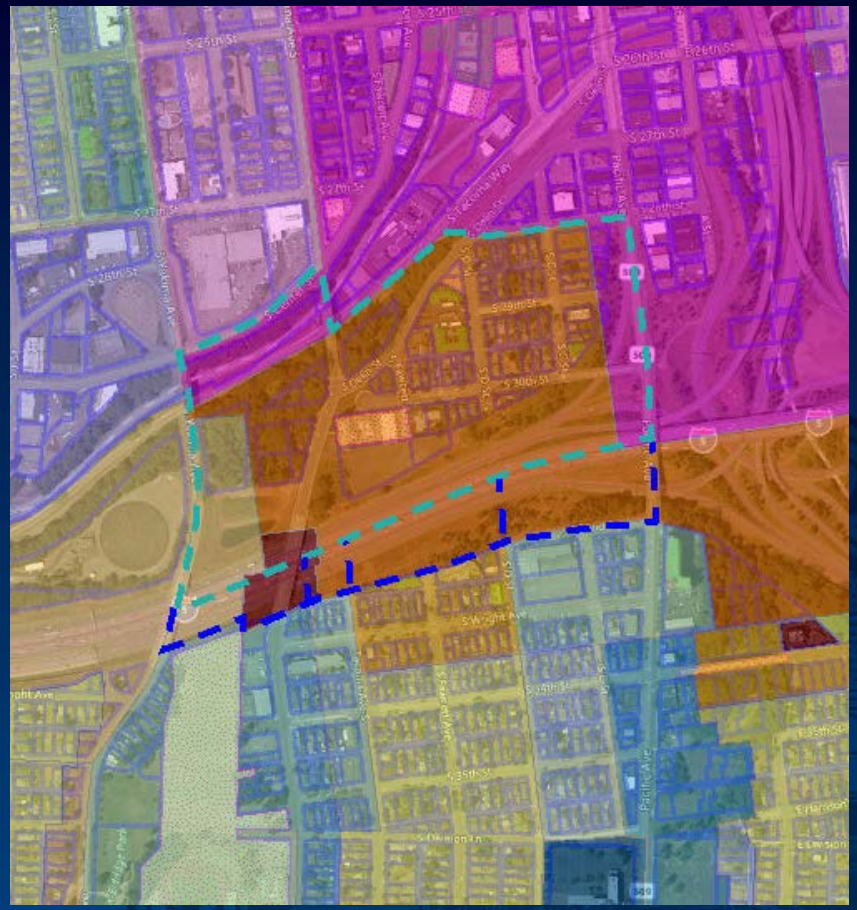
- Recommendation: Approve as modified

Future Land Use

- Proposed Area-wide Rezones and Land Use Designation Amendments
- Implement Goals and Policies of the One Tacoma Plan
  - Rectify inconsistencies between Plan and Code
  - Promote compact, complete and connected neighborhoods

Nob Hill

Proposal: Area-wide Rezone to Downtown Residential district and to clean up zoning boundary in I-5 right of way



Recommendation:

- Approve
- Give priority to open space acquisition and seek other mechanisms for conservation

McKinley

Proposal: Area wide rezone to consolidate a split parcel as NCX

Recommendation:

- Approve

Franke Tobey Jones

Proposal: Future Land Use Map amendment from Multi-family (low density) to Multi-family (high density)

Recommendation

- Approve

N 33rd and Pearl

Proposal: Area-wide rezone and Future Land Use Map Amendment

Recommendation:

- Approve as modified

June 9, 2016

Tacoma City Boundary

Zoning Districts

R2

R3

R4L

R4

T

C1

June 9, 2016

Tacoma City Boundary

Zoning Districts

R2

R3

R4L

R4

T

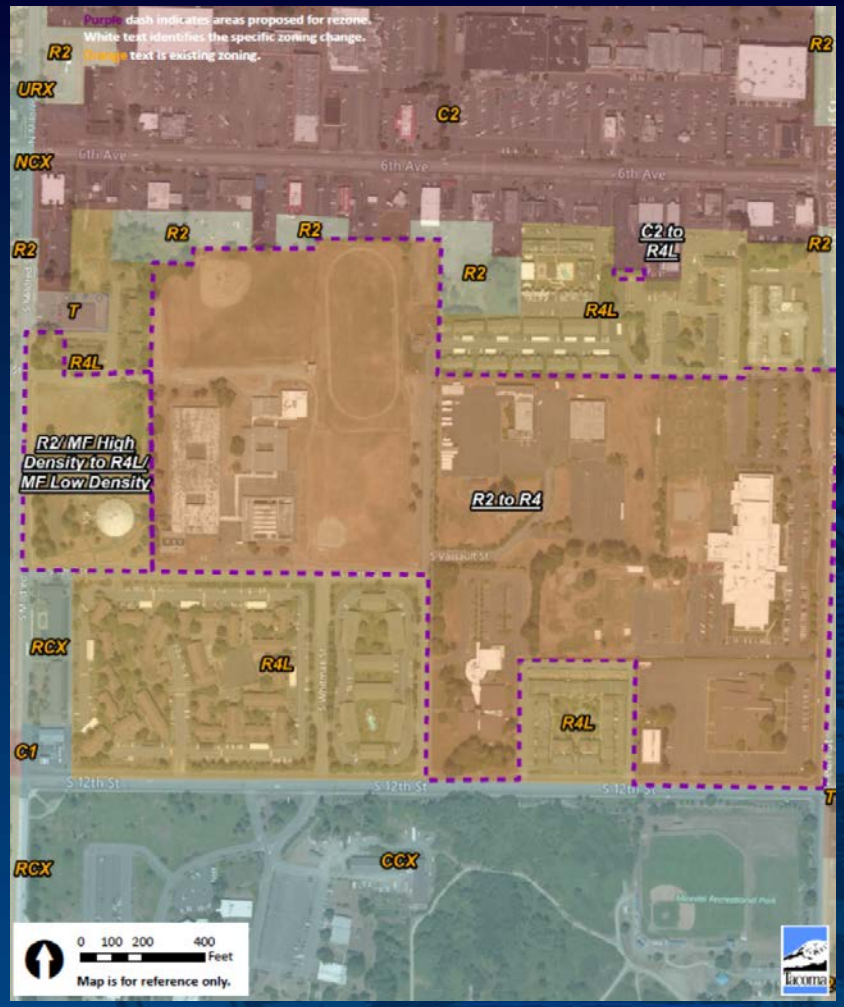
C1

N of TCC to 6th Ave

Proposal: Area-wide Rezone and Future Land Use Map amendment

Recommendation:

- Approve



S Alaska and 72nd

Proposal: Area-wide rezone to clean-up C-1 zoning and to rezone corner from R-2 to C-1

Recommendation:

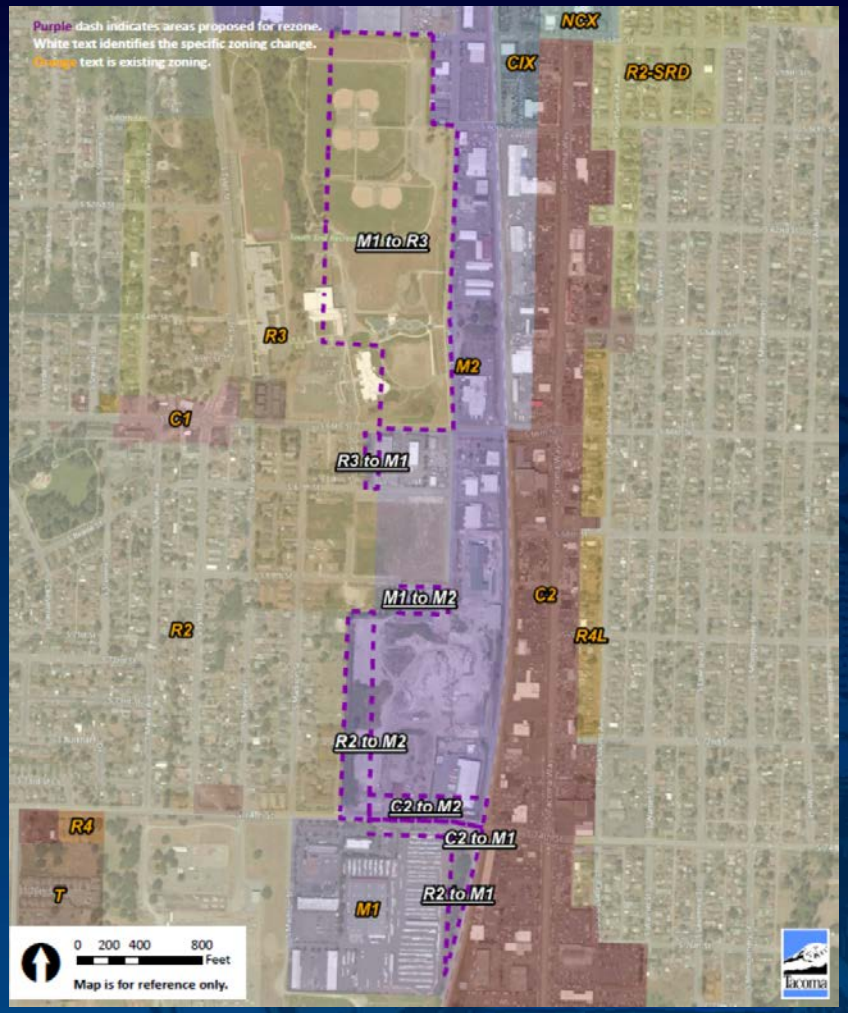
- Postpone R-2 rezone
- Approve C-1 to C-2
- Further evaluation

South Tacoma

Proposal: Area-wide Rezone to address split parcels of industrial properties and STAR/SERA

Recommendation:

- Approve



Cheney

Proposal: Area-wide Rezone from R-2 Single Family to C-2 General Commercial

Recommendation:

- Postpone Rezone
- Master Plan
- Institutional Zone/overlay

Next Steps in the Process

1. City Council Study Sessions – July 19 and 26
2. City Council Public Hearing – July 19th

2017-22 Capital Facilities Program

City of Tacoma

Office of Management & Budget and

Planning & Development Services

Planning Commission
Public Hearing
June 15, 2016

Agenda

- Background
- CFP Roles and Process
- Public Hearings Materials Review
- Next Steps

CFP Background

- Required by the Growth Management Act
- Element of the Comprehensive Plan
  - Identifies project funding needs in six-year time frame
- CFP Process Improvements
  - More meaningful involvement
  - Improved CFP document

CFP Background

- Amendments proposed in compliance with the Growth Management Act and TMC 13.02
- Analysis conducted between January and May
- Public Hearing Notice
  - Advertisements
  - News Release
  - Notice
  - TV Tacoma

CFP Roles

- Staff
  - Develops project proposals
- Planning Commission
  - Ensures alignment with Comp Plan
  - Guides project prioritization
- City Manager
  - Proposes allocation of available funding, balancing a variety of input sources
- City Council
  - Approves CFP document and project funding

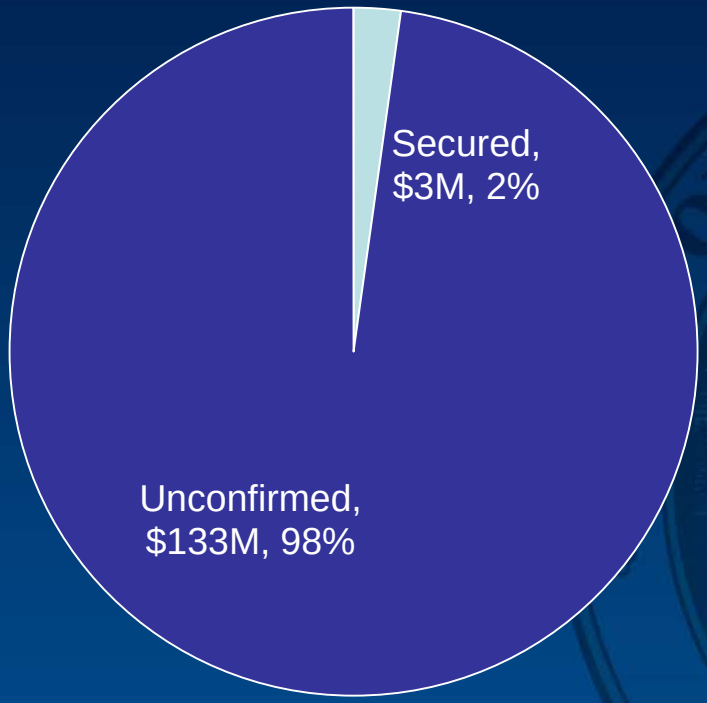
Public Hearing Materials

- 2017-2022 CFP Document Overview
  - Table of Contents
  - Reader's Guide
- New Proposed Projects
- Proposed Projects by Prioritization
- 2017-2022 CFP Document Examples
  - Future Project List
  - Sample Project Narrative

New Projects in 17-22 CFP

- 68 New Projects – Total Cost $136 M
  - Includes 2015/2016 2017-2022 TIP updates

Funding Necessary for 2017-2022 New CFP Projects



Prioritization Overview

- 161 projects proposed for inclusion

Policy PFS–4.10 Consistent with the other policies within this section and the Comprehensive Plan, prioritize capital improvements that meet one or more of the following criteria:

a. Addresses a public health or safety concern
b. Is needed to correct existing public facility and services deficiencies or replace key facilities that are currently in use and are at risk of failing
c. Aligns with *Tacoma 2025*
d. Is required or mandated by law
e. Has a high level of public support
f. Is financially responsible, for instance by leveraging grant funding or other non-City funding sources, reducing operating costs, avoiding future costs, or by having a sustainable impact on the operating budget
g. Reduces greenhouse gas emissions or supports the adaptation to climate change

Projects that meet one or more of criteria (a) through (g) will be further reviewed to determine the extent to which it supports the following:

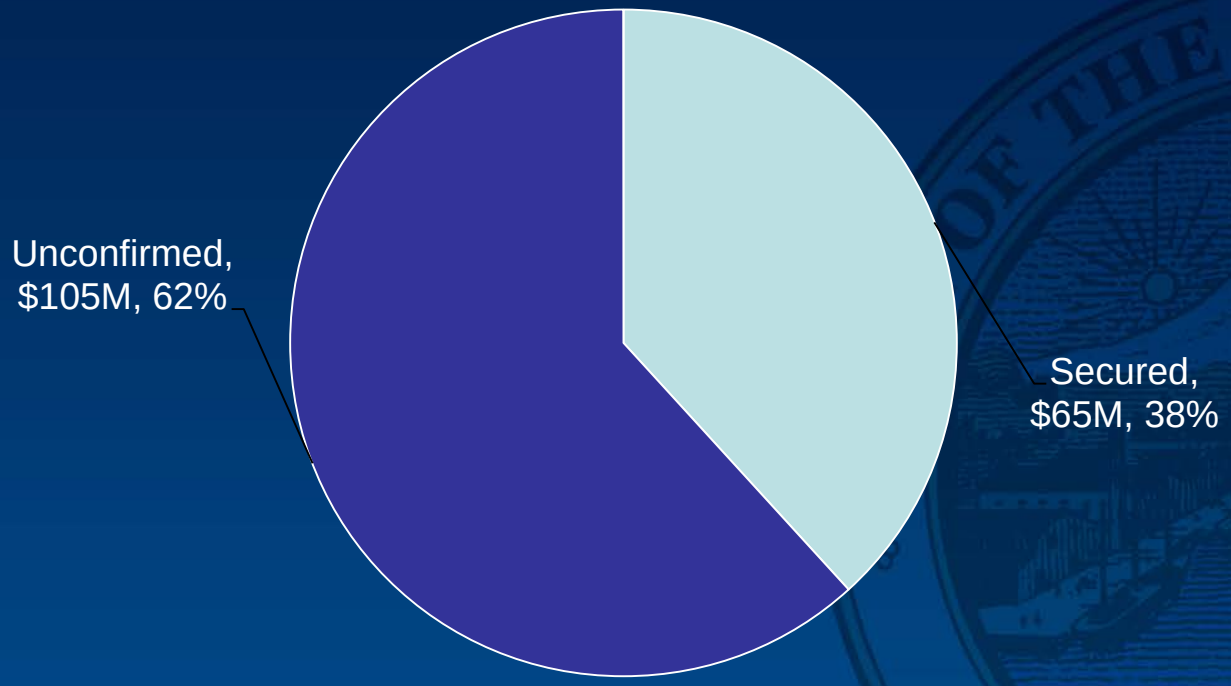
h. The project improves the equitable access to public facilities and services
i. The project is located within a designated center and is intended to stimulate or respond to growth and development within the designated centers
j. The project is located on a corridor serving a center or within a designated 20-minute neighborhood

- Tier 1 – 59
- Tier 2 – 39
- Tier 3 – 63

Tier 1 Projects

- 35 projects ranked Tier 1 (+24 utility projects)
  - 17 New projects
  - 21 At least partially funded

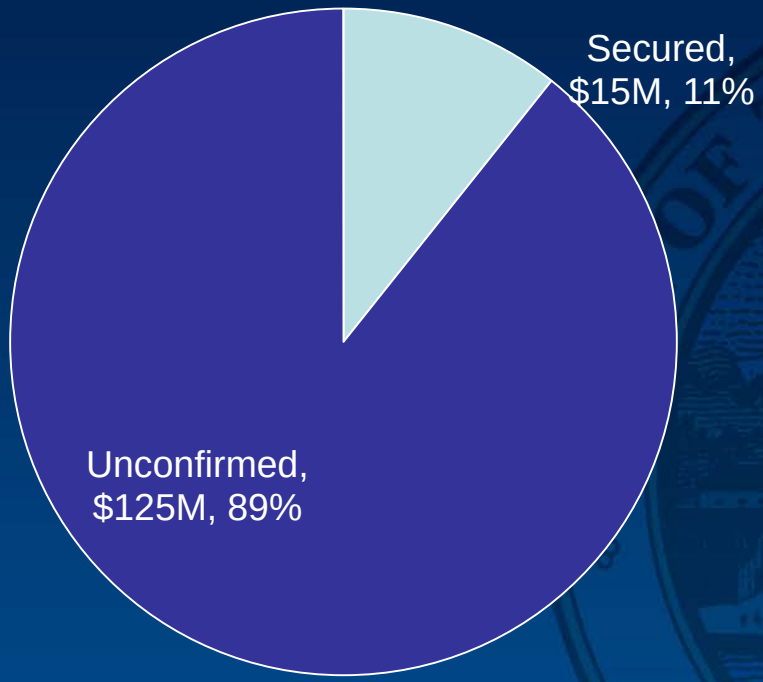
Funding for Tier 1 2017-2022 CFP Projects



Tier 2 Projects

- 39 Projects ranked Tier 2
  - 21 At least partially funded

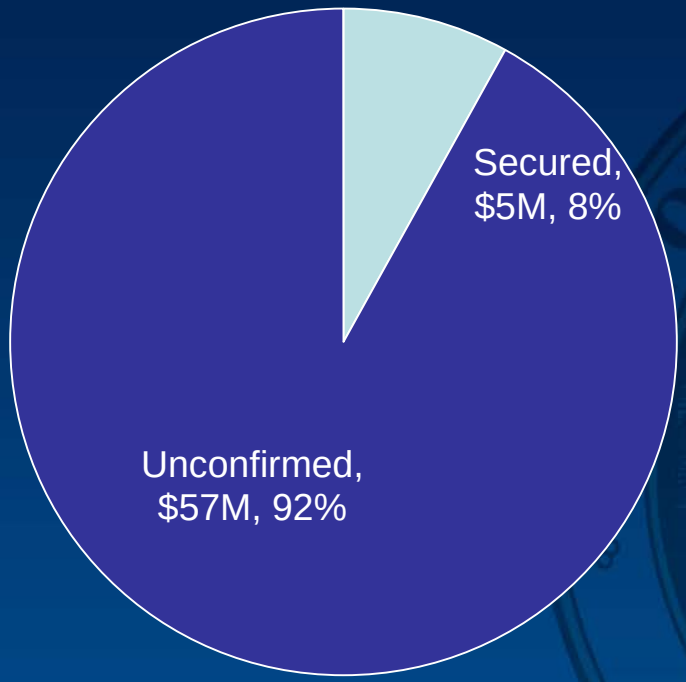
Funding for Tier 2 2017-2022 CFP Projects



Tier 3 Projects

- 63 Projects ranked Tier 3
  - Largely facility projects (city buildings, libraries, parking garages, Dome, and GTCTC)

Funding for Tier 3 2017-2022 CFP Projects



Next Steps

- **June 15** - Planning Commission Public Hearing
- **July 6** – Final Planning Commission Findings and Recommendations
- **July – August** – City Manager prepared funding recommendations
- **October** – Proposed CFP submitted to City Council
  - Public Hearing
- **November** – 2017-2022 CFP Adoption

2017-22 Capital Facilities Program

City of Tacoma

Office of Management & Budget and

Planning & Development Services

Planning Commission
Public Hearing Debriefing
June 15, 2016

Discussion Outline

- Comments and Responses
- Draft Findings and Recommendations

Comments and Responses

- Oral Testimony
- Written Comments
  - Tacoma Dome Improvement

Draft Findings and Recommendations

1. Consistency with Comprehensive Plan
2. Improvements to CFP Process
3. Evaluation and Prioritization of Projects
4. System Completeness
5. Supporting Growth Strategy

Draft Findings and Recommendations (cont'd)

1. Consistency with Comprehensive Plan
   - Overall finding of consistency
   - Strong focus on MUCs and Downtown
   - TOD projects and Complete Streets
   - Inclusion of signature trails:
     - Dome to Defiance Trail
     - Prairie Line Trail
     - Water Flume Line Trail
     - Pipeline Trail

Draft Findings and Recommendations (cont'd)

2. Recognize great improvements made to the CFP process and contents

Draft Findings and Recommendations (cont'd)

3. Evaluation and Prioritization of Projects
   - Criteria adopted in the Comprehensive Plan
   - Improve responses to the criteria
   - Improve consistency of scoring and evaluating
   - Projects that could've been ranked differently:
     - Prairie Line Trail

Draft Findings and Recommendations (cont'd)

4. System Completeness
   - Prioritize/budget for projects that would complete a facility/network prior to funding new ones
   - The "missing link" concept; for example:
     - Dome to Defiance Trail
     - Prairie Line Trail

Draft Findings and Recommendations (cont'd)

5. Supporting Growth Strategy
   - Prioritize projects that support:
     - Centers and Corridors
     - 20-minute Neighborhoods
   - Example:
     - Infrastructure Fund
     - Puyallup Avenue

Next Steps

- **July 6:** Planning Commission Recommendation
- **July/August:** City Manager's Funding Recommendations
- **October:** City Council Review and Public Hearing
- **November:** City Council Adoption