 Agenda

<table>
<thead>
<tr>
<th>Introduction</th>
<th>Overview and approach</th>
</tr>
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<tbody>
<tr>
<td>5 min</td>
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<tr>
<td>Elements</td>
<td>Element overview</td>
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<tr>
<td>40 min</td>
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<tr>
<td>Mixed-Use</td>
<td>Feasibility Analysis</td>
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<tr>
<td>15 min</td>
<td></td>
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<tr>
<td>Centers</td>
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<tr>
<td>10 min</td>
<td></td>
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<tr>
<td>Discussion</td>
<td>Questions and discussion</td>
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Introduction
Planning framework

Washington State Growth Management Act
PSRC Vision 2040
Pierce County Countywide Planning Policies

Vision 2025
City of Tacoma Comprehensive Plan regulations

Who are we planning for?

• About 59,800 new households
  ▪ 78,000 households today
  ▪ Declining household size
  ▪ Single person and two-person households most common type of households
• Declining racial diversity
• Aging population
  ▪ Median age 36.3, up from 33.9 in 2000
  ▪ Percentage of older adults and youth staying constant
• Median household income lower than Pierce County as a whole
  ▪ Family households earn more income than non-family households
  ▪ Higher poverty rates in families with children

Approach to Goals + Policies

• Goals describe desired outcomes; provide broad direction
• Policies support goals and provide guidance for steps to achieve goals
• Level of detail can vary
• Key features
  ▫ Measurable
  ▫ Aim for short and concise
  ▫ Allow for options in future implementation
  ▫ Avoid regulatory language
Balancing Priorities

- All goals and policies represent important priorities
- Comprehensive Plan provides framework for future consideration of priorities
- Balance between priorities may change over time and between circumstances

Comprehensive Plan: Volume 1

1. Introduction + Vision
2. Urban Form
3. Design + Development
4. Environment
5. Housing
6. Economic Development
7. Transportation
8. Parks + Recreation
9. Public Facilities + Services
10. Container Port
11. Engagement, Administration + Implementation
12. Downtown

Comprehensive Plan: Volume 2

1. Shoreline Master Program
2. Capital Facilities Program
3. Transportation Master Plan
4. Downtown Regional Growth Center Subarea Plans
5. Historic Preservation Plan
Other Elements

- No changes proposed
  - Container Port
  - Downtown
- Proposed to be rescinded
  - Tacoma Dome Area Plan
  - Community Facilities Plan
  - MLK Jr. Way Design Plan
  - Sixth Avenue Design Plan
  - South 36th Street Design Plan
  - Neighborhood Element

Next Steps

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
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<tbody>
<tr>
<td>July 15</td>
<td>Continued review</td>
</tr>
<tr>
<td></td>
<td>Set public hearing date</td>
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<tr>
<td>August 5</td>
<td>Revised draft available</td>
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<tr>
<td>August 12</td>
<td>Community Informational Meeting</td>
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<td>August 19</td>
<td>Public hearing</td>
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<td>Planning Commission review and recommendation</td>
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<td></td>
<td>Fall</td>
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<td>Public workshop on PC Recommendation</td>
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<td>Council review and adoption</td>
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Major Themes

Advance equity and empowerment
Anticipate the effects of climate change
Integrate with Tacoma 2025
Anticipate planning and design
Provide a framework for project development

4
Vision

Design + Development
Focus: development policies for site and context.
Themes:
- Tacna 2035
- Safety, Arts, Historic Resources, Equity
- Education
- Vibrant communities, food access, trends, historic resources
- Climate
- Urban Design
- Overall focus of chapter
- Future
- Human scale
- Next steps
- Design review discussion

Economic Development
Focus: People, Place, Business
Themes:
- Tacna 2035
- Expanding opportunity, education, housing/transportation and human
- Equity
- Housing property/access
- Climate
- Not specifically addressed
- Urban Design
- Investing in places, city image
- Focus
- Seniors, Living wages, access to jobs, services
- Next steps
- Economic Development Strategy
Engagement, Implementation + Administration

Focus: active, inclusive and equitable engagement, implementation, and effective administration.

Themes:
- Tacoma 2035
- Government performance, community empowerment
- Equity
- Representation in process
- Climate
- Not a focus of this chapter
- Urban Design
- Not a focus of this chapter
- Focus
- How we engage with community, connecting policies to implementation and governance
- Next steps
- New role for engagement, handbook

Urban Form

Focus: overall development pattern and character.

Themes:
- Tacoma 2035
- Human and social needs, cultural vitality
- Equity
- Distribution of services and access to services, housing, jobs
- Community
- Promote walkable, bicycle and transit oriented development
- Urban Design
- Overall development pattern and character support other objectives
- Focus
- More moderate growth and change within our community, community led planning
- Next steps
- Area-wide responses, development regulation updates

Mixed Use Centers

[Map of mixed use centers]
MUC Recommendations

What's Been Done
- Typology update
- Prioritization

What's Left to Do
Integrate:
- MUC Brief Profile
- Key Opportunities
- Maps
- Core Commercial Areas

MUC Feasibility Analysis

- Method
- Development Scenarios
- Feasibility Results
- Summary of Conclusions and Implications

Summary of Method

- Development Cost
- Operational Value
- Target Return
Feasibility Analysis

Applicability to other MUC's

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Summary of Conclusions

1. Results consistent with 2007-2008 analysis.
2. SUT development is feasible in high rent areas, with 8 year tax exemption.
3. Redevelopment more challenging than development of vacant sites.
4. Horizontal mixed use can be feasible with increasing rents.
5. Opportunities for building renovation are site and building specific.

Discussion