



Planning Commission Annual Report 2020-2021 and Work Program 2021-2023

(Approved by the Planning Commission, August 4, 2021)

This report, prepared pursuant to the Tacoma Municipal Code, Section 13.02.040.L, highlights the Planning Commission's accomplishments between July 2020 and June 2021 and outlines the Commission's work program for the general timeline of July 2021 through December 2023.

Note: The Commission's activity and accomplishments during the reporting year were inevitably affected by the COVID-19 pandemic and its impacts to the City in terms of the reduction in staffing resources, the challenge in observing the Public Open Meetings Act, and the limitations in conducting public outreach efforts, among others. Similarly, the work program for the next 12-24 months and its implementation will also be impacted to a large extent.

Part I. Accomplishments 2020-2021

A. Projects Reviewed:

1. 2020 Annual Amendment to the Comprehensive Plan and the Land Use Regulatory Code ("2020 Amendment") (www.cityoftacoma.org/2020Amendment)

The 2020 Amendment package includes three applications, as briefly described below. The review process for the 2020 Amendment began in spring of 2019 and was completed in December 2020. During the reporting year, this subject was on the Planning Commission's agenda in August-November 2020, including a public hearing on October 7 and recommendations made on November 4, 2020. The City Council adopted the Commission's recommendations on December 8, 2020, with some amendments to the proposed VSD-20 as noted below.

- (1) **Heidelberg-Davis Land Use Designation** – Metro Parks Tacoma seeks to change the land use designation for the subject site near Cheney Stadium from "Parks and Open Space" to "Major Institutional Campus" on the Future Land Use Map and in the *One Tacoma* Comprehensive Plan. The designation would allow for major campus complexes such as office, educational and healthcare facilities. Note that Cheney Stadium and Foss High School are presently designated "Major Institutional Campus."
- (2) **West Slope Neighborhood View Sensitive Overlay District** – The West Slope Neighborhood Coalition seeks to amend the existing View Sensitive Overlay District (VSD) code requirements as it pertains to the Narrowmoor Additions, which is an approximately 349-lot subdivision within the West Slope area of Tacoma. The study area was later expanded by the Commission to all VSDs citywide. The proposal would decrease allowed building height from 25 feet to 20 feet in the VSD within the subject area. (Adopted by the Council based on the Commission's recommendation, with "Node 4" area and 5 lots in "Node 2" area excluded from VSD-20.)
- (3) **Minor Plan and Code Amendments** – Planning and Development Services Department proposes a number of minor, non-policy revisions to the *One Tacoma* Comprehensive Plan and the Tacoma Municipal Code, intended to update information, address inconsistencies, correct errors, increase clarity, and improve the efficiency of implementation of the Plan and the Code. This application includes a list of updated transportation and capital projects proposed for incorporation into the Transportation Master Plan, the transportation element of the *One Tacoma Plan*.

2. 2022 Annual Amendment to the Comprehensive Plan and the Land Use Regulatory Code (“2022 Amendment”) (www.cityoftacoma.org/2022Amendment)

The 2022 Amendment package includes four applications, as briefly described below. Three private applications were submitted during the application period of January-March 2021, and one application submitted by the Department. The Commission conducted initial assessment of the applications in May-June 2021, including holding a Public Scoping Hearing on June 16, 2021 to receive public comments on the scopes of work, and subsequently made a determination on July 21, 2021 to accept all applications and move them into the technical analysis phase.

- (1) **"NewCold"** – NewCold seeks land use designation change at a 3-acre site near Orchard and S. 46th St. from “Light Industrial” to “Heavy Industrial” to allow for expansion of an existing heavy industrial use.
- (2) **"South Sound Christian Schools"** – The South Sound Christian Schools seeks land use designation changes on 8 parcels near Tacoma Mall Blvd. and S. 64th St. from “Single Family Residential” to “Multi-Family Residential (Low Density)” and “General Commercial” on the eastern 4 parcels to allow for multi-family and commercial uses on some of the parcels.
- (3) **"South Tacoma Economic Green Zone"** – The South Tacoma Neighborhood Council requests for a broad review of the general area of the South Tacoma Groundwater Protection District to promote an Eco-Industrial Park and Economic Green Zone concept.
- (4) **"Minor Plan and Code Amendments"** – The Department proposes some non-policy changes to the Comprehensive Plan and the Land Use Regulatory Code to correct errors, address inconsistencies, and clarify their policy and regulatory intents.

3. Tideflats Area Land Use Regulations (Interim and Non-Interim)

The City Council enacted the Tideflats Interim Regulations in November 2017, per Amended Ordinance No. 28470, to stipulate (a) expanded public notification of heavy industrial use permits, (b) temporary prohibition of certain types of new heavy industrial uses and new non-residential uses on the Tideflats, and (c) temporary prohibition of new residential development along Marine View Drive and NE Tacoma slopes. The interim regulations have been extended numerous times since the initiation. On October 20, 2020, the Council adopted Amended Ordinance No. 28696 to approve another 6-month extension and direct the Planning Commission and staff to begin a process to develop new recommendations for a non-interim ordinance to replace the interim regulations. This subject was on the Commission’s agendas for 10 out of 12 meetings between November 2020 and April 2021, including a public scoping hearing on December 2, a listening (to stakeholders) session on January 13, and a public hearing on March 3. On April 7, the Commission made a recommendation on the proposed amendments to Titles 13 and 19 of the Municipal Code, entitled Land Use Regulatory Code and Shoreline Master Program, to replace the Tideflats Interim Regulations. The Council conducted a public hearing on April 27 on the Commission’s recommendation. On May 18, the Council adopted Ordinance No. 28759, which extended the Interim Regulations for an additional 6 months and referred the proposed Non-Interim Regulations to the Infrastructure, Planning, and Sustainability Committee (IPS) for review and recommendation to the full Council no later than August 31, 2021. The IPS is currently conducting extensive reviews of the proposed Non-Interim Regulations. (www.cityoftacoma.org/TideflatsInterim)

4. Tideflats Subarea Plan

As required by the State Growth Management Act, a subarea plan shall be prepared for the Tideflats, one of the designated Manufacturing and Industrial Centers in VISION 2050. The subarea plan would establish a shared, long-term vision and a coordinated approach to addressing development, environmental review, land use, economy, public services and facilities, and transportation in the area. On September 25, 2018, the City Council directed the City Manager to work with the Puyallup Tribe, Port of Tacoma, City of Fife, and Pierce County to develop a mutually satisfactory planning and approval process for the subarea plan, including an inter-governmental agreement (IGA) concerning cost sharing for the project. The Tideflats Steering Committee and the Tideflats Advisory Group were established thereafter to work on the project. The Planning Commission has received periodic updates of the preparation work for the project since 2019. (www.cityoftacoma.org/TideflatsPlan)

5. Home In Tacoma Project – Phase 1

The Home In Tacoma Project was launched in September 2019 as part of the implementation of the Affordable Housing Action Strategy (AHAS) and the Housing Element of the *One Tacoma* Comprehensive Plan. The project intends to recommend changes to Tacoma’s housing growth strategy, policies and programs to increase housing supply, affordability and choice for current and future residents. The Commission completed the scoping process for the project between late 2019 and mid-2020, and during this reporting year, conducted extensive reviews and analyses at 10 meetings between September 2020 and May 2021, including a workshop on November 18 and a public hearing on April 7. On May 19, the Commission forwarded its recommendations to the City Council. The policies being considered by the City Council would shift the emphasis of housing rules from the number of units (such as single-family) toward neighborhood scale and design (new housing must complement the neighborhood). The policies also call for development of standards and programs to ensure that housing is well designed and complements the scale of the neighborhood, to strengthen Tacoma’s affordability and anti-displacement tools and programs, and to ensure housing growth supports multiple community goals and avoids unintended consequences. Council action on the Commission’s recommended package would likely initiate the **Home In Tacoma Project – Phase 2**, to include development of zoning, standards, infrastructure actions and other implementation programs. (www.cityoftacoma.org/homeintacoma)

6. Housing Equity and Anti-racism Policy Development

In early 2020, the Planning Commission established the Housing Equity Taskforce (HET) jointly with the Human Rights Commission to provide focused input on equity and social justice considerations associated with housing. Commissioners Karnes, Givens, Petersen and Torrez were designated to serve on the HET. This was in response to Councilmember Chris Beale’s suggestions made in September 2019 that the commissions discuss equity, social justice, redlining, displacement, gentrification, racially restrictive covenants, and relevant issues, and formulate recommendations on long-term policy actions for the City Council’s consideration. The HET has been meeting on a monthly basis since September 2020 and reviewed and provided input to the Home In Tacoma Project, the Rental Code Update, the Anti-racism and Anti-displacement Strategy, and the Public Engagement Strategy. (www.cityoftacoma.org/homeintacoma)

7. Urban Design Studio (UDS)

The City of Tacoma has studied the idea of developing a comprehensive design review program to enhance the quality of the built environment throughout the City. The City currently operates two narrowly focused design review systems, one for historic districts and buildings, and the other for the Foss Waterway redevelopment area. The focus of the Urban Design Studio (UDS) is to work with the community, development partners, and other departments and agencies to advance the design quality of places citywide. The program’s mission is to build upon Tacoma’s unique setting and history, our special character and our changing population, to elevate the quality of public and private spaces and create a more vibrant, livable, walkable, and sustainable city. Phase I of the USD was kicked off in early 2019, and by mid-2020 the project team had delivered the Land Use Regulations Code Audit, the draft Design Review Program Internal Operations Manual, and the draft Urban Design Guidelines and Standards. Phase II began in late 2020, with the goal to finalize the Operations Manual and the Urban Design Guidelines and Standards by mid-2021. During this reporting year, the Planning Commission conducted reviews and a workshop in October-December 2020, and individual Commissioners were also actively involved in the UDS Project Advisory Group. The project has been on hold since early 2021 due to staffing change. (www.cityoftacoma.org/UrbanDesign)

8. Impact Fees Program

Authorized by the Growth Management Act, impact fees fund capital system improvements that are reasonably related to new development and that are included in a jurisdiction’s Capital Facilities element of its Comprehensive Plan. Impact fees can only fund the proportional share of a project’s cost needed to accommodate new growth and cannot be the sole source of funding for any capital improvement. State law allows impact fees for: transportation; fire protection facilities; school facilities; and parks, open space, and recreation facilities. The City Council has commissioned the Public Work Department to develop a potential impact fee framework that identifies the types of projects that could

be funded, how an impact fee program should be structured, and key steps needed to develop such a program in Tacoma. The Planning Commission reviewed and provided feedback on the development of the framework in December 2020 and February and May 2021. The framework is expected to be adopted by the City Council in late 2021.

9. Environmental and Climate Action Planning

The City Council adopted Resolution No. 40509 on December 10, 2019, declaring a climate emergency in Tacoma and affirming Council's support of initiatives that mitigate impacts. The Council requested for an update of the 2016 Environmental Action Plan (EAP), slated for completion in late 2021, that shall outline a pathway to reaching carbon reduction goals, establish implementation strategies and funding mechanisms, demonstrate the City Leading By Example, support the Comprehensive Plan and other relevant planning policies, commit to equity and social justice playing an integral role in all phases, and address green economy. The Planning Commission received a briefing on October 21, 2020 from the Office of Environmental Policy and Sustainability on the environmental and climate justice planning and provided feedback on possible collaboration between the Planning Commission and the Sustainable Tacoma Commission for the update of the EAP. (www.cityoftacoma.org/EAP)

10. Equity Index

The Equity Index is an interactive tool that visually highlights disparities in Tacoma. It uses 29 data points sorted into five determinant categories to determine where community members are not able to access services or where services do not meet community needs. It is one of the primary tools that City staff, partners, and other decision makers use to help ensure they are making data-informed decisions to improve access to opportunity for all community members. Tacoma has been utilizing the equity index since 2019 publically, and this year has rereleased the index with new updates, map layers, and methods to utilize the index for departments, boards and commissions, and the public. The Planning Commission received a briefing on June 16, 2021 from the Tacoma 2025 Strategy Team of the Media and Communications Office. (www.cityoftacoma.org/equityindex)

11. Capital Facilities Program (CFP) 2021-2026

The 6-year Capital Facilities Program (CFP), an element of the *One Tacoma* Comprehensive Plan, is managed by the Office of Management and Budget and amended on a biennial basis. The Planning Commission reviewed the proposed CFP update from 2019-2024 to 2021-2026 in April and June and conducted a public hearing on July 1, 2020, and on the same day, upon deliberations, recommended the CFP 2021-2026 to the City Council for adoption. The Commission recommended that (a) the 6-year project list is consistent with the goals and policies of the *One Tacoma* Comprehensive Plan; (b) the City should develop standard operating procedures for project mapping to ensure a more rigorous project evaluation and decision-making process; and (c) the proposed Heidelberg Soccer Stadium could be a tremendous community asset; however, given the economic downturn due to the COVID-19 emergency and persistent housing unaffordability, the City should prioritize investments in facilities and services that are responsive to these current community needs or consider modifications to the stadium project that would incorporate elements, such as affordable housing, to serve these community needs. (www.cityoftacoma.org/Planning)

12. V2050 and Regional Planning

VISION 2050, adopted by the Puget Sound Regional Council (PSRC) in October 2020, is the region's plan for how to manage growth out to the year 2050, when the central Puget Sound is expected to grow to nearly 6 million people. The regional plan provides a long-range vision for accommodating growth and achieving multiple environmental, social, and economic objectives. The plan includes actions to guide regional and local implementation including PSRC's current planning projects such as the Regional Transportation Plan, the Regional Housing Strategy, the Regional Equity Strategy, and the Passenger Only Ferry Study. VISION 2050 also sets the stage for updates to countywide planning policies and local comprehensive plans done by cities and counties. The Planning Commission received a briefing from the PSRC on March 3, 2021. (<https://www.psrc.org/vision>)

13. Tacoma Dome Link Extension (TDLE)

The Tacoma Dome Link Extension (TDLE) is the planned extension of Central Link light rail service from Federal Way to the Tacoma Dome area. As a part of the Sound Transit 3 (ST3) package approved by voters in 2016, the TDLE system would include four stations (South Federal Way, Fife, Portland Avenue, and Tacoma Dome), two parking garages (South Federal Way and Fife), and an operations and maintenance facility along the 9.7-mile corridor. During the reporting year, Commissioners continued to be actively involved in various community outreach activities of the project. (www.soundtransit.org/TDLink)

14. Transit-Oriented Development Advisory Group (TODAG)

The Transit-Oriented Development Advisory Group (TODAG) is a broad-based advisory group established by the City Council on April 16, 2019, per Resolution No. 40303, to review and make recommendations on the various projects impacting regional and local public transportation facilities in neighborhoods and business districts where there are significant TOD opportunities. The TODAG is currently tasked to review three projects, i.e., Sound Transit's Tacoma Dome Link Extension (TDLE), Pierce Transit's Bus Rapid Transit (BRT), and the City's Puyallup Avenue Design Project. Commissioners Karnes and Givens have been actively participating in the TODAG, representing the Commission's interest. Commissioner Strobel also serves on the group, but as a representative from the Puyallup Tribe of Indians. (www.cityoftacoma.org/TODAdvisoryGroup)

B. Meetings Conducted / Attended:

1. Commission Meetings:

All the Commission's meetings between July 2020 and June 2021 were conducted virtually via Zoom. The Commission held 20 regular meetings and canceled 4; in addition, a special meeting was convened on January 13, 2021 to serve as the listening session regarding the Tideflats and Industrial Land Use Regulations project. The Commission also conducted the following 6 public hearings, as part of their regular meetings:

- 07/01/20 – Capital Facilities Program 2021-2026 (public hearing)
- 10/07/20 – 2020 Annual Amendment Package (public hearing)
- 12/02/20 – Tideflats and Industrial Land Use Regulations (public scoping hearing)
- 03/03/21 – Tideflats and Industrial Land Use Regulations (joint public hearing with Ecology)
- 04/07/21 – Home In Tacoma (public hearing)
- 06/16/21 – 2022 Annual Amendment – Assessment of Applications (public scoping hearing)

2. Community Meetings:

Individual Commissioners have been actively involved in various community groups, meetings, open houses, and events, including but not limited to the following:

- Sound Transit's Tacoma Dome Link Extension Project Online Open House (September 29 through October 28, 2020)
- Pierce Transit Bus Rapid Transit (BRT) Project virtual open house (December 10, 2020)
- Transit-Oriented Development Advisory Group (TODAG) meetings (various dates)
- Urban Design Studio Project Advisory Group meetings (various dates)
- Conversations RE Tacoma virtual lecture: "Who's Missing: Equity and Inclusion in the City" (November 17, 2020)
- Home In Tacoma Virtual Café Series (December 2020 – January 2021)
- Home In Tacoma Project Informational Meeting (March 12, 2021)
- Tideflats Subarea Planning Project Community Meeting (virtual) (February 4, 2021)
- Tideflats and Industrial Land Use Regulations Informational Meetings (December 2, 2020 and February 25, 2021)
- Tideflats Subarea Visioning Sessions (March 2021)
- Historic Preservation Month 2021 – Mysterious Tacoma (virtual events) (May 2021)
- 2022 Annual Amendment Informational Meeting (June 16, 2021)

3. Special Note – Land Acknowledgment:

The Commission started the practice of Land Acknowledgement at the beginning of each meeting, starting on February 3, 2021, whereby the Chair would read the following statement developed by Commissioner Andrew Strobel (District No. 1, and the planning director for the Puyallup Tribe):

"The Tacoma Planning Commission recognizes the lands in which we are holding this meeting are both the original and current homelands of the Puyallup Tribe of Indians. Since time immemorial they have been the stewards of these lands and waterways. We recognize the responsibility bestowed upon the Tacoma Planning Commission as the decisions must be mindfully deliberated as they may have lasting impacts on the Tribe, their land base, and their treaty-protected rights to fish, hunt, and gather. This commission recognizes the importance of and encourages regular, meaningful consultation with the Tribe over land use decisions while preserving the Tribe's treaty rights, and supporting tribal self-determination and sovereignty."

C. Membership Status (July 2020 – June 2021):

Council District / Expertise Area	Commissioner	Appointment
District No. 1	Andrew Strobel	Reappointed in November 2020
District No. 2	Carolyn Edmonds	Reassigned from Public Transportation to District No. 2 in July 2019; Term expired on June 30, 2021 (continues to serve until a successor is appointed, per TMC 13.02.010)
District No. 3	Brett Santhuff	Reappointed in June 2018; Term expired on June 30, 2021 (continues to serve until a successor is appointed, per TMC 13.02.010)
District No. 4	Alyssa Torrez	Appointed in June 2019
District No. 5	David Horne	Appointed in June 2018; Term expired on June 30, 2021 (continues to serve until a successor is appointed, per TMC 13.02.010)
Development Community	Jeff McInnis	Reappointed in November 2020; Re-elected Vice-Chair in December 2020
Environmental Community	Anna Petersen	Reappointed in June 2019; Re-elected Chair in December 2020
Public Transportation	Christopher Karnes	Appointed in September 2019
Architecture, Historic Preservation, and/or Urban Design	Ryan Givens	Reappointed in June 2019

Part II. Planning Commission Work Program for 2021-2023 (Attached)

Attached is the "Planning Commission Work Program for 2021-2023", dated August 4, 2020, approved and incorporated into the Planning Commission's Annual Report for 2020-2021. The Work Program contains projects and planning activities slated for completion or in substantial progress during the general timeframe of July 2021 through December 2023. These projects and activities are primarily mandated by legislation or initiated by the City Council and are within the Commission's review and recommendation authority. The Work Program may change in response to legislative requirements, community requests, Council priorities, budget and staffing constraints, or other emerging situations (such as the ongoing COVID-19 Pandemic).



Planning Commission Work Program (2021-2023) Planning Commission Recommendation *August 4, 2021*

Expected Completion in 2021

Tideflats Non-Interim Regulations	<i>Expected Adoption October 2021</i>
Tideflats Interim Regulations – 6-month Extension	<i>Expected Adoption October 2021</i>
Home In Tacoma Project – Phase 1	<i>Expected Adoption Nov-Dec 2021</i>
20-minute Neighborhood Baseline Analysis	
Neighborhood Planning Program – Scoping	
2022 Annual Amendment – Analysis and Outreach:	
<ul style="list-style-type: none"> • “NewCold” Land Use Designation Change • “South Sound Christian Schools” Land Use Designation Change • “South Tacoma Economic Green Zone” (the STGPD code update component) • Minor Plan and Code Amendments (including some housing related code amendments per Home In Tacoma Project, Res. #40794, and/or Director’s Rules 01, 02, and 03) 	

Expected Work Program for 2022 *(preliminary)*

- 2022 Annual Amendment – Recommendations to Council for Adoption**
- Tideflats Interim Regulations – 6-month Extension** *(if needed)*
- Tideflats Subarea Plan – Planned EIS Alternatives, Recommendation to Council**
- Home In Tacoma Project – Phase 2:** Implementation of anticipated City Council adoption of Home In Tacoma Project – Phase 1, Phase 2 is likely to include zoning, standards, affordability, anti-displacement, infrastructure, and programmatic components
- College Park Historic District – Review LPC Recommendations and Make Recommendations to Council**
- Review of Storage Container Restrictions (Resolution No. 40794)**
- Housing – Equity and Anti-racism Policy Development** *(Housing Equity Taskforce, jointly with Human Rights Commission)*
- Urban Design Studio – Development/Creation** and coordination with Home In Tacoma Project design standards development

Neighborhood Planning Program – Development/Creation and initiation of one or more specific neighborhood planning efforts (locations and scope TBD)

Public Notice and Engagement – Comprehensive Review

GMA 2024 Periodic Update – Scoping and Assessment:

- *One Tacoma Plan* Update, Integration, and Implementation, such as:
 - ✓ Downtown Plan
 - ✓ Historic Preservation Plan
 - ✓ Transportation Master Plan
 - ✓ Other elements
- Regulatory/Program Update, Review, and Implementation, such as:
 - ✓ Code Cleanup
 - ✓ Open Space Corridors – Phase 2 (Geohazard Areas)
 - ✓ Institutional Zoning Review
 - ✓ Commercial Zoning Update – Revised Commercial Zoning Framework, FLUM implementation, Area-wide Rezones, and development standards
 - ✓ Environmental Action Plan
 - ✓ Climate Change Resolution
 - ✓ Watershed-level Environmental Planning (in coordination with Environmental Services)
 - ✓ Impact Fees

Expected Work Program for 2023 (very preliminary)

GMA 2024 Periodic Update – Analysis and Community Outreach

2024 Annual Amendment – Scoping and Assessment

- Private Applications (potentially)
- Minor Plan and Code Amendments

Home In Tacoma Project – Ongoing implementation efforts

Tideflats Subarea Plan – Potential adoption

Urban Design Studio – Continued development, implementation and refinement

Neighborhood Planning Program – Continued implementation and new neighborhood planning efforts

Pacific Avenue Corridor Plan (tied to Pacific Ave. BRT)

On-going Planning Issues

- Six-Year Comprehensive Transportation Program
- Joint Meetings of the Planning Commission with appropriate groups (e.g., the Landmarks Preservation Commission, Transportation Commission, and Community Council)
- Transportation Master Plan Implementation, in coordination with the Transportation Commission (e.g. impact fees study, transportation network planning, streetscape design guidance, signature trails development, etc.)
- Light Rail Expansion projects (including the Hilltop Links to Opportunity Program, ST3 Tacoma Dome Link Extension, Tacoma Link Extension, etc.)
- Pierce Transit Long-Range Plan, BRT Expansion Plan and Pacific Avenue BRT Project

- Historic Preservation, in coordination with the Landmarks Preservation Commission (e.g. Historic TDR, Home In Tacoma Project, integration of Historic Preservation Plan with *One Tacoma* Comprehensive Plan, preservation incentive tools, educational programs, etc.)
- Subarea Plan Implementation – North Downtown, South Downtown, Hilltop and Tacoma Mall Neighborhood
- Residential Infill Pilot Program – Implementation and project reviews
- Accessory Dwelling Units (ADUs) Council Reporting
- Citizen Participation and Public Outreach Enhancements
- Proactive Equity/Social Justice/Anti-Racism integration in policies and programs
- Schuster Corridor Trail
- Cushman/Adams Substation Reuse Study
- Fossil Fuel Tracking and Council Reporting

Regional and Cross-Jurisdictional Issues

- Regional Transportation Issues, in coordination with the Transportation Commission (e.g. Tacoma LINK and Central LINK Light Rail Expansions, Pierce Transit Long-Range Plan and BRT Project)
- PSRC Regional Centers Framework Update, Vision 2050 implementation, GMA review
- PCRC County-Wide Planning Policies, County-level Centers Update, Population Allocations, Buildable Lands, Annexations and Pre-Annexation Planning

Emerging and Deferred Issues

- Corridor Plans (includes TOD corridor planning)
- Mixed-Use Centers Implementation Programming (Action Strategies/Master Plans)
- Mixed-Use Centers Core/Pedestrian Street Review
- Parking Update (RPA, refinements along light rail, Mixed-Use Centers, design, etc.)
- Potential Local Historic Districts – coordinated with LPC (College Park, Stadium, etc.)
- Urban Forestry Implementation (landscaping, tree-preservation, open space, etc.) (*coordinated with Environmental Services*)
- Street Typology and Designation System Review
- Post-Pandemic Emerging Land Use Trends/Shifts
- Form-based Residential Standards (lot coverage, FAR, etc.) (*possibly with Home In Tacoma Project*)
- Tribal Planning Coordination
- Sign Code Update
- Pre-Annexation Planning (Browns Point/Dash Point, Parkland/Spanaway)
- Greenhouse Gas standards and review
- Station-Area Planning (such as Portland Avenue/I-5 area)
- 19th Street Corridor Plan and/or Four Corners Subarea Plan
- Self-Storage Code Amendments (zoning and standards)
- View Sensitive District – comprehensive review