



Planning Commission Annual Report 2019-2020 and Work Program 2020-2022

(Draft for Planning Commission Review, August 19, 2020)

This report, prepared pursuant to the Tacoma Municipal Code, Section 13.02.040.L, highlights the Planning Commission's accomplishments between July 2019 and June 2020 and outlines the Commission's work program for the general timeline of July 2020 through December 2022.

Note: The Commission's activity and accomplishments during the last few months of 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 2019-2020

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 four applications, as briefly described below. The Planning Commission reviewed the draft scope of work of the applications on May 29, 2019; conducted a Public Scoping Hearing on June 19, 2019; accepted all applications (i.e., moving forward for technical analysis) on July 17, 2019; and reviewed the progress of technical analysis for some of the applications in December 2019 and February 2020. The Commission is expected to complete the review process for this project and make a recommendation to the City Council in October 2020.

- (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 proposal would decrease allowed building height from 25 feet to 20 feet in the VSD within the subject area only.
- (3) **Transportation Master Plan Amendments** – Public Works Department seeks to amend the Transportation Master Plan by updating policies, priority networks, project list, and performance measures; incorporating projects from the Tacoma Mall Neighborhood Subarea Plan; making changes to support multimodal level of service, impact fees, or Vision Zero, a plan to eliminate traffic fatalities and serious injuries; and incorporating the Dome District Business Association's request to strengthen pedestrian priorities in the Downtown Regional Growth Center.
- (4) **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.

2. Tideflats Area Land Use Interim Regulations

The Tideflats Interim Regulations were originally enacted by the City Council on November 21, 2017, per Amended Ordinance No. 28470, based on the Planning Commission's recommendations made on October 4, 2017, and subsequently reauthorized (extended) four times. Currently effective through December 2, 2020, the interim regulations 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 subject is currently not within the Commission's purview. The Commission received informational updates in November 2019 and June 2020. (www.cityoftacoma.org/TideflatsInterim)

3. Tideflats Subarea Plan

The Tacoma Tideflats is one of nine designated Manufacturing and Industrial Centers in the Puget Sound Regional Council's regional development plan VISION 2040. As such, a subarea plan shall be prepared for the area as required by the State Growth Management Act. 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 subarea plan will be adopted as an element of the *One Tacoma* Comprehensive Plan. The Planning Commission reviewed and discussed the project's work plan on October 2, 2019 and community engagement strategy on March 4, 2020. The Commission also received informational updates in November 2019 and February and June 2020. (www.cityoftacoma.org/TideflatsPlan)

4. At Home In Tacoma – AHAS Planning Actions 2020-2021

The At Home In Tacoma project was launched in September 2019 to implement the Affordable Housing Action Strategy (AHAS) and the Housing Element of the *One Tacoma* Comprehensive Plan. The AHAS, adopted by the City Council in September 2018, is a strategic response to a changing housing market, increasing displacement pressure, and a widespread need for high-quality, affordable housing opportunities for all. The Housing Element was amended by the City Council in September 2019, as part of the 2019 Annual Amendment recommended by the Planning Commission, to integrate the AHAS as an implementation strategy and add policies related to "Missing Middle" housing, inclusionary zoning and equitable access to opportunities. The At Home In Tacoma project is specifically intended to evaluate diverse housing types and inclusionary zoning options throughout Tacoma, as called out in AHAS Actions 1.8 and 1.2, respectively. The Commission has recommended that At Home In Tacoma be carried out through a robust, equitable and broad public engagement effort. The Commission reviewed the project's scope of work on October 2, 2019 and January 15, 2020, solicited advice from the Human Rights Commission on November 21 and December 4, 2019, conducted a Public Scoping Hearing on February 19, 2020, reviewed and assessed public comments on May 6, 2020, and is in the process of finalizing the scope of work and moving the project forward. (www.cityoftacoma.org/planningforhousing)

5. Housing Justice Policy – Collaboration with the Human Rights Commission

In September 2019, Councilmember Chris Beale, following up on a community dialogue in the spring concerning housing justice policy, requested that the Human Rights Commission and the Planning Commission hold a joint meeting to discuss issues relating to equity, social justice, redlining, displacement, gentrification, racially restrictive covenants, etc. and formulate recommendations on long-term policy actions for the City Council's consideration. On December 4, 2019, the two Commissions held a joint session to review Councilmember Beale's request and relevant background information, and decided to establish a joint task force and work collaboratively on at least three issues: (a) improved communication and information sharing, (b) promoting broad and inclusive community engagement, and (c) analyzing and formulating substantive recommendations regarding achieving housing justice and equity through the AHAS planning initiatives. At its meeting on December 18, 2019,

the Planning Commission followed up with a resolution to establish a housing equity task force jointly with the Human Rights Commission to provide focused input on equity and social justice issues as part of the At Home In Tacoma project. The Commission also adopted a preliminary scope of work for the task force, and designated Commissioners Petersen, Torrez and Karnes to the task force (and acknowledged Commissioner Givens' commitment in assisting in public engagement). The joint task force is expected to be operational in late 2020.

6. Residential Infill Pilot Program 2.0

The Residential Infill Pilot Program was originally established by the City Council on December 1, 2015, per Ordinance No. 28336, aimed to promote innovative residential infill development and improve housing choice in Tacoma. In December 2017, lessons learned from the program implementation suggested a redirected effort toward increasing capacity by allowing Detached Accessory Dwelling Units (DADUs) outright in single-family zoning districts. Code amendments for DADUs were later incorporated into the more comprehensive code amendments for Accessory Dwelling Units (ADUs), covering both detached and attached types. The ADU code amendments were developed by the Planning Commission during July-October 2018, and subsequently adopted by the City Council in March 2019. Meanwhile, the Commission began to develop the scope of work for the next phase of the program ("Infill Pilot 2.0") on April 3, 2019. After conducting a series of reviews and analyses on September 18 and December 4, 2019, and January 15, February 5, March 4 and April 15, 2020 (including a public hearing on March 4), the Commission made a recommendation to the City Council on May 6, 2020. Expected to be adopted by the Council in the fall of 2020, the Infill Pilot 2.0 seeks to build on the success of the initial program by adding more spaces for applicants, adding flexibility to address infill opportunities within traditionally restrictive zones, and providing a streamlined project review and oversight that will help mitigate any significant impacts to existing neighborhoods. (www.cityoftacoma.org/Infill)

7. Urban Design Studio (UDS)

The goal of the Urban Design Studio (UDS) program is to advance to the design quality of public and private spaces and create a more vibrant, livable, walkable, and sustainable city. Currently the City operates two narrowly focused design review systems, one for historic districts and the other for the Foss Waterway redevelopment area. Over the last few years, the concept of a broader UDS has evolved that will build upon Tacoma's unique setting, history, special character and changing population, to create a citywide design review program and help visually communicate design principles to staff, stakeholders and the community. Phase I of the USD was kicked off in early 2019. The Planning Commission reviewed the subject on April 3, June 19, August 7 and September 18, 2019, and March 4, 2020. Commissioners McInnis and Santhuff have also been actively involved in the UDS Project Advisory Group providing guidance and feedback to the project team (consisting of staff and consultants). Accomplishments in Phase I included community outreach and completion of the Land Use Regulations Code Audit, the draft Design Review Program Internal Operations Manual, and the draft Urban Design Guidelines and Standards. Moving into Phase II, the project team plans to finalize the Operations Manual and the Urban Design Guidelines and Standards by early 2021, with potential adoption by the City Council in mid-2021. (www.cityoftacoma.org/UrbanDesign)

8. 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 previous reporting period (2018-2019), the Planning Commission had actively participated in the project's early scoping process and provided a letter of scoping comments and recommendations in April 2019. During this reporting period (2019-2020), the Commission continued to receive briefings from Sound Transit (on November 6 and 20, 2019) and provide comments, focusing on issues relating to Comprehensive Plan consistency, station locations and design alternatives, urban design, traffic and parking, pedestrian accessibility and safety, among others. The Commission designated Commissioner Santhuff to Sound Transit's Stakeholders

Group and other Commissioners have also been actively participating in various community outreach activities of the project. (www.soundtransit.org/TDLink)

9. 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. The Planning Commission reviewed the scope of work of TODAG on July 17, 2019, when Commissioners Edmonds and Givens volunteered to serve on the group, representing the interests of public transportation and urban design, respectively. Commissioner Edmonds' seat was subsequently succeeded by Commissioner Karnes who was appointed to the Commission in September 2019. Commissioner Strobel also serves on the group, but as a representative from the Puyallup Tribe of Indians. The TODAG released its first Progress Report in mid-June 2020, which the Commission is reviewing and may consider providing feedback. (www.cityoftacoma.org/TODAdvisoryGroup)

10. Pierce Transit *Destination 2040* Long Range Plan Update and Bus Rapid Transit

In the summer of 2019, Pierce Transit initiated a minor update to *Destination 2040*, its first Long Range Plan adopted in April 2016, to refocus the plan's goals and objectives, identify access and coverage gaps within the current system, assess nonmotorized and active transportation access to existing routes and facilities, envision what services and coverage would offer a full 0.9% sales tax scenario, increase annual service hours from 500,130 to 735,000, and incorporate a Bus Rapid Transit (BRT) system at full build-out with multiple new routes. The Planning Commission received briefings from Pierce Transit on *Destination 2040* Update on November 20, 2019 and March 4, 2020. On March 4, Pierce Transit also reviewed the BRT planning project. On May 6, 2020, the Commission reviewed and discussed a draft letter of recommendations on *Destination 2040* Update that was substantively prepared by Commissioner Karnes. The Commission approved and forwarded the letter to Pierce Transit on June 3, 2020. The letter addressed a comprehensive array of issues, including consistency with the *One Tacoma* Comprehensive Plan, system network prioritization, equitable access, reliability and comfort, Frequent Transit Network (FTN), multiple route options, standardizing routes and operations, underserved areas and priority corridors, concurrence between long range plans, and active partnership and collaboration. (www.piercetransit.org/destination-2040)

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 on April 15 and June 3, 2020, conducted a public hearing on July 1, 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. Consolidated Plan 2020-2024

The 5-year Consolidated Plan for Housing and Community Development sets goals and actions for expenditure of several federal grants, including Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investments Partnership Program (HOME). Funds are generally intended to benefit lower-income persons and neighborhoods, but can be used for housing, services, neighborhood improvements, and job development. The plan is managed by the

Neighborhood and Community Services (NCS) and Community and Economic Development (CED) departments. The Planning Commission does not have approval authority for the development and update of the plan, but was invited to review the proposed update of the plan from 2015-2019 to 2020-2024. Upon reviewing information presented by NCS and CED staff on January 15 and April 15, 2020, the Commission concluded that the proposed Consolidated Plan 2020-2024 is consistent with the *One Tacoma* Comprehensive Plan and ready for the City Council's consideration. The City Council adopted the plan on June 2, 2020.

https://www.cityoftacoma.org/government/city_departments/community_and_economic_development/housing_division/consolidated_plan

13. Environmental Action Plan (EAP)

The Environmental Action Plan (EAP) centralizes City goals and policies and establishes prioritized strategies and actions for improving environmental quality. Adopted in 2016, the EAP replaces the 2008 Climate Action Plan and builds on the 2016 Climate Change Risk Assessment to present near-term sustainability targets and actions in six different categories, i.e., Natural Systems, Air and Local Food, Buildings and Energy, Transportation, Materials Management, and Climate Resiliency. The Commission received a briefing on August 21, 2019 from the Office of Environmental Policy and Sustainability on progress made through 2018 on the actions and measures contained in the EAP. The briefing set the stage for collaboration between the Planning Commission and the Sustainable Tacoma Commission for the planned EAP update starting in 2020. (www.cityoftacoma.org/EAP)

14. Planning Commission's Rules and Regulations ("Bylaws")

The Commission amended its Bylaws on August 21, 2019 to allow electronic participation in meetings, to clarify that "absences from meetings" means "absences from regular meetings", and to recognize that audio recordings of meetings are official records of proceedings (same as summary minutes). (<https://www.cityoftacoma.org/cms/One.aspx?portalId=169&pageId=8174>)

B. Meetings Conducted / Attended:

1. Commission Meetings:

Between July 2019 and June 2020, the Planning Commission conducted 16 regular meetings and canceled 8 (4 of which were due to the impacts of the COVID-19 emergency). The Commission also conducted 2 public hearings, as part of their regular meetings: Public Scoping Hearing on February 19, 2020 concerning the At Home In Tacoma project and Public Hearing on March 4, 2020 concerning the Residential Infill Pilot Program 2.0.

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:

- Tacoma Dome Link Extension (TDLE) project meetings and open houses (various dates)
- Pierce Transit *Destination 2040* Update open houses (various dates)
- Pierce Transit Bus Rapid Transit (BRT) open houses (various dates)
- Transit-Oriented Development Advisory Group (TODAG) meetings (various dates)
- Urban Design Studio Project Advisory Group meetings (various dates)
- 2019 Annual Amendment Informational Meeting (August 15, 2019)
- 2019 APA Washington Annual Conference in Tacoma (October 16 and 17, 2019)
- Short Course on Local Planning (October 16, 2019)
- Historic Preservation Lecture Series (September 26, October 10 and November 14, 2019)
- Conversation RE: Tacoma (November 7, 2019)
- 2020 Annual Amendment open house on View Sensitive Overlay District (February 20, 2020)
- UWT 2020 Urban Studies Forum: Attainable Housing and the Future of Prosperity and Inclusion in Pierce County (March 4, 2020)
- Residential Infill Pilot Program 2.0 Informational Session (March 4, 2020)
- Historic Preservation Month 2020 – Cultural Landscapes (virtual events) (May 2020)

3. Meetings with Planning Staff:

Commissioners were invited, individually, to meet with Brian Boudet, Planning Manager and senior staff, which occurred on various dates between January 3 and March 2, 2020, to discuss planning projects currently under review, projects the City should undertake, issues of interest or concern, and the operation of the Commission. Commissioners brought up a number of comments, concerns and suggestions, including but not limited to: the need to improve the meeting room (Council Chambers) setting and conditions, the need for Commissioners to report back their community involvement efforts, the benefits and the challenges of the diverse background and levels of knowledge of Commissioners, the need to clarify Commissioners' roles and contributions expected for all projects, and the need for better management of the Public Comments segment of the meeting (i.e., setting expectations and parameters and encouraging focused comments).

C. Membership Status (July 2019 – June 2020):

Council District / Expertise Area	Commissioner	Appointment
District No. 1	Andrew Strobel	Appointed in July 2017; Term expired on June 30, 2019 (continues to serve until a successor is appointed, per TMC 13.02.010)
District No. 2	Dorian Waller	Resigned on June 5, 2019
	Carolyn Edmonds	Appointed in July 2017 for Public Transportation; Reassigned to District No. 2 on July 23, 2019
District No. 3	Brett Santhuff	Reappointed on June 12, 2018
District No. 4	Stephen Wamback	Term (and Chairmanship) expired on June 30, 2019
	Alyssa Torrez	Appointed on June 4, 2019; Term started on July 1, 2019
District No. 5	David Horne	Appointed on June 12, 2018
Development Community	Jeff McInnis	Reappointed in July 2017; Elected Vice-Chair on September 18, 2019; Term expired on June 30, 2019 (continues to serve until a successor is appointed, per TMC 13.02.010)
Environmental Community	Anna Petersen	Reappointed on June 4, 2019; Re-elected Vice-Chair in September 2018; Succeeded Chair on July 1, 2019; Re-elected Chair on September 18, 2019
Public Transportation	Carolyn Edmonds	Appointed in July 2017; Reassigned to District No. 2 on July 23, 2019
	Christopher Karnes	Appointed on September 10, 2019
Architecture, Historic Preservation, and/or Urban Design	Ryan Givens	Reappointed on June 4, 2019

Part II. Planning Commission Work Program for 2020-2022 (Attached)

Attached is the “Planning Commission Work Program for 2020-2022”, dated August 19, 2020, approved and incorporated into the Planning Commission’s Annual Report for 2019-2020. The Work Program contains projects and planning activities slated for completion or in substantial progress during the general timeframe of July 2020 through December 2022. 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 (2020-2022)
Planning Commission Recommendation
August 19, 2020

Expected Completion in 2020

- Tideflats Interim Regulations – Extension** *(every 6 months)* **Expected Adoption October 2020**
- Residential Infill Pilot Program 2.0** **Expected Adoption October 2020**
- 2021-2026 Capital Facilities Program (CFP)** **Expected Adoption November 2020**
- 2020 Annual Amendment Package** **Expected Adoption November 2020**
 - Heidelberg-Davis Land Use Designation *(Private Application)*
 - View Sensitive Overlay District Review *(Private Application)*
 - Transportation Master Plan Amendments *(coordinated with TC and PW)*
 - Minor Plan and Code Amendments

Expected Completion in 2021 (preliminary)

- Urban Design Studio – Development/Creation**
- Housing Justice Policy** *(in collaboration with Human Rights Commission)*
- AHAS Implementation – At Home In Tacoma: Housing Action Plan** *(includes AHAS Action 1.8 Diverse Housing Types, AHAS Action 1.2 Inclusionary Zoning Options, Accessory Dwelling Unit Code Review, and Affordable Housing Incentives Code Review)*
- Tideflats Interim Regulations – Extension** *(every 6 months)*
- Tideflats Non-Interim Regulations** *(potential project)*
- Commercial Zoning Update – Phase 1: Revised Commercial Zoning Framework**
- Public Notice and Engagement – Comprehensive Review**
- Transportation Master Plan Update – Scoping** *(coordinated with Transportation Commission and Public Works)*
- One Tacoma Comprehensive Plan 2023 Periodic Update – Scoping**

Expected Completion in 2022 (*very preliminary*)

AHAS Implementation – Tacoma Mall Inclusionary Zoning Pilot Update

AHAS Implementation – Mixed-Use Center & Downtown Bonus Program Update

AHAS Implementation – Growth Strategy Update & Zoning Changes to Promote Housing Options

2022 Annual Amendment Package

- Private Applications?
- Transportation Master Plan Update
- One Tacoma Plan Implementation – Downtown Plan Integration
- One Tacoma Plan Implementation – Historic Preservation Plan Integration
- FLUM Implementation – Phase 3: Commercial Area-wide Rezones
- Open Space Corridors – Phase 2 (Geohazard Areas)
- Institutional Zoning Review
- Minor Plan and Code Amendments

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

One Tacoma Comprehensive Plan 2023 Periodic Update – Assessment

Tideflats Subarea Plan

On-going Planning Issues

- Six-Year Comprehensive Transportation Program
- Joint Meetings of the Planning Commission with appropriate groups (e.g., the Landmarks Pres. Commission, Transportation Commission, and Neighborhood Councils)
- 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 update – Destination 2040
- Historic Preservation, in coordination with the Landmarks Preservation Commission (e.g. TDR, integration of Historic Preservation Plan with *One Tacoma* Comprehensive Plan, 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

- Pierce County Parkland/Spanaway/Midland (PSM) Community Plan (Centers & Corridors)
- Regional Transportation Issues, in coordination with the Transportation Commission (e.g. Tacoma LINK and Central LINK Light Rail Expansions, Pacific Avenue BRT Study, Pierce Transit Long-Range Plan update – Destination 2040)
- PSRC Regional Centers Framework Update, Vision 2050, GMA review
- PCRC County-Wide Planning Policies, County-level Centers Update, Population Allocations, Buildable Lands, Annexations and Pre-Annexation Planning

Emerging and Deferred Issues

- One Tacoma – 2023 Periodic Update (incorporating Vision 2050)
- Neighborhood Planning Program
- 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 LPS (College Park, Stadium, etc.)
- 20-minute Neighborhood and Urban Growth Baseline Analysis
- Urban Forestry Implementation (landscaping, tree-preservation, open space, etc.) *(coordinated with Environmental Services)*
- Street Typology and Designation System Review
- Downtown Subarea Plans – Periodic Review/Update *(possibly with 2023 Update)*
- Form-based Residential Standards (lot coverage, FAR, etc.) *(possibly with AHAS)*
- Watershed-level Environmental Planning *(in coordination with Environmental Services)*
- Environmental Action Plan
- Climate Change Resolution
- Tribal Planning Coordination
- Unified Development Code
- Sign Code Update
- Pre-Annexation Planning (Browns Point/Dash Point, Parkland/Spanaway)
- Greenhouse Gas standards and review
- Station-Area Plan (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
- Transportation Impact Fees *(in coordination with Transportation Commission)*