



OFF-SITE IMPROVEMENTS

City of Tacoma | Planning and Development Services

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Tacoma Permit Advisory Task Force

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TODAY



- Process Improvements
- What are Off-site Improvements and Why?
- Delegation of Authority and Permit Review
- Predictability and Feasibility
- Opportunities
- Discussion



QUESTIONS TO PONDER



- If you could fix one thing with off-site improvements, what would it be and what would it look like?
- What outside jurisdiction off-site determination processes do you prefer that may be good models for us to look at?
- What ideas should the City consider to increase off-site improvements in historically underserved areas?
- For those who have used the escalation process, would you recommend using the escalation process to someone else?



PROCESS IMPROVEMENTS



- Formalized escalation/dispute resolution/variance
- Offer a predevelopment walk through
- Document offsite improvement determinations using a formal letter
- Formalize prioritization of off-site improvement scope
- Improve website experience
- Screen submittals



OTHER IMPROVEMENTS



- 2021 Stormwater Manual
- COMBO permits (SDEV and WO)
- Shoring Clarity
- Scoping/Pre-app conversations
 - Garbage Collection
 - Pedestrian routes and impediments
- Virtual and Combined Pre-cons
- E-signatures for Covenant and Easements and Water Plans
- SharePoint and Teams
- Updating Checklists
- Templates for Neighborhood Letters, Engineer Certification and Plan of Action
- MORE Tip Sheets
- Embedment of RPS and Traffic
- Mapping Improvements
- Sound Transit, Bus Rapid Transit, Franchise Cells (5G), Affordable Housing, Ghost Kitchens



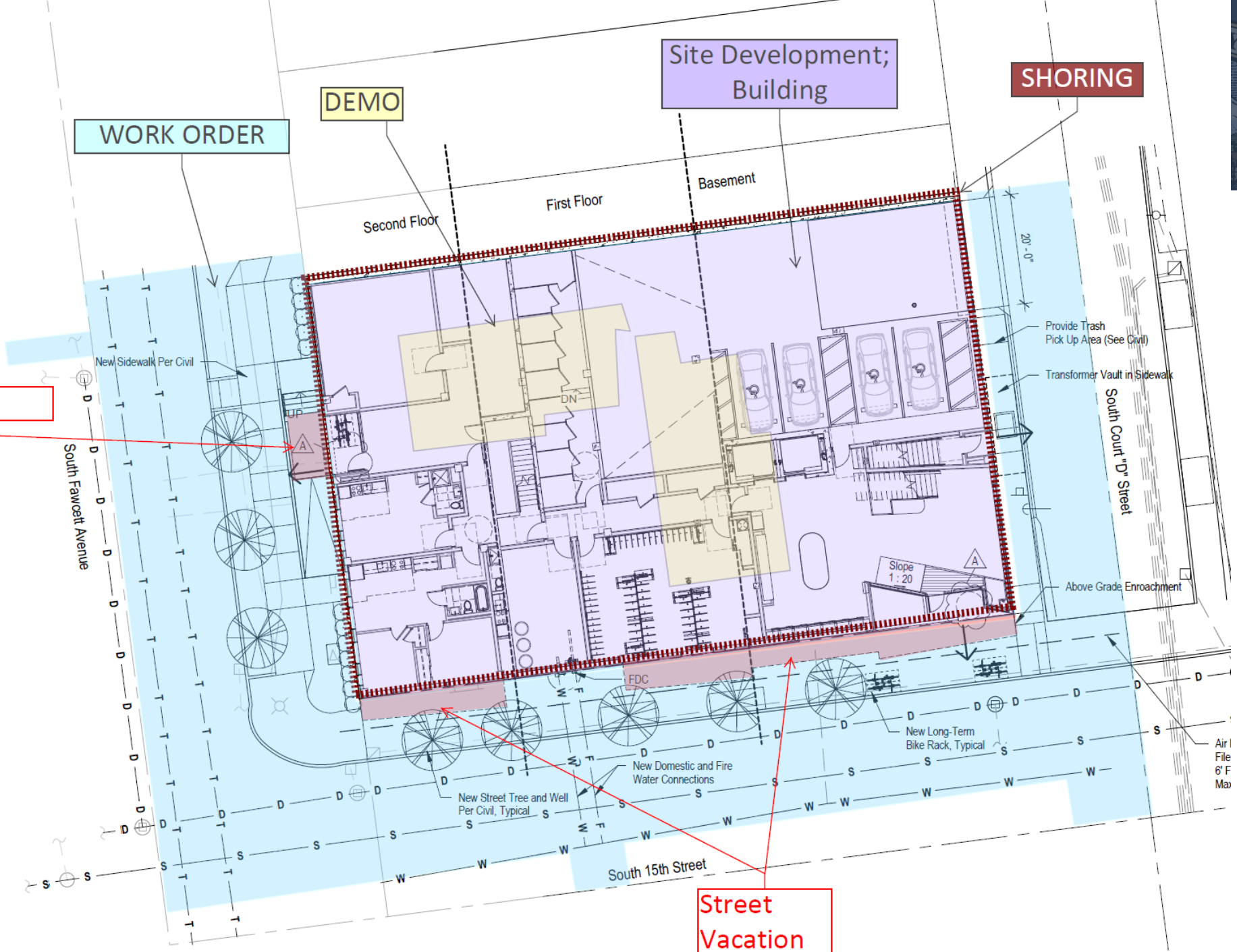
ROCC

WORK ORDER

DEMO

Site Development;
Building

SHORING



Second Floor

First Floor

Basement

New Sidewalk Per Civil

South Fawcett Avenue

Provide Trash Pick Up Area (See Civil)

Transformer Vault in Sidewalk

South Court "D" Street

Above Grade Enroachment

Slope 1:20

FDC

New Domestic and Fire Water Connections

New Street Tree and Well Per Civil, Typical

New Long-Term Bike Rack, Typical

Air File 6' F Map

South 15th Street

Street Vacation

PERMITS



- Pre-Application (PRE)
- Land Use (LU)
- Demolition (DEMO)
- New Building (BLDCN),
- Site Development (SDEV),
- **Work Order “Off-site” (WO),**
- Addition/Remodel (BLDCA)
- Fire (FIREC)
- Water (WATER)
- Plumbing (PLMB)
- Mechanical (MECH)
- Sign (SIGN)
- Sewer Connection (SEWER)
- Storm Connection (STORM)
- Franchise Utility Service (RUTI)
- **Replaced Curb/Sidewalk/Driveway (RCON)**
- Barricade (RUSE),
- Right of Way Occupancy (ROCC),
- Single Family Residential New (BLDRN)*
- Single Family Addition (BLDRA)*

*(Combined Permits) includes SDEV/SEWER/STORM/RCONs



PUBLIC BENEFITS OF OFF-SITE



- Protection of life, safety, and health
 - Equal access for all is a civil right supported by the Americans with Disabilities Act, Federal Law
 - Rate of pedestrian-vehicular collisions and fatalities is rising (+20%, WSDOT Multimodal Safety Report)
- Protection of property rights both Public and Private
- Project has impacts to existing infrastructure or requires new infrastructure when it does not exist or is deficient



TACOMA 2025: STRATEGIC - ACCESSIBILITY



- Goal #1 Livability: Tacoma will be a city of choice in the region known for connected neighborhoods...
- Goal #2 Economy and Workforce: Tacoma will be a growing economy where Tacoma residents can find livable wage jobs in key industry areas. Tacoma will be a place of choice for employers, professionals, and new graduates.
- Goal #5 Equity and Accessibility: Tacoma will ensure that all residents are treated equitably and have access to services, facilities, and financial stability.

PLANS AND POLICY (OFF-SITE)



- One Tacoma – Comprehensive Plan (Multiple Sections)
- Tacoma 2025 Strategic Plan - focuses on equity in access
- Climate Action Resolution – increased tree canopy
- Vision Zero Resolution – multimodal streets (< cars)
- Affordable Housing Initiative – easy access to transportation
- 2015 City Transportation Plan (amended in 2018)
 - Mobility Master Plan (Appendix C)
- Home in Tacoma?



CODES AND DESIGN GUIDANCE



- RCWs and WACs
- TMCs (Title 2, 9, 10, 11,12, 13, 19)
- SEPA
- Building, Plumbing, Mechanical, Electrical and Fire Codes
- ROW Design Manual, ROW Restoration Policy, MUTCD
- ADA Curb Ramp Matrix
- Stormwater and Side Sewer and Sanitary Sewer Availability Manuals

DELEGATION IN PLAN REVIEW



- Planning and Dev. Serv. (Huffman)
 - Buildings
 - Flood Hazard
 - Steep Slopes
 - Land Use
 - Historic
 - Critical Areas
 - Site (Huffman, Kingsolver, Slevin)
 - Solid Waste
 - Source Control
 - Storm and Sanitary
 - Streets - Public & Private
- Fire Protection (Seaman)
- Public Works (Kingsolver)
 - Traffic
 - Signal/Streetlight
 - ADA
 - Real Property Services
 - Franchise
- TPU - Water (Dewhirst)
- TPU- Power (Robinson)
- Other
 - Pierce Transit, DOE, TPCHD, L&I



AREAS OF CODE OVERLAP

- Accessibility – Buildings/Site/Traffic/ADA
- Critical Areas - Building/Land Use/Site/Storm
- Parking – Building/Land Use/Site/Fire/Traffic/ADA
- Driveways - Site/Solid Waste/Fire/Traffic/ADA
- Sidewalk and Ramps – Buildings/Site/Traffic/ADA
- Trees and Landscaping – Land Use/Site/Traffic/ADA
- Garbage – Site/Solid Waste/Storm/Sanitary/Traffic/ADA
- Utility Service Vaults - Site/Storm/Sanitary/Power/Water/ADA
- Retaining walls in/or supporting ROW - Buildings/Site/Traffic/RPS/Utilities
- Plumbing - Buildings/Site/Source Control
- Big Signs – Buildings/Land Use/Site/Traffic
- Building – Buildings (For the most part)



PREDICTABLE AT FEASIBILITY



- Predictable - The more defined the better.
 - What is there about the City PROCESS that can make a project not “pencil”?
 - Hidden costs, “oh by the ways”, timeliness all can be PROCESS issues? What else?
- Feasibility
 - Time is Money
 - With no guarantee on payback for additional feasibility costs, the risks are unanticipated costs.



PREDICTABILITY AND PERCEPTION



- What do I need to do to get my permit to build my building?
- After being told, common sense and check book are saying....
 - That sidewalk looks fine, why do I have to replace it?
 - Why can't I keep that driveway?
 - Why do I have to replace the curb ramps across the street, too?
 - Why do I have to extend the storm system?
 - Why do I have to access off the alley?
 - Why do I have to I have to repave so much?
 - Why didn't the new site down the road have to do this?
 - Why did they make that one house put in 50 feet of sidewalk?
- The City can and does answer the why? But, we keep hearing the same questions...is there something wrong with our approach or were we just not predictable enough?



WHERE CAN PREDICTABILITY IMPROVE?

- Corner Lots
- Cascading Requirements
- ADA Improvements
- Curb, Gutter and Sidewalks
- Tenant Improvements (BLDCAs)
- Driveways
- Alley Paving
- Parking
- Trees/Landscaping
- Critical Areas
- Storm Extensions and Improvements
- Zero Lot-line
- Street Restoration
- Public Partnering Strategies



DISCUSSION



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