

# OFF-SITE SUMMARY

City of Tacoma | Planning and Development Services  
Chris Johnson, P.E.  
**January 13, 2021**





# TODAY



- THANK YOU
- OUR JOURNEY OF DISCOVERY
- WHAT WE LEARNED AND HEARD
- IMPROVEMENTS
- NEXT STEPS





# THE JOURNEY OF DISCOVERY



- 12/13/18 – Orientation and Questions
- 02/14/19 – Orientation and Answers (Cont)
- 01/02/20 – Re-cap – The Code Behind “Why Off-Site?”
- 03/16/20 – COVID - Hiatus
- 01to05/21 – 2021 Agenda, Home In Tacoma, Impact Fees
- 06/10/21 – Reset/Kick-off
- 07/08/21 – Task Force Brainstorming Exercise
- 08/12/21 – Curb Ramps
- 09/09/21 – Sidewalks
- 10/13/21 – Sidewalks (Cont)
- 12/08/21 – Engineering Sub-Group
- 12/09/21 – Driveways and Parking



# THE BALANCE



- Protect the Health, Safety and Welfare
- Seek Equitable Outcomes
- Provide Public Benefit AND Project Value
- Be a Partner for Success
- Be Predictable and Timely (Feasibility)
- Be Reasonable with Clear Nexus and Proportionality
- Avoid “Oh...by the ways” that Add Unanticipated Cost
- Consider Permitting Feasibility when Setting City Goals and Priorities

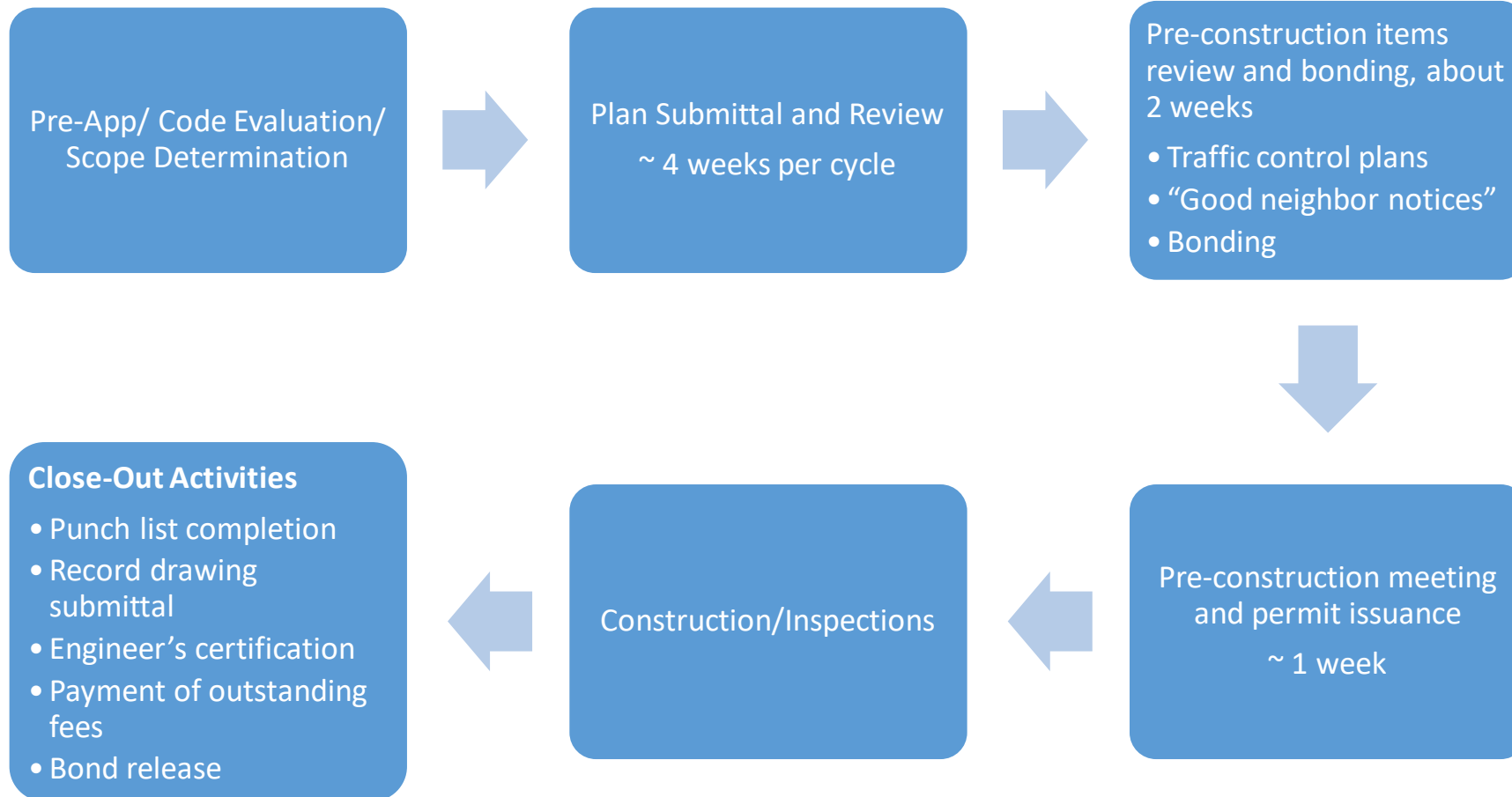


# THE DRIVERS OF OFF-SITE



- Protection of life, safety, and health
- Protection of property rights both Public and Private
- New infrastructure to SOMEWHERE when lacking or deficient
- Mitigation for impacts to existing infrastructure

# WORK ORDER (OFF-SITE) PERMIT PROCESS





# PROCESS IMPROVEMENTS – UPCOMING

- New Permits (Q1)
- Code updates – New Development Code - Title 2 and 10 (Q4)
- In-lieu of Fee – Curb Ramps Program - \$500k
- Offer a Predevelopment Walkthrough (Q4)
- Formalize Prioritization of Off-site Improvement Scope
- Improve Website Experience (Q1 thru Q4)
- Dedicated Traffic Plan Review Group (Q1 to Q4)
- Engineering Sub-group Recommendations





# ● ● ● PROCESS IMPROVEMENTS - ONGOING

- Formalized Escalation/Dispute Resolution
- Formally Document Off-site Determinations
- Screening



# OTHER IMPROVEMENTS - DONE



- 2021 Stormwater Manual
- Scoping/Pre-app conversations
- Virtual Meetings
- Virtual Combined Pre-cons
- Facilitated Neighborhood Contractor Construction Meetings
- E-signatures for Covenant and Easements and Water Plans
- Project Signage
- Restaurant Group
- SharePoint and Teams
- Updated Checklists
- Templates for Neighborhood Letters, Engineer Certification and Plan of Action
- MORE Tip Sheets
- Mapping Improvements
- ACCELA Enhancements



# PROCESS IMPROVEMENTS - FUTURE

- Post Review Engineer Consolidation
- Off-site Decision Tree Flow Chart w/ Links to Code
- 3D – Web Project Map with Links
- Tip Sheets – ADA Ramps and Sidewalk
- In lieu of fee for “passable” ADA and walk assistance
- CIP and Street Maintenance Coordination with Permitting



# OFF-SITE FOR 2022



- Q1 through Q3 – PDS Process Improvements
  - Engineering Sub-Group Recommendations
  - Periodic Staff Updates on Current Improvements
  - Topics as Requested by the Advisory Group
- Q4 – Check-in and Feedback



# QUESTIONS/DISCUSSION

