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
THANK YOU
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
• 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

Pre-App/ Code Evaluation/ Scope Determination

Plan Submittal and Review
~ 4 weeks per cycle

Pre-construction items review and bonding, about 2 weeks
- Traffic control plans
- “Good neighbor notices”
- Bonding

Pre-construction meeting and permit issuance
~ 1 week

Close-Out Activities
- Punch list completion
- Record drawing submittal
- Engineer’s certification
- Payment of outstanding fees
- Bond release

Construction/Inspections
• 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
• 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
• 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