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  
  - 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)*