



AGENDA

MEETING: Regular Meeting
TIME: Wednesday, May 15, 2013, 4:00 p.m.
PLACE: Room 16, Tacoma Municipal Building North
733 Market Street, Tacoma, WA 98402

A. CALL TO ORDER

B. QUORUM CALL

C. APPROVAL OF MINUTES – Regular Meeting and Public Hearing on May 1, 2013

D. DISCUSSION ITEMS

1. South Downtown Subarea Plan and Draft EIS

- Review public comments on the draft Plan and EIS documents received during the comment period between March 26 and May 3, 2013.
- Information may be distributed at the meeting / Cheri Gibbons, 591-5379, cgibbons@cityoftacoma.org

2. Mixed-Use Centers Zoning Code Update

- Review the scope, schedule and public outreach approach for the project.
- See “Agenda Item D-2” / Brian Boudet, 573-2389, bboudet@cityoftacoma.org

E. COMMUNICATION ITEMS & OTHER BUSINESS

- 1. Planning Commission Vacancies** – The term of three positions representing District No. 4, “Environmental Community”, and “Architecture, Historic Preservation, and/or Urban Design” will expire on June 30, 2013. The City Council is seeking interested and qualified citizens to fill the positions serving a 3-year term through June 30, 2016. To be eligible, citizens interested in the District No. 4 position must reside in that district, and citizens interested in the other two positions should have the background or interest in the respective areas of expertise. Applications must be submitted to the City Clerk’s Office by **Friday, June 14, 2013**. For more information or to download the application, visit the City’s website for “Committees, Boards and Commissions” at <http://www.cityoftacoma.org/Page.aspx?hid=1834>.
- 2. North Downtown Subarea Plan and EIS Project Community Meeting** – Wednesday, May 29, 2013, 5:30 p.m., Bates Technical College Downtown Campus, Main Building Auditorium, 1101 S. Yakima
- 3. City Council dates for the 2013 Annual Amendment:**
 - Study Session – Tuesday, May 14, 2013, 12:00 noon, Room 16
 - Public Hearing – Tuesday, May 21, 2013, 5:30 p.m., Council Chambers
- 4. Quorum Call and Tentative Agenda for the June 5, 2013 Meeting:**
 - Grow Tacoma – Planning and Development Services Department Strategic Action Plan

F. ADJOURNMENT





MINUTES (draft)

Time: Wednesday, May 1, 2013, 4:00 p.m.
Location: City Council Chambers, Tacoma Municipal Building, 1st Floor
Present: Donald Erickson (Chair), Tina Lee (Vice-Chair), Theresa Dusek, Benjamin Fields, Matthew Nutsch, Mark Lawlis, Scott Winship
Excused: Sean Gaffney, Erle Thompson

CALL TO ORDER

Chair Erickson called the meeting to order at 4:05 p.m. and declared a quorum present.

APPROVAL OF MINUTES

The minutes of April 17, 2013 meeting were approved as submitted.

DISCUSSION ITEMS

1. 2013 Annual Amendment

Lihuang Wung, Planning Services Division, facilitated the Planning Commission's consideration for making a recommendation to the City Council on the Proposed Amendments to the Comprehensive Plan and Land Use Regulatory Code for 2013 ("2013 Annual Amendment"). The Commission concurred with the additional modifications to the Tacoma Municipal Code Chapter 13.02, the Tacoma Waterfront Design Guidelines, and the Public Access Alternatives Plan, proposed by staff in response to the Commission's requests made at the last meeting on April 17, 2013. The Commission then voted unanimously to approve the Draft Letter of Recommendation and the Draft Findings and Recommendations Report, and to forward the 2013 Annual Amendment to the City Council for its consideration for adoption.

2. Schuster Corridor Multi-Use Trail

Stephen Atkinson, Planning Services Division, provided an overview and status of the Schuster Parkway multi-use trail feasibility and conceptual design study. The study for the 1.5-mile long shoreline is the first step towards completing a key segment of the "Dome to Defiance" public access system and enhancing the capacity of the system for all users. Project considerations include an overwater or waterside trail, a reconfiguration of Schuster Parkway and the existing sidewalk, linkages to the Stadium Way and Pacific Avenue streetscape improvements, Ruston Way streetscape planning, the Bayside Trail system, as well as slope stability measures along the Bayside Slope. The Commissioners provided some comments including a suggestion from Commissioner Dusek that the City should begin seeking funding for the project implementation and funds should be used to address pedestrian safety issues first.

3. Public Hearing – Sands' Application for Open Space Current Use Assessment

Chair Erickson called the public hearing to order at 5:00 p.m. Dustin Lawrence, Planning Services Division, provided an overview of the subject of the hearing and the public notification efforts. He indicated that two written comments were received by the deadline of May 1, 2013, at 12:00 noon, and have been included in the Commission's agenda packet. Chair Erickson called for public testimony, and seeing no one coming forward, declared the public hearing closed at 5:05 p.m.

4. Sands' Application for Open Space Current Use Assessment

Mr. Lawrence facilitated the Commission's consideration for making a recommendation to the City Council on the Sands' application for Open Space Current Use Assessment. Commissioner Dusek was concerned that the application is receiving points for wetlands that are not regulated and non-jurisdictional. Staff offered that preserving small, non-regulated wetlands that may otherwise be developed deserves some credits. Ms. Linnea Sands, the applicant, who arrived after the public hearing was closed, was permitted to speak. She noted to the Commission that there used to be a creek on the property and that the property has been family owned for multiple generations. Discussion ensued. The Commissioners also provided some comments concerning the public access and the Public Benefit Rating System. Chair Erickson called for a vote. By a vote of 6 to 1 (Commissioner Dusek voting no, and Commissioners Gaffney and Thompson absent), the Commission approved the Draft Letter of Recommendations and the Draft Findings and Recommendations Report, forwarding a recommendation to the City Council that Parcels "A" through "G" of Sands' property receive 20 points under the Public Benefit Rating System and qualify for an 80% tax reduction.

COMMUNICATION ITEMS AND OTHER BUSINESS

- (a) The agenda for the next meeting on May 15, 2013 would tentatively include two discussion items: South Downtown Subarea Plan and Draft EIS Update, and Mixed-Use Centers Zoning Code Update.
- (b) Mr. Wung distributed the Amtrak Station Relocation Citizen Advisory Committee's Recommendations Report and a letter of transmittal that were being forwarded to the City Manager. The Committee was formed by the City of Tacoma to review the proposed relocation of the Amtrak train station, currently located at 1001 Puyallup Avenue, to the Freighthouse Square mixed-use retail facility at 2501 E. 'D' Street. Mr. Wung acknowledged Chair Erickson for his leadership in presiding over the Committee and Vice-Chair Lee for her active participation in the Committee's efforts.
- (c) Mr. Wung stated that the term of three Commissioners representing District No. 4, "Environmental Community", and "Architecture, Historic Preservation, and/or Urban Design" will expire on June 30, 2013, and the recruitment process for filling the impending vacancies will begin in mid-May.
- (d) Brian Boudet, Planning Services Division Manager, expressed his appreciation to the Commissioners for working with staff in accomplishing the 2013 Annual Amendment process.

ADJOURNMENT

The meeting was adjourned at 5:40 p.m.

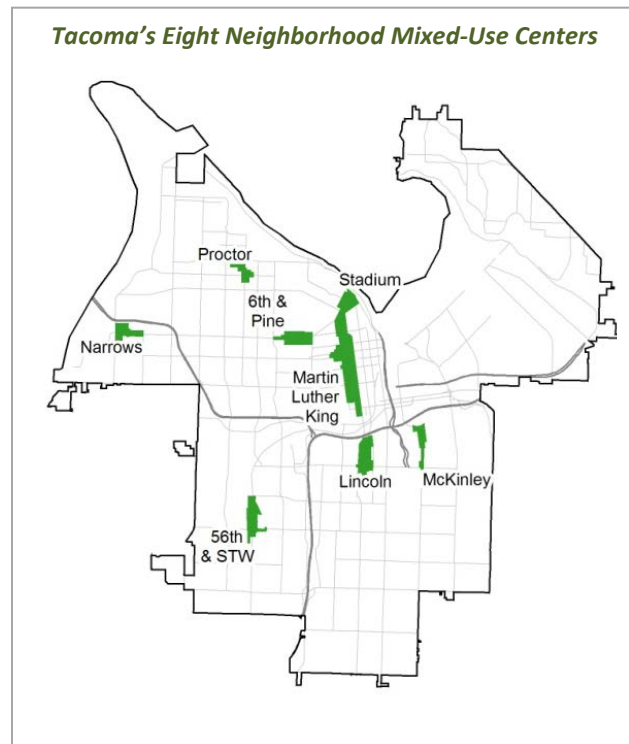


To: Planning Commission
From: Brian Boudet, Planning Services Division
Subject: Mixed-Use Centers Zoning Code Update
Date of Meeting: May 15, 2013
Date of Memo: May 8, 2013

At the next meeting on May 15, 2013, the Planning Commission will review and provide guidance on the Mixed-Use Centers Code Update project, which is designed to evaluate the existing regulatory standards applicable within the centers and identify potential barriers to achieving the desired development. Staff will be outlining the proposed scope, schedule, and public outreach approach, as well as some of the initial findings from staff's preliminary review.

As the Commission is aware, the mixed-use centers are at the heart of the Comprehensive Plan's growth and development strategy. They are intended to accommodate a significant share of Tacoma's future population and employment growth and be areas that provide a range of housing choices, employment opportunities, transit-supportive development, pedestrian and bicycle facilities and a mix of shops, services and public spaces. Renewing and transforming the mixed-use centers into functional, vibrant, sustainable urban villages is critical to achieving the City's long-term goals and vision for its future.

However, while most of the mixed-use centers were created in the mid-1990's they have seen relatively limited new growth. In order to achieve the community's long-term goals it is critical to regularly review and refine the regulations to ensure they appropriately balance the vision with ever-changing market realities. The special zoning and regulatory standards applicable to these areas, which are intended to allow and encourage this type of development, were last reviewed and updated in 2009.



The purpose of this Mixed-Use Centers Code Update Project is to conduct a focused evaluation of the existing development requirements applicable within the Neighborhood Mixed-Use Centers, and particularly those applicable to mixed-use projects in the core of these districts. The evaluation will utilize prototype development scenarios as examples to work both with internal stakeholders and with community development and design professionals to help identify potential barriers and alternatives that could be pursued, either on a temporary or permanent basis, without sacrificing the long-term community vision and core principles for the Neighborhood Mixed-Use Centers.

If you have any questions, please contact me at 573-2389 or bboudet@cityoftacoma.org.

c: Peter Huffman, Interim Director