



## **AGENDA**

**MEETING:** Regular Meeting

**TIME:** Wednesday, July 17, 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 on June 19, 2013

### **D. DISCUSSION ITEMS**

#### **1. Election of Vice-Chair for 2013-2014**

- Continue the election process for the Vice-Chair position (had a tie vote at the last meeting).
- Lihuang Wung, 591-5682, [lwung@cityoftacoma.org](mailto:lwung@cityoftacoma.org)

#### **2. Hilltop Subarea Plan and EIS**

- Review the status of the project.
- See “Agenda Item D-2” / Brian Boudet, 573-2389, [bboudet@cityoftacoma.org](mailto:bboudet@cityoftacoma.org)

#### **3. 2014 Annual Amendment**

- Review potential applications for amending the Comprehensive Plan and the Land Use Regulatory Code for 2014.
- See “Agenda Item D-3” / Lihuang Wung, 591-5682, [lwung@cityoftacoma.org](mailto:lwung@cityoftacoma.org)

### **E. COMMUNICATION ITEMS & OTHER BUSINESS**

- 2014 Annual Amendment** – The Planning Commission is accepting applications for amending the Comprehensive Plan and/or Land Use Regulatory Code for 2014. Applications are due by Thursday, August 1, 2013. (<http://www.cityoftacoma.org/planning> > “2014 Annual Amendment”)
- Next Meeting** – Tentative Agenda for the August 7, 2013 Meeting:
  - Transportation Commission
  - 2014 Annual Amendment

### **F. ADJOURNMENT**







## **MINUTES (draft)**

**Time:** Wednesday, June 19, 2013, 4:00 p.m.  
**Location:** Room 16, Tacoma Municipal Building North  
**Present:** Donald Erickson (Chair), Benjamin Fields, Theresa Dusek, Sean Gaffney (excused at 5:30 p.m.), Matthew Nutsch, Erle Thompson  
**Excused:** Mark Lawlis, Tina Lee, Scott Winship

### **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 the meeting on June 5, 2013 were approved as submitted.

### **DISCUSSION ITEMS**

#### **1. 2015 Comprehensive Plan Update**

Brian Boudet and Stephen Atkinson, Planning Services Division, presented the draft scope of work for the 2015 Comprehensive Plan Update – “Tacoma 2040: Growing Tomorrow’s City.” They provided an overview of the legislative background (i.e., the Growth Management Act mandated Periodic Review), the Regional and Tacoma’s growth strategies, the composition and characteristics of the City’s Comprehensive Plan, opportunities for improvement presented by this project, the phased approach and schedule, as well as the public participation strategy.

The Commissioners provide a number of comments and suggestions on issues relating to the visioning process, public participation strategies, mixed-use centers, subarea plans, streamlining the structure of the Comprehensive Plan, and the upcoming Transportation Master Plan to be incorporated into the Comprehensive Plan. The Commission also requested that staff provide some clarifications at a future meeting about the newly established Transportation Commission in terms of its roles and responsibilities, its coordination and communication with the Planning Commission, and how transportation issues as related to the requirements of the Growth Management Act should be handled by the two commissions.

#### **2. Planning Commission Annual Report 2012-2013**

Lihuang Wung, Planning Services Division, facilitated the Commission’s review of the draft Annual Report for 2012-2013 that highlighted the Commission’s accomplishments between July 2012 and June 2013 and outlined the planning work program for 2013-2015. The report was prepared pursuant to the Tacoma Municipal Code Section 13.02.040.L which requires that the Commission “provide an annual report to the City Council regarding accomplishments and the status of planning efforts undertaken in the previous year.” Mr. Wung briefly reviewed the Commission’s accomplishments over the past year and expressed staff’s appreciation for the Commissioners’ dedication and valuable advice. The Commission approved the report unanimously.

### **3. Election of Chair and Vice-Chair for 2013-2014**

In recognizing that the election of officers in June of each year coincides with the changeover of one third of the membership due to term expiration, the Commission discussed the need for deferring the election to a later date. Consideration was given to deferring it to July when the appointments of new Commissioners or reappointments of incumbents are anticipated to be completed or changing the timing of election to September of every year, which would require amendment to the Commission's Rules and Regulations (i.e., By-Laws). Discussion ensued and no significant advantage for any potential change over the status quo was concluded.

The Commission then proceeded to conduct the nomination and election as scheduled. Commissioner Gaffney was nominated and voted unanimously as the Chair for 2013-2014. Commissioners Lee and Thompson were nominated for Vice-Chair and the vote was 3-3 tie. The Commission decided to continue the election process for the Vice-Chair position at the next meeting.

### **COMMUNICATION ITEMS AND OTHER BUSINESS**

- (a) Mr. Wung acknowledged the three term-expiring Commissioners: Commissioner Gaffney (appointed in July 2008 to represent District No. 2 and reappointed in February 2013 to represent Architecture, Urban Design and Historic Preservation), Commissioner Nutsch (appointed in August 2010, representing District No. 4), and Commissioner Dusek (appointed in May 2012, representing Environmental Community). Chair Erickson and other Commissioners also commended them for their dedication and contributions.
- (b) Mr. Wung noted on the following events:
  - North Downtown Subarea Plan & EIS Public Scoping Meeting, June 26, 2013.
  - Applications for amending the Comprehensive Plan and/or Land Use Regulatory Code for 2014 due August 1, 2013.
  - The July 3, 2013 meeting is canceled; agenda for the July 17, 2013 meeting tentatively includes: Hilltop Subarea Plan and EIS Update, and 2014 Annual Amendment.
- (c) Mr. Boudet informed the Commission that the City Council conducted the first reading of two ordinances on June 18, 2013, for adopting the Planning Commission's recommendations on the 2013 Annual Amendment, one ordinance for code amendments and the other for Comprehensive Plan amendments. The Council introduced several minor revisions to the code amendments. The final reading of the ordinances is set for June 25, 2013.
- (d) Mr. Boudet informed the Commission of two emerging issues concerning Marijuana and Tent City that may be brought before the Commission for discussion in the near future.

### **ADJOURNMENT**

The meeting was adjourned at 6:05 p.m.



City of Tacoma  
Planning and Development Services

**Agenda Item  
D-2**

**To:** Planning Commission  
**From:** Brian Boudet, Manager, Planning Services Division  
**Subject:** **Hilltop Subarea Plan and EIS**  
**Meeting Date:** July 17, 2013  
**Memo Date:** July 11, 2013

At the Planning Commission's meeting on July 17, 2013, staff will provide an update on the Hilltop Subarea Plan and EIS (formally referred to as the MLK Subarea Plan and EIS) project. This will include an overview of the project's schedule, community outreach and input to date, some of the key redevelopment strategies, implementation actions being taken, and next steps.

As the Commission is aware, the City of Tacoma is required by the Puget Sound Regional Council to plan for 60,000 new jobs and 70,000 additional people in Tacoma by 2030. The Mixed-Use Centers are at the heart of the City's growth strategy. They are intended to accommodate a significant share of Tacoma's future growth by encouraging a more intense level of development that is well-served by transportation options, housing choices, employment opportunities, and a mix of shops, services and public spaces. They are also identified as receiving areas for Transfer of Development Rights (TDR).

To help plan for this growth, the City of Tacoma received a \$100,000 grant from the Environmental Protection Agency through the State Department of Commerce to develop a Subarea Plan and area-wide planned action Environmental Impact Statement (EIS) for the MLK Mixed-Use Center. The City, in partnership with community stakeholders, is developing a subarea plan that builds on existing plans and strategies and will help to prepare for and encourage future growth and development in the Hilltop Neighborhood, which is located within the Downtown Regional Growth Center and is one of the City's 17 Mixed-Use Centers.

This project is being developed in partnership with the Hilltop Community Working Group, which includes active and broad representation from community-based organizations committed to the redevelopment and revitalization of this district. Working Group members include representatives of non-profit organizations, major employers, neighborhood councils, transit agencies, governmental agencies, business interests, and others. Additional public outreach work has been conducted through the Tacoma Pierce County Affordable Housing Consortium, University of Washington, Tacoma Urban League, and the Cross Cultural Collaborative of Pierce County.

This Subarea Plan/EIS project is also being closely coordinated with the companion South Downtown and North Downtown Subarea Plans. It is anticipated that all three plans will be brought forward for formal review and public hearings before the Planning Commission and City Council this fall, and for final adoption by the end of the year.

Further information about this project is also available on the project webpage at [www.cityoftacoma.org/planning](http://www.cityoftacoma.org/planning) (and click on "Hilltop Subarea Plan and EIS"). If you have questions about this information, please contact me at 573-2389 or [bboudet@cityoftacoma.org](mailto:bboudet@cityoftacoma.org).

BB:lw

c: Peter Huffman, Interim Director





City of Tacoma  
Planning and Development Services

**Agenda Item  
D-3**

**To:** Planning Commission  
**From:** Lihuang Wung, Planning Services Division  
**Subject:** **2014 Annual Amendment**  
**Meeting Date:** July 17, 2013  
**Memo Date:** July 11, 2013

At the next meeting on July 17, 2013, the Planning Commission will review potential items that may be included in the Proposed Amendments to the Comprehensive Plan and the Land Use Regulatory Code for 2014 ("2014 Annual Amendment"). A list of such potential items is included in the Planning Commission Annual Report 2012-2013, Part II – Draft Work Program for 2013-2015 (attached).

It is noted that private applications for the 2014 Annual Amendment are being accepted through August 1, 2013. None has been received to date.

If you have any questions, please contact me at 591-5682 or [lwung@cityoftacoma.org](mailto:lwung@cityoftacoma.org).

Attachment

c: Peter Huffman, Interim Director







## Planning Commission Annual Report 2012-2013

June 25, 2013

This report, prepared pursuant to Tacoma Municipal Code Section 13.02.040.L, highlights the Planning Commission's accomplishments between July 2012 and June 2013 and outlines the planning work program for 2013-2015.

### Part I. Accomplishments 2012-2013

#### A. Projects Reviewed and Recommended to the City Council:

- **2013 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code**  
The 2013 Annual Amendment includes the following nine applications:

Application *	Description
<b>1. Drive-Through Regulations</b> (Application #2013-01)	Creating additional development standards for drive-throughs in the city, with a particular focus on Downtown and Mixed-Use Centers (A private application by Jori Adkins, Dome District Development Group).
<b>2. Countywide Planning Policies</b> (Application #2013-02)	Review of the 2012 Updates to the Pierce County Countywide Planning Policies (CPPs) and the City's Comprehensive Plan to ensure the Comprehensive Plan continues to be consistent with the CPPs.
<b>3. Transportation Element</b> (Application #2013-04)	Incorporating "Environmental Justice" into relevant policies and updating and reprioritizing unfunded projects.
<b>4. Shoreline Related Elements</b> (Application #2013-05)	Rescinding the Thea Foss Waterway Design and Development Plan, the Ruston Way Plan, and the Shoreline Trails Plan, but carrying forward the vision and implementation strategies within the proposed Tacoma Waterfront Design Guidelines and an update of the Public Access Alternatives Plan. (This proposal would be adopted concurrently with the adoption of the Shoreline Master Program that is under review of the State Department of Ecology.)
<b>5. Land Use Designations</b> (Application #2013-06)	Revising the Comprehensive Plan's land use designation approach from the current Land Use Intensities to a more simplified and easily understood classification system.
<b>6. Adoption and Amendment Procedures</b> (Application #2013-07)	Amending TMC 13.02 to streamline the Planning Commission's processes for Comprehensive Plan amendments, area-wide rezones, moratoria, and interim zoning.
<b>7. Platting and Subdivision Regulations</b> (Application #2013-08)	Amending TMC 13.04 to increase the maximum short plat size from four to nine lots (per RCW) and address associated regulatory requirements.
<b>8. Sign Regulations</b> (Application #2013-09)	Amending the Sign Code to address on-site digital signage and various sign related issues (per request of the Planning Commission).
<b>9. Regulatory Code Cleanup</b> (Application #2013-12)	Amending various sections of the Land Use Regulatory Code to correct minor errors, provide additional clarity, and improve administrative efficiency.

\* There are three applications that have been removed from the package and are being conducted according to their own respective schedules; they are #2013-03 Container Port Element, #2013-10 Affordable Housing, and #2013-11 Trail-Friendly Design Standards.

The Planning Commission approved the Assessment Report for the applications on August 1, 2012, conducted technical analyses during September 2012 through March 2013, conducted a public hearing on March 20, 2013, and made a recommendation to the City Council on May 1, 2013. The City Council's Infrastructure, Planning and Sustainability Committee reviewed the 2013 Annual Amendment on April 10, May 8, and June 12, 2013. The City Council conducted a study session on May 14, a public hearing on May 21, and adopted the proposed amendments, with minor revisions, on June 25, 2013.

- **Capital Facilities Program for 2013-2018**

The Commission reviewed the draft Capital Facilities Program for 2013-2018 on October 3, conducted a public hearing on October 17, and made a recommendation to the City Council on October 17, 2012. The City Council adopted on December 4, 2012, per Ordinance No. 28112.

- **Sands' Application for Open Space Current Use Assessment**

Linea Sands and Norma Jean Sands, the owners of multiple parcels, located at 615 South 82nd Street, requested that their property be renewed into the state-wide Open Space Current Use Assessment program, in which the owner will receive a reduction on their property taxes in-lieu of providing open space that is a benefit to the community. The Planning Commission reviewed the application on April 3 and May 1, conducted a public hearing on May 1, and made a recommendation on May 1, 2013, to the City Council for approval of the renewal. The City Council is scheduled to conduct its review in June-August 2013, including a public hearing, prior to making its recommendation to Pierce County, who administers the program on behalf of the state.

- **Code Streamlining 2012**

This code amendment is intended to help reduce barriers to infill development and the reuse of existing commercial buildings. It includes three proposals: (1) expanding the "home occupation" use in the Downtown and Mixed-Use Districts to include Live-Work/Work-Live regulations; (2) adopting increased thresholds for Environmental (SEPA) review; and (3) adding a parking exemption for existing buildings in Commercial Districts outside of the Downtown and Mixed-Use Districts. The Commission began the review in May-June 2012, conducted a public hearing on July 18, and forwarded its recommendations to the City Council on August 1, 2012. The Council conducted a study session and a public hearing on August 28, and adopted the proposed amendments to TMC 13.06, 13.06A, and 13.12 on September 25, 2012 (Ordinance No. 28088).

- **Review of Committees, Boards and Commissions**

The City Manager's Office presented to the Planning Commission on March 6, 2013 the key findings and recommendations of its review of the City's Committees, Boards and Commissions. The review, initiated by the City Council in December 2012, was intended to better understand these groups in terms of their roles and responsibilities, outputs, connection to policy process, staff resources, and limitation of staff resources. The Commission forwarded a letter of comments to the City Manager on March 20, 2013, expressing the important planning issues the Commission was involved in, the pursuit of on-going training opportunities for the Commissioners, and the Commission's expectations for working closely with the City Council.

## **B. Projects Reviewed and Discussed:**

- **MLK Subarea Plan and EIS**

The City is working with residents, businesses and property owners to prepare a Subarea Plan and EIS intended to encourage development and economic revitalization in the MLK District. The Commission reviewed the subject in January, March, May and September of 2012 and expected recommendation in late 2013.

- **South Downtown Subarea Plan and EIS**

The City is also working with residents, businesses and property owners to prepare a Subarea Plan and EIS intended to encourage development and economic revitalization in the southern portion of Downtown Tacoma, including the Dome District, the Brewery District, the Thea Foss Waterway, and the University of Washington Tacoma campus. The Commission reviewed the subject in October 2011, March and May of 2012, and March and May of 2013, expected recommendation in late 2013.

- **Mixed-Use Centers Code Update Project**

On May 15, 2013, the Commission reviewed the proposed scope, schedule, and public outreach approach, as well as some of the initial findings from staff's preliminary review, concerning the Mixed-Use Centers Code Update Project. The project involves 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 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.

- **2015 Comprehensive Plan Update**

On June 19, 2013, the Commission reviewed the scope of work for the 2015 Comprehensive Plan Update. The City of Tacoma amends its Comprehensive Plan on an annual basis as permitted by the State Growth Management Act (GMA). In addition to these regular amendments, the GMA requires counties and cities to periodically conduct a thorough review of their plans and regulations to bring them in line with any relevant changes in the GMA, and to accommodate updated growth targets. Tacoma is required to complete such a "periodic update" by June 30, 2015.

- **LINK Light Rail Expansion Project**

On October 17, 2012, the Commission reviewed and commented on the Tacoma Link Light Rail Expansion Project, which would extend the 1.6-mile light rail that currently serves six stations between the Tacoma Dome Station and the Theatre District. At the time, the project was at the Alternative Screening stage, and had since gone through the stages of Alternative Analysis, Alternatives Evaluation and Preferred Corridor Identification. On May 23, 2013, the Sound Transit Board of Directors selected, based on the recommendation of the Tacoma City Council, the North Downtown Central Corridor as the alignment to move ahead with further environmental review. The alignment, also known as the E1 Corridor, serves the Stadium District and the Martin Luther King Jr. Mixed-Use Center.

- **Prairie Line Trail**

On June 5, 2013, the Commission reviewed and commented on the final conceptual design of the Prairie Line Trail Project. The project will convert a portion of a historic rail corridor into a highly functional pedestrian/bicycle trail and a distinctive public space that honors the historic, cultural and environmental significance of the site. The one-mile corridor begins at the south end of downtown, running through the Brewery District, the University of Washington Tacoma (UWT) campus, crossing Pacific Avenue and then arriving at the Thea Foss Waterfront. UWT is designing the portion of the trail that runs through their campus (S. 17th Street to S. 21st Street). The City of Tacoma's effort pertains to the segments to the north (Dock Street to 17th Street) and south (S. 21st Street to S. 25th Street) of the UWT campus.

- **Schuster Parkway Corridor Multi-Use Trail**

On May 1, 2013, the Commission reviewed the 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.

- **Transfer of Development Rights (TDR)**

The City is in the process of developing a TDR Program that addresses sending and receiving areas, exchange commodities and rates, and market analysis. The Commission reviewed the subject in September 2011, May 2012, and September 2012.

- **Urban Forestry Code Revisions**

This project was separated from the 2012 Annual Amendment package in February 2012, due to the need for further outreach and coordination. The Commission reviewed the matter in August-December of 2011 and March-May of 2012, and conducted a public hearing on May 2, 2012. The post-hearing reviews began in October 2012, and will continue through 2013-2014.

- **Development and Permitting Activities Reports**

The Commission received updates on development permits and emerging trends in permit activity from the Development Services Division; the Commission reviewed such information in July 2012 and April 2013.

- **“GROW Tacoma”**

On December 19, 2012, the Commission received a briefing of the newly established Planning and Development Services Department, including the department’s mission, objectives, organizational structure, budget, performance measures, and initiatives for 2013-2014. On June 5, 2013, the Commission reviewed the department’s strategic action plan, “GROW Tacoma”, designed to achieve the goal as a peerless organization through the following actions: **G**et back to basics; **R**educe costs, reviews, paperwork; **O**ne stop shop; and **W**orking together!

### **C. Meetings Conducted / Attended:**

The Planning Commission meets every first and third Wednesdays of the month. Between July 2012 and June 2013, the Commission held 20 meetings and canceled 4 meetings in July, August and December 2012, and January 2013. The Commission also conducted 4 public hearings, as listed below:

1. Code Streamlining 2012 (July 18, 2012)
2. Capital Facilities Program for 2013-2018 (October 17, 2012)
3. Plan and Code Amendments – 2013 Annual Amendment (March 20, 2013)
4. Sands’ Application for Open Space Current Use Assessment (May 1, 2013)

Individual Commissioners have also participated in various community workshops and special functions, including but not limited to:

1. “Conversation RE: Tacoma” Urban Design Lecture Series (September 27, October 11 and November 8, 2012) (Chair Erickson was a speaker on the last session)
2. “2013 Urban Studies Forum: Transportation for the Next Economy” hosted by the University of Washington Tacoma (February 7, 2013)
3. “2013 Government Leadership Institute” sponsored by the University of Washington Tacoma (March 4, 2013)
4. Urban Land Institute’s Presentation on the 3-day Study Tour of Tacoma and the Development Strategy Recommendations for the MLK Corridor (March 7, 2013)
5. MLK Subarea Plan and EIS Community Open House (December 5, 2012) and Public Hearing (April 25, 2013)
6. South Downtown Subarea Plan and EIS Working Group Meetings (March 21, 2012)
7. North Downtown Subarea Plan and EIS Project Community Meeting (May 29, 2013)
8. Tacoma Link Light Rail Expansion Community Meetings and Open Houses (December 5, 2012; and February 12, February 13, March 19, and April 11, 2013)
9. Amtrak Station Relocation Citizen Advisory Committee Meetings (February 25 through April 29, 2013); Chair Donald Erickson served as the chair of the Committee.
10. “May is Bike Month!” (May 2013)

**D. Special Notes:**

1. Retreat – The Commission devoted part of the October 3, 2012 meeting to an information roundtable where Commissioners and staff discussed issues relating to the Planning Commission’s duties and responsibilities, the planning work program, streamlining the planning processes and procedures, and communication protocol and public disclosure.
2. Regional Short Course on Local Planning – The Commission initiated and successfully worked with the Department of Commerce (DOC) to bring a short course to Tacoma on February 20, 2013. DOC and the Planning Association of Washington conduct short courses around the state, covering the basics of comprehensive planning, plan implementation and the role of the planning commission. The Tacoma session was well attended and well received, and according to DOC, one of the best sessions ever held.
3. PlannersWeb – Chair Donald Erickson, using the speaker’s honorarium received from the “Conversation RE: Tacoma” series and his own contributions, subscribed to the PlannersWeb and registered all Commissioners and planning staff as companion subscribers, enabling them to access to and benefit from the web-based city and regional planning recourses provided by the Planning Commissioners Journal.

**E. Membership Change (July 2012 – June 2013):**

<b>District / Expertise Areas</b>	<b>Commissioner</b>	<b>Notes</b>
District No. 1	Scott Winship	
District No. 2	Sean Gaffney	Resigned in January 2013
	Donald Erickson	Appointed in February 2013 and continued to serve as the Chair
District No. 3	Benjamin Fields	Appointed in July 2012
District No. 4	Matthew Nutsch	
District No. 5	Mark Lawlis	Appointed in August 2012
Development Community	Erle Thompson	
Environmental Community	Theresa Dusek	
Public Transportation	Tina Lee	Vice-Chair since March 2013
Architecture, Historic Preservation, and/or Urban Design	Donald Erickson	Chair since March 2012 Resigned in February 2013
	Sean Gaffney	Appointed in February 2013

## **Part II. Draft Planning Work Program for 2013-2015**

The Planning Work Program for 2013-2015 contains the following projects and planning activities that, for the most part, are mandated by legislation or initiated by the City Council and are slated for completion during the timeframe of July 2013 through June 2015. The work program is subject to change, in response to changing conditions and factors, such as legislative requirements, community requests, Council priorities, budget constraints, staffing resources, and emergency situations.

### **A. 2014 Annual Amendment** (pursuant to the Growth Management Act)

1. Comprehensive Review of Growth Strategies and Mixed-Use Centers (part of the scoping and visioning process for the 2015 Comprehensive Plan Update)
2. Mixed-Use Centers Zoning Code Review
3. Affordable Housing Policies and Regulations (Phase 2)
4. Development Intensity Designations (Phase 2)
5. Open Space Habitat and Recreation Element
6. Sustainability Code Amendment
7. Urban Forestry Code Update
8. Plan and Code Clean-up
9. Private applications (due by August 1, 2013)

### **B. 2015 Annual Amendment** (pursuant to the Growth Management Act)

1. Affordable Housing Policies and Regulations (Phase 3)
2. Development Intensity Designations (Phase 3)
3. Plan and Code Clean-up
4. Private Applications (acceptance in June-July 2014)

### **C. 2015 Comprehensive Plan Update** (mandated by the Growth Management Act)

1. Scoping and Public Participation Plan
2. Visioning and Growth Strategy
3. Container Port Element
4. Transportation Master Plan
5. Review of all elements of the Comprehensive Plan

### **D. Subarea Plans** (required for regional centers by the Growth Management Act)

1. MLK Subarea Plan and EIS
2. South Downtown Subarea Plan and EIS
3. North Downtown Subarea Plan and EIS
4. Port/Tideflat Subarea Plan and EIS
5. Tacoma Mall Subarea Plan and EIS

### **E. Other Projects and Issues** (required by legislation or initiated by the City Council)

1. Capital Facilities Program for 2014-2019
2. Six-Year Comprehensive Transportation Program for 2014-2019
3. Zoning Code Update and Uniform Development Code
4. Marijuana
5. Billboards
6. Buildable Lands
7. Shoreline Master Program and associated Comprehensive Plan elements
8. Transportation issues (e.g., LINK, Amtrak, Trails, Trail-Friendly Design Standards or Regulations)
9. Historic Preservation (e.g., West Slope Conservation District)
10. Additional Plan and Code Reviews/Updates