



AGENDA

MEETING: Regular Meeting

TIME: Wednesday, February 15, 2017, 4:00 p.m.

LOCATION: Room 16, Tacoma Municipal Building North, 1st Floor
733 Market Street, Tacoma, WA 98402

A. Call to Order and Quorum Call

B. Approval of Agenda and Minutes of February 1, 2017

C. Public Comments (up to three minutes per speaker; must be pertaining to items on the agenda)

D. Discussion Items

1. Dialogue with the Sustainable Tacoma Commission

Representatives from the Sustainable Tacoma Commission will share with the Planning Commission their duties and responsibilities, issues of interest, and work program.
(See "Agenda Item D-1"; Lihuang Wung, 591-5682, lwung@cityoftacoma.org)

2. Hilltop Links to Opportunity Program

Review the status of the project that is aimed to improve social and economic opportunity through planning for multimodal mobility and economic development in communities along the Tacoma LINK Light Rail Expansion corridor.
(See "Agenda Item D-2"; Ian Munce, 573-2478, imunce@cityoftacoma.org)

3. Tacoma Mall Neighborhood Subarea Plan

Continue to review the draft plan document, focusing on the development of an interim vision for the study area as well as on residential development, housing and neighborhood related issues.
(See "Agenda Item D-3"; Elliott Barnett, 591-5389, elliott.barnett@cityoftacoma.org)

E. Communication Items & Other Business

- (1) **Applications for 2017-2018 Amendment** – The Planning Commission is accepting applications for the 2017-2018 Amendment to the Comprehensive Plan and Land Use Regulatory Code. Application deadline is March 31, 2017. (Read more at www.cityoftacoma.org/Planning > "2017-2018 Amendment")
- (2) **PDS Forums** – Planning and Development Services will hold public forums on February 13, March 13, April 10, and May 8, 2017. (Read more at www.cityoftacoma.org/PDSForums)
- (3) The next Planning Commission meeting is scheduled for March 1, 2017, at 4:00 p.m., in Room 16; tentative agenda includes: Habitat Corridors and Steep Slope Regulations; and Infill Residential Design Pilot Program.
- (4) The next Infrastructure, Planning and Sustainability Committee meeting is scheduled for February 22, 2017, at 4:30 p.m., in Room 16; tentative agenda includes: Six-Year Comprehensive Transportation Improvement Project; Street Occupancy Permit and Off-Site Improvements Update; and 2016 Annual IPS Report.

F. Adjournment





MINUTES (Draft)

TIME: Wednesday, February 1, 2017, 4:00 p.m.
PLACE: Room 16, Tacoma Municipal Building North
733 Market Street, Tacoma, WA 98402
PRESENT: Chris Beale (Chair), Stephen Wamback (Vice-Chair), Jeff McInnis, Meredith Neal, Anna Petersen, Brett Santhuff, Dorian Waller, Scott Winship, Jeremy Woolley

A. CALL TO ORDER AND QUORUM CALL

Chair Beale called the meeting to order at 4:05 p.m. A quorum was declared.

B. APPROVAL OF AGENDA AND MINUTES OF JANUARY 18, 2017

The agenda was approved. The minutes of the regular meeting on January 18, 2017 were reviewed and approved as submitted.

C. PUBLIC COMMENTS

No members of the public came forward to provide comments.

D. DISCUSSION ITEMS

1. Airport Compatibility Overlay

Lauren Flemister, Planning Services Division, provided a review of the scope of work for the land use designation proposed following the 2015 Joint Base Lewis-McChord (JBLM) Joint Land Use Study (JLUS). She reviewed that a small portion of the Accident Protection Zone II (APZ II) was in the southern part of the City and needed to be addressed with land use and zoning changes based on the recommendations of the 2015 JLUS study. Ms. Flemister reviewed the status of where jurisdictions adjacent to JBLM were in the process of amending their comprehensive plans and/or development regulations in response to the recommendations of the JLUS. Regarding precedents, Ms. Flemister reported that in addition to precedents from Lakewood and Lacey they would be using the document from Island County for guidance on what land uses within APZ II to consider not allowing. The approach for compatibility and safety would include restricting uses involving large groups of people; increasing communication with JBLM; considering limitations on expansion; potentially limiting density; and providing clear information to businesses, property owners, and homeowners. Potential use limitations included things like churches, schools, hotels, daycares, and hospitals. Ms. Flemister noted that the limitations to expansion and density could be applicable to all major revisions, redevelopment, and new construction.

Commissioners provided the following questions and comments:

- Commissioner Petersen asked for an accounting of which uses were present in the APZ II zone.
- Commissioner Petersen asked if the intent was to exclude all daycares or just in-home daycare centers. Ms. Flemister responded that other jurisdictions had excluded all daycares and hospitals.
- Commissioner Petersen asked if exclusions against churches would be in non-compliance with federal law. Ms. Flemister responded that it was a concern and that if they could not mandate a restriction through code, they would create programs and information to make the case.
- Chair Beale asked where the APZ II boundaries came from and if they could be refined. It was noted that the boundaries were based on a federal study. Ms. Flemister reported that the APZ II zoning was fixed, but they had flexibility to adjust the overlay.

- Chair Beale commented that it would be interesting to analyze the southeast corner of the zone where there were some large warehouses.
- Vice-Chair Wamback asked if there were any concerns that it would fall into the category of regulatory taking or that the entire regulatory structure might be altered by the new administration in Washington D.C. Mr. Boudet responded that there was no concern of regulatory takings, but there were concerns regarding churches that they would discuss with the City Attorney's office.

2. Downtown Plan Integration

Stephen Atkinson, Planning Services Division, discussed the scope of work for updating the Downtown Element of the Comprehensive Plan to ensure consistency with the recently adopted Hilltop, South Downtown, and North Downtown subarea plans. He noted that they were still in the scoping and assessment phase and needed to evaluate key questions regarding the consistency, organization, and representation of the Downtown as a whole. He noted that the Downtown Element in the Comprehensive Plan still reflected the area defined by a map from 2006, which did not include all of the Districts that currently comprised Downtown. Due to the inconsistencies between the maps, there were issues such as street typologies and streetscape design, where designated corridors stopped when the streets reached Downtown. They would need to fit the different streets together by considering issues like whether a street that is transit priority in Hilltop should remain transit priority as it enters Downtown. Mr. Atkinson also noted that the North Downtown, South Downtown, and Hilltop areas each included their own open space map and associated projects, so there was no single map showing all of the open space for Downtown. Mr. Atkinson reviewed that the first option for integration of the Downtown Element with the Subarea Plans was to integrate the policies of Downtown Element into the Comprehensive Plan more fully in the different chapters. The second option was to keep the Downtown Element but scale it back and move components of it into the subarea plans. The third option was to do more to integrate the Downtown Element into the subarea plans. He noted that they would need to do a detailed policy audit to review the entirety of the Downtown Element and assess whether there were pieces that they would need to keep and if there were things that were superseded by the Subarea Plans.

Vice-Chair Wamback commented that it would be important not to lose the community, citizen, and stakeholder involvement that had gone into the three subarea plans. Mr. Atkinson responded that one of the strategies would be to make only limited changes to the subarea plans themselves and focus on the Downtown Element or what could be communicated in the Comprehensive Plan.

E. COMMUNICATION ITEMS & OTHER BUSINESS

Ms. Flemister reported that they were seeking a volunteer from the Commission to serve on the Infill Pilot Program Review Committee. She noted that they were receiving statements of interest and had begun pre-application meetings, so it was important to get the Review Committee in place. Commissioner Woolley volunteered. Commissioner Santhuff indicated that he might be available as an alternate.

Mr. Atkinson reported that the first in a series of Planning and Development Services Forums was scheduled for February 13th. Commissioners were encouraged to attend one of the forums.

Lihuang Wung, Planning Services Division, noted that the next Planning Commission meeting would include dialogue with representatives from the Sustainable Tacoma Commission.

Mr. Boudet reported that the City Council had appointed Council Member Walker Lee to fill the vacant council seat through the end of 2017.

Vice-Chair Wamback reported that the Pierce County Planning and Public Works departments had been merged and that he would be temporarily managing the airport and ferry divisions, which would limit his availability to volunteer for additional Commission work beyond his normal duties as a Commissioner.

F. ADJOURNMENT

At 5:00 p.m., the meeting of the Planning Commission was concluded.



City of Tacoma
Planning and Development Services

**Agenda Item
D-1**

To: Planning Commission
From: Lihuang Wung, Planning Services Division
Subject: **Sustainable Tacoma Commission**
Date of Meeting: February 15, 2017
Date of Memo: February 8, 2017

At the next meeting on February 15, 2017, the Planning Commission will have a dialogue with representatives from the Sustainable Tacoma Commission (STC). This is part of the on-going effort of the Commission to learn from various citizens' groups about their duties and responsibilities, issues of interest, and work programs, so to enhance the Commissioners' knowledge base, breadth and depth of deliberation, and collaboration with other groups.

Attached are a brief description of the STC and its work priorities for 2017. To learn more about the STC, please visit www.cityoftacoma.org and click through the tabs of "Government", "Committees, Boards and Commissions", and "Sustainable Tacoma Commission".

If you have any questions, please contact me at 591-5682 or lwung@cityoftacoma.org, or contact the STC's staff liaison, Kristi Lynett, Office of Environmental Policy and Sustainability, at 591-5571 or kristin.lynett@cityoftacoma.org.

Attachments:

- A. Sustainable Tacoma Commission Overview
- B. Sustainable Tacoma Commission 2017 Priorities (draft)

c: Peter Huffman, Director



The purpose of the Sustainable Tacoma Commission is to bring citizen accountability, transparency, and vigilance to the long-term implementation of Tacoma's Environmental Action Plan, and to communicate and encourage public involvement regarding sustainability initiatives.

Eleven members who provide a balanced representation of various stakeholders and meet one a month.

Duties of the Sustainable Tacoma Commission include:

- Coordinate with the Office of Environmental Policy and Sustainability to obtain greenhouse gas emissions reduction reports.
- Oversee implementation of Environmental Action Plan strategies, and obtain updates from the Office of Environmental Policy and Sustainability on implementation efforts and annual progress report.
- Communicate barriers to and incentives for EAP implementation to the City Council.
- Coordinate, communicate, and encourage public involvement regarding sustainability initiatives.
- Create a forum for regular public comment and community involvement.

<p>Building and Energy</p>	<p>EAP B4 - Green Building Advocacy. The Permit Office has said that they will cross train their staff to advocate for green building projects. <i>Update on progress.</i></p> <p>EAP - Resource Conservation Management (RCM) Develop a Resource Conservation Management Plan and Policy to guide resource efficient investments, operations, and behaviors in city facilities. <i>Update on progress.</i></p> <p>EAP B6 – Support efforts at the state and local level to incentivize energy conservation in rental properties and revise the State Building Code to incorporate performance that targets net-zero energy by 2030. <i>Monitor, track, and support any statewide legislation</i></p>
<p>Education and Outreach</p>	<p>Support 10th Anniversary South Sound Sustainability Expo</p> <p>Support BYOB outreach</p> <p>Sustainability Speakers Series (EV, Climate Change, Sustainability 2.0, Preventing Wasted Food)</p>
<p>Transportation</p>	<p>Green Roads Community. The City of Tacoma adopted Resolution 38945 in June of 2014, becoming the first "Green Roads Community". <i>Update on City's progress.</i></p> <p>EAP T1 - Develop electric vehicle education programs and materials for the public on benefits and practicalities. <i>Provide feedback on draft materials and methods</i></p> <p>EAP T8 – Advocate at the state and national levels for policies and programs that provide incentives for Tacoma residents to use more fuel efficient and alternative fuel vehicles. <i>Monitor, track, and support any statewide legislation</i></p>
<p>Climate Resiliency</p>	<p>WA Coastal Resilience Grant – <i>Update on progress</i></p>
<p>Material Management</p>	<p>EAP M1 – Develop a Construction and Demolition Diversion program that includes education, reporting and enforcement. <i>Update on progress</i></p> <p>EAP M7 - Require new buildings to provide adequate space and receptacles for recycling and organics storage and collection. <i>Update on progress.</i></p> <p>EAP M9 – Reduce disposable bag use by shoppers. <i>Assist with smooth implementation and outreach (July)</i></p>
<p>Natural Systems</p>	<p>EAP – N3 – Develop Urban Forestry Implementation Strategy that identifies and prioritizes strategic and equitable planting locations, incentives, public engagement and education, retention strategies and maintenance. Create adequate and stable funding for Strategy implementation. <i>Stakeholder involvement in Plan development</i></p> <p>EAP N6 – Improve regulations to encourage tree preservation and protection on private property and in the City right-of-way. <i>Update on progress. Review of draft ordinance.</i></p>
<p>Air and Local Food</p>	<p>EAP A5 – Support urban agriculture and identify and clear any legal hurdles so residents can sell produce grown in the City. <i>Update on progress. Review any guidelines or legislation.</i></p>

DRAFT Timeline for Presentations

January	
February	Green Roads Community & LED Streetlights EAP Progress Report Template
March	EAP Healthy Homes, Healthy Neighborhoods
April	EAP Progress Report Greenhouse Gas Inventory
May	Green Building Advocacy
June	Urban Agriculture
July	Stormwater presentation ?
August	Electric Vehicle Overview of the Sustainability aspects of the Lincoln Revitalization
September	Resource Conservation Manager Program Overview and Benefits for 2018 Sustainable Material Management Plan & EAP Progress
October	Urban Forestry
November	
December	Coastal Resilience Grant



City of Tacoma
Planning and Development Services

**Agenda Item
D-2**

To: Planning Commission
From: Ian Munce, Planning Services Division
Subject: **Hilltop Links to Opportunity**
Meeting Date: February 15, 2017
Memo Date: February 8, 2017

At the Planning Commission's meeting on February 15, 2017, staff will provide an update of the Hilltop Links to Opportunity Program, which is aimed to improve social and economic opportunity through planning for multimodal mobility and economic development in communities along the Tacoma LINK Light Rail Expansion corridor.

The project is a joint effort of Sound Transit and the City of Tacoma and funded with a \$2 million grant from the Federal Transit Administration's Pilot Program for Transit-Oriented Development Planning. Project timeline is August 2016 through August 2018. Partnerships and community engagement are a critical component of the project, involving many individuals, businesses and organizations, including the Hilltop Engagement Committee established by the City Council that serves as the primary citizen's advisory group.

Attached for the Commissioners' preview are the PowerPoint slides that staff plans to present at the meeting. To learn more about the project, please visit www.cityoftacoma.org/Planning, and click through "Downtown Tacoma – Regional Growth Center" and "Hilltop Links to Opportunity".

If you have any questions, please contact me at imunce@cityoftacoma.org or 573-2478, or Monica Ghosh at monica.ghosh@cityoftacoma.org or 348-9694.

Attachment

c. Peter Huffman, Director

HILLTOP LINKS TO OPPORTUNITY PROGRAM

Ian Munce,
AICP
Planning and
Development
Services



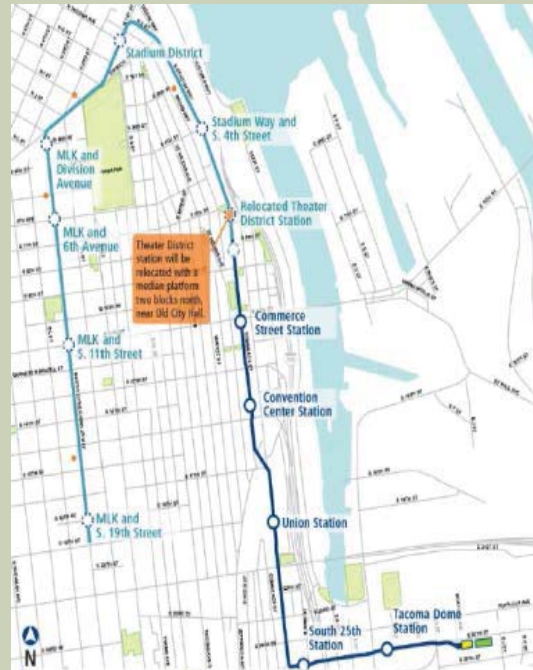
Planning
Commission
February 15, 2017

BACKGROUND

- The Hilltop Links to Opportunity Program is a two-part effort to improve social and economic opportunity through planning for multi-modal mobility and economic development in communities along the Tacoma Link Light Rail Expansion Corridor.
- Funded by a \$2 million, two year (2016-2018), grant from the Federal Transit Administration's (FTA) Transit Oriented Development Planning Pilot Program. The City is providing a \$500,000 match.
- The FTA grant was awarded to Sound Transit and the City of Tacoma is the sub-recipient of the funds.
- Tacoma was one of 21 planning projects across the country to receive this federal funding.

PROGRAM COMPONENTS

- Streetscape Conceptual Design and Engineering (\$1.8 million)
- Comprehensive Outreach (\$80,000)
- Workforce Development (\$80,000)



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HILLTOP ENGAGEMENT COMMITTEE

- 15 member committee established by the City Council to provide feedback and guidance to the Links to Opportunity Project.
- Several members are representatives of organizations along the Light Rail Route:
 - Bates Technical College
 - Evergreen College
 - Tacoma Housing Authority
 - Center for Strong Families
 - Hilltop Action Coalition
 - Central Neighborhood Council
 - New Tacoma Neighborhood Council
 - Hilltop Business District Association
- The Committee meets on the first Wednesday of the month to discuss project progress and provide input and feedback. Meetings take place at Bates Technical College Downtown Campus and are open to the public.

4

END RESULTS

- A conceptual design and engineering plan of streetscape improvements which is strongly informed by community input.
- A design for an Economic Opportunity Center to serve residents along the expansion route, which could be supported by the Sound Transit Project Labor Agreement. This could result in more local residents working on the Link Light Rail Expansion.

5

QUESTIONS?

Ian Munce, AICP,
Project Manager

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Monica Ghosh

Project Coordinator

Monica.Ghosh@cityoftacoma.org

253.348.9694

6



City of Tacoma
Planning and Development Services

**Agenda Item
D-3**

To: Planning Commission
From: Elliott Barnett, Planning Services Division
Subject: **Tacoma Mall Neighborhood Subarea Plan and EIS**
Meeting Date: February 15, 2017
Memo Date: February 9, 2017

The Planning Commission has been reviewing the preliminary draft of the Tacoma Mall Neighborhood Subarea Plan since mid-December 2016. At the previous meeting on January 18, 2017, the Commission conducted an extensive review and discussion on topics relating to transportation connectivity and commercial development. Staff is conducting follow-up analysis and additional stakeholder outreach and will bring forth appropriate recommendations for the Commission's consideration at a later date.

At the next meeting on February 15, 2017, staff will continue to facilitate the Commission's review of the preliminary draft plan document, with a focus on the development of an interim vision for the area. One of the concerns expressed by the Commission and stakeholders is that it is difficult to envision how the Subarea will transition from its current conditions to the ultimate 2040 vision as articulated in the draft plan. The proposed interim vision is a proposed conceptual approach to addressing the concern. The Commission will also discuss an updated version of the long-term (2040) Vision Map reflecting direction from recent discussions.

The second broad topic will be residential development, housing and neighborhood related topics. These issues have been broached in recent Commission discussions but have not yet been the focus.

Attached to facilitate the Commission's review is a summary of issues and preliminary recommendations. General information about the project is available at www.tacomamallneighborhood.com. If you have any questions, please contact Elliott Barnett at (253) 591-5389, or email tacmallneighborhood@cityoftacoma.org.

Attachments:

1. Summary of Issues and Preliminary Recommendations (for Planning Commission's review and discussion on February 15, 2017)

c. Peter Huffman, Director

Tacoma Mall Neighborhood Subarea Plan and EIS

Planning Commission – February 15, 2017



Issues and recommendations

The following summarizes key issues and staff recommendations on the following two broad topics:

1. Medium and Long-term Vision Maps
2. Residential, Neighborhood and Housing topics

*This document is organized as follows – each section outlines the recommended actions on the topic in the December 2016 preliminary draft Subarea Plan, then highlights new issues and considerations which have come up since December and provides staff recommendations for changes or additions. **New recommendations are highlighted yellow.***

1. Medium and Long-term Vision Maps

The illustrative vision map depicts the 2040 vision through changes to the street layout, neighborhood structure and conceptual redevelopment. This map and its underlying concepts have been core components of the draft Plan and recommended actions.

***ISSUE:** The Illustrative Vision Map has been the cause of some concern since it depicts a long-term redevelopment scenario with a high degree of change, and calls for a very specific development pattern. The Commission has asked for a mid-term vision that depicts how the neighborhood would change incrementally. Furthermore, decisions have been made regarding the proposed street network and Street Network Tiers (1 to 3). These decisions need to be incorporated into the maps.*

RECOMMENDATIONS:

- **Develop a medium-term vision map reflecting mid-term Subarea Plan implementation and neighborhood growth. The map is intended to clarify that early implementation will consist substantially of public investment in catalytic capital street projects primarily within existing rights-of-way.**
- **Update the long-term vision map reflecting the street network changes that have been directed by the Commission to date. This map will also be crafted to reflect that the long-term redevelopment of the neighborhood will be directed by property owners and could unfold in different ways.**

The following summarizes key features to be depicted in the medium and long-term vision maps.

Medium-term vision (improve existing development):

1. Existing buildings
2. Some new development on vacant (primarily public) sites
3. Map Tier 1 street connections
4. Street improvements included in the short & mid-term capital projects (0-15 years implementation period)
5. Loop Road following Lawrence Street and S 36th Street in the NW District (within existing rights-of-way)
6. Transit center relocated to a more central location
7. Increased vegetation including street trees, parking lot plantings and plantings on along I-5
8. Some parks and open space improvements including Madison School site, Lincoln Heights Park, South Park and Water Flume Trail enhancements, joint use of public sites

Long-term (2040) vision (a different development pattern):

1. All planned street improvements (near, mid and long-term capital projects)
2. Depict redevelopment concept alternatives reflecting the urban form and land use objectives for each district
3. Conceptual implementation of parks goals including a park in each quadrant
4. Transit-Oriented-Development around transit station
5. Tier 2 streets constructed
6. Tier 3 (site access) connections constructed along with redevelopment (show range of options to clarify that these alignments are not directive)
7. Include development examples that illustrate development concepts in each district

The new maps will be provided and discussed at the meeting.



2. Residential, Neighborhood and Housing issues

This section is a summary of topics and actions related broadly to the above issues.

Preliminary Draft Subarea Plan: One fundamental objective of this planning effort is to make the neighborhood more livable, healthy, safe, connected, and complete. Stakeholder input provides clear direction that there is a broad range of issues and challenges. The Plan also seeks to promote residential population growth while taking steps to ensure that there will continue to be a range of housing options, including housing that is affordable. Finally, the Plan seeks to empower residents to help shape the future of their neighborhood.

The following summarizes recommended actions intended to address those needs:

PUBLIC RIGHTS-OF-WAY:

- Address street maintenance needs, sidewalk gaps and alley conditions & provide biking and walking connections
- Increase tree canopy cover

ZONING CHANGES:

- Lincoln Heights and Madison District residential core areas
- Improve townhouse and multifamily design
- Minimum residential density flexibility
- Future Design Review Program

COMMUNITY VITALITY:

- Foster a positive neighborhood identity
- Increase art, culture and event opportunities
- Promote access to goods and services needed in daily life
- Empower all community members to influence the future of the neighborhood
- Improve safety
- Address dumping, garbage collection, abandoned cars and nuisances
- Increase access to parks, open space and recreation amenities

HOUSING:

- Ensure housing choice and affordability with growth

ISSUE: Recent stakeholder comments call for more focus on near-term actions reflecting the urgency of some issues. Many of the Plan actions recommended to date will take time to bear fruit. Meanwhile, dumping, disorderly garbage collection bins, safety concerns, and poor street and alley conditions are immediate concerns for residents.

Topics:

The following summarizes actions that relate to the broad topic of making the neighborhood more livable, safe, healthy and attractive for residents, including diverse household incomes and types.

PUBLIC RIGHTS-OF-WAY:

- **Address street maintenance needs, sidewalk gaps and alley conditions & Provide walking and biking connections** (multiple chapters):

Preliminary Draft Subarea Plan recommended actions:

- Madison and Lincoln Heights Green Streets
- Implement the Priority Capital Projects List
- Complete Streets designations guide street designs
- Loop Road connects the four districts
- Bike network and pedestrian pathways connect within and into the Subarea

ISSUE: While the City will seek to move quickly to construct priority capital improvements, implementation will still take place over the course of years. Meanwhile, there are pressing issues in the Madison District, in particular.

RECOMMENDATION: Add an action calling for near-term improvements to the appearance of streets and alleys. These include establishing the street edge where curbs do not exist and traffic calming features when appropriate.

- **Increase tree canopy coverage** (Environment Chapter)
 - Set a 25% Subarea canopy coverage goal
 - Update the Landscaping Code to require street trees for 1, 2 and 3-family development
 - Require a 15% onsite canopy coverage in the proposed URX District

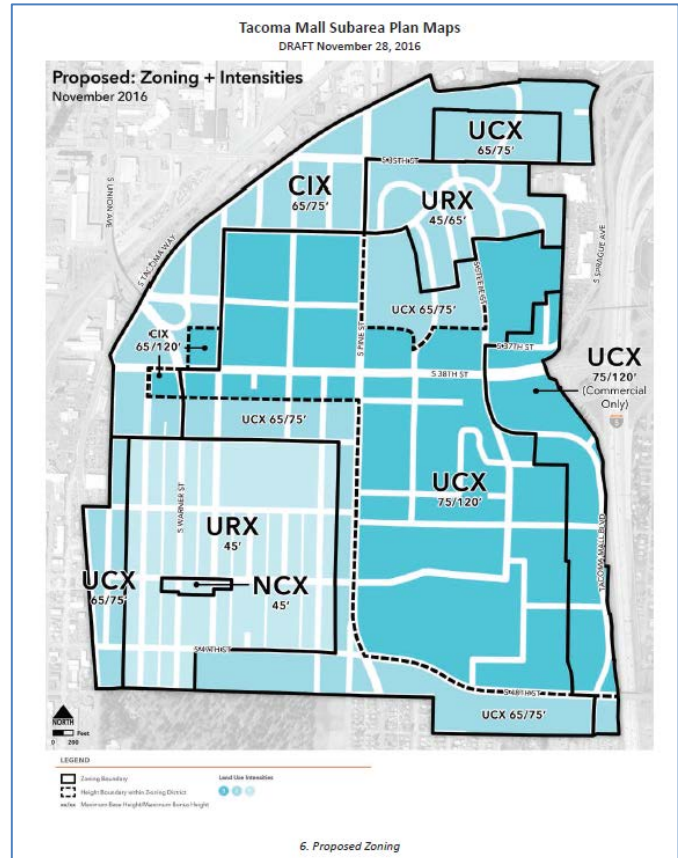
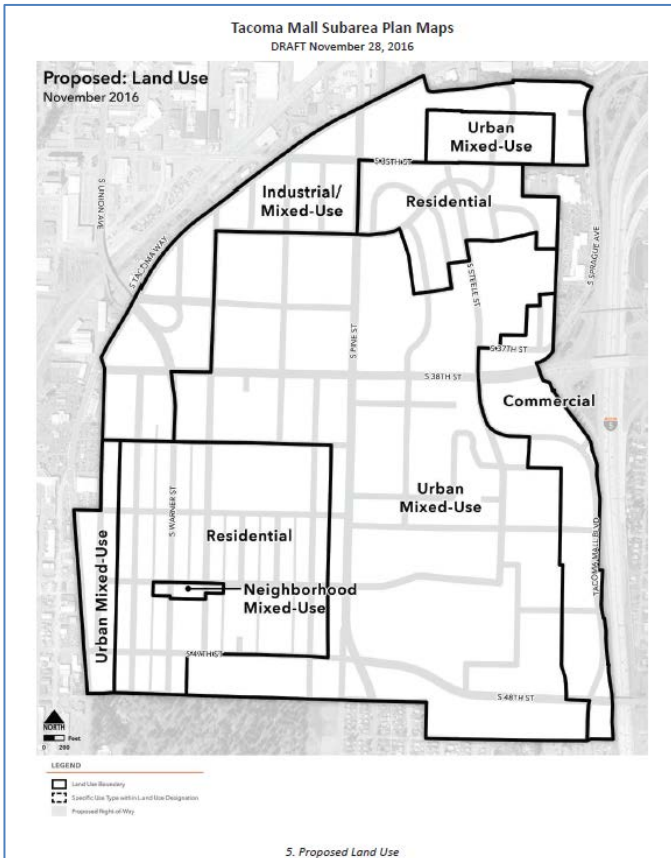
ISSUE: Planting trees helps to achieve many goals including making the neighborhood more attractive, safe and healthy for residents. Since the actions above are largely tied to development, more proactive steps are needed to make early progress on the canopy goal.

RECOMMENDATION: Add an action calling for development of a street tree inventory and planting plan identifying where there are gaps as well as opportunities to replace pavement with vegetation through the De-Pave Program

ZONING CHANGES:

For background, see the Draft Land Use Appendix (see the Commission's 01-04-17 packet).

- **Zoning changes intended to build on the residential character and moderate scale of the Madison and Lincoln Heights residential neighborhoods (Land Use Chapter).**
 - Rezone the residential core of the Lincoln Heights District from UCX to Urban Residential Mixed-Use (URX) with a height limit of 45 feet by right and 65 feet through height bonuses (45/65 ft)
 - Limits land uses to residential
 - Reduces height from the current 75/120 ft
 - Reduces minimum residential density from 30 to 25 units per acre
 - Creates some land use non-conformities (along the eastern boundary)
 - Rezone the majority of the Madison District from Residential Commercial Mixed-Use (RCX) to URX
 - Limits land uses to residential
 - Reduces height from the current 60 feet to 45 feet
 - Reduces minimum residential density from 30 to 25 units per acre
 - Rezone an approximately 2-acre area of Madison District from RCX to NCX
 - Permits a range of residential, commercial and mixed-use land uses
 - Reduces height from the current 60 feet to 45 feet



- **Townhouse & multifamily design** (Land Use Chapter):

TOWNHOUSES:

- Clarify design intent:
 - Add intent language (e.g., reflect patterns and rhythms present in the neighborhood, material, needs to be reflective of historical design patterns, or a desired future design character).
 - Add pictures or graphics to illustrate the intent
- Street orientation and relationship
 - Strengthen requirements for townhouses to be oriented toward the street, to incorporate street-facing architectural features, and to make an attractive transition to the public right-of-way.
- Garbage and utilities
 - Require that applicants demonstrate that garbage and recycling will be managed in an unobtrusive manner and that Solid Waste has been consulted
 - Require that utilities be located in less visible areas
- Alleys
 - For units facing alleys, demonstrate adequate pedestrian access and that alley conditions are conducive to living space. Require additional improvements to alleys to address deficits.
- On site open space
 - Strengthen code language to require that yard space be functional and attractive
- Vehicular access
 - Require that shared vehicular and pedestrian access areas be attractive and safe through distinct paving material for pedestrian pathways or paving that makes it clear that these spaces are for shared access.

MULTIFAMILY:

- Building-to-sidewalk Transition area
 - Make the Residential Districts multifamily Transition Areas standard (TMC 13.06.501.D.2.b) applicable in X Districts as well.

ISSUES:

- *Stakeholders continue to express concern about allowing dwellings to face alleys.*
- *Stakeholders have pointed out that townhouse developments are typically not accessible to people with mobility limitations. Since townhouses developments are so common, there is proportionally less housing that is accessible.*

RECOMMENDATIONS:

- **Alleys: Further clarify that townhouses facing alleys will only be allowed with full pavement improvement and a separate pedestrian pathway connecting to nearest street and sidewalk, along with trees or other landscaping. This will typically mean 25 to**

30 feet alley width will be needed—a condition that does not currently exist in the Subarea.

- Accessibility: Update the code to require that townhouse developments utilizing X District parking reductions make any shared site access pathways accessible as would be required for multifamily development. While this step will not provide accessible housing units, it will incentivize increased visitability for townhouses which are relying primarily on pedestrian access.

- **Minimum Residential Density Flexibility** (Land Use Chapter)
 - Allow conversion of single family houses to multiple units and construction of a second single-family house on sites without requiring that the minimum density be met.
- **Urban Design Studio** (Land Use Chapter)
 - Support the future development of a Design Review Program

COMMUNITY VITALITY:

- **Foster a positive identity for the neighborhood** (Community Vitality Chapter)
 - Identify the name that best captures the community's identity and aspirations
 - Develop consistent signage and wayfinding
- **Increase presence of arts and culture in the neighborhood** (Community Vitality Chapter)
 - Develop and implement a public arts strategy
 - Support arts production in the neighborhood
 - Incorporate art that strengthens community identity into public spaces
 - Promote events that make it fun to be there
- **Promote access to goods and services needed in daily life** (Community Vitality Chapter)
 - Recruit needed services and amenities
 - Work with stakeholders to identify needs for new amenities and services
 - Promote access to medical services
 - Work with the school district to explore opening a new school
 - Work with the school district to discuss future uses of the Madison School site

ISSUE: The City should consider alternatives for the future of the Madison School site including as a public facility and as a development site incorporating public benefits.

RECOMMENDATION: Develop several alternatives for the Madison School site and solicit input from the School District and the community.

- **Empower all community members to influence the future of the neighborhood** (Community Vitality Chapter)
 - Create a Subarea Plan implementation steering committee
 - Use multiple outreach and engagement methods
 - Monitor community participation and take steps to ensure it is representative of the community
 - Work with partners to improve equity and health outcomes
 - Support community organizing efforts

ISSUE: Recent stakeholder input has expressed the need for greater ownership of this Plan and more support for community empowerment.

RECOMMENDATION:

- Seek resources to support community empowerment, to engage with Neighborhood Councils, residents and businesses, and to support community initiatives and events.
- Staff report on Plan implementation progress to the community on at least a biennial basis.

- **Improve safety** (Community Vitality Chapter)
 - Monitor trends in emergency services and take steps to meet identified needs
 - Work with the community to improve community safety
 - Encourage development of vacant land
 - Implement “Target 0” injury goals by targeting safety improvements
 - Integrate Crime Prevention Through Environmental Design principles
 - Focus actions on areas that appear unsafe (neighborhood edges)

- **Increase access to parks, open space and recreation amenities** (Community Vitality Chapter)
 - Collaborate on a level of service standards for Tacoma’s densest urban districts
 - Consider adopting the Tacoma Mall Neighborhood Parks Planning Principles
 - Engage in joint planning with Metro Parks to integrate the Subarea Plan goals into their plans and capital programs
 - Coordinate with Community Garden Program and the School District to locate the 40th St garden on the Madison School site
 - Build new parks and civic spaces
 - Expand access to safe public spaces for recreation and socialization
 - Work with partners to expand programs for youth
 - Regularly evaluate and meet recreational needs

ISSUES:

Recent stakeholder and Commission comments include the following:

- *The Plan needs a stronger statement of the need for more parks.*

- *The proposed Parks system map creates a misleading impression that specific future parks locations have been identified.*
- *Additional parks Levels Of Service for dense urban centers should also be considered.*
- *There should be stronger recognition of the role of nearby parks.*

RECOMMENDATIONS:

- **Make sure that the need for parks is clearly and strongly stated.**
- **Revise parks map as a schematic showing the general principle, without identifying specific locations for parks.**
- **Provide several examples of parks Levels Of Service to supplement the LOS based on population growth which is in the draft Plan.**
- **Add actions calling for improved connections to Flume Line Trail and South Park.**

- **Address dumping, garbage collection, abandoned cars and nuisances** (Community Vitality Chapter):

ISSUE: Stakeholder input has reiterated that dumping, abandoned cars and nuisances have an ongoing negative impact on the neighborhood and requires action.

RECOMMENDATIONS:

- **Begin to work with City departments including Solid Waste and Community Based Services to develop a strategy to improve the waste bin collection approach.**
- **Disseminate information about existing City programs including neighborhood cleanups, nuisance hotline for abandoned vehicles and other resources.**

HOUSING:

- **Ensure housing choice and affordability with growth** (Housing Chapter)
 - Promote higher scale development consistent with the Plan
 - Encourage developers to provide community and green spaces
 - Engage with housing developers to collaborate on strategy to ensure at least 25% of housing is affordable
 - Work with developers to build and maintain very-low income and special needs housing
 - Monitor the supply of affordable housing and take action if needed to prevent involuntary displacement of low income households.

ISSUES:

- *Tacoma’s Housing Division has indicated that the proposed “no net loss of affordable housing” performance standard is unnecessarily complicated.*
- *The Housing Division recommends actions that help cost-burdened households to stay in their homes.*

RECOMMENDATIONS:

- Replace “no net loss of affordable housing” with a standard that a minimum of 25% of housing within the Subarea be affordable at all times, or that actions be taken to address affordability if that minimum is not met.
- Add action calling for resources to be directed to organizations that provide a safety net of emergency funding to households struggling to pay for housing.

