HANDOUTS and PRESENTATIONS

Included in this packet are materials presented at the Planning Commission’s meeting on July 17, 2013:

1. Hilltop Subarea Plan and EIS (PowerPoint; for Discussion Item D-2)
2. 2014 Annual Amendment (PowerPoint; for Discussion Item D-3)
3. Planning Commissioner Orientation (PowerPoint; provided for new Commissioners after the meeting)
HILLTOP
SUBAREA PLAN
AND EIS

Planning Commission
July 17, 2013
COMMUNITY VISION

The Hilltop District is a place where people want to live, work, and play

- A positive image and identity
- Diverse populations, ages and households
- Mixed-use and mixed-income
- Sustainable
- Respectful of the area’s history and culture
- An urban place
- Human-scale
- Functional public spaces
- Quality architecture and streetscapes
- Multimodal and well-connected
Diverse Local Membership

- Central Neighborhood Council
- New Tacoma Neighborhood Council
- Hilltop Business District
- Hilltop Action Coalition
- Tacoma Housing Authority
- Franciscan and MultiCare
- Community Healthcare
- Evergreen State College
- Black Collective
- Ministerial Alliance
- Associated Ministries
- Affordable Housing Consortium
- University of Washington
- Bates Technical College
- Allen Renaissance
- Historic Tacoma
- MLK Housing Development Association
- McCarver Elementary
- Shared Housing Services
- Tacoma Urban League
ULI Study Visit: Key Recommendations

• Focus on core area around 11th & MLK
• Bring together existing community groups
• Consistent branding of the “Hilltop”
• Focus on East-West connections
• Focus on market rate housing
• Hold an Event
• Explore community development fund/organization
Key Implementation Strategies

- Community Organization
- Educational Effectiveness/Reputation
- Dense Mixed-Income Housing Growth
- Preserve Key Historic Resources
- Support Live/Work and Work/Live
- Recreational Opportunities
- Complete Streets
- LINK Light Rail
- District-Wide Utility Plan
- Refinements to Zoning and Standards
Community Organization

- Subarea Plan Working Group transition to Hilltop Community Group
- Continued discussions about community development organizations

Educational Effectiveness

- McCarver Elementary School
  - International Baccalaureate (IB) Program
  - Tacoma Housing Authority’s Special Housing Program
Mixed-Use, Mixed-Income Housing
Preserve Historic Resources

- Kellogg-Sicker and HC Pochert buildings (James Walton Renaissance Properties)
  - Historic Nomination
  - Public/Private Partnership
  - Mixed-use & Mixed-income

Live/Work and Work/Live

- Focused Code Amendments
Recreational Opportunities

- Peoples Community Center
- Potential extension of UW hill climb corridor into the District

Complete Streets

- “MLK Complete Streets Project”
  - Regional Funding Application
- Street tree planting project
  - Hilltop Safeway and Greater Tacoma Community Foundation
KEY IMPLEMENTATION STRATEGIES

LINK Light Rail
- Important connection between housing and jobs, hospitals, UWT, Evergreen, Wright Park, Foss, Downtown, Tacoma Dome Station

District-Wide Utility Plan
- Evaluating service lines
- Strategically program improvements
- Downtown Power Master Plan
- Strategic undergrounding
Refinements to Zoning & Standards

• Modify Mixed-Use Center Boundary
• Limited zoning changes
  – Consolidate MultiCare Campus
  – McCarver neighborhood
• Modify pedestrian street designations
• Revised design review approach
• Reduced parking requirements
Next Steps

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**Project Website:**  
[www.cityoftacoma.org/MLKPlan](http://www.cityoftacoma.org/MLKPlan)  
[www.cityoftacoma.org/HilltopPlan](http://www.cityoftacoma.org/HilltopPlan)
HILLTOP SUBAREA PLAN AND EIS

Planning Commission
July 17, 2013
2014 Annual Amendment
to the Comprehensive Plan and
the Land Use Regulatory Code

City of Tacoma
Planning and Development Services

Planning Commission
July 17, 2013
Presentation Outline

- Background
- Process
- Applications
- Outreach
- Next Steps
Background
(Plan & Code Amendments)

- **Comprehensive Plan:**
  - Official statement for future growth and development
  - Consistent with state mandates and regional policies
  - 26 elements

- **Development Regulations:**
  - Implement & consistent with the Comprehensive Plan
  - Primarily TMC Title 13 – Land Use Regulatory Code
Annual Amendments

“No more frequently than once per year”
per Growth Management Act (GMA)

Purposes:
- Comply with legislative mandates
- Maintain consistency and effectiveness
- Reflect changes
- Obtain / maintain funding eligibility
- Stimulate development
Process / Timeline
(2014 Annual Amendment)

- August 1, 2013 Applications due
- Aug – Sep 2013 Assessment
- Aug ’13 – Feb ’14 Analysis
- Feb – Mar 2014 Public Review / Public Hearing
- Apr – May 2014 Recommendation
- July ’13 – May ’14 Council Committee(s) Review
- May – Jun 2014 Council Review and Adoption
Potential Applications (2014 Annual Amendment)

3. Affordable Housing Policies and Regulations
4. Development Intensity Designations
5. Open Space Habitat and Recreation Element
6. Sustainability Code
7. Urban Forestry Code
8. Plan and Code Clean-up
9. Private Applications

- Develop vision and growth strategies
- Review mixed-use centers
- Update the Introduction and the Generalized Land Use elements
- Set the stage for the 2015 Update
2. Mixed-Use Centers
Zoning Code Review

- Focus on Neighborhood Mixed-Use Centers
- Evaluate development requirements and regulatory standards
- Identify barriers to desired development and develop alternatives
- Set the stage for future subarea planning
3. Affordable Housing Policies and Regulations

- Affordable Housing Work Program (Resolution No. 38489, May 15, 2012):
  - Task 1: Comprehensive Plan Policy (completed in 2012)
  - Task 2: Incentive, Bonus and Inclusionary Programs
  - Task 3: Rezones
  - Task 4: Affordable Housing Infill Development
4. Development Intensity Designations

- **Scope:**
  Replace the existing *Land Use Intensities* with a new framework

- **Phase 1:**
  Remove *Intensity* designations from Mixed-use Centers and Shorelines (completed in 2013)

- **Phase 2:**
  Remove *Intensity* designations citywide

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New Land Use Designations:
- Single-Family Residential
- Multi-Family (low-density)
- Multi-Family (high-density)
- Neighborhood Commercial
- General Commercial
- Downtown Mixed-Use Center
- Urban Mixed-Use Center
- Community Mixed-Use Center
- Neighborhood Mixed-Use Center
- Light Industrial
- Heavy Industrial
- Parks and Open Space
- Shoreline
5. Open Space Habitat and Recreation Element

- Maintain funding eligibility

- Issues:
  - Planning process for recreation issues
  - Needs assessments and benchmarks for success
  - Inventory of capital projects and assets
6. Sustainability Code

- Regional Code Committee
- LEED-ND
- STAR Rating System
- NPDES LID Review
7. Urban Forestry Code

- Updating TMC Title 13
  - One of the implementation strategies of the Urban Forestry Policy Element

- Intents:
  - Incentives and Flexibility
  - Quality, not Quantity
  - Tree Health (right tree; right place; right caring)

- Planning Commission Review:
  - Initiated in 2011
  - Public hearing in May 2012
8. Plan and Code Cleanup

- Address inconsistencies
- Correct minor errors
- Improve provisions that are not clear or not fully meeting their intent
- Support efficient administration of the code
9. Private Applications for Plan/Code Amendments

- None received as of today
Outreach Efforts
(2013 Annual Amendment)

- **Stakeholders:**
  - Dome District
  - Port of Tacoma
  - MetroParks Tacoma
  - Chamber of Commerce
  - Master Builders Associations
  - Foss Waterway Development Authority
  - Bicycle and Pedestrian Advisory Committee (BPAC)
  - Public Works, Police, Legal, and Tacoma Public Utilities

- **General Outreach:**
  - Neighborhood Councils and Community Council
  - Neighborhood Business District Associations
  - Master Builders Associations
  - Sustainability Commission
Next Steps

- August 1, 2013  Applications due
- August 21, 2013  Review Assessment Report
- September 4, 2013  Approve Assessment Report
- September 4, 2013  Analysis begins
2014 Annual Amendment to the Comprehensive Plan and the Land Use Regulatory Code

City of Tacoma
Planning and Development Services

Planning Commission
July 17, 2013
Presentation Outline

- Who you are
- What you do
- How you do it
What Does It Mean To Be A Commissioner?

- First Commission – 1926 in NYC
- Concept: interested citizens not affected by political concerns
- Elected officials are representatives for the people in the community
- Commissioners are representative of the community
City Charter

Established by City Charter Section 3.8– 1953
- Nine members, 6 appointed by Mayor and confirmed by Council
- 6 year terms
- City Engineer, Director of Utilities, and City Council as ex-officio members

Amended in 1973
- City Engineer & Director of Utilities shall be non-voting members
- 3 year terms
- Authorization to adopt rules for transaction of businesses
- Serve without pay

Amended in 1992 (current provision)
- 5 members representing council districts
- 4 representing: development community; environmental community; public transportation; and architecture, historic preservation and/or urban design
City Charter

“Powers and duties granted by ordinance”

No agency of the City except for the City Council can suspend the force and effect of an adopted ordinance and then only by enactment of another ordinance.
Tacoma Municipal Code

Powers:

- Elect chair and create other officers
- Adopt rules for transaction of business
- Recommend the removal of Commission members for unexcused absences
- Establish advisory committees
  - Serve at discretion of Commission
  - Duties and responsibilities set by Commission
  - May designate Commission member as chair
Tacoma Municipal Code

Powers (continued):

- Propose amendments to Comprehensive Plan or development regulations
- Accept, deny, modify or alter applications for amendment
- Initiate area-wide zoning reclassifications, moratoria and interim zoning
- Deny the establishment of historic special review districts
Tacoma Municipal Code

Primary Duty:
Prepare/update the Comprehensive Plan and Development Regulations

- Must conduct public hearing
- Must find amendment benefits the city, will not adversely affect public facilities and services, and has relationship to public health, safety and welfare
What is the Comprehensive Plan?

- **Mandated elements:**
  - Land use
  - Housing
  - Capital Facilities
  - Transportation
  - Utilities
  - Shoreline
  - Container Port
  - *Recreation and Open Space*
  - *Economic Development*

- **Other elements are optional**
What Are Development Regulations?

- Zoning
- Critical areas
- Shoreline Master Program
- Planned unit development
- Subdivision
- Binding site plan
- Official controls
- Procedures re: development or land use
Other Duties and Responsibilities:

- Make recommendations concerning land use and development
- Prepare long and short-range programs for Plan implementation
- Conduct planning studies
- Review capital facilities program and six-year transportation program for conformity with the Plan
- Ensure early and continuous public participation
- Conduct pre-annexation planning
- Provide annual report to City Council
Rules and Regulations (By-laws)

- **Officers:**
  - Chair and Vice-Chair
  - Nomination and Election
  - Terms of Office
  - Qualifications/expectations and duties of Chair and Vice-Chair

- **Establishment of ad-hoc task force:**
  - Issue-oriented
  - May include up to 4 Commission members
  - Duties established by Commission
  - Cannot conduct public hearings
  - No more than 2 at any time
Rules and Regulations (By-laws)

- Meeting frequency, time, and place
- Order of agenda items
- Meeting protocol
- Comments by the public — discretion of the Chair
- All actions by resolution or motion
- Chair shall vote
- Summary minutes
Rules and Regulations (By-laws)

- Public hearing
- Special meetings
  - Other than at a time/date of regular meeting
  - At least 24-hour written notice required
  - May be called by Chair upon written request by 3 members
- Open Public Meetings Act
- E-mail exchanges
- Code of Ethics
- Contact information is a public record
Have fun, Commissioners!

“If you can’t explain it to a six-year old, you don’t understand it yourself.”

*Albert Einstein*

“Sometimes you make the right decision; sometimes you make the decision right.”

*Dr. Phil McGraw*