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**MINUTES** (Approved on 5-1-19)

**TIME:** Wednesday, April 3, 2019, 5:00 p.m.  
**PLACE:** Council Chambers, Tacoma Municipal Building, 1<sup>st</sup> Floor, 747 Market Street, Tacoma, WA 98402  
**PRESENT:** Stephen Wamback (Chair), Anna Petersen (Vice-Chair), Ryan Givens, David Horne, Jeff McInnis, Brett Santhuff, Andrew Strobel, Dorian Waller  
**ABSENT:** Carolyn Edmonds

**A. CALL TO ORDER AND QUORUM CALL**

Chair Wamback called the meeting to order at 5:02 p.m. A quorum was declared.

**B. APPROVAL OF AGENDA AND MINUTES**

The agenda was approved. The minutes for the meeting of March 6, 2019 were approved as submitted.

**C. PUBLIC COMMENTS**

The following comments were received:

- Rick Semple – Mr. Semple is a resident and developer in the Dome District and wanted to comment on Commissioner Santhuff's draft letter regarding the Tacoma Dome Link Extension (TDLE). He noted its importance and relevance to things coming up, especially the section regarding the Tacoma Dome Station siting and alignment. He commented that it is the Commission's job to make sure that the Sound Transit planning allows for a good playing field for development in the area and asked that the Commission stresses a cut-and-cover option, noting that it may cost more now but the tax benefit would make up for it long term.

**D. DISCUSSION ITEMS**

**1. Residential infill pilot program 2.0**

Mesa Sherriff, Planning Services Division, provided an overview and scope of the Infill Pilot Program. He reviewed Version 1.0 of the program, going over the purpose, background, and the pilot program process with the Commission.

Mr. Sherriff then spoke about some of the projects that have been reviewed under the program. He went into detail on each of these projects, showing diagrams and elevation. He also went over the pilot program findings from 2017-2019, noting that creating more flexibility and possibly overlapping with affordable housing strategies will make it easier for citizens.

Mr. Sherriff provided the Commission with three options for how the program can move forward. Those being (1) add spots to existing categories, (2) open new spaces and add new categories, and (3) open new spaces and add flexible categories.

The Commission discussed these options. They generally preferred a combination of options 1 and 3, noting that they like the flexibility of option 3 and also recommending that possibly three spaces be added for each category per council district. Mr. Sherriff noted that he will come back to the Commission with an update at a future meeting.

## **2. Urban design studio**

Mesa Sherriff, Planning Services Division, began with his project overview. He listed the milestones from 2015-2019 and then gave an overview of the current project team and scope of work including: urban design studio and operations manual, design review program manual, draft code recommendations and modifications, and draft design guidelines. Mr. Sherriff highlighted the schedule that has been put together for the Project Advisory Group (PAG) and the Technical Advisory Group (TAG).

Mr. Sherriff then moved on to the options for establishing the PAG. Option 1 would have the committee initiated by the Planning Commission with the committee members being approved by the Director of Planning and Development Services. With Option 2, the committee would be appointed and confirmed by Council and would require 2 council meetings to complete. There was a consensus by the Commission on Option 1.

Mr. Sherriff asked the Commission to weigh in on the PAG seats. Discussion ensued. Chair Wamback, Vice-Chair Petersen, and Commissioners McInnis and Santhuff noted that they would be interested in being on the committee. The Commission also suggested that the PAG include representation from Landmarks Preservation and Sustainable Tacoma Commissions. After some discussion on the role and functions of the PAG, the Commission also noted that because of the limited timeline the number of seats should be capped at some point and that the group should include people who are already familiar with Tacoma and interested in these issues.

Then Mr. Sherriff went on to review the project scope and strategies to identify significant projects. He provided five examples, public projects, neighborhood centers, pedestrian corridors, zone transitions, and mixed use centers. The Commission discussed the options and benefits of focusing on each of these projects. Brian Boudet, Planning Manager, noted that there is no shortage of important projects and a decision on this does not have to be made right now.

Vice-Chair Petersen made a motion to advise staff to move forward on creating the PAG based on Option 1 with the council districts and various interest groups and commissions as possible components. Commissioner Waller seconded the motion. The motion passed unanimously.

(The meeting was recessed at 6:40 and resumed at 6:46)

## **3. Tacoma dome link extension**

Lihuang Wung, Planning Services Division, Jane Moore, co-chair of the Transportation Commission, and Gerrit Nyland, co-chair of the Transportation Commission, came before the Commission to discuss the letter of comments on the Tacoma Dome Link Extension (TDLE). Mr. Wung provided an overview of the joint session of the two commissions on March 20, 2019. Both commissions made comments at this meeting, and at the end both commissions indicated they would like to provide comments to Sound Transit, but it was not concluded at that time if that would be through a joint letter or two separate letters.

The Commission reviewed the draft letter prepared by Commissioner Santhuff, which included comments about the East Tacoma Station, the Tacoma Dome Station, and other topics of interest. Commissioners provided feedback and suggestions addressing such issues as connection between the East Tacoma station area to the area south of I-5, the need to emphasize the cut-and-cover option because Sound Transit has not done the same level of analysis on it as for other alternatives, the need for parking in proximity to the station locations, the concern about planning for auto-oriented environment, the need for looking forward and thinking long-term, the need to identify restrictions associated with future expansion of the system, and TD-2, TD-4 and ET-3 appearing to be more preferred. Co-Chairs Moore and Nyland indicated that the draft letter was largely in line with what the Transportation Commission had discussed and that the Transportation Commission also emphasized the importance of safe and convenient pedestrian connections with weather protection. Mr. Wung also indicated that Commissioner Edmond who was absent had provided a letter of comments, which was mainly in agreement with Commissioner Santhuff's letter.

Mr. Wung then went on to review the TDLE's website, which includes information about the upcoming open houses (online and in-person) as well as the 3-D drawings of the the proposed station locations.

Mr. Wung moved onto the coordination with the Transportation Commission. He reviewed both options and what having either a joint letter of comments or separate letters would entail. The point was made that separate letters could appear strong by referencing the letter of the other commission. The Commission discussed both options and submitting separate letters was the consensus.

It was decided that the two commissions would share drafts of their letters and that the final letter would be discussed at the April 17<sup>th</sup> meeting. The co-chairs of the Transportation Commission were invited to come back for the first 30 minutes of that meeting.

#### **E. TOPICS OF THE UPCOMING MEETING (APRIL 17, 2019)**

(1) Tacoma Dome Link Extension – Approving a letter of comments.

#### **F. COMMUNICATION ITEMS**

The Commission acknowledged receipt of the information. In addition, Mr. Boudet provided the following:

- The Tideflats Subarea Plan is moving forward. There was a great discussion with City Council at the study session on March 26th about this and the opportunity it provides with the five governments.
- The Affordable Housing Action Strategy is scheduled for the City Council's adoption on April 16<sup>th</sup>. This may affect the Commission Work Program.
- The application deadline for the 2020 Annual Amendment was April 1<sup>st</sup>. Two applications have been received, concerning the proposed area-wide rezone at the Heidelberg Park area and the proposed building height reduction in the West Slope view sensitive district. These will be brought forward to the Commission in the next few months.

#### **G. ADJOURNMENT**

The meeting adjourned at 8:04 p.m.

*\*These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit:*

[http://www.cityoftacoma.org/government/committees\\_boards\\_commissions/planning\\_commission/agendas\\_and\\_minutes/](http://www.cityoftacoma.org/government/committees_boards_commissions/planning_commission/agendas_and_minutes/)