PRESENTATIONS and HANDOUTS

Meeting on March 21, 2018

1. Work Program and Process
   (PowerPoint Slides, for Discussion Item D-1)
AGENDA

1. Work Program Review for 2018-2020
   • Requested Guidance:
     • List of projects to review for 2019 Amendment
     • Potential off-cycle projects
     • Highest priorities for Commission

2. Amendment Process and By-laws
   • Requested Guidance:
     • Changes to the Assessment Phase (public hearing)
     • Framework for the Scope and Assessment Report
     • Other amendments to By-laws or regulatory code?
PRIOR ACTIONS

• Feedback from Commission (December – February)
  • Projects
  • Process Improvements
  • Miscellaneous
• 2017-2019 Work Program
• One Tacoma Plan High Priority Implementation Measures
1. WORK PROGRAM
# COMP PLAN IMPLEMENTATION

<table>
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<tr>
<th>ELEMENT</th>
<th>CORRESPONDING IMPLEMENTATION PRIORITIES</th>
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| Urban Form                   | Zoning and Development Regulation Updates  
|                              | Explore financial incentives and tools that could be effectively utilized to stimulate private investment in the mixed-use centers                                            |
| Design + Development         | Develop a design manual and an approach to conducting design review for public projects and development citywide, but with an emphasis on designated mixed-use centers                        |
| Environment + Watershed Health | Develop an Environmental Action Plan  
|                              | Conduct a Climate Risk Assessment  
|                              | Conduct a watershed assessment to prioritize wastewater and stormwater projects/programs  
|                              | Update development regulations for steep slopes and geologically hazardous areas, and site development standards for Open Space Corridors                                           |
| Housing                      | Evaluate the City’s bonus programs, prioritize incentives, and focus objectives                                                                                                                                                    |
| Economic Development         | Complete the Tacoma Mall Subarea Plan  
|                              | Conduct a subarea planning effort for the Port of Tacoma Manufacturing and Industrial Center  
|                              | Periodically review and update the City’s Economic Development Framework and Strategy                                                                                                                                                    |
| Transportation Master Plan   | Explore development of a transportation impact fee  
|                              | Conduct modal conflict and corridor design studies  
|                              | Identify and evaluate street system missing links                                                                                                                                                                                      |
| Parks + Recreation            | Develop a strategy for addressing any current deficiencies in levels of service and identify opportunities to provide new park and recreation opportunities within designated Mixed-Use Centers |
| Public Facilities + Services | Update the Capital Facilities Program and level of service standards  
|                              | Explore funding for joint planning for the City’s Urban Growth Areas with Pierce County and adjacent jurisdictions  
|                              | Evaluate and implement appropriate recommendations from the JLUS for airport compatibility                                                                                                                                             |
| Engagement, Administration + Implementation | Perform an opportunity and equity analysis |
2017-2019 WORK PROGRAM

• 2018 Amendment (private applications)
• Interim Regulations
• Tideflats Subarea Plan*
• Tacoma Mall Subarea Plan*
• Open Space*
  *Projects identified as High Priority in One Tacoma Plan

• Postponed: High Priority Implementation Actions
  • FLUM Implementation
  • Commercial Zoning Update
  • Institutional Zoning Review
  • JLUS
POTENTIAL PROJECT TRACKS

December, 2018
- Re-authorization of Tideflats Interim Regulations
- Residential Infill Pilot Program Phase 2
- Affordable Housing Initiatives

June, 2019
Applications for Assessment:
- Accident Potential Zone (JLUS)
- Code Cleanups
- Future Land Use Implementation
- Commercial Zoning Updates
- Demolition Review
- Open Space Corridors Phase 2: Geohazards
- Shoreline Master Program: Periodic Review

June, 2019 – 2020 Completion

Off-Cycle Projects
- Urban Design Studio
- Tideflats Subarea Plan
- Transit-oriented Development Planning
- Re-authorization of Tideflats Interim Regulations
- Comprehensive Plan Indicators and Performance Measures

Track 1: Off Cycle
Track 1 projects are those that would proceed on an individual adoption schedule based on unique circumstances or by City Council request.

Track 2: 2019 Amendment
Track 2 projects are those that would proceed as part of the docket for the 2019 Comprehensive Plan and Land Use Regulatory Code Amendment Cycle.

Track 3: 2019-2020
Track 3 projects are those that would proceed for adoption between June of 2019 and end of 2020. This track includes Private Applications proposed to be accepted in March of 2019 for inclusion in the 2020 Comprehensive Plan and Land Use Regulatory Code Amendment cycle.

Potential 2020 Amendments
- Institutional Zoning Review
- Downtown Plan Integration
- Private Applications
OTHER PROJECTS IN WAITING

- Downtown Subarea Plan updates
- Mixed-use Center Plans
- Bonus Programs Review
- Impact Fees and Other Tools/Incentives
- Continued Capital Facilities Program Improvements
  - Inventory
  - Level-of-Service
  - Project mapping and prioritization
- Unified Development Code
- Annexation Planning
- Other Code updates (sign code/parking)
WORK DISTRIBUTION

Work Distribution

- Plan Implementation
- Regional Planning & Coordination
- Advisory Commission Support
- Urban Design Studio
- Historic Preservation Program
- Private Applications
- Comprehensive Planning Program

FTE's

2017

2018

12

10

8

6

4

2

0
REQUESTED GUIDANCE

Confirm:
- List of projects to review for 2019 Amendment
- Potential off-cycle projects
- Highest priorities for Commission
2. AMENDMENT PROCESS
COMMISSION COMMENTS

- Not enough information during assessment phase
- Need to give more thought to role of other Commissions
- Decision points aren’t always clear
- Finding the “right” amount of information to provide in packet
- Explore options for early, effective public input in the process
- Other strategies to manage workload
  - Task force
  - Advisory Committees
ASSESSMENT PHASE

- Commission Decision: To accept or deny an application and finalize Amendment Docket.

- Basis for Decision: Scope and Assessment Criteria

- Staff Deliverables:
  - Scope of work
  - Assessment
  - Recommendation

- Proposed Modifications:
  - Objectives
  - Options for Review
  - Public Hearing
SCOPE AND ASSESSMENT TEMPLATE

• NEW:
  • What impacts should be studied?
  • Engagement strategy?
    • Consultation with the Puyallup Tribe
    • Task force/advisory committee?
    • Role of other Commissions
  • What other options/alternatives could be considered? Is there more than one way to address the issue?
  • Summary of public testimony
OPTIONS ANALYSIS

• Commission Decision: Determine a recommended option or approach to move forward into plan or code development.

• Basis for the Decision:
  • Policy support/objectives/impacts

• Staff Deliverables:
  • Recommended option.
  • Options analysis – what other alternatives could the Commission consider.
    • Assessment of impacts
PLAN AND CODE DEVELOPMENT

• Commission Decision: Set a public hearing.

• Basis for Decision: Consistency with Recommended Option

• Staff Deliverables:
  • Staff Report
  • Exhibits
PUBLIC REVIEW AND RECOMMENDATION

• Decision: Finalize Amendments and Recommend

• Basis for the Decision: Response to Public Testimony

• Staff Deliverables:
  • Public Review Document
  • Issues and Staff Responses Report
  • Findings of Fact with Exhibits
REQUESTED GUIDANCE

Confirm:

- Changes to the Assessment Phase (public hearing)
- Framework for the Scope and Assessment Report
- Other amendments to By-laws or regulatory code?
NEXT STEPS

- **April, 2018**
  - Set Public Hearing on Scope of Work for potential 2019 Amendments
  - Staff sets/advertises next application period
  - Consider including further amendments in Plan and Code Cleanups

- **May, 2018**
  - Review initial 2019 Assessment Reports
  - Recommend 2018 Amendments

- **June 6, 2018**
  - Public Hearing on 2019 Amendments Scope of Work

- **June 20, 2018**
  - Debrief + Recommend Work Program to IPS
OTHER DISCUSSION?

PROCESS/MEETINGS/BY-LAWS