



PRESENTATIONS and HANDOUTS

Meeting on March 21, 2018

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



WORK PROGRAM AND PROCESS

MARCH 21, 2018

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PLANNING & DEVELOPMENT SERVICES

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

ELEMENT	CORRESPONDING IMPLEMENTATION PRIORITIES
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

June, 2019

June, 2019 – 2020 Completion

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

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.

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

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 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.

Potential 2020 Amendments

- Institutional Zoning Review
- Downtown Plan Integration
- Private Applications

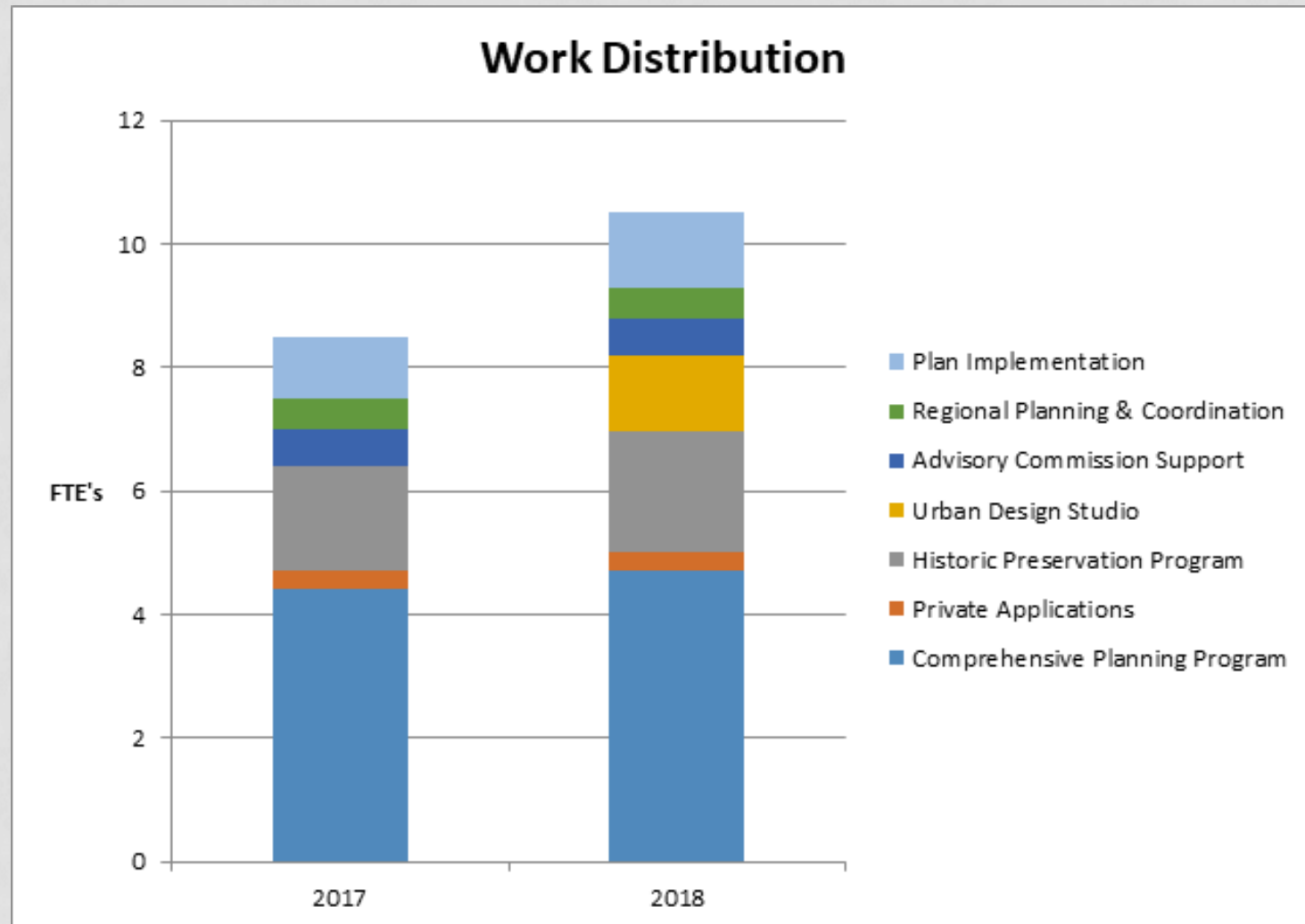
Track 3: 2019-2020

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.

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



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
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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