



Planning Commission Work Program (2019-2021)
Planning Commission Recommendation
July 17, 2019

Expected Completion in 2019

- Open Space Current Use Assessment – Anderson** *(private application)* **Approved March 2019**
- Accessory Dwelling Units (ADUs) – Permanent Regulations** **Adopted March 2019**
- JBLM Airport Compatibility Overlay District** **Adopted June 2019**
- 2019 Amendment Package** **Expected Adoption September 2019**
 - FLUM Implementation – Phase 2: Residential Area-wide Rezones
 - Shoreline Master Program – 2019 Periodic Review
 - Affordable Housing Action Strategy (AHAS) – Incorporation into Comprehensive Plan
 - Historic Preservation Code Improvements – Demolition Review
 - Manitou Potential Annexation – Plan and Zoning Amendments
 - Minor Plan and Code Amendments
- Tideflats Interim Regulations – Extension** *(every 6 months)* **Next Adoption October 2019**

Expected Completion in 2020 *(preliminary)*

- Infill Pilot Program 2.0**
- Commercial Zoning Update – Phase 1: Revised Commercial Zoning Framework**
- Public Notice and Engagement – Comprehensive Review**
- 2020 Amendment Package**
 - Heidelberg-Davis Land Use Designation *(Private Application)*
 - View Sensitive Overlay District Review *(Private Application)*
 - Transportation Master Plan Amendments *(coordinated with TC and PW)*
 - Minor Plan and Code Amendments
- Urban Design Studio – Development/Creation**

2021-2026 Capital Facilities Program (CFP)

AHAS Implementation – Accessory Dwelling Unit Review

AHAS Implementation – Affordable Housing Incentives Code Review

Tideflats Interim Regulations – Extension (*every 6 months*)

Expected Completion in 2021 (*very preliminary*)

AHAS Implementation – Tacoma Mall Inclusionary Zoning Pilot Update

AHAS Implementation – Mixed-Use Center & Downtown Bonus Program Update

2021 Amendment Package

- FLUM Implementation – Phase 3: Commercial Area-wide Rezones
- Open Space Corridors – Phase 2 (Geohazard Areas)
- Institutional Zoning Review
- One Tacoma Plan Implementation – Downtown Plan Integration
- One Tacoma Plan Implementation – Historic Preservation Plan Integration
- Minor Plan and Code Amendments

Pacific Avenue Corridor Plan (*tied to Pacific Ave. BRT*)

AHAS Implementation – Growth Strategy Evaluation to Promote Housing Options

One Tacoma Plan 2023 Periodic Update – Scoping (*including LOS review*)

Tideflats Subarea Plan

On-going Planning Issues

- Six-Year Comprehensive Transportation Program
- Joint Meetings of the Planning Commission with appropriate groups (e.g., the Landmarks Pres. Commission, Transportation Commission, and Neighborhood Councils)
- Transportation Master Plan Implementation, in coordination with the Transportation Commission (e.g. impact fees study, transportation network planning, streetscape design guidance, signature trails development, etc.)
- Light Rail Expansion projects (including the Hilltop Links to Opportunity Program, ST3 Tacoma Dome Link Extension, Tacoma Link Extension, etc.)
- Historic Preservation, in coordination with the Landmarks Preservation Commission (e.g. TDR, integration of Historic Preservation Plan with *One Tacoma* Plan, educational programs, etc.)
- Tacoma Mall Neighborhood, Hilltop, North Downtown and South Downtown Subarea Plans – Implementation
- Residential Infill Pilot Program – Implementation and project reviews
- Citizen Participation and Public Outreach Enhancements

Regional and Cross-Jurisdictional Issues

- Pierce County Parkland/Spanaway/Midland (PSM) Community Plan
- Regional Transportation Issues, in coordination with the Transportation Commission (e.g. Tacoma LINK and Central LINK Light Rail Expansions, Pacific Avenue BRT Study)
- PSRC Regional Centers Framework Update, Vision 2050, GMA review, Buildable Lands
- PCRC County-Wide Planning Policies, County-level Centers Update

Emerging and Deferred Issues

- One Tacoma – 2023 Periodic Update
- Neighborhood/Corridor Plans (includes TOD corridor planning)
- Mixed-Use Centers Implementation Programming (Revitalization Strategies)
- MUC Core/Pedestrian Street Review
- Parking Update (RPA, refinements along light rail, Mixed-Use Centers, design, etc.)
- Potential Local Historic Districts – coordinated with LPS (College Park, Stadium, etc.)
- 20-minute Neighborhood and Urban Growth Baseline Analysis
- Urban Forestry Implementation (landscaping, tree-preservation, open space, etc. *(coordinate with ES)*)
- Street Typology and Designation System Review
- Downtown Subarea Plans – Periodic Review/Update *(maybe coordinate with 2023 Periodic Update)*
- Form-based Residential Standards (lot coverage, FAR, etc.)
- Watershed-level Environmental Planning
- Unified Development Code
- Sign Code Update
- Pre-Annexation Planning (Browns Point/Dash Point, Parkland/Spanaway)
- Greenhouse Gas standards and review