Planning and Development Stakeholder Interview Notes (Joe Breer)

1) 20 year vision
   a. More open space and corridors
   b. Increased natural growth/cover
   c. Densely integrated population
   d. Multifunctional properties
   e. Higher infrastructure
   f. Job growth trending to the south of King County
   g. Restaurant growth
   h. Waterfront development
   i. Increased mass transit
   j. Retail industry reduction creating mall vacancies and different types of tenants

2) ES strengths and weaknesses
   a. Goes beyond obvious and traditional solutions +
   b. Tagro and rain gardens +
   c. Unclear of ES roles/functions outside the obvious –

3) Communication improvements
   a. Increased participation in the early planning development
   b. Verify impacts to other departments prior to finalizing decisions
   c. Clearly identify roles and responsibilities on shared projects
   d. High level managers share pertinent information with front line staff
   e. Site development group integrated with other utilities

4) Better customer service
   a. Program focused primarily on natural resources
   b. Important community understand environmental impacts using proper communication
      (e.g., we can’t regulate our way into protecting things. Needs to be community value).
      i. Example-wetlands can be viewed as a positive
   c. Identify and accept areas of weakness and view as opportunities
   d. Proactively identify suitable options for onsite infrastructure
      i. Retention ponds
      ii. Garbage enclosures
      iii. Rain gardens

5) Plans that may impact ES
   a. Transportation master plan
   b. Vision 2040
   c. Tacoma’s Comprehensive Plan
   d. 2 regionally designated growth centers
   e. 14 mixed use centers
   f. 2 manufacturing and industrial centers (tide flats, South Tacoma)
g. Possible annexations

6) Other comments
   a. Ideas need to be budget conscious
   b. Positive having all the directors in the same office
   c. Heavier rain may impact building regulations and management of steep slopes
   d. Community desperate for development leading to changes that are intended to make permitting and other pre-development processes more streamlined and developer friendly