



## **AGENDA**

**MEETING:** Regular Meeting

**TIME:** Wednesday, June 18, 2014, 4:00 p.m.

**LOCATION:** Room 248, Tacoma Municipal Building  
747 Market Street, Tacoma, WA 98402

← Change of Location  
(Not in Room 16)

### **A. Call to Order**

### **B. Quorum Call**

### **C. Approval of Minutes** – Regular Meeting on May 21, 2014

### **D. Discussion Items**

#### **1. Transportation Master Plan Update**

Review the status of the project.

(See "Agenda Item D-1"; Lihuang Wung, 591-5682, [lwung@cityoftacoma.org](mailto:lwung@cityoftacoma.org))

#### **2. North Downtown Subarea Plan**

Review the draft plan, authorize the distribution of the document for public review, and set a public hearing date.

(See "Agenda Item D-2"; Cheri Gibbons, 591-5379, [cgibbons@cityoftacoma.org](mailto:cgibbons@cityoftacoma.org))

#### **3. Planning Commission Annual Report for 2013-2014**

Review and approve of the draft report.

(See "Agenda Item D-3"; Lihuang Wung, 591-5682, [lwung@cityoftacoma.org](mailto:lwung@cityoftacoma.org))

#### **4. Election of Officers for 2014-2015**

Nominate and elect Chair and Vice-Chair for one-year term from July 2014 to June 2015.

(Lihuang Wung, 591-5682, [lwung@cityoftacoma.org](mailto:lwung@cityoftacoma.org))

### **E. Communication Items & Other Business**

(a) Infrastructure, Planning and Sustainability Committee meeting, June 25, 2014, 4:30 p.m., Room 16; agenda includes:

- Transportation Master Plan
- Sound Transit – Long Range Planning and Draft EIS
- Heavy Haul Corridors

(b) Planning Commission's meeting on July 2, 2014 has been canceled.

### **F. Adjournment**







## **MINUTES** (Draft)

**TIME:** Wednesday, May 21, 2014, 4:00 p.m.  
**PLACE:** Room 16, Tacoma Municipal Building North  
733 Market Street, Tacoma, WA 98402  
**PRESENT:** Scott Winship (Vice-Chair), Chris Beale, Donald Erickson, Tina Lee, Alexandria Teague,  
Erle Thompson, Stephen Wamback  
**ABSENT:** Sean Gaffney (Chair), Benjamin Fields

### **A. CALL TO ORDER**

The meeting was called to order at 4:09 p.m. Commissioner Lee was elected the Chair Pro Tem to preside over the meeting until Vice-Chair Winship arrived at approximately 4:50 p.m.

### **B. QUORUM CALL**

A quorum was declared.

### **C. APPROVAL OF MINUTES**

The minutes of the regular meeting on May 7, 2014 were approved as submitted.

### **D. DISCUSSION ITEMS**

#### **1. North Downtown Subarea Plan**

Ian Munce and Cheri Gibbons, Planning Services Division, provided an update on the process and status of the North Downtown Subarea Plan and an update on the Sound Transit Tacoma Link Expansion project which will extend through the North Downtown Subarea. Subarea plans are necessary in order to maintain eligibility for transportation funding, such as the Link expansion. Key issues identified during the planning process of the Plan include: the expansion of the Stadium Business District boundaries; the Schuster Slope Design Standards; policies to maintain the current number of parking spaces in the Stadium Business District; expansion of the Reduced Parking Area to include all of the Downtown Zoning Districts and to exclude the Stadium Mixed-Use zoning districts; and the support of the Bates Technical College Master Plan and downtown campus expansion.

Ms. Gibbons also reported that the Draft EIS and draft Plan were released for public review and comment on May 15, 2014, for a 30 day public comment period and there will be a staff-organized public hearing on May 29 at Bates Technical College to solicit public input.

Discussion ensued. The Commission provided the following comments, questions, and feedback:

- The boundaries on the North Downtown Subarea Plan map need to be clarified and cleaned up.
- The Commission asked for clarification on the expansion of the Stadium Business District. Staff explained that the Stadium District is located within the North Downtown Plan subarea boundaries, and that the expansion of the business district boundaries is an expansion of membership boundaries because some members have expressed interest in expanding it during the outreach process.

- The Commission asked whether the Schuster Slope was part of the North Downtown Boundary and if trees are going to be cleared out to create view points and whether this will destabilize the slope. Staff responded that it is adjacent to the North Downtown area and it is being included as part of the project because it is a major connection area to Commencement Bay and Schuster Parkway. Critical area protection, removal of invasive species, restoring visual shoreline access, actively managing slope safety, tree and shrub height, reestablishment of a pedestrian path are all part of the design guidelines, so vegetation and slope stability will be addressed.
- The Commission asked if the LINK expansion routes will be included as part of the Plan. Mr. Munce explained that the LINK route expansion is being chosen separately, as of now it has not been chosen.
- The Commission asked if the County has been involved in the reduced parking area within the Plan. Mr. Munce explained that there have been informal discussions, which will create good context for future work. The Commission further commented that some neighborhoods are very concerned about the possible relocation of the Pierce County Building to Downtown, and the potential of having new big buildings without parking. Mr. Munce said he was not aware of this concern and will look into it in the coming months.

## **2. Planning Work Program Progress Report**

Staff from the Planning Services Division provided a progress report on the Planning Work Program that includes planning and implementation projects and activities to be accomplished in the next 18-24 months. The projects are categorized into 5 groups: (a) 2014 Annual Amendment, (b) 2015 Annual Amendment, (c) 2015 Comprehensive Plan Update, (d) Subarea Plans, and (e) Other Planning and Implementation Projects.

Concerning the 2014 Annual Amendment, Lihuang Wung reported that the City Council will conduct a study session and a public hearing on June 3, 2014, to review and solicit public comments on the proposed package as recommended by the Planning Commission. The Council is scheduled to adopt the proposed amendments in late June, with the effective date set as August 1, 2014.

Concerning the 2015 Annual Amendment, Mr. Wung clarified that this process is separate from but will eventually be integrated with the 2015 Comprehensive Plan Update. Some items being considered for the 2015 Annual Amendment include the Affordable Housing Amendment (Phase 3), Development Intensity Designations (Phase 2), Transportation Master Plan, and Plan and Code Clean Up efforts. Planning staff is planning on opening up private applications to be accepted through August 1, 2014.

Concerning the 2015 Comprehensive Plan Update, Stephen Atkinson noted that the City Council and the City Manager's Office have recently initiated the development process for the City of Tacoma Strategic Visioning Plan, which when completed in the fall will help with the Comprehensive Plan Update, the Budget Process, and other planning efforts as well. The Comprehensive Plan Update will provide an opportunity to incorporate sustainability, actively living, public health principals and best available science applicable for critical areas, in addition to updating the existing elements of the Comprehensive Plan. Commissioner Erickson indicated that Historic Tacoma has expressed interest in design review in new development adjacent to historic landmarks.

Concerning the Subarea Plans, Ian Munce reiterated the significance of the South Downtown, Hilltop and North Downtown Subarea Plans. He also reported that the City has received a grant from the National Estuary Program for the Tacoma Mall Subarea Plan. As to the Port/Tideflats Subarea Plan, Mr. Munce indicated that City is cautiously taking steps for the potential development of it, since the Container Port Element is being considered for adoption by the City Council and the Port of Tacoma has a Land Use and Transportation Plan for their property. Discussion ensued. The Commissioners inquired about the public involvement process for the upcoming Tacoma Mall Subarea Plan and wanted to ensure that key stakeholders are actively engaged.

Concerning Other Planning and Implementation Projects, Brian Boudet provided the status, progress, or outlook for such projects as marijuana regulations, agreement on billboards between Clear Channel and the City, Buildable Lands, Sustainability as part of the 2015 Comprehensive Plan Update, Mixed-Use Centers Review, West Slope Conservation District Application, Transportation Master Plan, LINK Expansion, Amtrak Station Relocation, Prairie Line Trail and Schuster Parkway Trail, Capital Facilities Program, Subarea Plan Implementation, Unified Development Code, TDR and Open Space Program, Grant Applications, the Chinese Reconciliation Park, Public Works Design Manual, Joint Land Use Study with Joint Base Lewis-McChord, and the internship program in collaboration with the University of Washington Tacoma.

#### **E. COMMUNICATION ITEMS**

The Commission canceled the meetings on June 4 and July 2, 2014.

Commissioner Beale requested that staff provide briefings on (a) current development regulations and Growth Management Act requirements concerning the protection of steep slope and erosion hazardous areas and potential amendments to the regulations if needed, and (b) the land use and zoning designations along S. Puget Sound Avenue approximately between S. 50<sup>th</sup> and the City limits, the compatibility of the corridor with the adjacent neighborhoods, and potential amendments to the land use designations if appropriate.

#### **F. ADJOURNMENT**

The meeting was adjourned at 5:41 p.m.





City of Tacoma  
Planning and Development Services

**Agenda Item  
D-1**

**To:** Planning Commission  
**From:** Lihuang Wung, Planning Services Division  
**Subject:** **Transportation Master Plan Update**  
**Date of Meeting:** June 18, 2014  
**Date of Memo:** June 11, 2014

At the Planning Commission's meeting on June 18, 2014, Public Works staff will provide a progress update on the Transportation Master Plan and seek the Commission's feedback on key issues and guiding principles concerning the development of the plan.

The Transportation Master Plan will set forth the City's vision and long-term goals for a cohesive, efficient, and effective multimodal transportation system. It will be a primary tool for forecasting transportation demand and identifying services and improvements needed to achieve those goals and accommodate future demands. Public Works Department is the lead on this project. Planning and Development Services Department actively participates in the project to ensure that the plan supports the City's land use vision; informs the update of the Transportation Element of the Comprehensive Plan; and is consistent with the Growth Management Act, VISION 2040, and Transportation 2040.

In order to ensure the focus of the Transportation Master Plan is consistent with the community's vision, public outreach is a major component of the plan development process. Staff and the project consultant will soon be conducting intensive public involvement efforts in accordance with the public outreach plan, as attached. The Commissioners are encouraged to actively participate in the process.

If you have any questions, please contact me at 591-5682 or [lwung@cityoftacoma.org](mailto:lwung@cityoftacoma.org), or contact Joshua Diekmann, Project Manager, Public Works Engineering, at 591-5756 or [jdiekmann@cityoftacoma.org](mailto:jdiekmann@cityoftacoma.org).

Attachment

c: Peter Huffman, Director

# Tacoma Transportation Master Plan

## DRAFT Public Outreach Schedule

| <b>Event</b>   | <b>Date</b>                        | <b>Description</b>   |
|--|------------------------------------|--|
| Community Council  | June 26                            | Give short (5 minute) presentation   |
| Farmer's Market  | June 19, and 22, 28, and July 1    | Create a TMP booth, which describes project and requests input on transit  |
| Tacoma - Pierce County Chamber of Commerce   | June (TBD)                         | Give short (5 minute) presentation on TMP and solicit input.               |
| Community Cleanup Day Events   | Varies between June 14 and July 19 | Distribute surveys to cars   |
| Visioning Community Workshop   | July (TBD)                         | Booth or TBD   |
| Tacoma Pride   | July 12                            | Create a TMP booth, which describes project and requests input on transit. |
| Ethnic Fest  | July 26 or 27                      | TMP Booth  |
| Sound Transit & Pierce Transit   | June and July                      | Inform Long-Range Plan Update  |
| Stakeholder Meetings such as UW Tacoma, TCC, Puyallup Tribe, large employers, etc. | June and July                      | TBD  |
| City-Wide Visioning Website  | Ongoing                            | Develop TMP factsheet and link to TMP website                              |





City of Tacoma  
Planning and Development Services

**Agenda Item  
D-2**

**To:** Planning Commission  
**From:** Ian Munce, Planning Services Division  
**Subject:** **North Downtown Subarea Plan and EIS**  
**Date of Meeting:** June 18, 2014  
**Date of Memo:** June 11, 2014

At the Planning Commission's meeting on June 18, 2014, staff will provide an update on the North Downtown Subarea Plan and Environmental Impact Statement (EIS) project. A map of the area is attached.

In May 2014, the preliminary draft North Downtown Subarea Plan and Draft Environmental Impact Statement (DEIS) were released for a formal 30-day public comment period. A staff-organized public hearing on the proposal was held on May 29, 2014. Comments received have been incorporated into a Revised Draft Plan and EIS. It is anticipated that the Final EIS will be issued in the week of June 30, 2014.

At the June 18<sup>th</sup> meeting, staff will facilitate the Planning Commission's review of the revised draft Plan and request the Commission to authorize the public distribution of the document and set a public hearing date for July 16, 2014.

The Revised Draft North Downtown Subarea Plan is available on the project's webpage and by CD upon request. Please visit: [www.cityoftacoma.org/planning](http://www.cityoftacoma.org/planning) and click on "North Downtown Subarea Plan & EIS" to review the document. If you have any questions, please contact me at (253) 573-2478 or [imunce@cityoftacoma.org](mailto:imunce@cityoftacoma.org).

Attachment

c. Peter Huffman, Director





City of Tacoma  
Planning and Development Services

**Agenda Item  
D-3**

**To:** Planning Commission  
**From:** Lihuang Wung, Planning Services Division  
**Subject:** **Planning Commission Annual Report for 2013-2014**  
**Date of Meeting:** June 18, 2014  
**Date of Memo:** June 11, 2014

The Tacoma Municipal Code Section 13.02.040.L requires that the Planning Commission “provide an annual report to the City Council regarding accomplishments and the status of planning efforts undertaken in the previous year.” In the past, the Commission has been providing such accomplishment reports, along with an outline of the projects and activities planned for the next 12-18 months.

Attached is a draft annual report for the Commission’s review and consideration for approval at the next meeting on June 18, 2014. The report highlights the Commission’s accomplishments between July 2013 and June 2014 and outlines the planning work program for 2014-2016. The planning work program contains similar information presented to the Commission at the last meeting on May 21, 2014.

Upon the Commission’s approval, the annual report will be forwarded to the City Council for review. Staff will keep the Commission abreast of any feedback that the Council may have concerning the planning work program. If you have any questions, please contact me at 591-5682 or [lwung@cityoftacoma.org](mailto:lwung@cityoftacoma.org).

Attachment

c: Peter Huffman, Director





## Planning Commission Annual Report 2013-2014

June 18, 2014

This report, prepared pursuant to Tacoma Municipal Code Section 13.02.040.L, highlights the Planning Commission's accomplishments between July 2013 and June 2014 and outlines the planning work program for 2014-2016.

### Part I. Accomplishments 2013-2014

#### A. Projects Reviewed and Recommended to the City Council:

- 2014 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code**  
 The 2014 Annual Amendment package includes the following nine applications, plus an application carried over from the 2013 Annual Amendment cycle:

| Application*  | Description  |
|---|--|
| 1. <b>Point Ruston Mixed-Use Center</b><br>(Application #2014-01)             | Designating that portion of the former ASARCO property located in the City of Tacoma (a 29-acre site) as a Mixed-Use Center and a residential target area. (A private application by Point Ruston LLC).  |
| 2. <b>Point Defiance Park Land Use Policies</b><br>(Application #2014-02)     | Adding a policy to the Comprehensive Plan to recognize Point Defiance Park as a unique asset and a regional destination; and clarifying in the Land Use Regulatory Code potential permitting pathways that Metro Parks Tacoma could utilize, including the City's Development Regulation Agreement (DRA) process. (A private application by Metro Parks Tacoma). |
| 3. <b>Mixed-Use Centers Code Review (MUC-Lite)</b><br>(Application #2014-04)  | Conducting an evaluation of the existing development requirements within the Neighborhood Mixed-Use Centers, and particularly those applicable to mixed-use projects in the core of these districts.   |
| 4. <b>Affordable Housing</b><br>(Application #2014-06)                        | Amending the Comprehensive Plan and Land Use Regulatory Code to implement Affordable Housing incentive, bonus, and inclusionary strategies which are part of a package of initiatives recommended by the City Council's Affordable Housing Policy Advisory Group.  |
| 5. <b>Container Port Element</b><br>(Application #2014-07)                    | Creating a new element in the Comprehensive Plan that specifically addresses and provides goals and policies relative to the 'Port Industrial Area'.   |
| 6. <b>Open Space Habitat and Recreation Element</b><br>(Application #2014-08) | Amending this element of the Comprehensive Plan to reaffirm the vision and goals, reflect progress and changing circumstances since its adoption, update inventories, and enhance guidance on implementation.  |
| 7. <b>Sustainability Code Amendment</b><br>(Application #2014-09)             | Amending the Land Use Regulatory Code to encourage and incent sustainable development practices, advance City's goals for sustainable development, and promote public health and active living.  |
| 8. <b>Urban Forestry Landscaping Code Update</b><br>(Application #2014-10)    | Amending the Land Use Regulatory Code to improve trees and landscaping related regulations pertaining to development activities.   |
| 9. <b>Plan and Code Cleanup</b><br>(Application #2014-11)                     | Amending various sections of the Comprehensive Plan and the Land Use Regulatory Code to keep information current, correct minor errors, provide additional clarity, and improve administrative efficiency.   |

**10. Shoreline Related Elements\*\***  
(Application #2013-05)

Rescinding the Thea Foss Waterway Design and Development Plan, the Ruston Way Plan, and the Shoreline Trails Plan, but carrying forward the vision and implementation strategies within the proposed Tacoma Waterfront Design Guidelines and an update of the Public Access Alternatives Plan.

\* Two applications have been removed from the package and deferred to the 2015 Comprehensive Plan Update process; they are #2014-03 Growth Strategy and Mixed-Use Centers Review and #2013-05 Land Use Designations.

\*\* This application that was recommended to the City Council as part of the 2013 Annual Amendment package, but its adoption was postponed pending the approval of the Shoreline Master Program (which has been adopted in October 2013).

The Planning Commission approved the Assessment Report for the applications on August 21, 2013, conducted technical analyses during September 2013 through March 2014, held a public hearing on March 19, 2014, and made a recommendation to the City Council on May 7, 2014. The City Council's Infrastructure, Planning and Sustainability Committee reviewed the 2014 Annual Amendment on August 14, 2013, and February 26, April 23 and June 11 of 2014. The City Council conducted a study session and a public hearing on June 3, and is scheduled to adopt the proposed amendments, subject to minor revisions, on June 24, 2014.

- **South Downtown Subarea Plan and EIS**

The City and the University of Washington Tacoma have been working with residents, businesses and property owners to prepare a Subarea Plan and EIS intended to encourage development and economic revitalization in the southern portion of Downtown Tacoma. The Planning Commission had been reviewing the subject since late 2011, and during this reporting period, conducted reviews on August 7 and August 21, 2013, conducted a public hearing on September 18, conducted post-hearing reviews on October 16 and November 6, 2013, and made a recommendation to the City Council on November 6, 2013. On December 17, 2013, the City Council adopted the subarea plan as an element of the Comprehensive Plan per Ordinance No. 28193 and the zoning and development regulations associated with the subarea plan per Ordinance No. 28194.

- **Hilltop Subarea Plan and EIS**

The City and the community have been working collaboratively since late 2011 to prepare a Subarea Plan and Environmental Impact Statement (EIS) for the Hilltop (MLK) District to encourage development and revitalization of this area over the next 20+ years. The Planning Commission had been reviewing this subject since late 2011, and during this reporting period, conducted reviews on July 17, December 4 and December 18 of 2013, conducted a public hearing on January 22, 2014, conducted post-hearing reviews on February 5, February 19 and March 19 of 2014, and made a recommendation to the City Council on March 19, 2014. On May 13, 2014, the City Council adopted the subarea plan as an element of the Comprehensive Plan per Amended Ordinance No. 28221 and the zoning and development regulations associated with the subarea plan per Ordinance No. 28222.

- **Recreational Marijuana Interim Regulations**

In response to voter-approved Initiative 502, the City Council initiated the process for the interim regulations on October 1, 2013, with the intent to impose the interim regulations in November 2013 to provide policy and regulatory guidance to facilitate the review, in a proactive and timely manner, of those marijuana license applications within the City limits that were expected to come forward in December 2013. The Planning Commission reviewed the issue on August 7, September 18 and October 16, 2013, and made a recommendation to the City Council on October 16, 2013, recommending that the City Council enact the Recreational Marijuana Interim Regulations to be effective for 12 months. On November 5, 2013, the City Council adopted Substitute Ordinance No. 28182, which put in place Interim Zoning Regulations regarding Recreational Marijuana uses in the City of Tacoma. In addition, the Council adopted Substitute Ordinance No. 28183 which enacted companion provisions in the City's Nuisance Code.

- **Temporary Homeless Camps Permitting Process**

RCW 35.21.915, adopted in 2010, grants broad authority to religious organizations to host temporary homeless camps for individuals experiencing homelessness on property owned or controlled by such

organizations. It is the intent of the City of Tacoma to regulate temporary homeless camps to protect public health and safety for such camps within the City. The process for developing land use regulations concerning temporary homeless camps began in August-September 2013. The Planning Commission conducted reviews of the proposed regulations on September 18, November 20 and December 18 of 2013, held a public hearing on January 22, 2014, conducted post-hearing reviews on February 5 and February 19, and made a recommendation to the City Council on February 19, 2014. The City Council adopted the regulations on April 22, 2014 by Ordinance No. 28216.

- **Six-Year Comprehensive Transportation Program Amended 2013-2014 & 2015-2020**

On September 18, 2013, the Commission reviewed the proposed amendments to be incorporated into the *Six-Year Comprehensive Transportation Program Amended 2013-2014 & 2015-2020* for consistency with the Comprehensive Plan, and concurred with staff's recommendation to move the proposed amendments forward to the City Council for review and adoption. The City Council adopted the document on January 7, 2014, per Ordinance No. 28196.

- **LINK Light Rail Expansion Project**

In May 2013, Sound Transit identified the "North Downtown Central Corridor" as the corridor for the planned expansion of Tacoma Link light rail service, and was scheduled to identify specific route alignment(s) along the corridor by February-March 2014 to advance into the SEPA and NEPA environmental review. The Planning Commission received a briefing from Sound Transit staff on January 8, 2014, and provided a recommendation to the City Council on January 15, 2014 that addressed the principles and criteria for the selection of alignments, rather than the specific alignments that should be selected. The principles and criteria included maximum urban revitalization, minimum disruption to the urban fabric, consistency with the Hilltop Subarea Plan, and ease of accessibility, among others. In March 2014, Sound Transit selected the alignment along Stadium Way and Martin Luther King, Jr. Way, based on the recommendation of the City Council.

## **B. Projects Reviewed and Discussed:**

- **Planning Work Program**

The Planning Work Program for 2013-2015 contains projects and activities that are primarily mandated by legislation or initiated by the City Council and are slated for completion during the timeframe of July 2013 through June 2015. Those projects fall within the following categories: 2014 Annual Amendment, 2015 Annual Amendment, 2015 Comprehensive Plan Update (a.k.a. "2015 GMA Update"), Subarea Plans, and Other Projects and Issues. The Planning Work Program was first developed in June 2013 and included as part of the Planning Commission's Annual Report for 2012-2013. The Commission reviewed the implementation status of the Planning Work Program at its meetings on January 8 and May 21, 2014.

- **North Downtown Subarea Plan and EIS**

The City and the Bates Technical College have been working with residents, businesses and property owners to prepare a Subarea Plan and EIS intended to encourage development and economic revitalization in the northern portion of Downtown Tacoma. The Planning Commission reviewed the subject on May 21 and June 18, 2014, and is scheduled to conduct a public hearing in July 2014.

- **Amtrak Station Relocation and Design**

On April 2, 2014, the Commission reviewed the status of the proposed relocation of Amtrak's Tacoma Station from its current location on Puyallup Avenue to Freighthouse Square (FHS). The briefing was provided by Commissioner Donald Erickson who had been serving as the Chair of the Amtrak Station Relocation Citizens Advisory Committee (CAC). He presented the background and schedule of the project, the operation and initial recommendations of the CAC, the initial response of the Washington State Department of Transportation, the uniqueness of FHS, the rejuvenated community process that has resulted in some viable station layout alternatives within FHS, as well as the rationale for the CAC's latest recommendation (that the new Tacoma Amtrak Station be sited at the east end of FHS).

- **Transportation Commission and Transportation Master Plan**

The Planning Commission received a briefing on September 18, 2103, concerning the structure, membership, and roles and responsibilities of the Transportation Commission that was established by the City Council on May 7, 2013, as well as the scope and schedule of the Transportation Master Plan, one of the major projects the Transportation Commission is tasked with. The Planning Commission received a second briefing on the Transportation Commission and the Transportation Master Plan on June 18, 2014.

- **Shoreline Implementation Initiatives**

On March 19, 2014, the Commission reviewed several initiatives and programs undertaken to implement the Shoreline Master Program that was updated in November 2013. Those initiatives included: an interlocal agreement with the City of University Place pertaining to permit review of the Narrows Marina phased master plan; an interlocal agreement with the Port of Tacoma pertaining to the provision of shoreline public access; an update on the status of the Public Access Alternatives Plan and Tacoma Waterfront Design Guidelines recommended by the Planning Commission during the 2013 annual amendment process; and a brief look at recent development projects in the shoreline as well as opportunities for funding public access projects that advance the goals and objectives of the Shoreline Master Program.

- **Sustainability Tools for Assessing and Rating (STAR) Communities**

On May 7, 2014, the Commission reviewed the “Sustainability Tools for Assessing and Rating (STAR) Communities”, the first national community livability and sustainability rating system. Tacoma was the first of 30 pilot communities to submit and receive certified STAR community rating, receiving 4 out of 5 stars. The Commission also reviewed the City’s plans to use the assessment for future policy and program implementation and suggested sharing the information with the Neighborhood Councils and community groups and engaging them in the program implementation.

- **Development and Permitting Activities Reports**

The Commission received a briefing on April 16, 2014, on the Development and Permitting Activity Report for 2013, which highlighted (1) total building permits for 2013 presented by number of permits per month, by valuation of permits per month, by comparison of yearly totals between 2006 and 2013, by permit categories, and by geographical locations associated with the permits; (2) total land use permits for 2013 presented by categories and geographical locations; (3) commercial investment projects of over \$500,000; and (4) the trends of permitting activity and upcoming projects.

## **C. Meetings Conducted / Attended:**

- **Regular Meetings and Public Hearings**

The Planning Commission meets every first and third Wednesdays of the month. Between July 2013 and June 2014, the Commission held 19 meetings and canceled 4 meetings in July, September and October 2013, and March and June 2014. The Commission also conducted 4 public hearings, as listed below:

1. South Downtown Subarea Plan (September 18, 2013)
2. Hilltop Subarea Plan (January 22, 2014)
3. Temporary Homeless Camp Permitting Process (January 22, 2014)
4. Proposed Amendments to the Comprehensive Plan and Land Use Regulatory Code for 2014 (March 19, 2014)

- **Field Trip**

The Commission conducted a field trip on December 18, 2013 to the Point Ruston development site, as part of the analysis for the proposed designation of Point Ruston as a Mixed-Use Center (2014 Annual Amendment Application #2014-01).



- **Meetings with Planning Staff**

Brian Boudet, Planning Manager and senior staff held informal meetings/dialogues with individual Commissioners during November 2013 through January 2014 to conducted a visioning survey/exercise associated with the 2015 Comprehensive Plan Update, gather their personal perspectives on planning issues and projects that the City should address, and discuss ways to make the Commission’s meetings and operations more efficient and effective.

- **Community Meetings**

Individual Commissioners have also participated in various community workshops and special functions, including but not limited to:

1. North Downtown Subarea Plan and EIS Project Community Meetings (August 7, 2013, and May 29, 2014)
2. South Downtown Subarea Plan and EIS Working Group Meeting (September 11, 2013)
3. “Conversations RE: Tacoma – Towards a Livable Community” 2013 Urban Design Lecture Series (September 19, October 10 and November 21, 2013)
4. Annual Tour of Remodeled Homes, sponsored by the Master Builders Association of Pierce County (September 28-29, 2013)
5. Puget Sound Equity Summit (November 8-9, 2013)
6. Sound Transit Long-Range Plan Update Scoping Meeting (November 18, 2013)
7. Amtrak Station Relocation and Design Project Meetings (December 19, 2013, and February-March 2014); Commissioner Donald Erickson served as the chair of the Citizen Advisory Committee.
8. Tacoma LINK Light Rail Expansion Project Community Meetings (January 9 and May 20, 2014)
9. Hilltop Subarea Plan and EIS Community Meeting (April 24, 2014)
10. “May is Bike Month!” (May 2014)

**D. Special Notes:**

Two City of Tacoma projects were among the winners of the 2014 Governor’s Smart Communities Awards announced by Governor Jay Inslee on May 29, 2014. Now in its ninth year, the elite award program recognizes achievements by local leaders who promote smart growth planning and projects that contribute to quality of life in Washington State. The two projects are:

- South Downtown Subarea Plan (“Smart Vision Award – Comprehensive Planning”)
- City of Tacoma and Port of Tacoma Interlocal Agreement for Shoreline Public Access Provision (“Smart Partnerships Award – Development Project to Implement a Plan”)

**E. Membership Status (July 2013 – June 2014):**

| District / Expertise Areas | Commissioner    | Notes   |
|----------------------------|-----------------|---|
| District No. 1             | Scott Winship   | Appointed in October 2011<br>Vice-Chair (July 2013 – June 2014)                                       |
| District No. 2             | Donald Erickson | Appointed in February 2013  |
| District No. 3             | Benjamin Fields | Appointed in July 2012  |
| District No. 4             | Stephen Wamback | Appointed in July 2013  |
| District No. 5             | Chris Beale     | Appointed in November 2013<br>(Mark Lawlis, appointed in August 2012,<br>resigned on October 1, 2013) |

|  |                   |   |
|--|-------------------|---|
| Development Community                                    | Erle Thompson     | Appointed in August 2011                                  |
| Environmental Community                                  | Alexandria Teague | Appointed in July 2013                                    |
| Public Transportation                                    | Tina Lee          | Appointed in August 2011                                  |
| Architecture, Historic Preservation, and/or Urban Design | Sean Gaffney      | Reappointed in July 2013<br>Chair (July 2013 – June 2014) |

## **Part II. Draft Planning Work Program for 2014-2016**

The Planning Work Program for 2014-2016 contains the following projects and planning activities that, for the most part, are mandated by legislation or initiated by the City Council and are slated for completion during the timeframe of July 2014 through June 2016. The work program is subject to change, in response to changing conditions and factors, such as legislative requirements, community requests, Council priorities, budget constraints, staffing resources, and emergency situations.

### **A. 2015 Annual Amendment** (pursuant to the Growth Management Act)

1. Affordable Housing Policies and Regulations (Phase 3)
2. Sustainability Code Amendment (Phase 2)
3. Plan and Code Clean-up
4. Private Applications (submittal due date: August 1, 2014)

### **B. 2015 Comprehensive Plan Update** (mandated by the Growth Management Act)

1. Vision and Growth Strategy
2. Mixed-Use Centers Review
3. Development Intensity Designations (Phase 2)
4. Transportation Master Plan
5. Best Available Science update
6. Review of all elements of the Comprehensive Plan

### **C. Subarea Plans** (required for regional centers by the Growth Management Act)

1. North Downtown Subarea Plan and EIS
2. Tacoma Mall Subarea Plan and EIS
3. Port/Tideflats Subarea Plan and EIS

### **D. Other Projects and Issues** (required by legislation or initiated by the City Council)

1. Capital Facilities Program for 2015-2020
2. Six-Year Comprehensive Transportation Program for 2015-2020
3. Zoning Code Update and Unified Development Code
4. Marijuana
5. Billboards
6. Buildable Lands
7. Critical Areas Preservation Code update
8. Transportation issues (e.g., LINK, Amtrak, Trails, Trail-Friendly Design Standards or Regulations)
9. Historic Preservation (e.g., West Slope Conservation District)
10. Additional Plan and Code Reviews/Updates