



City of Tacoma
Planning and Development Services

Letter to the Community Planning Work Program for 2017-2018

December 19, 2016

Greetings and happy holidays!

On behalf of the City of Tacoma's Planning Services Division, I hope this letter finds you in good health and happiness.

In the spirit of the soon-to-be new-year, I would like to share some of our reflections on 2016 as well as our plans for the year ahead.

2016 Accomplishments

Tacoma added over 4,000 new residents in the past year. We are seeing an upward trend in residential building, including significant projects in Downtown, Stadium, Proctor, Point Ruston, and the Tacoma Mall neighborhood, as well as other lower scale projects throughout the City. This growth is bringing new neighbors, new business, and new energy into our neighborhoods and business districts. With this upward trend in development activity, having an effective development review framework is imperative to ensure that new use and development supports the overall livability of our community.

Over the past year we have undertaken a variety of projects in support of implementing the policies of the *One Tacoma Plan*. While I am proud of our accomplishments, I am also proud that our community's involvement in these projects has resulted in tangible improvements to the products and the outcomes we expect. I am appreciative of all the value that you have provided to the City at-large. Here are a few of the highlights:

Tacoma Mall Subarea Plan: This past year saw staff engage in extensive community partnership to create a draft Tacoma Mall Subarea Plan with a dramatic re-envisioning of this neighborhood into a walkable, transit-oriented, vibrant, regional destination and community.

Residential Infill Pilot Program: The Pilot Program encourages innovative residential infill projects, on a limited basis, that expand housing choice and diversity, promote affordability, and exemplify context-sensitive design. This program will help to evaluate new development types and provide valuable insights into how we best ensure new development is compatible with existing areas as we see growth continue in the future. The Program Handbook is now available and the City is accepting letters of interest for the program.

Multi-family Design Standards: This project resulted in improved site and building standards for multi-family residential development to better ensure that new projects provide more pedestrian-oriented street frontages, improved connectivity, and enhanced tree canopy.

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Marijuana Regulations: The City Council ended the temporary moratorium on marijuana uses with the adoption of a comprehensive framework for marijuana regulation that includes a cap on retail stores, buffers from sensitive uses, and allowances and requirements to support medical access to qualifying patients.

Area-wide Rezones – Phase 1: This project rectified a number of conflicts between the *One Tacoma Plan* and the implementing zoning and created additional residential and commercial development capacity in areas supportive of the City's goals for 20-minute neighborhoods.

Transfer of Development Rights Transaction: This development incentive preserved 20 acres of prime farmland in Pierce County in exchange for an additional 21 units in the Stadium Apartments project.

2017-2018 Work Program

Looking ahead, we will continue to rely upon your support and contributions to realize Tacoma's vision. To that end, I would like to draw your attention to some of our planned efforts over the next 18 to 24 months, as shown in the attached *Planning Work Program for 2017-2018*. As you can see, this is a rather ambitious list of initiatives but is necessary and essential to achieving the community's vision and goals and making sure that we are actively responding to the changing landscape around us.

Since the Comprehensive Plan was substantially updated in 2015, resulting in the *One Tacoma Plan* (as shown at www.cityoftacoma.org/onetacoma) our focus has turned to Plan implementation. As a result, you will see a higher degree of work updating municipal codes and evaluating zoning, as opposed to policy development.

In addition, the Planning Commission is accepting private applications for plan and code amendments through March 2017. This will allow any private applications to be reviewed concurrently with the other projects being considered as part of our 2018 amendment process.

Community Engagement

Community engagement is a key element in any successful planning project. In order to facilitate a deeper engagement with our community in these processes, we are also shifting the timeframe for our projects. This should enable a greater degree of involvement early in the process. For your information, the project list below includes anticipated completion dates for the individual initiatives. Many of our projects are anticipated to be completed in June of 2018.

Here are some of the immediate steps you can take to get involved and track our initiatives:

- Visit the Planning Services Division's website at www.cityoftacoma.org/Planning to learn more about the projects we are working on and to track progress.
- Attend one of our upcoming Planning and Development Forums to learn more about who we are, the work we do for the City and how to get involved in the planning and development process in a meaningful way. We are targeting these forums for February to May; when final

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details are scheduled, additional notices will be sent out. Check out our website to find out the latest details.

- E-mail us at planning@cityoftacoma.org or call us at (253) 591-5531.
- Get on the Planning Commission's E-mail Distribution List to receive the Commission's meeting agendas twice a month, and other announcements.
- Request a meeting with staff at City Hall or invite staff to meetings of your affiliations to provide a briefing on any subjects of your interest.
- Contact the staff persons identified in the project list to learn more about the project and how to get involved.

I look forward to continuing our partnerships with you and progressing towards our goals for this community.

Best wishes,



BRIAN BOUDET, MANAGER
Planning Services Division

Attachment

c: Peter Huffman, Director

This letter is distributed to the following organizations:

- *Planning Commission (Lihuang Wung)*
- *Blue Ribbon Panel (Sue Coffman)*
- *Sustainable Tacoma Commission (Kristin Lynett)*
- *Transportation Commission (Jennifer Kammerzell)*
- *Foss Waterway Development Authority (Norm Gollub)*
- *Growth Management Coordination Committee (Toni Fairbanks)*
- *Tacoma Public Utilities (Christine Gleason)*
- *MetroParks Tacoma (Nancy Davis)*
- *MetroParks Tacoma (Debbie Terwilliger)*
- *Port of Tacoma (Evette Mason)*
- *Tacoma School District (Dan Voelpel)*
- *Bates Technical College (Marty Mattes)*
- *Tacoma Housing Authority (Michael Mirra)*
- *Tacoma-Pierce County Health Department (Amy Pow)*
- *Puget Sound Clean Air Agency (Julio Sanchez)*
- *AIA Southwest Washington (Kris Schwarz)*
- *Tacoma Community College (Pamela Transue)*
- *University of Washington Tacoma (John Burkhardt)*
- *University of Washington Tacoma (Ali Modarres)*
- *University of Washington Tacoma (Mike Wark)*
- *University of Puget Sound (Rachel Cardwell)*
- *Bates Technical College (Marty Mattes)*
- *Tacoma-Pierce County Affordable Housing Consortium (Denny Hunthausen)*
- *Tacoma-Pierce County Chamber of Commerce (David Schroedel)*
- *Master Builders Association of Pierce County (Jeremiah LaFranca)*
- *Association of General Contractors – Southern District (Tim Attebery)*
- *Cross-Cultural Collaborative of Pierce County (Maria Salado)*

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- *Downtown Merchants Group (Judi Hyman)*
- *Green Tacoma Partnership – Forterra (Gene Duvernoy)*
- *Tacoma Urban Land Trust*
- *Hillside Development Council (Milt Tremblay)*
- *Tacoma Waterfront Association (Scott Knox)*
- *Tacoma-Pierce County Association of Realtors (Catherine Rudolph)*
- *Walk the Waterfront (Lara Herrmann)*
- *Citizens for a Healthy Bay (Melissa Malott)*
- *6th Avenue Business District (Daniel Smith)*
- *Dome Business District (Janice McNeal)*
- *Fern Hill Business District (Kim Anderson)*
- *Hilltop Business District (Kevin Grossman)*
- *Lincoln Business District (Debbie Bingham)*
- *McKinley Hill Business District (Shari Hart)*
- *Oakland-Madrona Business District (Debbie Bingham)*
- *Old Town Business District (Ruth Dalenius)*
- *Pacific Avenue Business District (John Hoover)*
- *Portland Avenue Business District (Carol Wolfe)*
- *Proctor Business District (Gail Caldwell)*
- *Ruston/Point Defiance Business District (John Trueman)*
- *South Tacoma Business District (Brenda Truman)*
- *Stadium Business District (Leah Knoll)*
- *Tacoma Narrows Business District (Shari Hart)*
- *Cross District Association (Kevin Grossman)*
- *Central Neighborhood Council*
- *Eastside Neighborhood Council (ENACT) (Lynnette Scheidt)*
- *New Tacoma Neighborhood Council (Elizabeth Burris)*
- *North End Neighborhood Council*
- *Northeast Neighborhood Council (John Thurlow)*
- *South End Neighborhood Council (Earl Brysdon)*
- *South Tacoma Neighborhood Council (Pennie Smith)*
- *West End Neighborhood Council (Ginny Eberhardt)*
- *Community Council of Tacoma (Elton Gatewood)*
- *Tacoma Neighborhoods Together (Bill LaVergne)*
- *South Sound Military & Communities Partnership (Bill Adamson)*
- *City of Fife (Steve Friddle)*
- *City of University Place (David Swindale)*
- *Pierce County (Dennis Hanberg)*
- *Pierce County (Tiffany Speir)*
- *City of Federal Way (Brian Davis)*
- *City of Fircrest (Angelie Stahlnecker)*
- *City of Ruston (Rob White)*
- *Puget Sound Regional Council (Charlie Howard)*
- *American Planning Association – Washington Chapter*
- *Puyallup Tribe of Indians (Andrew Strobel)*
- *Department of Commerce – Growth Management Services*
- *Pierce Conservation District (Ryan Mello)*
- *Puget Sound Partnership (Sheida Sahandy)*
- *Historic Tacoma (Gary Knudson)*
- *Spaceworks Tacoma (Heather Joy)*
- *Downtown on the Go (Kristina Walker)*
- *Economic Development Board for Tacoma-Pierce County (Bruce Kendall)*
- *City Club of Tacoma (Ronnie Bush)*
- *Tacoma Urban League (President)*
- *Tacoma Historical Society (Bill Baarsma)*
- *Pierce Transit (Alexandra Fastle)*
- *Sound Transit (Allison Gregg)*

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Planning Work Program for 2017-2018



The Planning Work Program contains projects and planning activities that are slated for completion or in substantial progress during the timeframe of July 2016 through June 2018. The work program is developed in concert with the Tacoma Planning Commission and the City Council Infrastructure, Planning and Sustainability Committee, and may change in response to other legislative requirements, community requests, Council priorities, budget and staff constraints or other emergency situations.

Future Land Use Implementation: Area-wide Rezones

The Future Land Use Map of the Comprehensive Plan provides a basis for applying zoning and for making land use decisions. This project will put into effect the land use designations through appropriate area-wide rezones to achieve consistency with the Future Land Use Map, and work to achieve the goals of the One Tacoma Plan.

Anticipated completion date: June 2018

Contact: Stephen Atkinson, Senior Planner

satkinson@cityoftacoma.org



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Commercial Zoning Update

The Commercial Zoning update will revise the design and development standards for the City's Neighborhood and General Commercial zoning districts. The project will bring these districts into alignment with the goals and policies of the One Tacoma Plan to promote a more walkable, pedestrian friendly environment.

Anticipated completion date: June 2018

Contact: Stephen Atkinson, Senior Planner
satkinson@cityoftacoma.org



Tacoma Mall Subarea Plan

Tacoma Mall Neighborhood is important to people who live, work and shop in the region. This 485-acre area was designated by the City and the Puget Sound Regional Council as a focus for jobs and housing growth. A Draft of the Subarea Plan is currently available for public review. Staff expects to complete the legislative process in 2017.

Anticipated completion date: June 2017

Contact: Elliott Barnett, Associate Planner
ebarnett@cityoftacoma.org



Hilltop Links to Opportunity

The City's Links to Opportunity Program is a two-part effort to improve social and economic opportunity through planning for multi-modal mobility and economic development in communities along the Tacoma Link Expansion corridor. This is a \$2.5 million project funded by the Federal Transit Administration and City matching funds.

Anticipated completion date: June 2018

Contact: Ian Munce, Special Assistant to the Director
imunce@cityoftacoma.org



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Residential Infill Pilot Program

The purpose of the Pilot Program is to promote innovative residential infill development types. The Pilot was adopted in 2015 and statements of interest from project applicants are now being accepted.

Anticipated completion date: Fall 2018

Contact: Lauren Flemister, Senior Planner

lflemister@cityoftacoma.org



Historic Demolition Review

The purpose of this project is to enhance the review of demolition permits that affect historically significant properties citywide. Under the State Environmental Policy Act, impacts to historic resources resulting from demolitions must be addressed and potentially mitigated. The City currently has demolition review requirements for designated City Landmarks and properties within the Downtown Subareas only.

Anticipated completion date: June 2018

Contact: Reuben McKnight, Historic Preservation Officer

rmcknight@cityoftacoma.org



Open Space Corridors/Steep Slopes

The City's designated open space corridors includes a variety of areas within the City, including active park and recreation areas, passive open spaces, critical areas, steep slopes, and other important habitat areas. This project will evaluate appropriate site development standards to protect the important functions of the City's open space while continuing to accommodate reasonable use of private property.

Anticipated completion date: June 2018

Contact: Elliott Barnett, Associate Planner

ebarnett@cityoftacoma.org



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JBLM – Accident Potential Zone

This project will evaluate the findings and recommendations of the Joint Land Use Study for Joint-Base Lewis-McChord and evaluate strategies for addressing compatibility with the base, with specific focus on the Accident Potential Zone.

Anticipated completion date: June 2018

Contact: Lauren Flemister, Senior Planner

lflemister@cityoftacoma.org



Unified Development Code (UDC)

The UDC will streamline and consolidate the various development codes, permits and processes into a single, more user-friendly document. The finished document will include all development-related regulations. The UDC will provide a predictable, customer service-oriented process allowing for increased economic development and investment.

Anticipated completion date: Fall 2017

Contact: Sue Coffman, Building Official

sue.coffman@cityoftacoma.org



Institutional Campus Zoning Review

The Institutional Campus Zoning review will assess zoning changes, special use restrictions, additional development standards, or new administrative procedures to ensure that new or expansion of existing major campus institutions successfully implement the goals and policies of the *One Tacoma Plan*. Major campus institutions are defined in the *One Tacoma Plan* as high schools, higher education facilities, and hospitals, typically on sites greater than ten acres in size.



Anticipated completion date: June 2018

Contact: Stephen Atkinson, Senior Planner

satkinson@cityoftacoma.org

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Private Amendment Applications

While the work program includes many City-initiated projects, we are also accepting private applications for proposed amendments to the Comprehensive Plan and Land Use regulatory Code through March 31, 2017.

Anticipated completion date: June 2018

Contact: Lihuang Wung, Senior Planner

lwung@cityoftacoma.org

