



Planning Commission Annual Report and Work Program

City of Tacoma | Planning and Development Services Department

Infrastructure, Planning and Sustainability Committee Meeting

September 4, 2019

ITEM #1



••• OVERVIEW

- Review Planning Commission Annual Report (2018-2019)
- Review Planning Work Program (2019-2021)
- Provide Feedback, Guidance and Concurrence
("In consultation with the City Council", per TMC 13.02.040.L)



PC ANNUAL REPORT 2018-2019

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ACCOMPLISHMENTS



- 2019 Annual Amendments
 - Future Land Use Map 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 – Proposed Zoning
 - Minor Plan and Code Amendments
- Detached Accessory Dwelling Units
- Open Space Current Use Assessment (Anderson)
- Airport Compatibility Overlay District (JBLM)

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••• SPECIAL NOTES



- Tacoma Dome Link Extension (TDLE)
- Joint Meetings with Transportation Commission
- Six (6) Public Hearings
- Community Meetings
- Planning Open Houses (*one in each Council district*)

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PC WORK PROGRAM 2019-2021

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••• SOURCES



- 2018-2020 Work Program
- Previously postponed projects
- Mandates
- Feedback from Commission
- Council actions and directives
- One Tacoma Comprehensive Plan High Priority Implementation Measures
- Private applications

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••• 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
 - Future Land Use Map Implementation
 - Shoreline Master Program
 - Affordable Housing Action Strategy
 - Historic Preservation Code Improvements
 - Manitou Potential Annexation
 - Minor Plan and Code Amendments*Expected Adoption September 2019*
- Tideflats Interim Regulations – Extension (*every 6 months*) *Next Adoption October 2019*

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••• EXPECTED COMPLETION IN 2020



(Preliminary)

- Residential 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 Trans. Comm. and Public Works*)
 - 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*)

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••• 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

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••• ON-GOING PLANNING ISSUES



- Residential Infill Pilot Program – Implementation and project reviews
- Tacoma Mall Neighborhood, Hilltop, North Downtown and South Downtown Subarea Plans – Implementation
- Transportation Master Plan Implementation, in coordination with the Transportation Commission (e.g., Six-Year Comprehensive Transportation Program, impact fees study, transportation network planning, streetscape design guidance, signature trails development, 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.)
- Joint Meetings of the Planning Commission with appropriate groups (e.g., the Landmarks Pres. Commission, Transportation Commission, and Neighborhood Councils)
- Citizen Participation and Public Outreach Enhancements

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••• REGIONAL & 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

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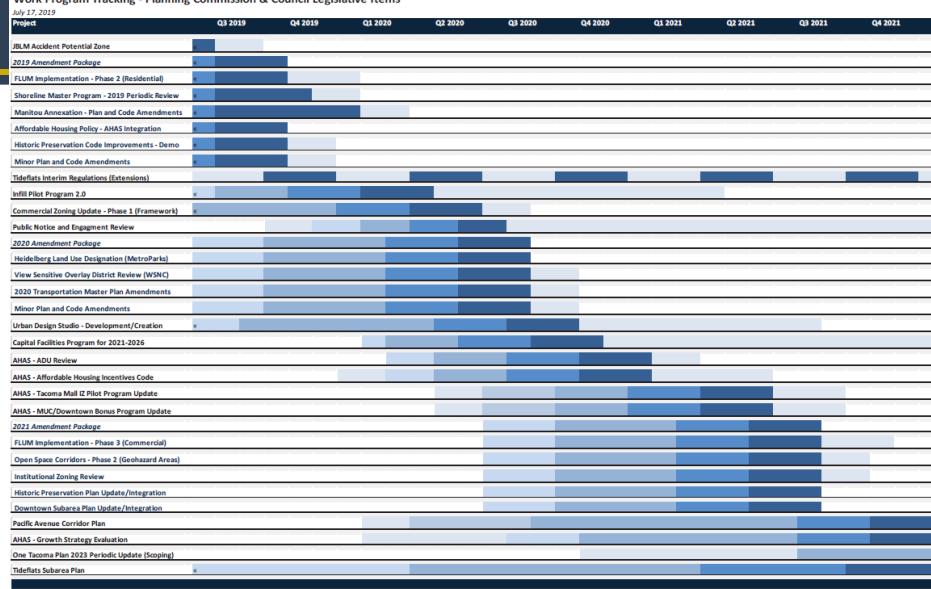
••• EMERGING & DEFERRED ISSUES



- Subarea/TOD Corridor Plans (Pacific, Portland, 19th, 6th, South Tacoma Way, etc.)
- Neighborhood Planning Program, including MUC Master Planning/Revitalization Strategies (Proctor, Narrows, McKinley, etc.)
- FLUM Implementation: Area-wide Rezones (Commercial Phase)
- Station Area Plan – Portland/I-5 Area
- View Sensitive District – Comprehensive Review
- Comprehensive Parking Requirements Review (RPA, refinements along light rail, Mixed-Use Centers, design, etc.)
- Increase Neighborhood Connectivity
- Connect south of I-5 to north of I-5 with bike/pedestrian infrastructure
- Infill development focus (complete business districts)
- Institutional Master Plans
- Local Greenhouse Gas Standards
- Sea Level Rise and Managed Retreat
- Subarea Plans – Periodic Review and Update
- Sign Code Update
- Pre-Annexation and Joint Planning

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Work Program Tracking - Planning Commission & Council Legislative Items



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••• NEXT STEPS



- Committee actions requested:
 - Provide questions, feedback, advice and guidance
 - Acknowledge receipt of the annual report
 - Concur with the work program
- Progress check-in (*Winter 2019 – Spring 2020*)

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