




**TO:** Hyun Kim, Interim City Manager  
**FROM:** Brian Boudet, Acting Director, Planning & Development Services   
**COPY:** Infrastructure, Planning, and Sustainability Committee; Ramiro Chavez; Anna Le  
**SUBJECT:** Planning Commission Work Program Update  
**DATE:** July 3, 2025

**SUMMARY:**

As requested, staff is providing a written update on the status of the Planning Commission's current Work Program.

**BACKGROUND:**

Section 13.02.040.L of the Tacoma Municipal Code requires the Planning Commission to "develop the work program for the coming year in consultation with the City Council and provide an annual report to the City Council regarding accomplishments and the status of planning efforts undertaken in the previous year." The current annual Work Program (attached) was approved by the Commission and concurred with by the Infrastructure, Planning & Sustainability (IPS) Committee in November 2024. The current Work Program outlined planning projects to be carried out or initiated generally during the timeline of July 2024 through June 2026 or beyond. As usual, while this work program attempts to best outline the Commission's planned projects, the Work Program is subject to adjustments in response to legislative requirements, community requests, City Council priorities, budget and staffing constraints, or other emerging situations.

**UPDATE:**

The Planning Commission's annual report is scheduled for presentation and discussion with the IPS Committee in October/November of 2025. That presentation will include a detailed review of a new, proposed Work Program and a more detailed discussion about the impacts of recent state legislation, the integration of Council-requested projects, and the prioritization and timing of desired planning projects in relation to limited planning resources. Thus, this report is focused primarily on updating the Committee on the status of those existing Work Program items, including projects that will be coming to Council for review and action through the end of this year. These key projects include:

South Tacoma Neighborhood Plan	Council adopted June 2025
Growth Management Act Comprehensive Plan Periodic Update	Council adopted June 2025
South Tacoma Groundwater Protection District Code Update ( <i>moratorium</i> )	Expected Council action August 2025
Historic District Code Update ( <i>moratorium</i> )	Expected Council action October 2025
Tideflats Subarea Plan & Environmental Impact Statement (EIS)	Expected Council action November 2025
Critical Areas Preservation Code Update	Expected Council action December 2025
Pacific Avenue Corridor Subarea Plan & EIS	Expected Council action April 2026

Staff has put together a visual schedule (attached), which provides additional detail about the timing and component phases for each project. Additionally, the schedule includes a preliminary timeline for some of the known Council priority projects, based on adopted resolutions and other actions. Please note that those are not intended to represent all of the upcoming projects. As noted previously, when staff present the annual report



later this year there will be an in-depth discussion about which projects should move forward and when. That will include a review of potential projects based on criteria, such as whether they are mandated by the State (and if so, the deadline), requested by formal Council action, based on identified high-priority actions (such as in the Comprehensive Plan, subarea plans, neighborhood plans, etc.), are tied to other high-priority projects, have been deferred previously, and other considerations. As the Committee is aware, recent budget decisions have reduced staff resources in Planning & Development Services. The impact of those reductions are still being assessed and the upcoming Work Program review will also include an analysis of staffing resources to inform a final decision on the prioritization and timing of projects in the next Work Program.

**ATTACHMENTS:**

Planning Commission Work Program for 2024-2026 (*November 2024*)

Current Key Projects Schedule (*July 2025*)



## Planning Commission Work Program (2024-2026)

*(Approved by Planning Commission, October 2024; Concurred by IPS Committee, November 2024)*

*The Planning Commission Work Program contains projects and planning activities slated for completion or substantial progress during the general timeframe of July 2024 through December 2026. These projects and activities are primarily mandated by legislation or initiated by the City Council and are within the Commission's review and recommendation authority. The Work Program is subject to ongoing review and adjustment in response to legislative requirements, community requests, Council priorities, budget and staffing constraints, or other emerging situations.*

### Expected Completion in Remainder of 2024

- **Home in Tacoma Project – Phase 2:** **Council Action November 2024**
  - Zoning, standards, affordability, anti-displacement, infrastructure, and programmatic components (includes zoning-related items from ADU Accelerator discussion, evaluation of shipping containers for housing, etc.)
  - Middle Housing Allowances (House Bill 1110 and House Bill 2321)
  - Home Occupation/Micro-businesses Expansion (Resolution No. 41259)
  - Residential Parking Code Update (Senate Bill 6015)
- **Consolidating Local Permit Review Processes:** **Council Action December 2024**
  - Implementation of State Senate Bill 5290 and House Bill 1105
- **2025-2030 Capital Facilities Program (CFP)** **Council Action December 2024 (with Budget)**

### Expected Work Program for 2025 *(preliminary)*

- **Neighborhood Planning Program – South Tacoma Neighborhood Plan**
- **South Tacoma Groundwater Protection District – Phase 1B (Code Update)**
  - Associated Moratorium (Ordinance 28872)
  - Includes expanded scope (as outlined in the updated Work Plan) to include issues such as impervious surface limitations, trees/landscaping requirements, integration of a Health Impact Assessment, and coordination with other efforts like the Tacoma Water Integrated Resource Plan
- **Tideflats Subarea Plan and EIS**
- **GMA Comprehensive Plan Periodic Update:**
  - Key Focus Areas:
    - New Growth Allocations – including factoring in Home in Tacoma, PSRC's Vision 2050, and State-mandated affordable housing allocations
    - Transportation Master Plan Update – New Functional Elements, Vision Zero, Multi-modal Level of Service standards, Transit planning and coordination

- 15-Minute Neighborhoods (complete, compact and connected)
- Puyallup Tribal Comprehensive Plan – Recognition and coordination
- Historic Preservation Plan – Integration and policy updates, including local historic districts
- South Tacoma Groundwater Protection District – Policies update
- Public Health, Safety and Equity – Based on Equity Assessment, Community Safety Action Strategy, and Health Impact Assessment pilot program with TPCHD
- Economic Development Element Update – Based on Green Economy Strategy
- Actionable Goals and Performance Measures – To support communications, effectiveness and tracking
- Minor Code Amendments
- **Historic Districts Nomination Process Code Update**
  - Associated Moratorium (Ordinance 28962)
- **Cushman/Adams Substation Reuse Study** (in partnership with TPU)
- **Pacific Avenue Corridor Subarea Plan and EIS (“Picture Pac Ave”)**
- **Neighborhood Planning Program – Program Evaluation**
- **Critical Areas Preservation Ordinance Update**
  - Including biodiversity corridors

#### **Expected Work Program for 2026 *(very preliminary)***

- **Enhanced Services Facilities/Special Needs Housing Code Update**
  - Per Resolution 41311
- **Marijuana Equity Program Code Update**
  - Implementation of State Senate Bill 5080
- **High-Density Residential Zoning Update**
  - To ensure consistency with Home in Tacoma’s new residential zoning structure
- **Parking Update**
  - Including Reduced Parking Area, refinements along expanded light rail, mixed-use centers, and outstanding issues from Home in Tacoma
- **Landscaping/Tree Code Improvements**
  - Including consistency with recent updates, such as Home in Tacoma and STGPD, enhanced flexibility, planting guidelines, tree preservation (in coordination with ES)
- **Mixed-Use Centers Code Updates**
  - Including Core/Pedestrian Street review and height bonus program
- **Commercial Zoning Update – Phase 2**
- **2026 Amendment Package**
  - Including private applications (application deadline 7/31/2025)
- **2027-2032 Capital Facilities Program (CFP)**
- **Neighborhood Planning Program – Additional Planning Efforts** (pending program evaluation and budget consideration)
- **South Tacoma Economic Green Zone – Subarea Plan** *(pending budget consideration)*

## Other Notable Upcoming Projects

- **Home in Tacoma 3-Year Review – To be completed in 2027**
- **Shoreline Master Program Update – Required by State to be completed by 2029**
- **New Climate Element for the Comprehensive Plan – Required by State to be completed by 2029**
  - Including updated ADA Transition Plan, Climate Resiliency sub-element, Emergency Response and Management, Greenhouse Gas and Reduction Plan)
- **Mid-Cycle (5-year) Comprehensive Plan Review – Required by State to be completed by 2029**

## On-going Planning Issues

- Six-Year Comprehensive Transportation Program
- Joint Planning Commission/Transportation Commission TOD Task Force (per Council Resolution)
- Joint Meetings of the Planning Commission with appropriate groups (e.g., the Landmarks Preservation Commission, Transportation Commission, and Community Council)
- Transportation Master Plan Implementation, in coordination with the Transportation Commission (e.g., impact fees study, transportation network planning, streetscape design guidance, such as Tacoma Ave., signature trails development, etc.)
- Light Rail Expansion projects (including the Hilltop Links to Opportunity Program, ST3 Tacoma Dome Link Extension, Tacoma-TCC Link Extension, Sounder Station Access Improvements, etc.)
- Pierce Transit Long-Range Plan, Stream System Expansion Study (SSES) and Pacific Avenue BRT Project
- Citizen Participation, Notification, Language Access, and Public Outreach Enhancements
- Proactive Equity/Social Justice/Anti-Racism integration in policies and programs
- Schuster Corridor Trail
- Subarea Plan Implementation – North Downtown, South Downtown, Hilltop, and Tacoma Mall Neighborhood
- McKinley Neighborhood Plan implementation and tracking
- Proctor Neighborhood Plan implementation and tracking
- South Tacoma Way Neighborhood Plan implementation and tracking
- Home in Tacoma implementation and tracking
- Urban Design Program implementation and tracking
- Urban Forestry implementation and tracking
- Economic Development implementation and tracking
- Fossil Fuel Tracking and Council Reporting
- Historic Preservation, in coordination with the Landmarks Preservation Commission (e.g., Historic TDR, integration of Historic Preservation Plan with *One Tacoma* Comprehensive Plan, historic districts process and standards, preservation incentive tools, educational programs, etc.)

## Regional and Cross-Jurisdictional Issues

- Regional Transportation Issues, in coordination with the Transportation Commission (e.g., Tacoma LINK and Central LINK Light Rail Expansions, Pierce Transit Long-Range Plan and BRT Project)
- PSRC Regional Centers Framework Update, Vision 2050 implementation, GMA review

- PCRC County-Wide Planning Policies, County-level Centers Update, Population Allocations, Buildable Lands, Annexations and Pre-Annexation Planning
- Regional/Countywide Climate planning and coordination (Pierce County Climate Collaborative)
- Tribal Planning Coordination

## Emerging Issues

*These items are generally not integrated into the current work program and are dependent on future program space, priorities, funding, etc. Additionally, staff and the Commission regularly look for opportunities to integrate these items into other, larger projects when appropriate. These are listed in no particular order.*

- Health Impact Assessments *(in partnership with TPCHD, after review of pilot)*
- Corridor Plans, focused on TOD corridor planning, such as Portland Avenue, 6<sup>th</sup> Avenue, and 19<sup>th</sup> Street (19<sup>th</sup> Street is a particular priority to support and ensure coordination with the planned Sound Transit TCC light rail extension)
- Station-Area Planning, such as Portland Avenue/I-5 area and “Four Corners” at James Center/TCC Mixed-Use Center (Portland Avenue/I-5 is a particular priority to support and ensure coordination with the upcoming Sound Transit Tacoma Dome Link Extension project)
- Crime Prevention Through Environmental Design (CPTED) policy and code review *(potentially coming out of Crime Prevention Plan)*
- Potential Local Historic Districts *(coordinated with LPC)*
- Street Typology and Designation System Review
- Wildfire Adaptation and Mitigation *(from Sustainable Tacoma Commission)*
- Urban Heat Island review/considerations *(from Sustainable Tacoma Commission)*
- Parks and Open Space Planning *(in coordination with MetroParks Tacoma and Tacoma School District)*
- Subarea Plan review/updates – North Downtown, South Downtown, Hilltop and Tacoma Mall Neighborhood (including street designation review)
- Sign Code Update
- Pre-Annexation Planning – Browns Point/Dash Point, Parkland/Spanaway *(with Pierce County)*
- Transfer of Development Rights (TDR) program review
- SENCO SNAP review/integration
- Unified Development Code
- Institutional Master Plans
- “Dark Sky” lighting standards *(from JBLM AICUZ study)*
- Trail-Oriented Design Standards
- Zoning Code conversion to web-based, linked format

Planning Commission Work Program - Key Items - Tentative Scheduling

July 3, 2025

Project	Q3 2025	Q4 2025	Q1 2026	Q2 2026
South Tacoma Neighborhood Plan	⇐			
GMA Comprehensive Plan Periodic Update	⇐			
STGPD Code Update (moratorium)	⇐			
Historic District Code Update (moratorium)	⇐			
Tideflats Subarea Plan & EIS	⇐			
Critical Areas Preservation Code Update	⇐			
Pacific Avenue Corridor Subarea Plan & EIS	⇐			
2026 Amendment - Private Applications				⇒
McKinley Annexation Zoning (Motion 4/22/25)				⇒
Special Needs Housing Update (Res. 41311)				⇒
Tree/Landscaping Code Update (Res. 41682)				⇒

Color Key - Project Phases

Initiation and Assessment (Scoping, Visioning, Alternatives Analysis, Initial Engagement)

Review and Analysis (Options Analysis, Outreach, Draft Plan and Code Development, SEPA Review)

Planning Commission Public Hearing

Planning Commission Recommendation

City Council Legislative Process (Committee Review, Study Session, Public Hearing and Decision)

Implementation (Codification, Publishing, State Notifications, Training, Materials, etc.)