



**TO:** T.C. Broadnax, City Manager  
**FROM:** Brian Boudet, Planning Manager, Planning and Development Services  
Peter Huffman, Director, Planning and Development Services  
**COPY:** Community Vitality and Safety Committee  
**SUBJECT:** Planning Work Program and Public Engagement Plan  
**DATE:** January 12, 2017

**SUMMARY:**

The Planning and Development Services Department will provide the Committee an update regarding the proposed 2017-2018 Planning Work Program and the proposed Long-range Planning *Public Engagement Plan*.

**BACKGROUND:**

As part of the 2017-2018 Long-range Planning Work Program, the Planning Commission will be evaluating the policies of the adopted One Tacoma Plan and the implementing zoning districts. In order to improve consistency between the plan and implementing zoning, this evaluation will lead to recommended area-wide rezones throughout the City, which will affect the type and scale of development that is likely to occur in some parts of the City's neighborhoods and commercial areas to. These recommendations are expected to be made to the City Council in April/May of 2018. This will be the second phase of this land use and zoning review, the first having been accomplished as part of the 2016 Amendments. Areas subject to this review may be seen at [www.cityoftacoma.org/rezones](http://www.cityoftacoma.org/rezones).

In order to encourage early public involvement in this process staff is mailing public notices to all taxpayers of record within 1000 feet of any study area – in total approximately 30,000 notices. In addition to alerting property owners to the potential for zoning changes, the public notice announces that staff will be holding a series of Planning and Development Forums between February and May to answer questions about the planning and development process. Any questions on this project and the public notice may be directed to Stephen Atkinson, Senior Planner, at [satkinson@cityoftacoma.org](mailto:satkinson@cityoftacoma.org) or (253) 591-5531.

**ISSUE:**

Given the City's growth targets (127,000 new residents by 2040), it is expected that a greater share of Tacoma's housing development will be of a more intensive and dense housing style, predominantly multi-family, and occurring in the City's designated mixed-use centers and along transit corridors. As the City's market shifts and more projects become feasible, how the City manages the ongoing impacts of that growth will become an even greater concern among our neighborhoods. In some neighborhoods, like the Proctor District, these conversations are happening today as the first large-scale, mixed-use projects enter the market. Many residents that have spoken with City staff are unfamiliar with how the City reviews, mitigates and monitors the impacts of new development on the residents and businesses in the affected neighborhood.

In response, and as part of an overall *Public Engagement Plan*, staff is proposing to convene a series of Planning and Development Forums to educate the public with regard to how the planning and development process works, what information is used, how decisions are made, what opportunities the



public has to comment and participate, and how the City assesses and manages the ongoing impacts from growth and development. This information will help to facilitate a more active, aware, and engaged citizenry, and an early involvement in the overall planning work program.

In addition, staff will be seeking suggestions and feedback from the Committee on the concept for the Planning and Development Forum and the overall public engagement strategies.

**ALTERNATIVES:**

This is an information briefing only. There are no alternatives presented.

**FISCAL IMPACT:**

This is an information briefing only. There is no fiscal impact.

**RECOMMENDATION:**

The Committee is requested to provide suggestions and feedback on the concept for the Planning and Development Forums and the overall public engagement strategies.

**ATTACHMENT:**

- A. Planning Manager's Letter to the Community
- B. Long-range Planning Public Engagement Plan