



**TO:** T.C. Broadnax, City Manager  
**FROM:** Brian Boudet, Planning Manager, Planning and Development Services  
Peter Huffman, Director, Planning and Development Services  
**COPY:** Infrastructure, Planning and Sustainability Committee  
**SUBJECT:** Planning Commission Annual Report 2015-2016 and Work Program 2016-2018  
**DATE:** September 28, 2016

**SUMMARY:**

At the meeting on September 28, 2016, the Infrastructure, Planning and Sustainability Committee will review the Planning Commission's Annual Report for 2015-2016 and Planning Commission Work Program for 2016-2018, and provide feedback and suggestions.

**BACKGROUND:**

The Tacoma Municipal Code, Section 13.02.040.L, 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." Attached is the Planning Commission's Annual Report for 2015-2016, which summarizes the Commission's accomplishments between July 2015 and June 2016. The report includes a draft planning work program that contains projects and planning activities that are primarily mandated by legislation or initiated by the City Council and are slated for completion or substantial progress during the timeframe of July 2016 through June 2018.

**ISSUE:**

As the Planning Work Program for 2016-2018 is implemented, individual subjects and issues contained therein will be presented to and discussed with the Committee, other Standing Committees, and/or the full City Council, as appropriate.

**ALTERNATIVES:**

The Planning Work Program for 2016-2018 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.

**FISCAL IMPACT:**

Fiscal impacts of individual projects vary, depending on the respective scopes and expected outcomes. As the Planning Work Program for 2016-2018 is carried out, continuous adjustments and reprioritization will be made in order to minimize the fiscal impacts.

**RECOMMENDATION:**

The Committee is requested to provide general concurrence with the Planning Work Program for 2016-2018, with modifications where appropriate, and provide feedback and suggestions on specific projects contained therein.

**ATTACHMENT:**

- The Planning Commission's Annual Report for 2015-2016.



## Planning Commission Annual Report 2015-2016

July 20, 2016

This report, prepared pursuant to the Tacoma Municipal Code, Section 13.02.040.L, highlights the Planning Commission's accomplishments between July 2015 and June 2016 and outlines the planning work program for the general timeline of July 2016 through June 2018.

### Part I. Accomplishments 2015-2016

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

- **Work-Live/Live-Work Code Amendments**

Work-live/live-work units are types of mixed-use developments that eliminate the need to commute to work, provide affordable work and housing space, and support the creation of new businesses by expanding entrepreneurial opportunities. In 2012, the City adopted work-live/live-work code amendments to promote the adaptive reuse of existing buildings in Downtown Tacoma and other Mixed-Use Centers. Additional amendments were considered in 2015 to broaden the applicability of the regulations and improve the consistency and coordination between the Land Use Code and the Building Code. The Planning Commission reviewed the subject on May 20 and June 17, conducted a public hearing on July 15, conducted a follow-up review on August 5, and made its recommendations to the City Council on August 19, 2015. The Council adopted the proposed code amendments on November 3, 2015. (For more information, visit [www.cityoftacoma.org/planning](http://www.cityoftacoma.org/planning) > "Live/Work and Work/Live Code Amendments".)

- **Billboards Regulations**

The City convened a Billboard Community Working Group (CWG) in September 2014 to develop alternative regulatory approaches for billboards that would balance the interests of various stakeholders and be different from current City code that was not being enforced per the standstill agreement with Clear Channel. The CWG, co-chaired by Commissioner Stephen Wamback, delivered its final report on February 9, 2015. The Planning Commission was tasked to develop sign code amendments based on the CWG's report.

The Commission had reviewed the subject on July 16, 2014 and January 21, 2015 during the CWG's process, and continued its reviews on February 18, June 3, July 15, and August 5, 2015. Given the complex and challenging nature of the subject, the Commission decided on August 5 to establish a Billboard Task Force to carry out more focused, in-depth reviews and discussion. Membership of the task force included Vice-Chair Wamback and Commissioners Erickson, Petersen and Neal, with Commissioner Santhuff as an alternate, and Vice-Chair Wamback the designated chair. The task force met on August 17, August 18, August 25, September 8, and September 10, 2015, and made its recommendations to the Commission on September 16 and was sunset thereafter, having successfully completed its mission.

The Commission conducted a public hearing on October 7 and made its recommendations to the City Council on October 21, 2015. The Council reviewed the Commission's recommendations as well as a staff alternative packet, conducted a public hearing on November 17, and conducted two study sessions on November 17 and December 1, 2015. At the December 1 study session, the Council accepted the City Manager's recommendation to postpone further work on the proposed code amendments, because none of the alternatives presented would meet the clear community goals of providing a significant reduction in the number of billboards, adequately protecting sensitive areas and avoiding continuing legal disputes. The City will be re-evaluating its options for moving forward. (For more information, visit [www.cityoftacoma.org/planning](http://www.cityoftacoma.org/planning) > "Billboard Regulations".)

- **Marijuana Regulations**

In response to voter-approved Initiative 502 in November 2012, the City Council had adopted marijuana regulations in February 2015. Subsequently in response to the State Cannabis Patient Protection Act of 2015, the Council enacted a temporary emergency moratorium on marijuana businesses in January 2016 and requested the Planning Commission to develop appropriate revisions to the regulations. The Commission reviewed the issue on December 2 and December 16, 2015 and on January 20, February 3, February 17, March 2 (public hearing), and March 16, 2016, and made its recommendations to the Council on April 6, 2016. The Commission's recommendations concerning the five main subjects (i.e., maximum number of retailers, buffer, dispersion, medical endorsement, and cooperatives) were not all unanimous, which reflected the complexity of the issue. The Council considered the Commission's recommendations, along with the recommendations from Planning staff, and adopted a mixed and modified version of code amendments on May 24, 2016, per Amended Ordinance No. 28361. Enforcement on existing illegally operating marijuana storefronts began shortly after July 1, 2016. (For more information, visit [www.cityoftacoma.org/planning](http://www.cityoftacoma.org/planning) > "Marijuana Regulations".)

- **Capital Facilities Program for 2017-2022**

The Commission reviewed the draft 2017-2022 CFP on December 2, 2015 and April 20 and May 18, 2016. After conducting a public hearing on June 15, 2016, the Commission made a recommendation to the City Council on July 6, 2016. It is noted that during the review process for the 2015-2020 CFP in October 2014, the Commission expressed a concern that there had been limited time for review and a lack of in-depth analysis on how new capital projects would advance relevant goals of the Comprehensive Plan. The Commission acknowledged that staff has made significant improvements to the review process for the 2017-2022 CFP. (For more information, visit [www.cityoftacoma.org](http://www.cityoftacoma.org) > "Government" > "City Departments" > "Office of Management and Budget".)

- **2015 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code**

The 2015 Annual Amendment process began in July-August 2014 and was not completed until December 2015, which was 6 months longer than a typical annual amendment process. This longer timeline was needed to fulfill the additional requirements of the Growth Management Act pertaining to "Periodic Update." During this reporting period (i.e., between July 2015 and June 2016), the Planning Commission reviewed the 2015 Annual Amendment package on July 1, July 8, July 15, August 19 (public hearing), September 2, and September 16, and made its recommendations to the City Council on October 7, 2015. The Council adopted the proposed amendments in December 2015.

On forwarding the 2015 Annual Amendment package to the City Council, the Commission also noted that there was a clear desire from our community to ensure that the policies of the Comprehensive Plan are implemented in a way that is context-sensitive and respects the diverse and unique qualities of our neighborhoods, with a particular emphasis on areas experiencing and planned for further growth and development. To achieve that, the Commission recommended two tools that could be utilized: (1) master planning or subarea planning, and (2) urban design program.

The 2015 Annual Amendment package included the following subjects:

Subject	Description and Additional Notes
1. Comprehensive Plan Update	<p><b>Description:</b> Amending the Comprehensive Plan pursuant to the Periodic Update requirements of the Growth Management Act, resulting in a new and more purposeful statement about the community's vision and future, its priorities, and its commitment to being an equitable, sustainable, progressive, cohesive city. The overhauled Comprehensive Plan, <i>One Tacoma</i>, also incorporated a revised transportation element, the <i>Transportation Master Plan</i>, which was developed through a comprehensive process undertaken by the Transportation Commission.</p> <p><b>Additional Notes:</b> The City of Tacoma has won the 2016 Healthy Communities Award from the Tacoma-Pierce County Health Department for adopting <i>One Tacoma Plan</i> which contains policies to promote the physical, social and mental health and well-being of our communities.</p>

2. Mixed-Use Centers Review	<p><b>Description:</b> Reviewing designated Mixed-Use Centers to determine their effectiveness in achieving the City's intent and vision and inform the Comprehensive Plan Update in such areas as the growth strategy, development concept, land use, urban form, housing, transportation, and economic development.</p> <p><b>Additional Notes:</b> The Commission received a petition from the 4Proctor community group requesting an immediate moratorium on development exceeding 45 feet in height in the Proctor Neighborhood Center, and to subsequently amend the Land Use Regulatory Code to reduce the height limit from 65 feet to 45 feet. The Commission determined that the petition and the request for a moratorium were outside the scope of the 2015 Annual Amendment and forwarded them on September 9, 2015 to the City Council for its consideration.</p>
3. Affordable / Infill Housing Regulations	<p><b>Description:</b> Code amendments addressing residential infill/affordable building proposals and affordable housing incentive, bonus, and inclusionary strategies. Specific changes included: (1) additional lot size flexibility, (2) special review district refinements, (3) a pilot residential infill program, (4) planned residential districts, (5) affordable housing incentives and upzone requirements, and (6) City process enhancements. These amendments implemented part of the initiatives recommended by the City Council's Affordable Housing Policy Advisory Group.</p> <p><b>Additional Notes:</b> The Commission recommended the proposed code amendments with some reservation concerning the adequacy of the regulations. The Commission also recommended that City should continue to seek resources and opportunities to support the development, rehabilitation and maintenance of housing affordable to Tacoma's lower-income citizens and support the kind of economic and job growth that can provide more resources and more opportunities to more of our citizens.</p>
4. Code Cleanup	<p><b>Description:</b> Amending various sections of the Land Use Regulatory Code to update information, address inconsistencies, correct minor errors, provide additional clarity, and improve administrative efficiency.</p>
5. Narrowmoor Addition Conservation District	<p><b>Description:</b> Designating a 129-acre portion of the "West Slope Neighborhood," including portions of Narrowmoor Additions #1 – #4, as a Conservation Special Review District Overlay Zone (An application submitted by the West Slope Neighborhood Coalition).</p> <p><b>Additional Notes:</b> The Commission recommended the proposed designation with some concerns over (1) the larger lot areas in the neighborhood and the associated increase in expenses for infrastructure, (2) the area already being protected with R-1 zone with a View Sensitive overlay, and (3) the area not containing a concentration of historically-significant structures. The City Council eventually denied the proposed designation.</p>

(For more information, visit [www.cityoftacoma.org/planning](http://www.cityoftacoma.org/planning) > "2015 Annual Amendment".)

- **2016 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code**

The 2016 Annual Amendment process began in January 2016. The Commission reviewed various proposals on February 17, March 2, March 16, April 6, May 4 (1<sup>st</sup> public hearing), May 18 (2<sup>nd</sup> public hearing), June 1, and made its recommendations to the City Council on June 15, 2016. The Council conducted a public hearing on July 19 and is scheduled to consider adopting the package in August 2016. The 2016 Annual Amendment package includes the following subjects:

Subject	Description
1. Future Land Use Implementation – Phase 1	Implement phase 1 of a multi-year effort to implement the Future Land Use Map of the Comprehensive Plan by evaluating inconsistencies between the Comprehensive Plan and the Zoning map and to rectify the inconsistencies. (See additional notes below)

<b>2. Multifamily District Design Standards</b>	Amend the development standards for the multifamily residential zoning districts to ensure consistency with Comprehensive Plan policies pertaining to street and pedestrian orientation, connectivity, building design, site layout, and off-site transitions.
<b>3. Wireless Communication Facilities</b>	Amend the code in response to recent Federal legislation that identified wireless facilities as important basic infrastructure and to make sure local jurisdictions don't put these facilities through any unnecessary or punitive processes.
<b>4. Short Term Rentals</b>	Amend the code to delineate regulations specific to the growing short term rental market and address concerns related to life-safety and residential compatibility.
<b>5. Plan and Code Cleanup</b>	Minor code amendments to improve consistency with and better implement the intent of the Comprehensive Plan. Cleanups are proposed for Tacoma Municipal Code, Title 1: Administration and Personnel, Chapter 13.05: Land Use Permit Procedures, Chapter 13.06: Zoning, and Chapter 13.10: Shoreline Master Program.

Concerning the item of "Future Land Use Implementation – Phase 1", it is noted that the Future Land Use Map illustrates the City's intended future land use pattern through the geographic distribution of residential and commercial areas, the designation of mixed-use and manufacturing/industrial centers, as well as shoreline and single-family detached designations. The intent of the proposed amendments was to implement the goals and policies of the Comprehensive Plan through appropriate area-wide rezones consistent with the Future Land Use Map and Land Use Designations. There were eight areas where area-wide rezones or map changes were proposed. The Commission's recommendations for the eight areas varied, as summarized below:

Area	Proposal	Recommendation
Nob Hill	Rezone to Downtown Residential (DR)	Adopt
McKinley	Rezone police substation to Neighborhood Commercial Mixed-use (NCX)	Adopt
Franke Tobey Jones	Amend Future Land Use Map to Multi-family (High Density)	Adopt
N 33 <sup>rd</sup> and Pearl	Amend Future Land Use Map to Multi-family (low-density)	Adopt
N 33 <sup>rd</sup> and Pearl	Rezone to R-3 Two Family Dwelling District	Adopt
N of TCC to 6 <sup>th</sup> Ave	Amend Future Land Use Map Multi-family (low density)	Adopt
N of TCC to 6 <sup>th</sup> Ave	Rezone to R-4L and R-4 Multi-family Zoning Districts	Adopt
S Alaska and 72 <sup>nd</sup>	Rezone C-1 Neighborhood Commercial to C-2 General Commercial	Adopt
S Alaska and 72 <sup>nd</sup>	Rezone R-2 Single Family Dwelling to C-2 Neighborhood Commercial	Postpone
South Tacoma Industrial Zones	Amend boundaries to the M-1 and M-2 Industrial Zoning districts to resolve split zoned parcels.	Adopt
Cheney Stadium and Foss High School	Rezone to C-2 General Commercial	Postpone

(For more information, visit [www.cityoftacoma.org/planning](http://www.cityoftacoma.org/planning) > "2016 Annual Amendment".)

## B. Projects Reviewed and Discussed:

- Tacoma Mall Neighborhood Subarea Plan and EIS**

The City received a \$250,000 National Estuaries Program Watershed Protection Grant to develop a subarea plan and EIS for the 485-acre Tacoma Mall Regional Growth Center that includes Tacoma Mall and the surrounding neighborhoods. This effort seeks to develop an aspirational vision, promote sustainable growth, accommodate multimodal transportation, facilitate development, and leverage public and private partnerships and investments. Project timeline is August 2014 to March 2017. During this reporting period (i.e., between July 2015 and June 2016), the Planning Commission reviewed the project on November 4, 2015, and on February 3 and May 4, 2016. The Commission also conducted a tour of the Tacoma Mall neighborhood on September 2, 2015. (For more information, visit [www.cityoftacoma.org/planning](http://www.cityoftacoma.org/planning) > "Tacoma Mall Neighborhood Subarea Plan".)

- **Unified Development Code**

The Commission reviewed and provided feedback on October 21, 2015 on the development of the Unified Development Code (UDC). The goals of the UDC are to create a single source reference for all development related regulations/codes; organize development codes to align with the typical design/development process; resolve inconsistencies and conflicts; clarify authorities and streamline processes; and develop a user-friendly, web-based interface. Code sections to be consolidated included Title 2 - Building Code, Title 3 - Fire, Title 9 - Public Ways, Title 10 - Public Works, Title 12 - Utilities, and Title 13 - Land Use Regulatory Code. The proposal is to consolidate the titles into a new Title 19. (For more information, visit [www.cityoftacoma.org/planning](http://www.cityoftacoma.org/planning) > "Unified Development Code".)

- **Environmental Action Plan**

The Commission received a briefing on December 16, 2015 from the Office of Environmental Policy and Sustainability on the status of the Environmental Action Plan (EAP), which was subsequently adopted by the City Council in April 2016. Replacing the City's 2008 Climate Action Plan, the EAP is a list of meaningful, high-priority actions that the City and our community will take between 2016 and 2020 to meet the environmental goals outlined in the Tacoma 2025 Strategic Plan. (For more information, visit [www.cityoftacoma.org](http://www.cityoftacoma.org) > "Government" > "City Departments" > "Environmental Services" > "Office of Environmental Policy and Sustainability".)

- **Subarea Plans Implementation**

The Commission received a briefing on January 20, 2016 on implementation strategies and project activities associated with the three subarea plans for the Downtown Tacoma Regional Growth Center, i.e., South Downtown, North Downtown and Hilltop.

- **Permitting and Development Activity Report**

The Commission received a briefing on February 17, 2016 on building and land use permits, projects of interest, and development trends based on year 2015 data.

- **BikeShare Feasibility Study**

The Commission received a briefing on April 20, 2016, from the Office of Environmental Policy and Sustainability on the Bikeshare Feasibility Study. Bikeshare is an automated system that would allow people to pick up a bike and drop it off somewhere else. (For more information, visit [www.cityoftacoma.org](http://www.cityoftacoma.org) > "Government" > "City Departments" > "Environmental Services" > "Office of Environmental Policy and Sustainability".)

- **Historic Preservation Program Update**

The Commission received a briefing on April 20, 2016 on the Historic Preservation Program's current program initiatives, events, and work items, including the enhanced demolition permit review code revisions under development. The objectives of the demolition review are to look at a process to improve their review; increase predictability under the code; create an efficient process that avoids unnecessary delays; and develop a system in which mitigation is meaningful and proportional to the actual adverse impacts. (For more information, visit [www.cityoftacoma.org](http://www.cityoftacoma.org) > "Government" > "City Departments" > "Planning and Development Services" > "Historic Preservation".)

- **Infill Pilot Program Implementation**

The Commission received a briefing on May 4, 2016 on the implementation of the pilot infill program that had been adopted as part of the 2015 Annual Amendment along with the *One Tacoma Plan*. There were three tasks involved: the Urban Design Studio, the Infill Pilot Program, and the Multi-Family Residential Design Standards. (For more information, visit [www.cityoftacoma.org/planning](http://www.cityoftacoma.org/planning) > "Residential Infill Pilot Program".)

- **Urban Forestry Program**

The Commission received a briefing on May 18, 2016 from Environmental Services on the Urban Forestry Program (UFP) and the Urban Forest Management Plan (UFMP). The UFP implements the 2016 Environmental Action Plan and is a collaborative effort involving multiple jurisdictions and



departments to manage the urban forests in Tacoma (i.e., the natural and planted vegetation in urban areas – both public and private). The UFMP defines the intent and philosophy on how urban forests are managed in Tacoma; examines existing conditions; and develops and carries out implementation strategies. (For more information, visit [www.cityoftacoma.org](http://www.cityoftacoma.org) > “Government” > “City Departments” > “Environmental Services” > “Urban Forestry – Evergreen Tacoma”.)

- **Planning Commission Rules and Regulations**

The Commission amended its Rules and Regulations (Bylaws) on August 5, 2015 to add a “Public Comments” segment to the agenda to provide citizens an additional opportunity to comment on any item on the agenda except the topic of a recent public hearing. The new provision was implemented beginning in November 2015 and was effectively utilized by citizens commenting on the issue relating to marijuana regulations at the time. The Commission amended the Bylaws again on June 1, 2016 to change the timing for the nomination and election of officers from “the last meeting in June of each year” to “the first meeting in September or at the Commission’s discretion.”

- **Sound Transit 3**

The Commission reviewed the issue on July 1, 2015 and on January 20, April 6 and May 4, 2016, including reviewing a letter from the Transportation Commission to the City Council’s Infrastructure, Planning and Sustainability Committee, dated April 25, 2016, that provided advice to the Council for addressing the Sound Transit Board. The Commission concurred with the Transportation Commission’s comments on large part, but suggested that the Transportation Commission send their comments to the Planning Commission first in future. The Sound Transit Board approved the ST3 Plan on June 23, 2016, putting it on the ballot for voters’ consideration in November 2016. The \$53.8 billion ST3 includes extension of the Sounder commuter service to JBLM and DuPont and extension of the LINK light rail from Hilltop to Tacoma Community College, among other improvements to the regional system. (For more information, visit [www.soundtransit3.org](http://www.soundtransit3.org).)

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

- **Regular Meetings and Public Hearings**

The Planning Commission meets every first and third Wednesdays of the month. Between July 2015 and June 2016, the Commission held 24 meetings, including a special meeting added in July 2015, and canceled one meeting in November 2015. The Commission held a joint meeting with the Transportation Commission on September 16, 2015. The Commission also conducted 6 public hearings for the following subjects:

1. Live-Work and Work-Live Regulations (July 15, 2015)
2. Billboard Regulations (October 7, 2015)
3. Marijuana Regulations (March 2, 2016)
4. 2016 Annual Amendment (May 4 and May 18, 2016)
5. Capital Facilities Program for 2017-2022 (June 15, 2016)

- **Special Meetings, Field Trip, and Community Meetings**

The Commission’s Billboard Task Force led by Vice-Chair Stephen Wamback met intensively on August 17, August 18, August 25, September 8, and September 10, 2015, and made its recommendations to the Commission on September 16, 2015 and was sunset thereafter, having successfully completed its mission.

Staff conducted a field trip in the Tacoma Mall neighborhood on September 2, 2015 for the Commission to learn more about the characteristics and issues of the area. The field trip was part of the Tacoma Mall Neighborhood Subarea Plan and EIS project and was participated by 6 Commissioners, 4 staff, and 5 interested citizens.

Individual Commissioners have participated in various community workshops and special functions, such as the Amtrak Station Relocation and Design Project Citizen Advisory Committee that was chaired by Commissioner Donald Erickson.

- **Meetings with Planning Staff**

Brian Boudet, Planning Manager and senior staff held informal meetings/dialogues with individual Commissioners during December 2015 to March 2016 to discuss major planning projects, what additional issues the City should address, and how to further improve the Commission's operations.

**D. Special Notes:**

- **Lifetime of GMA Achievement Award**

The Office of Washington Governor Jay Inslee and the Washington State Department of Commerce presented the City of Tacoma's Planning and Development Services with the "Lifetime of GMA" Achievement Award at a reception on November 13, 2015, that commemorated the 25<sup>th</sup> anniversary of the state's landmark Growth Management Act.

- **2016 Healthy Communities Award**

The Tacoma-Pierce County Health Department announced on July 5, 2016 that the City of Tacoma is a recipient of the Platinum-level Healthy Communities Award for the excellent work in our new *One Tacoma* Comprehensive Plan and our great progress in promoting the physical, social and mental health and well-being of our community.

**E. Membership Status:**

<b>Council District / Expertise Area</b>	<b>Commissioner</b>	<b>Notes (Changes during July 2015 – June 2016)</b>
District No. 1	Scott Winship	Reappointed in September 2014
District No. 2	Dorian Waller	Appointed in July 2015 (Donald Erickson's term expired in June 2015)
District No. 3	Brett Santhuff	Appointed in July 2015 (Benjamin Fields' term expired in June 2015)
District No. 4	Stephen Wambach	Elected Vice-Chair from July 2015 to present; Reappointed in June 2016
District No. 5	Chris Beale	Reappointed in July 2015; Elected Chair from July 2015 to present;
Development Community	Jeff McInnis	Appointed in January 2016 (Erle Thompson resigned in August 2015)
Environmental Community	Anna Petersen	Reappointed in June 2016
Public Transportation	Meredith Neal	Appointed in December 2014
Architecture, Historic Preservation, and/or Urban Design	(vacant)	Sean Gaffney resigned in February 2015; Donald Erickson appointed in July 2015 and resigned in May 2016



## **Part II. Draft Planning Work Program for 2016-2018**

The Planning Work Program for 2016-2018 contains projects and planning activities that are slated for completion or in substantial progress during the timeframe of July 2016 through June 2018. These projects and activities are primarily mandated by legislation or initiated by the City Council and are within the Planning Commission's review and recommendation authority. The Planning 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. 2017-2018 Amendment**

Proposed amendments to the Comprehensive Plan and Land Use Regulatory Code will be processed through a 2-year amendment cycle, beginning in 2017. Since the Comprehensive Plan has been substantially updated through the extensive 2015 Annual Amendment process, resulting in the *One Tacoma Plan*, there is no imminent need to amend it on an annual basis into the foreseeable future. The shift from the annual to the biennial process also will allow more efficient use of the limited staffing resources, more comprehensive analysis of the proposed amendments, more time for public outreach and notification, and better alignment with the City's biennial budget process.

For the 2017-2018 Amendment, the Planning Commission plans to accept applications in March 2017, conduct technical analyses in May-December 2017, and forward its recommendations to the City Council in March 2018. The City Council's review and adoption process is anticipated to occur in April-May 2018.

Tentatively, the 2017-2018 Amendment would include the following items:

1. Applications for Proposed Amendments submitted by public and private entities
2. Proactive Rezones (including commercial zoning and zoning/standards for large institutions)
3. Downtown Plan Integration with Subarea Plans
4. Street Typology and Designation System Review
5. Urban Design Program
6. Plan and Code Cleanups

### **B. On-going and Emerging Planning Issues**

1. Tacoma Mall Neighborhood Subarea Plan and EIS
2. Residential Infill Pilot Program
3. 20-minute Neighborhood Baseline Analysis
4. Environmental/Urban Forestry (including landscaping, open space, steep slopes, and watershed-level planning)
5. Unified Development Code
6. Capital Facilities Program for 2018-2023
7. Six-Year Comprehensive Transportation Program for 2017-2022
8. Transfer of Development Rights (TDR) and Tax-Increment Financing (TIF) Program Review
9. Sign Code Update
10. Signature Trails Development
11. Link Expansion Streetscape project
12. Historic Preservation (in coordination with the Landmarks Preservation Commission and including Demolition Review, TDR, project-level design and permit reviews, educational programs, etc.)
13. Transportation Master Plan Implementation (in coordination with the Transportation Commission and potentially involving impact fees, transportation network planning, streetscape design guidance, etc.)
14. Citizen Participation and Public Outreach Enhancements
15. Marijuana Regulation Implementation Status
16. Joint Meetings of the Planning Commission with appropriate groups (e.g., the Landmarks Preservation Commission, the Transportation Commission, and the Community Council)

### **C. Regional and Cross-Jurisdictional Issues**

1. Port/Tideflats Area Land Use Review (scope to be determined)
2. Regional transportation issues (e.g. LINK Light Rail Expansion and Amtrak Station amenities)
3. PSRC Regional Centers Framework Update
4. PCRC Centers of Local Importance Update
5. JLUS Study Implementation
6. Metro Parks Tacoma and Tacoma School District strategic plans updates