



Proposed Planning Commission Work Program (2017-2019)

June 7, 2017

The Planning Commission Work Program contains projects and planning activities that are slated for completion in or substantial progress during the timeframe of June 2017 through 2019. The work program is developed in concert with the Tacoma Planning Commission and the City Council's Infrastructure, Planning and Sustainability Committee, and may change in response to other legislative requirements, community requests, Council priorities, budget and staff constraints, or other situations.

The summary below is provided as a basic outline of the proposed timing of various projects. Further explanation of each project is provided on the following pages.

Track 1: Interim Regulations (*off-cycle*)

- Correctional Facilities Regulations – Interim and Permanent Regulations
- Tideflats Uses and Standards – Interim Regulations
- Marijuana Uses and Playground Buffers – Interim and Permanent Regulations
- Emergency Temporary Shelters – Interim and Permanent Regulations

Track 2: Subarea Plans (*off-cycle*)

- Tacoma Mall Neighborhood Subarea Plan
- Tideflats Subarea Plan

Track 3: 2018 Amendment Cycle

- Car Wash Use Allowance – Private Application #2018-01
- Outdoor Tire Storage Code Amendment – Private Application #2018-02
- South 80th Street PDB Rezone – Private Application #2018-03
- View Sensitive District (VSD) Height Measurement – Private Application #2018-06
- Future Land Use Map Implementation: Area-wide Rezones – Phase 4
- Commercial Zoning Update – Phase 1
- Open Space Corridors Implementation
- Transportation Master Plan – Limited Update
- Code Clean-ups

Track 4: 2019 Amendment Cycle (*tentative*)

- Future Land Use Map Implementation: Area-wide Rezones – Phase 5
- Commercial Zoning Update – Phase 2
- Urban Design Studio – Establishment
- Residential Infill Pilot Program – Phase 2

- JBLM Joint Land Use Study Implementation
- Shoreline Master Program – 2019 Periodic Update
- Critical Areas Amendments – Geologic Hazards
- Code Clean-ups

On-going Planning Issues

- Historic Demolition Review (*may be coordinated with 2018 Amendment Cycle*)
- Capital Facilities Program for 2018-2023 (*off-cycle*)
- Six-Year Comprehensive Transportation Program for 2017-2022 (*off-cycle*)
- Joint Meetings of the Planning Commission with appropriate groups (e.g., the Landmarks Preservation Commission, the Transportation Commission, and the Neighborhood Councils)
- Transportation Master Plan Implementation, in coordination with the Transportation Commission (e.g. impact fees study, transportation network planning, streetscape design guidance, signature trails development, etc.)
- Link Expansion Streetscape project (including the Links to Opportunity Program and the SGA Technical Assistance Program)
- Historic Preservation, in coordination with the Landmarks Preservation Commission (e.g. TDR, integration of Historic Preservation Plan with *One Tacoma* Plan, educational programs, etc.)
- Residential Infill Pilot Program (implementation)
- Citizen Participation and Public Outreach Enhancements (with specific engagement efforts focusing on the Proctor District)

Regional and Cross-Jurisdictional Issues

- Metro Parks Tacoma and Tacoma School District strategic plans updates
- 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
- PCRC Centers of Local Importance/County-level Centers Update

Emerging and Deferred Issues

- 20-minute Neighborhood Baseline Analysis
- Urban Growth Baseline Analysis
- Mixed-Use Centers Implementation Programming
- Mixed-Use Centers Height Bonus Program Review
- Institutional Campus Zoning Update
- Urban Forestry Implementation (including landscaping, tree-preservation, open space, etc.)
- Watershed-level Environmental Planning
- Parking Update (including RPA, refinements along light rail, design, etc.)
- Downtown Plan Integration with Subarea Plans
- Street Typology and Designation System Review
- Unified Development Code
- Transfer of Development Rights (TDR) and Tax-Increment Financing (TIF) Program Review
- Sign Code Update
- Annexation Planning

Track 1 Projects: Off-Cycle Projects

Correctional Facilities – Interim and Permanent Regulations

Summary:

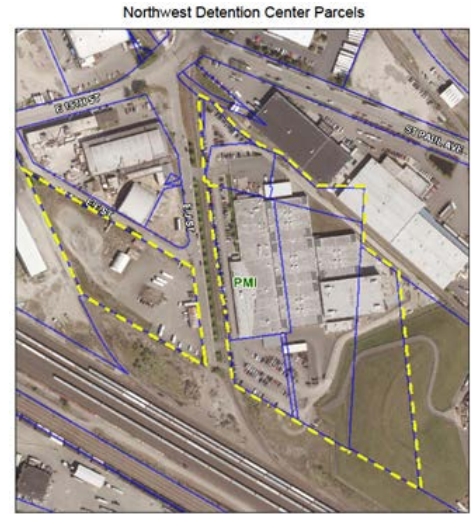
The City Council enacted emergency interim zoning regulations pertaining to public and private correctional facilities on March 7, 2017, per Ordinance No. 28417, and subsequently adopted some modifications to the regulations on May 9, per Ordinance No. 28429. This project will develop permanent regulations for the City Council's consideration based on the issues and approach outlined in Ordinance No. 28429 prior to the expiration of the interim regulations in March 2018.

Primary Staff Contact:

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

General Project Timeline:

March 2017 – March 2018



Tideflats Uses and Standards – Interim Regulations

Summary:

This project will explore the need for interim regulations in the Port/Tideflats Manufacturing and Industrial Center during the early stage of the development of the Tideflats Subarea Plan. Potential interim regulations could include use restrictions, modified permit procedures and enhancements to public notice, and limits on development in adjacent slopes and transition areas.

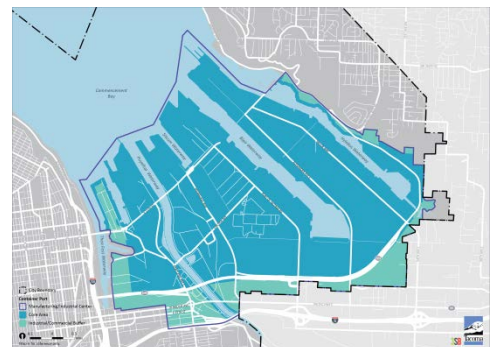
Note: The associated permanent regulations will be addressed as part of the final adoption of the Tideflats Subarea Plan.

Primary Staff Contact:

Stephen Atkinson, Senior Planner
satkinson@cityoftacoma.org

General Project Timeline:

June 2017 – September 2017



Marijuana Uses and Playground Buffers – Interim and Permanent Regulations

Summary:

This project would consider amending the zoning code on an interim basis by adding definitions of “Playground” and “Recreation center or facility,” in order to ensure that recreational marijuana buffers apply to Metro Parks Tacoma owned playgrounds and recreation centers and facilities to the level intended by the State, but currently not covered by State definitions. The associated permanent regulations may be, from a timing perspective, coordinated with the 2018 Amendment Cycle.

Primary Staff Contact:

Lihuang Wung, Senior Planner
lwung@cityoftacoma.org

General Project Timeline:

Yet to be determined



Emergency Temporary Shelters – Interim and Permanent Regulations

Summary:

The City Council adopted Ordinance No. 28430 on May 9, 2017, declaring a public health emergency relating to the conditions of homeless encampments. As part of the follow-up actions, this project will develop interim and permanent regulations for the Council’s consideration concerning the zoning and development standards for permitting emergency temporary shelter facilities and sites.

Primary Staff Contact:

Lauren Flemister, Senior Planner
lflemister@cityoftacoma.org

General Project Timeline:

Yet to be determined



Track 2: Subarea Plans

Tacoma Mall Subarea Plan

Summary:

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.

Primary Staff Contact:

Elliott Barnett, Associate Planner
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General Project Timeline:

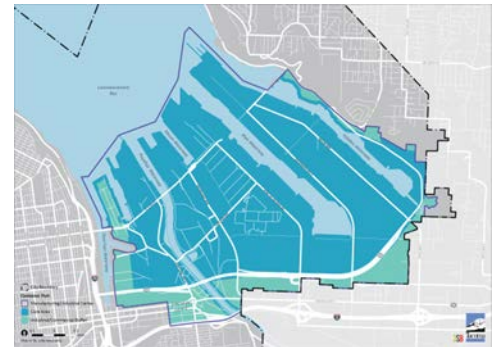
June 2015 – December 2017



Tideflats Subarea Plan

Summary:

The City Council adopted Amended Resolution No. 39723 on May 9, 2017, initiating the Tideflats subarea planning process. The resolution requests the Planning Commission to consolidate several planning initiatives currently underway for the area; requests the Commission to begin discussion of the need for interim regulations for the area; requests the City Manager to identify resources need for the subarea planning; and requests the City Manager to negotiate an Interlocal Agreement with the Port and the Puyallup Tribe for the collaboration of the project. The scope of work for the subarea plan is yet to be determined.



Note: This project incorporates consideration of the issues highlighted in:

- NETNC's "NE Tacoma Buffer Zone" Application #2018-04
- The Council Consideration Request pertaining to the implementation of the Port Container Element
- PDS Director's Rule on Heavy Industrial Expanded Notification

Primary Staff Contact:

Stephen Atkinson, Senior Planner
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General Project Timeline:

Fall 2017 – TBD

Track 3: 2018 Amendment Cycle

Car Wash Use Allowance (Private Application #2018-01)

Summary:

This application seeks to amend the Land Use Regulatory Code to allow car wash facilities in the Neighborhood Commercial Mixed-use Zoning District (NCX). The amendments could include changes to the definitions, core-pedestrian street restrictions, and potential design and development standards.

Primary Staff Contact:

Lihuang Wung, Senior Planner

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General Project Timeline:

April 2017 – June 2018



Outdoor Tire Storage Code Amendment (Private Application #2018-02)

Summary:

The application seeks to amend the Land Use Regulatory Code concerning development standards for Vehicle Service and Repair businesses, with a focus on discount and used tire shops in the C-2 General Community Commercial District. There are seven applicants associated with this amendment. All are small business owners and/or landlords of discount/used tire sales operations in the C-2 District. Most of these businesses are in repurposed buildings (mostly old auto repair or service stations) on underutilized lots along arterial streets.

Primary Staff Contact:

Lihuang Wung, Senior Planner

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General Project Timeline:

April 2017 – June 2018



S. 80th Planned Development Business District Rezone (Private Application #2018-03)

Summary:

This project seeks to rezone an area along S. 80th Street from Planned Development Business District (PDB) to a more appropriate district that is consistent with the recommendations from the Joint Base Lewis-McChord Joint Land Use Study and the current use makeup of the area.

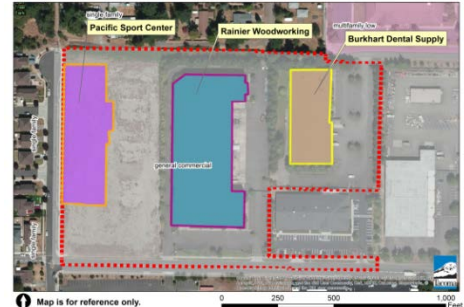
Primary Staff Contact:

Lauren Flemister, Senior Planner
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General Project Timeline:

April 2017 – June 2018

City of Tacoma | Planning and Development Services
Study Area 3: PDB Future Land Use



View Sensitive District Height Measurement (Private Application #2018-06)

Summary:

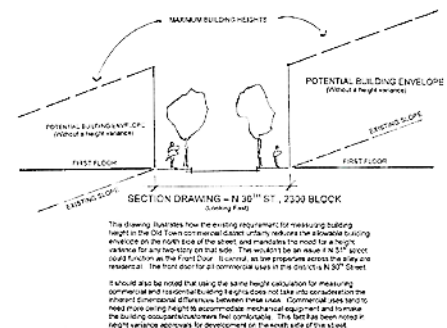
The application seeks to amend the Land Use Regulatory Code concerning how building heights are measured in a View-Sensitive Overlay District (VSD), which has a reduced height limit (25-feet) and a measurement methodology that is unique from other districts. The study will focus on those areas zoned Commercial with a VSD.

Primary Staff Contact:

Lihuang Wung, Senior Planner
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General Project Timeline:

April 2017 – June 2018



Future Land Use Map Implementation: Phase 4 – Residential Areas

Summary:

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.

This phase of the project will include a focus on improving the consistency of the residential land use designations and implementing zoning. Secondly, the project will complete the analysis related to the area around 72nd & S. Alaska Street, as requested by City Council in 2016.

Primary Staff Contact:

Stephen Atkinson, Senior Planner
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General Project Timeline:

January 2017 – June 2018



Commercial Zoning Update – Phase 1

Summary:

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 more context-sensitive commercial zoning.

The first phase will develop a recommended framework for realigning the City's commercial zoning districts, to ensure that the City's commercial zoning districts appropriately reflect the different types of commercial areas envisioned. The framework may involve the creation of new zoning districts and/or elimination of existing zoning districts.



Primary Staff Contact:

Stephen Atkinson, Senior Planner
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General Project Timeline:

July 2017 – June 2018

Open Space Corridors Implementation

Summary:

The City's designated open space corridors includes a variety of areas within the City, including recreation areas, passive open spaces, wetlands, streams, 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 corridors while continuing to accommodate reasonable use of private property.

Primary Staff Contact:

Elliott Barnett, Associate Planner
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General Project Timeline:

July 2017 – June 2018



Transportation Master Plan – Limited Update

Summary:

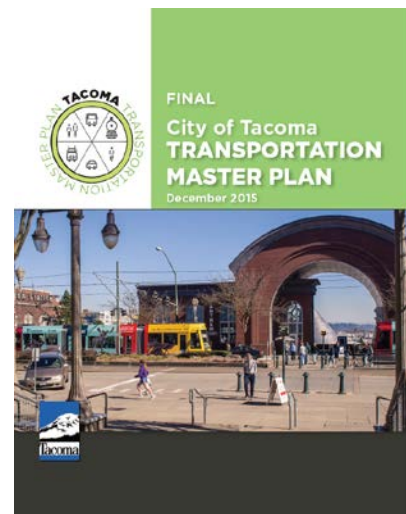
The Transportation Master Plan (TMP) is the transportation element of the *One Tacoma* Comprehensive Plan. The purpose of this project is not a major update or overhaul to the TMP, but smaller modifications including cleanups and updates to address work that has been completed since the last update, including the new Environmental Action Plan, the upcoming Safe Routes to Schools Implementation Plan, the Pedestrian Safety Improvement Program, and some increased funding opportunities. The Transportation Commission will coordinate a significant portion of the work and make a recommendation to the Planning Commission.

Primary Staff Contact:

Josh Diekmann, Traffic Engineer
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General Project Timeline:

March 2017 – June 2018



Code Clean-ups

Summary:

As part of the 2018 Amendment, this proposal would amend the Land Use Regulatory Code to keep information current, address inconsistencies, correct errors and clarify code language, in order to improve code administration efficiency and enhance customer service.

Primary Staff Contact:

Lihuang Wung, Senior Planner

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General Project Timeline:

April 2017 – June 2018



Track 4: 2019 Amendment Cycle (*tentative*)

Future Land Use Map Implementation: Area-wide Rezones, Phase 5

Summary:

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.

This phase of the project will focus on improving the consistency between areas designated for commercial and industrial uses and the implementing zoning districts. This will include rezones that implement the commercial zoning framework adopted as part of the 2018 Amendment Cycle (Track 3).

Primary Staff Contact:

Stephen Atkinson, Senior Planner

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General Project Timeline:

March 2018 – June 2019

Commercial Zoning Update – Phase 2

Summary:

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 more context-sensitive commercial zoning standards.

This phase will seek to build on and implement the zoning framework adopted in Phase 1 (Track 3) and may include modifications to use allowances, scale and massing of new development, building coverage, and site design elements.



Primary Staff Contact:

Stephen Atkinson, Senior Planner

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General Project Timeline:

January 2018 – June 2019

Urban Design Studio – Establishment

Summary:

The Urban Design Studio is a proposed long-term program with a focus on delivering urban design services to customers in the Planning and Development Services Department, to other City departments, and through external public and private partnerships.

The initial phase of this project will include extensive public engagement, development of design guidelines, administrative procedures, and municipal code amendments.

Note: This project will incorporate consideration of the issues highlighted in Private Application #2018-05 “Design Review in MUCs”

Primary Staff Contact:

Lauren Flemister, Senior Planner
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General Project Timeline:

January 2018 – June 2019



Residential Infill Pilot Program – Phase 2

Summary:

The purpose of the Pilot Program is to promote innovative residential infill development types. The program was adopted in 2015 and the first phase of implementation is in progress. Four projects submitted by interested developers have been selected to move into the permitting process.

This phase of implementation will consider lessons learned from completed projects, code amendments to the infill code and guidelines, and recommendations for continued implementation of the program.

Primary Staff Contact:

Lauren Flemister, Senior Planner lflemister@cityoftacoma.org

General Project Timeline:

January 2018 – June 2019



JBLM Joint Land Use Study Implementation

Summary:

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 (APZ).

Primary Staff Contact:

Lauren Flemister, Senior Planner
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General Project Timeline:

March 2018 – June 2019



Shoreline Master Program – 2019 Periodic Update

Summary:

The State Shoreline Management Act requires local governments to periodically review their shoreline master programs and make any adjustments deemed necessary to reflect changing local circumstances, new information or improved data. Per RCW 90.58.080, the City of Tacoma is required to conduct a periodic review on or before June 30, 2019. The initial public scoping phase of the project will inform what information, issues, and topics are pertinent for this periodic review.

Primary Staff Contact:

Stephen Atkinson, Senior Planner
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General Project Timeline:

January 2018 – June 2019

SHORELINE MASTER PROGRAM

An Element of the Comprehensive Plan and
Title 13 of the Tacoma Municipal Code



Critical Areas Amendments – Geologic Hazards

Summary:

This project will compile and review the best available science pertaining to the management of geologic hazards and recommend modifications to the City's Critical Areas Ordinance, TMC 13.11. The project will include an assessment of climate change on the risk factors associated with these hazards.

Primary Staff Contact:

Elliott Barnett, Associate Planner
elliott.barnett@cityoftacoma.org

General Project Timeline:

January 2018 – June 2019



Code Clean-ups

Summary:

As part of the 2019 Amendment, this proposal would amend the Land Use Regulatory Code to keep information current, address inconsistencies, correct errors and clarify code language, in order to improve code administration efficiency and enhance customer service.

Primary Staff Contact:

Lihuang Wung, Senior Planner

lwung@cityoftacoma.org

General Project Timeline:

July 2018 – June 2019

