



Planning Commission Annual Report 2017-2018

(Approved by the Planning Commission on June 20, 2018)

This report, prepared pursuant to the Tacoma Municipal Code, Section 13.02.040.L, highlights the Planning Commission's accomplishments between July 2017 and June 2018 and outlines the planning work program for the general timeline of July 2018 through December 2020.

Part I. Accomplishments 2017-2018

A. Projects Reviewed:

1. 2018 Amendment to the Comprehensive Plan and the Land Use Regulatory Code

The review process for the Proposed Amendments to the *One Tacoma* Comprehensive Plan and the Land Use Regulatory Code for 2017-2018 (or "2018 Amendment" for short) began in summer of 2016. On June 7, 2017, the Planning Commission completed the assessment process and moved seven applications forward for technical analysis. The results of technical analysis for various applications were reviewed by the Commission in November 2017 through March 2018. The Commission conducted a public hearing on April 4, debriefed on the hearing on April 18, and made a recommendation to the City Council on May 2. The Council conducted a public hearing on June 5, and is scheduled to adopt the 2018 Amendment package on June 26.

| APPLICATION | PLANNING COMMISSION'S RECOMMENDATION |
|--|--------------------------------------|
| (1) CAR WASH USES IN NEIGHBORHOOD CENTERS – This proposal would allow Vehicle Service and Repair uses, including car washing facilities, within the Neighborhood Commercial Mixed-use (NCX) Zoning District as a conditional use subject to the conditional use criteria. | Not Recommended for Approval |
| (2) VEHICLE SERVICE AND REPAIR: OUTDOOR STORAGE – This proposal would allow outdoor storage associated with vehicle service and repair uses within the C-2 Commercial Zoning District and prohibit outdoor storage in the UCX District. | Recommended for Approval |
| (3) S. 80TH STREET PDB REZONE – The proposal would rezone five properties to M-1 Light Industrial District, and amend the Comprehensive Plan's Future Land Use Map from General Commercial and Residential to Light Industrial for the parcels. | Recommended for Approval |
| (4) C-2 COMMERCIAL VIEW SENSITIVE DISTRICT HEIGHT METHODOLOGY – This proposal would amend how building height is measured in all C-2 Commercial zoning districts in the VSD view sensitive district overlay zone. | No Recommendation |
| (5) TRANSPORTATION MASTER PLAN – This proposal would amend the Transportation Master Plan to update performance measures, project lists, definitions, and reflect recent pedestrian safety projects. | Recommended for Approval |
| (6) OPEN SPACE CORRIDORS – PHASE 1 – The proposal would amend the Tacoma Municipal Code to create standards for Biodiversity Areas/Corridors to ensure no net loss of critical area functions and to ensure reasonable use of property. | Recommended for Approval |
| (7) CODE AND PLAN CLEANUPS – The proposed amendment would revise various sections of the One Tacoma Plan and the Tacoma Municipal Code to address inconsistencies, correct minor errors, and improve provisions that are found to be unclear or not fully meeting their intent. | Recommended for Approval |

2. 2019 Amendment to the Comprehensive Plan and the Land Use Regulatory Code

The Commission implemented a new step – to further engage citizens – in the review process for the Proposed Amendments to the *One Tacoma* Comprehensive Plan and the Land Use Regulatory Code for 2019 (or “2019 Amendment”). After the initial assessment of the 2019 Amendment package (including seven applications) on May 2, the Commission conducted a Public Scoping Hearing on June 6 to solicit public comment on the draft scope of work for the package. Subsequently based on public comment received, the Commission completed the first phase of assessment of the 2019 Amendment package on June 20, and incorporated it into the Planning Commission Work Program for 2018-2020. The 2019 Amendment package tentatively includes the following applications:

- (1) Future Land Use Implementation** – This project would potentially rezone areas within the City identified in the Comprehensive Plan for multi-family and commercial uses.
- (2) Commercial Zoning Update** – This project would amend the City’s General and Neighborhood Commercial zoning district use and development standards to ensure a more consistent and transit supportive environment.
- (3) Shoreline Master Program (SMP)** – This project is a required periodic review of the Shoreline Master Program (SMP) to ensure that the SMP remains consistent with State law, per the periodic review requirements of the Shoreline Management Act.
- (4) JBLM Accident Potential Zone** – This project would develop an Airport Compatibility Overlay Zone to modify the development patterns, standards and use allowances for parcels impacted by the Accident Potential Zone II.
- (5) Critical Areas Geo-hazard Updates** – This project would conduct a Best Available Science review for Geologically Hazardous Areas and address gaps in the current code, and improve consistency between current City policies and development standards for these areas.
- (6) Historic Preservation Code Improvements** – This project would seek to improve the effectiveness of the Historic Preservation Program by enhancing demolition review for cultural resources, improving the Historic Conditional Use Permit, and clarifying designation and nomination procedures.
- (7) Minor Amendments** – This project would address minor policy and code revisions to correct errors, update information, rectify inconsistencies, and improve clarity of application.

3. Correctional and Detention Facilities Interim/Permanent Regulations

The Council enacted emergency interim zoning regulations pertaining to public and private correctional facilities on March 7, 2017, per Ordinance No. 28417. Due to the complex, controversial and politically-charged nature of the issue, the Commission was unable to find a clear consensus on forwarding an initial recommendation to the Council. The Council proceeded to make some modifications to the interim regulations on May 9, per Ordinance No. 28429 and extended the effective period to one-year. The Commission went on to develop draft permanent regulations. The Commission conducted reviews on November 1 and December 6, 2017, conducted a public hearing on January 3, 2018, and formulated a recommendation to the Council on January 17. The Council reviewed the Commission’s recommendation, conducted a public hearing on February 6, and adopted permanent regulations on February 20, 2018, per Amended Ordinance No. 28491. The adopted regulations would provide distinct definitions for "correctional facility" and "detention facility"; allow correctional and detention facilities only in M-1 zones that are in place as of January 1, 2018, with a conditional use permit; and as part of the conditional use, require a 2,500-foot notification and a pre-application meeting.

4. Tideflats Area Land Use Interim Regulations

The Council adopted Amended Resolution No. 39723 on May 9, 2017, initiating the planning process for a Tideflats Subarea Plan, and requesting the Commission to begin deliberating the need for Tideflats Area Land Use interim regulations. The Commission reviewed the subject on June 21, August 2, and August 16; conducted a public hearing on September 13 at the Greater Tacoma

Convention Center that ran for more than four hours; debriefed on the hearing on September 20; and made a recommendation to the Council on October 4. The Council reviewed the Commission's recommendation, conducted a public hearing on October 17 at the Pantages Theatre that ran for nearly four hours, and adopted interim regulations (with some modifications) on November 21, 2017, per Amended Ordinance No. 28470, effective for one year. With the Council's modifications, the interim regulations would apply only to primary uses (business activities) and not to secondary uses (related support activities), would include Smelters as a restricted use, would not apply to existing uses, and would be effective for one-year instead of six-months.

5. Marijuana Regulations

The Council adopted Resolution No. 39742 on June 6, 2017, requesting that the Planning Commission consider interim regulations that would add local definitions of "Playground" and "Recreation center or facility," in order to protect Metro Parks Tacoma-owned playgrounds and recreation centers and facilities from marijuana uses to the level intended by the State, but currently not covered by State definitions. The Commission reviewed the subject on June 21 and July 19, conducted a public hearing on September 6, and made a recommendation to the Council on September 20. The Commission recommended that the code be amended on a permanent, rather than interim, basis. The Council conducted its review subsequently, including a public hearing on October 24, and adopted the code amendments as recommended by the Commission on November 7, 2017, per Ordinance No. 28462.

6. Emergency Temporary Shelters Interim/Permanent Regulations

The Council adopted Ordinance No. 28460 on October 17, 2017, retaining and modifying the emergency temporary shelters interim regulations that were initially enacted in June 2017 and extending the effective date to April 16, 2018. The interim regulations were part of the City's strategies responding to the public health emergency declared by the Council in May 2017 relating to the conditions of homeless encampments. Ordinance No. 28460 was adopted based on the Commission's recommendations formulated through the meetings on June 21, July 19 and August 16. The Commission went on to develop draft permanent regulations on December 6 and January 3, and conducted a public hearing on February 7, and made a recommendation to the City Council on February 21. The Council conducted a public hearing on March 20 and adopted permanent regulations on April 10, 2018, per Ordinance No. 28498.

7. 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 was August 2014 to June 2018. During this reporting period (July 2017 through June 2018), the Commission reviewed the project on August 2, conducted a public hearing on September 6, conduct a post-hearing debriefing on September 20, and made a recommendation to the City Council on October 18. The City Council conducted its review in early 2018, including a public hearing on April 24, and adopted the subarea plan and associated code amendments and implementation strategies on May 15, 2018, per Amended Ordinance No. 28511. The Council made three amendments to what the Planning Commission had recommended, i.e., 1) Map clean-up; 2) Inclusionary Zoning Requirements, requiring residential projects 15-units and larger to provide 10% of their units as affordable units; and 3) Parking Requirements, reducing the minimum parking requirements for residential uses from 1.0 to 0.5 stalls per unit in the subarea, eliminating parking requirements for affordable housing units created per the Inclusionary Zoning or Multifamily Property Tax Exemption program, and eliminating parking requirements for all non-residential uses in the subarea.

8. Capital Facilities Program (CFP)

The Commission reviewed an urgent amendment to the 2017-2022 CFP on October 18. The amendment would add a new project, the Neighborhood and Community Services Readiness Site, intended to develop short term transitional housing options and support the City's Emergency Aid and

Shelter Plan addressing the state of public health emergency regarding homelessness declared by the City Council in May 2017. On November 1, the Commission conducted a public hearing and recommended the amendment to the City Council. The Council adopted the amendment concurrently with the adoption of the City's Capital Budget for 2017-2022 on December 12, 2017, per Ordinance No. 28474. In early 2018, the City began the biennial amendment process for updating the CFP from 2017-2022 to 2019-2024. The Commission reviewed the proposed amendments on April 18 and May 16, conducted an open house and a public hearing on June 20, and was scheduled to make a recommendation to the City Council in July 2018.

9. Residential Infill Pilot Program

The pilot program was established by the City Council on December 1, 2015, per Ordinance No. 28336, aimed to promote innovative residential infill development types that are underutilized or expanding the areas in the Tacoma where certain development types are permitted. Based on feedback from the community received during and after the initial implementation of the program in 2016-2017, the Council adopted Resolution No. 39886 on December 12, 2017, requesting the Planning Commission to consider modifications to the program by increasing the number of allowed Detached Accessory Dwelling Units and modifying the design standards and review process pertaining to Two-family, Multi-family, and Cottage Housing developments. The Commission reviewed the Council's request on May 16, 2018, and discussed potential modifications to the program that included three options: (1) Option 1 (Minor) – current pilot program + minor code changes; (2) Option 2 (Moderate) – expanded pilot program (ADUs) + code changes; and (3) Option 3 (Major) – ADUs allowed outright + design standards + Pilot Program code changes.

10. Hilltop Links to Opportunity

The Commission received briefings on October 4, 2017 and March 21, 2018 of the Hilltop Links to Opportunity Program, which is aimed to improve social and economic opportunity through planning for multimodal mobility and economic development in communities along the Tacoma LINK Light Rail Expansion corridor.

11. Billboards Regulations

On December 12, 2017, the City Council adopted Ordinance No. 28476, amending the Zoning Code to create a billboard exchange program, allowing installation of new billboard faces in exchange for removing billboard faces, and modifying development standards concerning design, location, landscaping, dispersal, lighting, buffering, height, and alterations of billboards; and adopting permit requirements to establish maximum permissible billboard heights. The Planning Commission had received an informational briefing on October 18, 2017, regarding said sign code amendments as well as the draft settlement agreement proposed by Lamar Advertising.

12. Tacoma Dome Link Extension (TDLE)

The TDLE is the planned extension of Central Link light rail service from Federal Way to the Tacoma Dome area. As a part of the Sound Transit 3 (ST3) package approved by voters in 2016, the TDLE system would include four stations (South Federal Way, Fife, East Tacoma, and Tacoma Dome), two parking garages (South Federal Way and Fife), and an operations and maintenance facility along the 9.7-mile corridor. Sound Transit was conducting the "Early Scoping" process in spring of 2018 to solicit feedback from the community and jurisdictions to develop the "Initial Range of Alternative Concepts (for alignments and station locations)." The Commission reviewed the TDLE project on February 21 and May 16, 2018. Individual Commissioners have also been actively participating in the "Early Scoping" process, including attending open houses, workshops, and meetings of the Stakeholder Group.

13. Planning Commission's Statutes and Bylaws

The Commission reviewed the Tacoma Municipal Code, Chapter 13.02 concerning "Planning Commission", and the Commission's Rules and Regulations (i.e., Bylaws) on March 21 and April 4, 2018, seeking improvements to the Comprehensive Plan amendment procedures and the operational efficiency of the Commission. As a result, the Commission recommended the Council to: (1) amend TMC 13.02.045 & .053, to clarify and enhance the procedural requirements pertaining to

the application and analysis of proposed amendments to the Comprehensive Plan and development regulations, and proposed area-wide rezones; and (2) amend TMC 13.02.010, to modify the provisions concerning “absences” and make the implementation of said provisions more effective. The Commission’s recommendations were incorporated into the Plan and Code Cleanups application of the 2018 Amendment package.

14. Planning Commission Work Program

The Commission reviewed the work program on December 6, 2017 and March 21, June 6 and June 20, 2018, to progressively evaluate the implementation of and make appropriate adjustments to the existing work program for 2017-2019, and to develop the work program for 2018-2020.

B. Meetings Conducted / Attended:

1. Commission Meetings:

The Commission meets every first and third Wednesdays of the month, in Room 16 of the Tacoma Municipal Building North. Beginning in January 2018, the Commission changed the meeting starting time from 4:00 p.m. to 5:00 p.m. to better accommodate the work schedules of some Commissioners and participating citizens. Between July 2017 and June 2018, the Commission conducted 21 meetings and canceled 4. One of the 21 meetings was a special meeting dedicated for the public hearing concerning the Tideflats Area Land Use Interim Regulations that was held on September 13, 2017, in the Greater Tacoma Convention Center. In the past year, the Commission conducted a total of 9 public hearings, as listed below:

| Date | Public Hearing Subject |
|--------------------|---|
| September 6, 2017 | Marijuana Use Buffers Code Amendment |
| September 6, 2017 | Tacoma Mall Neighborhood Subarea Plan and EIS |
| September 13, 2017 | Tideflats Area Land Use Interim Regulations |
| November 1, 2017 | 2017-2022 Capital Facilities Program Amendment |
| January 3, 2018 | Correctional Facilities Permanent Regulations |
| February 7, 2018 | Emergency Temporary Shelters Permanent Regulations |
| April 4, 2018 | Proposed Amendments to the Comprehensive Plan and Land Use Regulatory Code for 2018 |
| June 6, 2018 | Scope of Work for Proposed Amendments to the Comprehensive Plan and Land Use Regulatory Code for 2019 |
| June 20, 2018 | 2019-2024 Capital Facilities Program Update |

2. Community Meetings:

Individual Commissioners have been actively involved in various community meetings, such as Tacoma Link Expansion Project Open House (November 8, 2017), 2018 Amendment Open House (January 10, 2018), T-Town City Services Expo (March 24, 2018), Tacoma Dome Link Extension Open House (April 17, 2018) and other community meetings, Historic Preservation Month (May 2018), and 2019-2024 Capital Facilities Program Update Open House (June 20, 2018), just to name a few.

3. Informal Meetings:

Brian Boudet, Planning Manager and senior staff held informal meetings over lunch with individual Commissioners during January-February 2018 to discuss major planning projects and issues and the Commission’s operations. Feedback from the Commissioners was incorporated into the consideration for the Planning Work Program for 2018-2020 as well as the proposed amendments to the Tacoma Municipal Code 13.02 concerning the Plan and Code Amendments Process and Commissioner Attendance/Absences.

C. Special Note:

1. 2017 Healthy Communities Award

The City of Tacoma received the 2017 Healthy Communities Gold Award for our planning efforts on the Tacoma Mall Neighborhood Subarea Plan. The Healthy Communities Award, sponsored by the Tacoma-Pierce County Health Department, recognizes local jurisdictions that employ sincere intent and committed steps to promote healthy communities and improve health equity. The award ceremony took place at the Pierce County Regional Council General Assembly on February 15, 2018.

D. Membership Status (July 2017 – June 2018):

| Council District / Expertise Area | Commissioner | Appointment |
|---|---------------------|--|
| District No. 1 | Andrew Strobel | Appointed in July 2017 |
| District No. 2 | Dorian Waller | Reappointed on June 12, 2018 |
| District No. 3 | Brett Santhuff | Reappointed on June 12, 2018 |
| District No. 4 | Stephen Wamback | Reappointed in June 2016; Elected Chair in August 2017 |
| District No. 5 | Chris Beale | Resigned in September 2017 |
| | David Horne | Appointed on June 12, 2018 |
| Development Community | Jeff McInnis | Reappointed in July 2017 |
| Environmental Community | Anna Petersen | Reappointed in June 2016; Elected Vice-Chair in August 2017 |
| Public Transportation | Carolyn Edmonds | Appointed in July 2017 |
| Architecture, Historic Preservation, and/or Urban Design | Jeremy Woolley | Resigned in December 2017 |
| | Ryan Givens | Appointed in February 2018 |

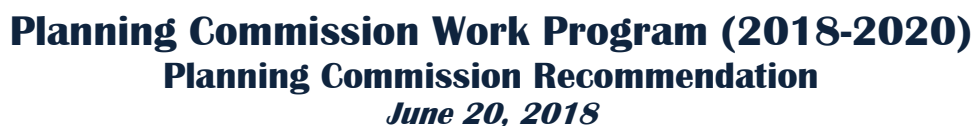
Part II. Planning Commission Work Program for 2018-2020

Attached is the “Planning Commission Work Program for 2018-2020”, dated June 20, 2018. The Work Program contains projects and planning activities slated for completion or in substantial progress during the general timeframe of July 2018 through December 2020. 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 may change in response to legislative requirements, community requests, Council priorities, budget and staffing constraints, or other emerging situations.

The Planning Commission had reviewed two draft versions of the Work Program, i.e., the “Initial Discussion Draft Overview, May 30, 2018” and the “Revised Draft Overview, June 14, 2018” (reviewed on June 6 and June 20, respectively). The latter was approved by the Commission, with minor revisions, on June 20, 2018, and is herein incorporated in the Commission’s Annual Report for 2017-2018.

Attachment:

- Planning Commission Work Program for 2018-2020 (June 20, 2018)



| | |
|--|---------------------------------|
| Correctional and Detention Facilities Permanent Regulations | Adopted Feb. 2018 |
| Homeless Emergency Temporary Shelters Permanent Regulations | Adopted April 2018 |
| Tacoma Mall Neighborhood Subarea Plan | Adopted May 2018 |
| 2018 Amendment Package | Expected Adoption June 2018 |
| • Car Washes Uses in Neighborhood Centers (Private Application) | (Denied) |
| • Outdoor Tire Storage Code Amendment (Private Application) | |
| • South 80th Street PDB Rezone (Private Application) | |
| • View Sensitive District (VSD) Height Measurement (Private Application) | (Deferred) |
| • Transportation Master Plan – Limited Update | |
| • Open Space Corridors – Phase 1 (Biodiversity Corridors) | |
| • Code and Plan Clean-ups | |
| 2019-2024 Capital Facilities Program (CFP) | Expected Adoption October 2018 |
| Open Space Current Use Assessment Request (Private Application) | |
| Tideflats Interim Regulations – Extension (every 6 months) | Expected Decision November 2018 |
| Accessory Dwelling Units (ADUs) – Permanent Regulations | |

Expected Completion in 2019

JBLM Accident Potential Zone

Tideflats Interim Regulations – Extension *(every 6 months)*

2019 Amendment Package

- FLUM Implementation – Phase 2: Residential Area-wide Rezones
- Commercial Zoning Update – Phase 1: Revised Commercial Zoning Framework
- Shoreline Master Program – 2019 Periodic Review
- Manitou Annexation – Plan and Zoning Amendments
- Historic Preservation Code Improvements – Demolition Review
- Plan and Code Minor Amendments

Infill Pilot Program – Phase 1B: Program Modifications *(may be consolidated with Affordable Housing Action Strategy project, below)*

Affordable Housing Action Strategy – Land Use/Zoning Implementation *(scope/phasing TBD)*

Pacific Avenue Corridor Plan *(tied to Pacific Ave. BRT)*

Tideflats Interim Regulations – Extension *(every 6 months)*

Expected Completion in 2020 *(very preliminary)*

Tideflats Interim Regulations – Extension *(every 6 months)*

Open Space Corridors – Phase 2 (Geohazard Areas)

Urban Design Program – Development/Creation

2020 Amendment Package

- Private Applications
- Institutional Zoning Review
- Commercial Zoning Update Phase 2/FLUM Phase 3 Commercial Rezones
- Downtown Plan Integration
- Infill Pilot Program – Phase 2: Permanent Regulations *(may be consolidated with Affordable Housing Action Strategy project, above)*
- Transportation Master Plan Update (coordinated with TC and PW)
- Plan and Code Minor Amendments

2021-2026 Capital Facilities Program (CFP)

Tideflats Subarea Plan

On-going Planning Issues

- Six-Year Comprehensive Transportation Program
- 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.)
- Light Rail Expansion projects (including the Hilltop Links to Opportunity Program, ST3 Tacoma Dome Link Extension, Tacoma Link Extension, 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.)
- Tacoma Mall Neighborhood Subarea Plan (and others) - Implementation
- Residential Infill Pilot Program – Implementation and project reviews
- Citizen Participation and Public Outreach Enhancements

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, Vision 2050, GMA review, Buildable Lands)
- PCRC Centers of Local Importance/County-level Centers Update

Emerging and Deferred Issues

- Urban Forestry Implementation (landscaping, tree-preservation, open space, etc.)
- Parking Update (RPA, refinements along light rail, Mixed-Use Centers, design, etc.)
- Potential Local Historic Districts – coordinated with LPS (College Park, Stadium, etc.)
- 20-minute Neighborhood and Urban Growth Baseline Analysis
- Street Typology and Designation System Review/MUC Core Pedestrian Street Review
- Mixed-Use Centers Implementation Programming (Master Planning, Revitalization Strategies)
- Mixed-Use Centers Height Bonus Program Review (*maybe part of Affordable Housing*)
- Downtown Subarea Plans – Periodic Review/Update
- Form-based Residential Standards (lot coverage, FAR, etc.)
- Watershed-level Environmental Planning
- View Sensitive District Height Measurement Methodology
- Unified Development Code
- Transfer of Development Rights (TDR) Program Review
- Sign Code Update
- Pre-Annexation Planning (Browns Point/Dash Point, Parkland/Spanaway)
- Greenhouse Gas standards and review

Project Summaries *(tentative)*

2019-2024 Capital Facilities Program (CFP)

Summary:

The Growth Management Act (GMA) requires a capital facilities element of the comprehensive plan that is to be periodically reviewed and updated. This element serves as a planning document for capital projects and enables the City to seek funding for potential projects. The element is updated each biennium through development of the City's six-year Capital Facilities Program (CFP).

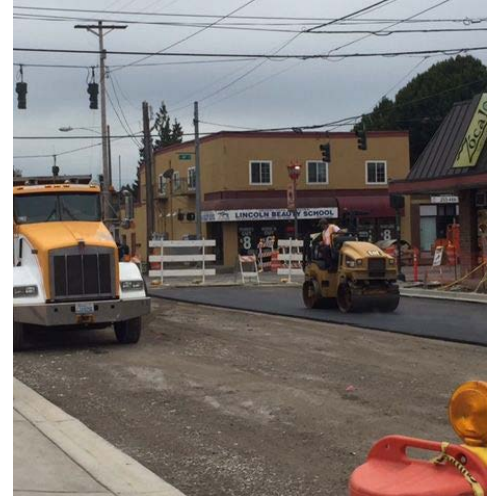
The CFP is currently being updated from 2017-2022 to 2019-2024. The update focuses on adding new capital projects, removing completed projects, and consolidating some projects.

Primary Staff Contact:

Christina Watts Curran, Lead Management Analyst
christina.curran@cityoftacoma.org

General Project Timeline:

April 2018 – November 2018



Open Space Current Use Assessment Request *(Private Application)*

Summary:

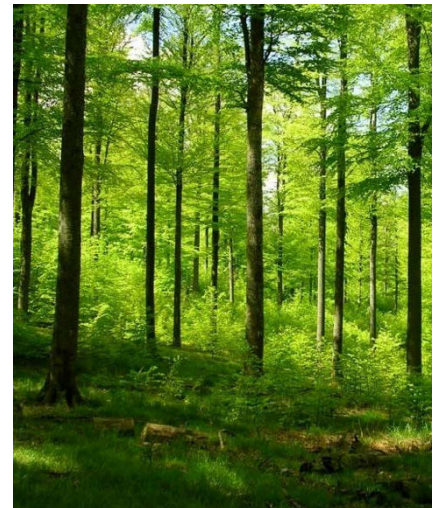
The City has received an application from a private property owner for an Open Space Current Use Assessment. Through this process, land owners can apply to have their open space lands valued, for tax purposes, at their current use value rather than at the highest and best use that would be permitted by zoning, which provides an incentive to maintain the land as open space. The City and Pierce County jointly review Current Use Assessment applications within the City.

Primary Staff Contact:

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

General Project Timeline:

June 2018 – September 2018



Tideflats Interim Regulations – Extension *(every 6-months)*

Summary:

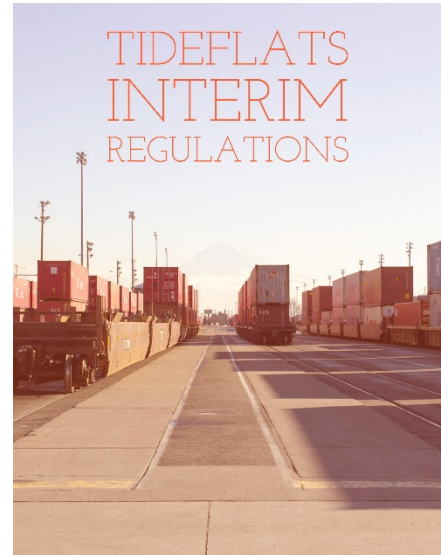
The Council adopted Interim Regulations for the Tideflats Area in November 2017. The interim regulations include temporary use restrictions, modified permit procedures and enhancements to public notice, and limits on development in adjacent slopes and transition areas. These interim regulations are intended to be in place until permanent regulations are adopted as part of the Tideflats Subarea Plan. Per State Law and City Code, interim regulations are required to be reauthorized every six months.

Primary Staff Contact:

Stephen Atkinson, Principal Planner
satkinson@cityoftacoma.org

General Project Timeline:

August 2018 – October 2018; *and every six-months thereafter, until adoption of permanent regulations*



Detached Accessory Dwelling Units (DADUs) – Permanent Regulations

Summary:

Detached Accessory Dwelling Units (DADUs) were a part of the City's Infill Pilot Program. During the first part of the Round 1 Selection of Projects, the three available Detached Accessory Dwelling Units in single-family zoning districts were all selected. This project would build upon the lessons learned regarding DADUs through the pilot program, as well as the experiences of other jurisdictions and insights from community outreach, to evaluate the potential for permanent regulations regarding detached ADUs in single-family zones in Tacoma.

Primary Staff Contact:

Lauren Flemister, Senior Planner
lflemister@cityoftacoma.org

General Project Timeline:

June 2018 – November 2018



JBLM Accident Potential Zone

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:

Elliott Barnett

Elliott.barnett@cityoftacoma.org

General Project Timeline:

June 2018 – January 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 State Law, the City of Tacoma is required to conduct a periodic review before the end of June 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, Principal Planner

satkinson@cityoftacoma.org

General Project Timeline:

March 2018 – June 2019

SHORELINE MASTER PROGRAM

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



CITY OF TACOMA, WASHINGTON

Historic Preservation Code Improvements – Demolition Review

Summary:

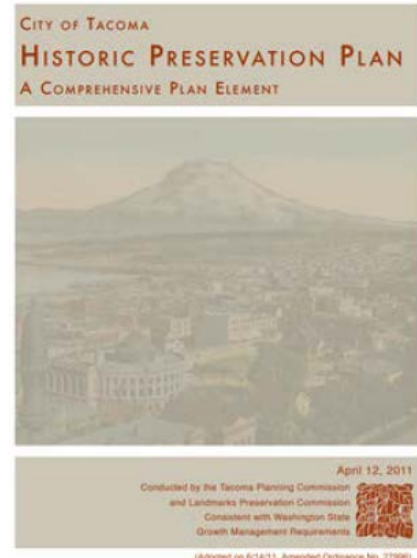
This proposal seeks to improve the effectiveness of the Historic Preservation Program through a series of code amendments, including: enhancement of demolition/cultural resources impact review; clarification of the nomination and designation process and project review; and updates to the Historic Conditional Use Permit process. Companion amendments regarding the composition of the Landmarks Commission are also being considered.

Primary Staff Contact:

Reuben McKnight, Historic Preservation Officer
reuben.mcknight@cityoftacoma.org

General Project Timeline:

March 2018 – June 2019



Plan and Code Minor Amendments

Summary:

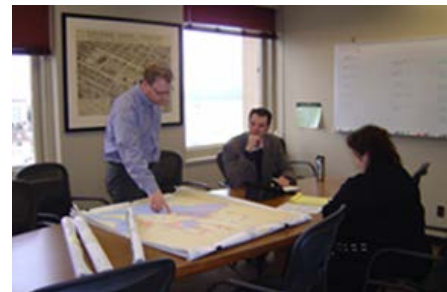
As part of the 2019 Amendment Package, this proposal would amend the Land Use Regulatory Code to keep information current, address inconsistencies, correct errors and clarify code language, in order to improve code administration efficiency and enhance customer service.

Primary Staff Contact:

Lihuang Wung, Senior Planner
lwung@cityoftacoma.org

General Project Timeline:

June 2018 – June 2019



Manitou Annexation – Plan and Zoning Amendments

Summary:

Pierce County and the City of Tacoma are planning to conduct a joint review of the Manitou Neighborhood in order to inform the decision for the potential annexation of the area to the City. The annexation study would include evaluation of issues such as appropriate zoning and plan designations and policies, utility infrastructure, services and costs, and community amenities, taxes and representation. The review is expected to be initiated by Pierce County Council and Tacoma City Council in June-July 2018.

Note: As this project will likely necessitate changes to the One Tacoma Comprehensive Plan, it will likely need to be incorporated into the 2019 Amendment Package.

Primary Staff Contact:

Lihuang Wung, Senior Planner
lwung@cityoftacoma.org

General Project Timeline:

May 2018 – June 2019



Residential Infill Pilot Program – Phase 1B: Program Modifications

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 and approved projects, as well as projects that were not submitted and/or were not approved, to evaluate code amendments to the infill code and guidelines that could support the continued implementation of the program.

Primary Staff Contact:

Lauren Flemister, Senior Planner
lflemister@cityoftacoma.org

General Project Timeline:

June 2018 – June 2019



Affordable Housing Action Strategy – Land Use/Zoning Implementation

Summary:

The City's Housing Division is currently working with the City Council to put together a comprehensive Action Strategy on Affordable Housing. The Action Strategy, which is expected to be complete in July 2018, will identify and evaluate various methods for addressing this high priority issue that reflects better programmatic alignment throughout the City of Tacoma and its community partners. It is expected that this Action Strategy will include numerous items that directly relate to planning and zoning issues and potential code and/or plan amendments.

Note: Depending on the scope of this project, it may involve multiple phases.

Primary Staff Contact:

TBD

General Project Timeline:

TBD



Pacific Avenue Corridor Plan

Summary:

The Pacific Avenue Bus Rapid Transit proposal, part of the Sound Transit 3 package, is poised to spur revitalization of a critical corridor within Tacoma that includes two designated Mixed-use Centers and a neighborhood business district. This Corridor Plan is designed to maximize the impact of this significant transit investment and facilitate this revitalization through a unique transit-oriented development planning project that would focus on redevelopment, capital investment, livability, supporting existing and encouraging new business activity, and conducting area-wide environmental review along the corridor.

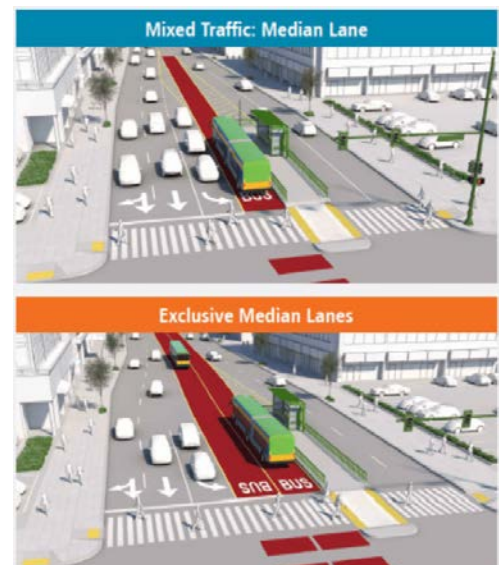
Note: This project is considered as a potential partnership between agencies including Planning and Development Services, Public Works, Utility providers, Pierce Transit, Tacoma-Pierce County Health Department, etc.

Primary Staff Contact:

TBD

General Project Timeline:

November 2018 – November 2019



Open Space Corridors – Phase 2: Geohazard Areas

Summary:

This effort focuses on Critical Areas (TMC 13.11) standards for development and disturbance within and around erosion and landslide hazard areas—types of Geologically Hazardous Areas associated with steep slopes. Tacoma’s standards for Geologically Hazardous Areas are due for an update to reflect recent statutory amendments and the Best Available Science (BAS). This project is closely related to the Shoreline Master Program Periodic Review which will be completed in June, 2019.

Primary Staff Contact:

Elliott Barnett, Associate Planner
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General Project Timeline:

June 2019 – February 2020



Urban Design Program – 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:

July 2018 – February 2020



Tideflats Subarea Plan

Summary:

The City Council adopted Amended Resolution No. 39723 on May 9, 2017, initiating the Tideflats subarea planning process. The resolution requested the Planning Commission to consolidate several planning initiatives currently underway for the area into a single, area-wide subarea planning effort and requested the City Manager to identify resources need for the subarea planning effort and negotiate an Interlocal Agreement with the Port and the Puyallup Tribe for collaboration of the project. The Interlocal Agreement is still being discussed between the potential partnership agencies and the specific scope of work and timeline 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:

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General Project Timeline:

Planned initiation in 2018

