



PLANNING COMMISSION
ANNUAL REPORT 2017-2018
WORK PROGRAM 2018-2020

JULY 11, 2018

PLANNING & DEVELOPMENT SERVICES



AGENDA

- Review Planning Commission Annual Report 2017-2018
- Review Planning Work Program 2018-2020
- Provide Feedback and Guidance

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ANNUAL REPORT 2017-2018

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ACCOMPLISHMENTS

- **Annual Amendments:**
 - 2018 Amendment
 - 2019 Amendment
- **Interim Regulations:**
 - Correctional and Detention Facilities
 - Tideflats
 - Marijuana
 - Emergency Temporary Shelters
- **Subarea Plans:**
 - Tacoma Mall Neighborhood Subarea Plan and EIS
- **Planning Projects:**
 - Capital Facilities Program
 - Residential Infill Pilot Program
 - Hilltop Links to Opportunity and Tacoma Dome Link Extension (TDLE)

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SPECIAL NOTES

- Commission has been active:
 - 21 meetings, including 9 public hearings
 - Open Houses and community events
- New scoping process for 2019 Amendment
- Amending TMC 13.02, re: Commission Attendance
- Broader Civic Engagement:
 - Community Working Group concept
 - Infill/Affordable Housing Project
 - Urban Design Program

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WORK PROGRAM 2018-2020

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SOURCES

- 2017-2019 Work Program
- Previously postponed projects
- Mandates
- Feedback from Commission
- Council actions
- *One Tacoma* Comprehensive Plan High Priority Implementation Measures
- Private Applications

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COMP PLAN IMPLEMENTATION

ELEMENT	CORRESPONDING IMPLEMENTATION PRIORITIES
Urban Form	Zoning and Development Regulation Updates Explore financial incentives and tools that could be effectively utilized to stimulate private investment in the mixed-use centers
Design + Development	Develop a design manual and an approach to conducting design review for public projects and development citywide, but with an emphasis on designated mixed-use centers
Environment + Watershed Health	Develop an Environmental Action Plan Conduct a Climate Risk Assessment Conduct a watershed assessment to prioritize wastewater and stormwater projects/programs Update development regulations for steep slopes and geologically hazardous areas, and site development standards for Open Space Corridors
Housing	Evaluate the City's bonus programs, prioritize incentives, and focus objectives
Economic Development	Complete the Tacoma Mall Subarea Plan Conduct a subarea planning effort for the Port of Tacoma Manufacturing and Industrial Center Periodically review and update the City's Economic Development Framework and Strategy
Transportation Master Plan	Explore development of a transportation impact fee Conduct modal conflict and corridor design studies Identify and evaluate street system missing links
Parks + Recreation	Develop a strategy for addressing any current deficiencies in levels of service and identify opportunities to provide new park and recreation opportunities within designated Mixed-Use Centers
Public Facilities + Services	Update the Capital Facilities Program and level of service standards Explore funding for joint planning for the City's Urban Growth Areas with Pierce County and adjacent jurisdictions Evaluate and implement appropriate recommendations from the JLUS for airport compatibility
Engagement, Administration + Implementation	Perform an opportunity and equity analysis

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EXPECTED COMPLETION IN 2018

- 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

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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*)

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EXPECTED COMPLETION IN 2020

- 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 Implementation – 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

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ADDITIONAL ISSUES

- On-going Planning Issues, e.g.,
 - Six-Year Comprehensive Transportation Program
 - Historic Preservation
 - Joint Meetings with appropriate groups
- Regional and Cross-Jurisdictional Issues, e.g.,
 - Regional Transportation Issues
 - PSRC Regional Centers Framework Update, Vision 2050, GMA review, Buildable Lands
 - Pierce County Parkland/Spanaway/Midland (PSM) Community Plan
- Emerging and Deferred Issues, e.g.,
 - View Sensitive District Height Measurement Methodology
 - Unified Development Code
 - Sign Code Update
 - Mixed-Use Centers Height Bonus and Pedestrian Street review
 - Mixed-Use Centers Revitalization Strategies

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NEXT STEPS

- Committee questions, feedback, advice and guidance
- Coordination and Scoping on Affordable/Infill Housing Project
 - Following Affordable Housing Strategy (July 24)
- Progress check-in
 - October-November 2018

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