



PUBLIC ENGAGEMENT DURING CONSTRUCTION

City of Tacoma | PDS

Infrastructure, Planning and Sustainability Committee

1/15/2020

ITEM # 4



OVERVIEW

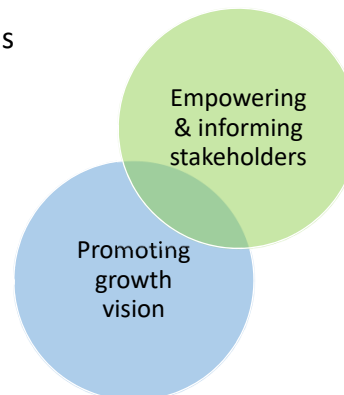


GOALS:

- Development consistent with the community's vision for a growing and thriving Tacoma
- Enhanced Project Notification Process

PROCESS:

1. Planning
2. Code Development
3. Permit Review
4. Construction



QUICK ENHANCEMENTS



- Director's Rule – Project Sign
 - Required for development permits meeting SEPA thresholds
- Notice of Construction Email
 - New subscription service
 - Categorized by district

Work in Progress: Commercial

Anticipated Completion: June 2020

Owner:
 Developer Agent
 Development Company Name
 747 Market Street
 Tacoma, WA 98402
 253-591-5000

For Additional Information:
 253-591-5000

General Contractor:
 Tacoma Construction Co.
 733 Market Street
 Tacoma, WA 98402
 253-591-5030

To anonymously report unsafe conditions at this work-site, call 311.
 Para reportar condiciones peligrosas en un sitio de trabajo, llame al 311.
 No tiene que dar su nombre.

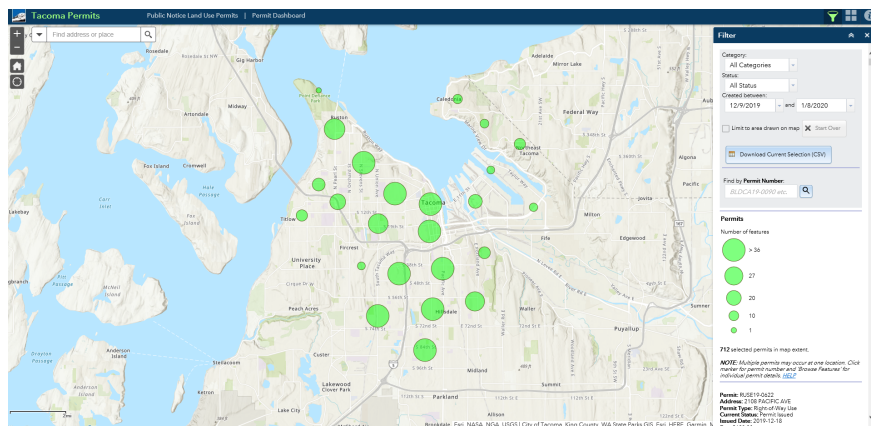


To see other permits issued on this property, visit: www.tacomapermits.org



3

PERMIT MAP



4

NOTIFICATION TO ALL



Current Process:

- Notice sent to property owners when there is a land use permit (e.g., variance, some SEPAs)
- Notice sent by contractor/developer to adjacent property owners for work orders
- Notice not provided for other permits (e.g., site development or building)

Evaluation Areas:

- Cost/benefits of sending to residents in addition to owners
- Methods of augmenting the form/style of notice
- Procedures for issuing a "notice of application" for certain development projects
- Requirements for posting information on site throughout the development process

5

PRE-CONSTRUCTION MEETING



Current Process:

- Commercial Permits
 - PDS holds pre-construction meeting with developer/contractor
 - Site Development, New Commercial Buildings, and limited alteration permits
- Residential Permits
 - PDS does not require a pre-construction meeting

Evaluation Areas:

- Cost/benefit of an enhanced pre-construction meeting process
- Increasing required notification distance for projects
- Increasing number of days for notification prior to beginning construction
- Alternative engagement process/meeting (e.g. Grand Pacific Example)

6

COMMUNITY FEEDBACK



Current Process:

- Comment period for Land Use Permits and SEPA – which allow for some discretion
- No comment/input for other permit types

Evaluation Areas:

- Limits of input for building/site development permits
- Outreach/education and engagement at planning stage
- Continued and improved engagement for Land Use entitlements
- Analysis of how design review will address some of the concerns

7

ENFORCEMENT MECHANISMS



Current Process:

1. Community member reports a concern or a concern is identified by an inspector
2. PDS Inspectors investigate the concern
3. If violations are found, NCS pursues compliance on Stop Work order

Evaluation Areas:

- Inter-departmental process for pursuing compliance
- Effectiveness of fines under current Municipal Code
- Options to amend Municipal Code to increase types of enforcement options available

8

●●● AIR QUALITY STANDARDS



Overview:

Washington Clean Air Act establishes regional air pollution control authorities

Current Process:

- PSCAA enforces Air Quality standards
- COT enforces limited BMPs related to air quality

Evaluation Areas:

- COT BMP – Performance Standards
- Air Quality “Nuisance” Zoning Ordinance

9

●●● EVALUATION/OUTREACH



- Project Team identifying areas to evaluate
 - Currently utilizing tools to target projects
- Present various options to Permit Advisory Task Force
- Engage with Neighborhood Councils for feedback

10

NEXT STEPS



- Permit Advisory Task Force Presentation – January 2020
- IPS Committee Informational Brief – January 2020
- Permit Advisory Task Force Feedback – March 2020
- Pilot Recommendations (Voluntarily) – March 2020
- IPS Committee Recommendation Presentation – April 2020
- City Council Consideration – May 2020

11



PRE-CONSTRUCTION, ENGAGEMENT, AND PROTECTION STANDARDS

City of Tacoma | PDS

Infrastructure, Planning and Sustainability Committee

1/15/2020

ITEM # 4