



## Development Code and Community Engagement Enhancements

City of Tacoma | Planning & Development Services

Infrastructure, Planning and Sustainability Committee

September 23, 2020

ITEM #2

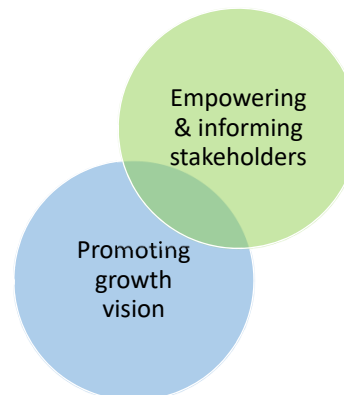


## OVERVIEW



### GOALS:

- Development consistent with the community's vision for a growing and thriving Tacoma
- Enhanced Engagement Authority
- UDC Ph 1/ Development Code Streamline
- Administrative Authority Enhancements
- Other Miscellaneous Code Changes



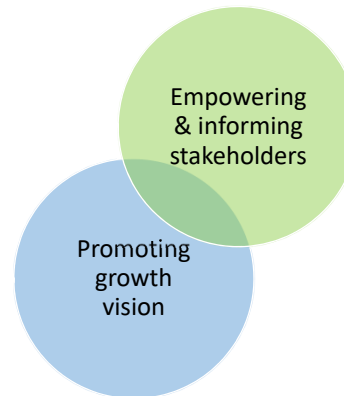
## OVERVIEW



### Recap of Project:

#### Three Phased Approach

- Phase I – Quick Enhancements
  - Expanded SEPA
  - Project Sign
  - Email Distribution List
- Phase II
  - Legislative Changes
- Phase III
  - Enhancement Proposals



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## ENHANCEMENTS FOLLOW UP



- Director's Rule – Project Sign
  - Required for development permits meeting SEPA thresholds
- Notice of Construction Email
  - New subscriptions 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](http://www.tacomapermits.org)

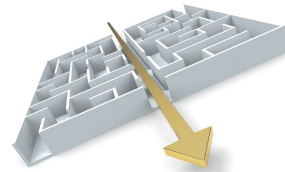


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## Development Code Streamlining



- First step in larger strategic goal of a unified development code
- Renames Title 2 from “Buildings” to “Buildings and Development Code”
  - Building
  - Site development
  - Right-of-way
- Simplify and streamline development regulation



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## Administrative Authority Enhancements



### Public Notifications:

- Provides enhanced authority to require additional public notice

### Project Meetings:

- Provides PDS Director with authority to require the developer/contractor to attend project specific meetings

### Construction Nuisances:

- Ability to develop relevant construction standards for nuisances in an equitable way

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## OTHER CODE CHANGES



### Technical:

- City staff reviewed various development codes to identify and address technical, standards, or process changes.

### Administrative:

- City staff have recommend various administrative changes to provide the Director with additional flexibility.

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## EVALUATION/OUTREACH



### Current Outreach:

- Changes based on recent project feedback
- Other outreach was more limited due to COVID-19 restrictions

### Future Outreach:

- Code provides the authority for Director to established future rules
- Future rules will be developed using typical outreach model
  - Engage with Neighborhood Councils for feedback
  - Permit Advisory Taskforce

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## NEXT STEPS



- September 23<sup>rd</sup> – IPS Committee Presentation
- October 6<sup>th</sup> – City Council Consideration 1<sup>st</sup> Reading
- October 13<sup>th</sup> – City Council Consideration Final Reading

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