



PRESENTATIONS

Meeting on August 19, 2020

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|---|--------------------|
| 1. 2020 Annual Amendment (PowerPoint Slides, for Discussion Item D-1) | 3 – 14 |
| 2. Transit-Oriented Development Advisory Group (TODAG) (PowerPoint Slides, for Discussion Item D-2) | 15 – 24 |
| 3. PC Annual Report 2019-2020 and Work Program 2020-2022 (PowerPoint Slides, for Discussion Item D-3) | 25 – 36 |



2020 Annual Amendment

TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE



PLANNING COMMISSION

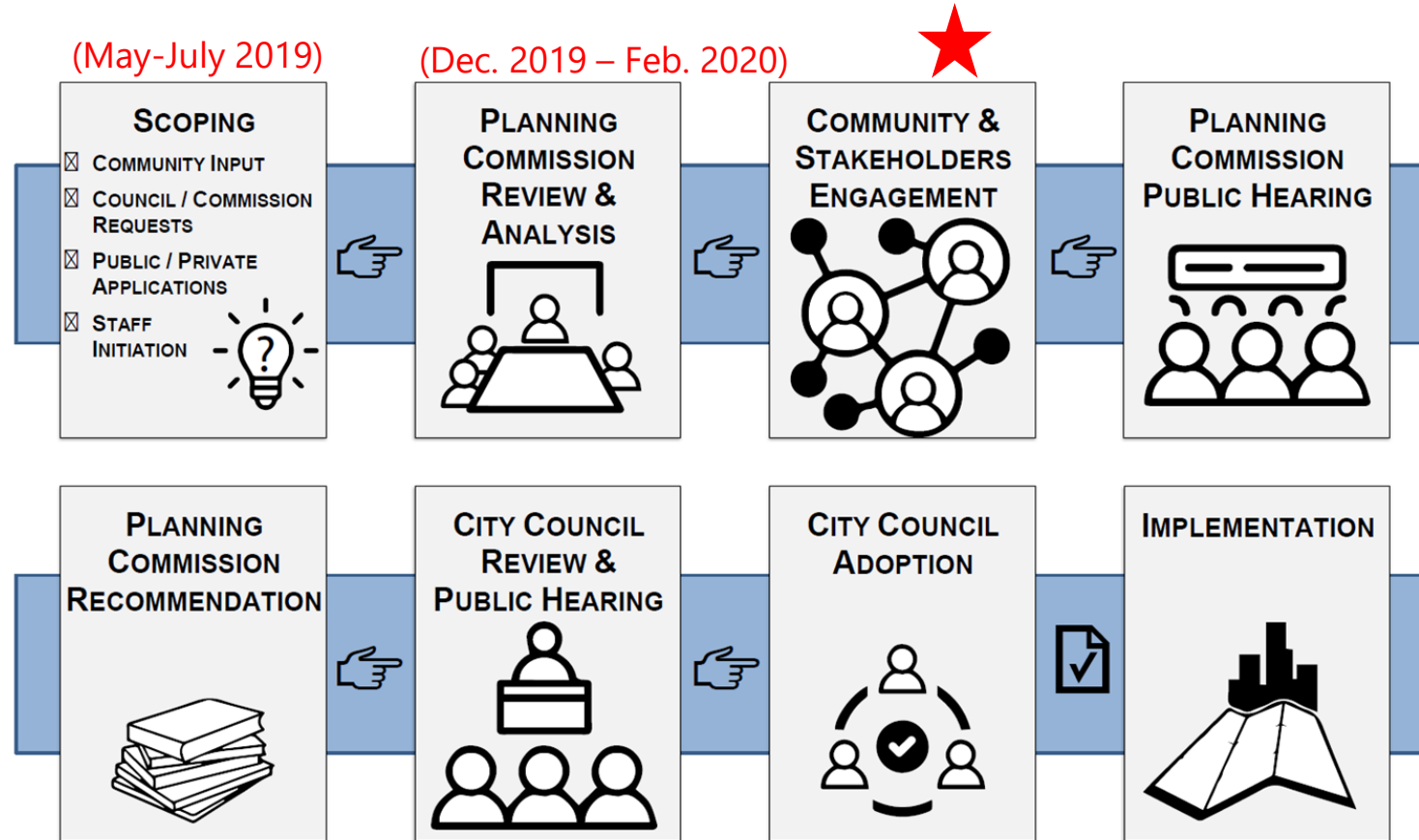
8.19.2020

AGENDA

- Process/Timeline Overview
- Applications – Overview and Status
- Next Steps



AMENDMENT PROCESS



NEXT STEPS

- **September 2:** Complete review and release for public review
- **October 7:** Planning Commission Public Hearing
- **October 21:** Debriefing
- **November 4:** Planning Commission Recommendations
- **November 17:** City Council Study Session
- **November 24:** City Council Public Hearing
- **December 1:** City Council 1st Reading of Ordinance(s)
- **December 8:** City Council adoption of 2020 Amendment



APPLICATIONS

| Application | Amendment Type |
|---|----------------------|
| 1. Heidelberg-Davis Land Use Designation Change | Plan |
| 2. View Sensitive Overlay District Height Amendment | Code/Areawide Rezone |
| 3. Transportation Master Plan Amendments | Plan |
| 4. Minor Plan and Code Amendments | Plan and Code |



1. HEIDELBERG-DAVIS LAND USE DESIGNATION

- **Proposal:**
Change the land use designation for the 16-acre site from “Parks and Open Space” to “Major Institutional Campus” to allow future development of a soccer stadium and possibly accessory educational and healthcare facilities.
- **Site Location:**
S. 19th St. & S. Tyler St.
- **Applicant:**
Metro Parks Tacoma



1. HEIDELBERG-DAVIS LAND USE DESIGNATION

- **Progress/Status:**

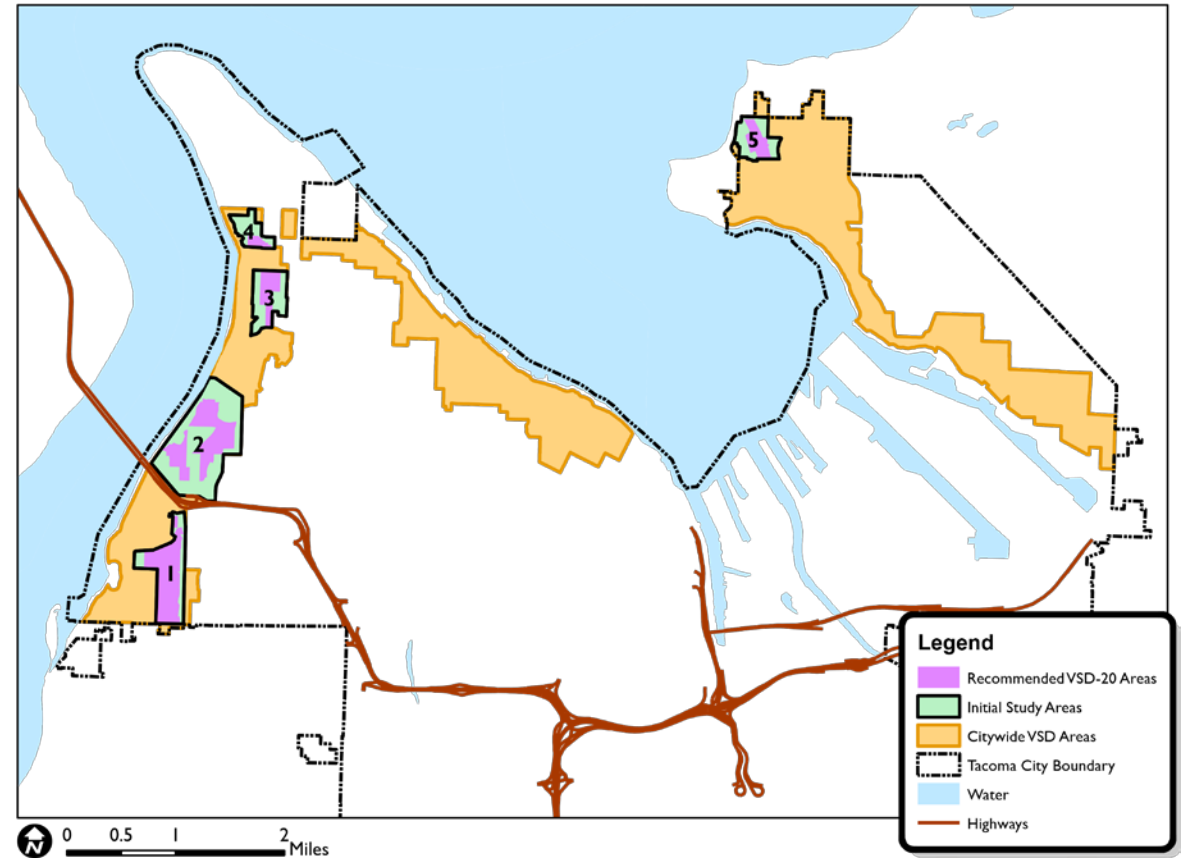
- Planning Commission review (2/19/20)
- Community Outreach

- **Issues and Concerns:**

- Concerns expressed by Central Neighborhood Council regarding clarity of potential future uses as well clarity on what was being proposed
- Metro Parks Tacoma Ballfield Inventory
- Information on the Related Development Proposal
- Communications with School District



- **Proposal:**
Reduce the allowable building height from 25 feet to 20 feet in existing View Sensitive Overlay District areas (of 454 acres, 832 parcels)
- **Applicant:**
West Slope Neighborhood Coalition



- **Progress/Status:**

- Open House (2/20/20)

- **Issues and Concerns:**

- The application request would not be inclusive enough
- The applicant does not represent all area residents and not all viewpoints
- Infill potential, affordability and equity could be negatively impacted by the proposal
- Intent of the VSD
- Policy support
- Cross sections of the slope area compared to Old Town
- Current height restrictions in the CC&Rs



3. TRANSPORTATION MASTER PLAN (TMP)

- Planning Commission review (12/4/19)
- Transportation Commission reviews



4. MINOR PLAN AND CODE AMENDMENTS

- **Proposal:**

Minor (non-policy type of) revisions to the Comprehensive Plan and the Land Use Regulatory Code to update information, correct errors, improve clarity, and enhance applicability of the Plan and the Code.

- **Applicant:**

Planning and Development Services

- **Progress/Status:**

- Planning Commission review (2/5/20)



NEXT STEPS

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Transit Oriented Development Advisory Group Update

Planning Commission
August 19, 2020

AGENDA

- Overview of the Transit-Oriented Development Advisory Group (TODAG)
- Review TODAG Progress Report No. 1
- Provide Feedback



OVERVIEW

Transit-Oriented Development Advisory Group (TODAG)

- Established by the City Council in April 2019 (Resolution No. 40303)
- Mission – to review and make recommendations on the various projects impacting regional and local public transportation facilities in neighborhoods and business districts where TOD opportunities are transpiring.
- Projects under review:
 - Sound Transit's Tacoma Dome Link Extension (TDLE)
 - Pierce Transit's Bus Rapid Transit (BRT)
 - City of Tacoma's Puyallup Avenue Design Project
- Membership – 22 community activists representing interests of transit users, businesses, development community, Dome District, Planning Commission, Transportation Commission, Tribe, Port, City, etc.
- Meeting monthly since August 2019 (meetings canceled since March due to COVID-19)



PROGRESS REPORT NO. 1 (JUNE 2020)

- A. Executive Summary
- B. Evaluation Methodology
- C. Sites Under Consideration
- D. Recommendations
- E. Next Steps
- F. Membership



EVALUATION METHODOLOGY

(Current Focus of Review: TDLE)

- Review and Analysis:
 - TDLE Station Design Concepts
 - Station Design Case Studies and Best Practices (including Amtrak Station Design Context)
 - Dome Area specific information (subarea plan, overview, visioning, TOD report, etc.)
 - Relevant supporting information (articles from Urbanist, Railway Age, Suburban Times, etc.)
- Walking Tour of Tacoma Dome Station Area (February 2020)
- Design Principles, Criteria and Evaluation Matrix



TODAG RECOMMENDATIONS

1. Design Principles:

The following design principles should be incorporated into the DEIS process for TDLE:

- Multimodal Connectivity
- Economic Development Opportunities
- Placemaking/Urban Form
- Social + Cultural Impacts
- Community Benefit



TODAG RECOMMENDATIONS

2. Tacoma Dome Station Area:

- Preferred Alternative – “Close-to-Sounder”
 - Best exemplifies the 5 design principles
 - Involves air-right considerations
 - Requires public-private partnerships and development agreements for retails and pedestrian-oriented uses
- Impacts of Other Elevated Alternatives:
 - Results in dark, shadowy streetscapes
 - Diminishes vitality and viability of adjacent development
 - Reduces potential for activated pedestrian plazas
 - Impacts traffic and parking



TODAG RECOMMENDATIONS

3. East Tacoma Station Area:

- Deferred to Progress Report No. 2
- Requires further study and engagement with Puyallup Tribe and WSDOT



TODAG RECOMMENDATIONS

4. Future Considerations:

The City should continue to advance TOD through effective planning and development activities. The TODAG will continue to address critical issues, such as but not limited to:

- TDLE's East Tacoma Station (develop recommendations)
- TDLE Station Design Concepts
- Bus Rapid Transit (BRT)
- Puyallup Avenue Design Project
- Tacoma Link Hilltop Extension
- ULI's Dome District TOD Report
- Dome District Parking and Access Report
- Dome District Urban Design Program Priorities
- Affordable housing issue in relation with TOD
- Public-private partnership strategies
- Further engagement with Puyallup Tribe, Port of Tacoma, and WSDOT



NEXT STEPS

- August 25, 2020: City Council Briefing
- Sep-Oct 2020: Work Plan 2020-2021
- December 2020: Progress Report No. 2 (East Tacoma Station)



Planning Commission Annual Report 2019-2020 Work Program 2020-2022

Planning Commission Presentation 8.19.20

BRIAN BOUDET

PLANNING MANAGER



AGENDA

- Review Planning Commission Annual Report (2019-2020)
- Review Planning Work Program (2020-2022)
- Provide Feedback and Guidance



PC ANNUAL REPORT 2019-2020



ACCOMPLISHMENTS

- Urban Design Studio
- Residential Infill Pilot Program 2.0
- At Home In Tacoma – AHAS Planning Actions 2020-2021 (scoping)
- 2020 Annual Amendment (in progress)
 - Heidelberg-Davis Land Use Designation
 - West Slope Neighborhood View Sensitive Overlay District
 - Transportation Master Plan Amendments
 - Minor Plan & Code Amendments
- Capital Facilities Program 2021-2026
- Consolidated Plan 2020-2024



SPECIAL NOTES

- Housing Justice Policy – Joint Task Force with the Human Rights Commission
- Tacoma Dome Link Extension (TDLE)
- Transit-Oriented Development Advisory Group (TODAG)
- Pierce Transit *Destination 2040* Update
- 2 Public Hearings
- Community Meetings, Open Houses, APA Conference, etc.



PC WORK PROGRAM 2020-2022



SOURCES

- Previous Work Program 2019-2021
- Previously postponed projects
- Mandates
- Planning Commission feedback and suggestions
- City Council initiatives and actions
- One Tacoma Comprehensive Plan High Priority Implementation Measures
- Feedback, requests, or applications from citizens and stakeholders



EXPECTED COMPLETION IN 2020

- **Tideflats Interim Regulations – Extension** (*every 6 months*) **Next Adoption Oct. 2020**
- **Residential Infill Pilot Program 2.0** **Expected Adoption Oct. 2020**
- **2021-2026 Capital Facilities Program (CFP)** **Expected Adoption Nov. 2020**
- **2020 Amendment Package** **Expected Adoption Dec. 2020**
 - Heidelberg-Davis Land Use Designation
 - West Slope Neighborhood View Sensitive Overlay District
 - Transportation Master Plan Amendments
 - Minor Plan and Code Amendments



EXPECTED COMPLETION IN 2021 *(PRELIMINARY)*

- **Urban Design Studio – Development/Creation**
- **Housing Justice Policy** *(in collaboration with Human Rights Commission)*
- **AHAS Implementation – At Home In Tacoma: Housing Action Plan**
- **Tideflats Interim Regulations – Extension** *(every 6 months)*
- **Tideflats Non-Interim Regulations** *(potential project)*
- **Commercial Zoning Update – Phase 1: Revised Commercial Zoning Framework**
- **Public Notice and Engagement – Comprehensive Review**
- **Transportation Master Plan Update – Scoping**
- **One Tacoma Comprehensive Plan 2023 Periodic Update – Scoping**



EXPECTED COMPLETION IN 2022 *(VERY PRELIMINARY)*

- **AHAS Implementation – Tacoma Mall Inclusionary Zoning Pilot Update**
- **AHAS Implementation – Mixed-Use Center & Downtown Bonus Program Update**
- **AHAS Implementation – Growth Strategy Update & Zoning Changes to Promote Housing Options**
- **2022 Annual Amendment Package**
 - Private Applications?
 - Transportation Master Plan Update
 - One Tacoma Plan Implementation – Downtown Plan Integration
 - One Tacoma Plan Implementation – Historic Preservation Plan Integration
 - FLUM Implementation – Phase 3: Commercial Area-wide Rezones
 - Open Space Corridors – Phase 2 (Geohazard Areas)
 - Institutional Zoning Review
 - Minor Plan and Code Amendments
- **Pacific Avenue Corridor Plan** *(tied to Pacific Ave. BRT)*
- **One Tacoma Comprehensive Plan 2023 Periodic Update – Assessment**
- **Tideflats Subarea Plan**



OTHER ON-GOING & EMERGING ISSUES

Such as

- **Regional Coordination (e.g., VISION 2050, TDLE, BRT)**
- **Pierce County Parkland/Spanaway/Midland (PSM) Community Plan**
- **Pre-Annexation Planning**
- **Neighborhood Planning Program**
- **Regulations (Development and Amendments)**
- **Historic preservation**
- **Environmental and Climate Change Issues**
- **Equity/Social Justice Issues**
- **Implementation of Plans**
- **Citizen Participation and Public Outreach**



NEXT STEPS

- Commission questions, feedback, advice and guidance
- Presentation to IPS Committee for concurrence
- Progress check-in (*Spring 2021*)

