



## PRESENTATION(S)

Meeting on November 15, 2023

<u>Agenda Item(s)</u>	<u>Page</u>
1. <b>Planning Commission Annual Report and Work Program</b> (PowerPoint slides for Discussion Item F1)	3 – 20
2. <b>Proposed Historic Special Review and Conservation Districts Moratorium</b> (PowerPoint slides for Discussion Item F2)	21 – 31



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¿Necesitas información en español? Cần thông tin bằng tiếng Việt? 한국어로 정보가 필요하십니까? ត្រូវការព័ត៌មានជាភាសាខ្មែរ?

Нужна информация на русском? Потрібна інформація українською мовою? ☎ Contact TacomaFIRST 311 at (253) 591-5000.



# Planning Commission Annual Report 2022-2023 Work Program 2023-2025

Planning Commission Meeting  
November 15, 2023

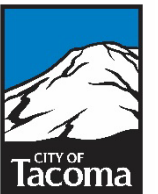
Brian Boudet, Planning Manager  
Planning and Development Services Department





# AGENDA

- Reporting Requirement and Reporting Schedule
- Accomplishments 2022-2023 and Special Notes
- Proposed Work Program for 2023-2025
- Action Requested: Feedback/Approval (if appropriate)



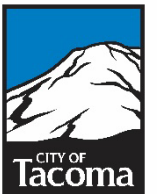
# REPORTING REQUIREMENT

## TMC 13.02.040 Duties and responsibilities.

The Planning Commission is hereby vested with the following duties and responsibilities:

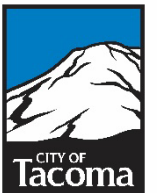
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L. To develop the work program for the coming year in consultation with the City Council and provide an annual report to the City Council regarding accomplishments and the status of planning efforts undertaken in the previous year.

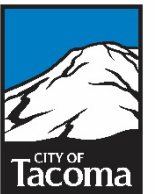


# REPORTING SCHEDULE

Date	Actions
January 18, 2023	Mid-Year Check-in – Planning Commission
February 8, 2023	Mid-Year Check-in – IPS
August 2, 2023	Draft Report Review – Planning Commission
<b>November 15, 2023</b>	<b>Revised Report Review – Planning Commission</b>
December 13, 2023	Report Review/Concurrence – IPS
February 2024 <i>(tentative)</i>	Mid-Year Check-in – Planning Commission
March 2024 <i>(tentative)</i>	Mid-Year Check-in – IPS

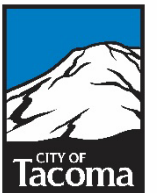


# PLANNING COMMISSION ANNUAL REPORT JULY 2022 – JUNE 2023



# ACCOMPLISHMENTS

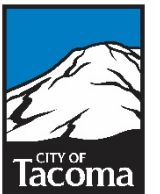
- 2023 Annual Amendment:
  - Mor Furniture Land Use Designation Change
  - Electric Fences
  - Shipping Containers
  - Delivery-Only Retail Businesses
  - Commercial Zoning Update – Phase 1
  - Minor Plan & Code Amendments
- **College Park Historic District**
- Home in Tacoma Project – Phase 2
- Design Review Program
- STGPD – Moratorium
- Neighborhood Planning Program
  - McKinley Neighborhood Plan
  - Proctor Neighborhood Plan
  - Criteria for prioritization of future plan efforts
- Tideflats Subarea Plan and EIS
- “Picture Pac Ave” Pacific Avenue Corridor Subarea Plan and EIS
- Bus Rapid Transit (BRT)
- TOD Advisory Group
- 2024 Comprehensive Plan Update
- Capital Facilities Program



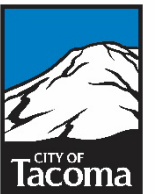


# SPECIAL NOTES

- 3 Public Hearings (2023 Amendment, College Park, and Capital Facilities Program)
- Only cancelled 1 meeting
- **Facilities Advisory Committee**
- Transit-Oriented Development Advisory Group (TODAG)
- Design Review Project Advisory Group
- Safety Training (April 2023)
- Pierce Transit Bus Rapid Transit (BRT) review and input (June/July 2022)
- McKinley Hill Neighborhood Planning events
- Proctor Neighborhood Planning events
- Community Meetings, Open Houses, Workshops, etc. (such as Home in Tacoma)
- Modifications to Planning Commission Bylaws to better reflect new reality of virtual participation and hybrid meetings, and accepting oral comments (January 2023)

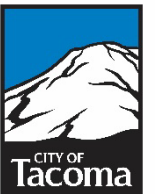


# PROPOSED WORK PROGRAM 2023-2025



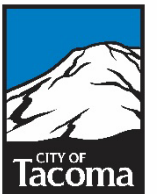
# SOURCES

- Previous/current Work Program
- Previously postponed projects
- Mandates (state, regional, and local)
- 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 2023

- 2023 Amendments to the Comprehensive Plan & Land Use Regulatory Code *August 2023 (Council)*
- Proposed College Park Historic District (2.0) *August 2023 (declined)*
- Design Review Program *October 2023*
- **Local Historic Districts – Potential Moratorium** *November 2023*
- Proctor Neighborhood Plan *December 2023*



# WORK PROGRAM FOR 2024 *(PRELIMINARY)*

## GMA-Mandated 2024 Comprehensive Plan Periodic Update

### Potential key Plan issues:

- Coordination/integration with Tacoma 2035 Strategic Plan update (CMO)
- Growth Targets and Consistency with VISION 2050 (including new affordable housing targets)
- Transportation Master Plan Update (PW)
- Tribal Lands Coordination and Compatibility
- 20 Minute Neighborhoods and Performance Measures
- Economic Development Element (CEDD)
- Mixed-Use Centers Policy Updates (including Core/Pedestrian Street review and height bonus program)
- Commercial Zoning Policy Updates
- Watershed Plan Elements (ES)

- Climate Action Plan Integration (including GHG Targets and Implementation Actions)
- Historic Preservation Plan Update and Integration (including policy/code review on local historic districts)
- Level of Service Standards and Priority Project Lists (multiple)
- Health, Equity and Anti-Racism Policy Updates (TPCHD, OEHR, Housing Equity Task Force, etc.)
- Downtown Subarea Plan integration (including street designation review)

### Potential key Code issues:

- Critical Areas Preservation Ordinance Update (including biodiversity corridors)
- Mixed-Use Centers Code Updates
- Commercial Zoning Update – Phase 2
- **Landscaping Code Improvements**

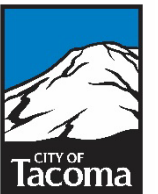
# WORK PROGRAM FOR 2024 *(PRELIMINARY)*

- **Other Projects (“Off-Cycle” Projects)**
  - Neighborhood Planning Program – Neighborhood Plan #3 (South Tacoma)
  - South Tacoma Groundwater Protection District – Phase 2 (Code Update)
  - **South Tacoma Groundwater Protection District – Moratorium (potential extension)**
  - Home in Tacoma Project – Phase 2
  - Tideflats Subarea Plan and EIS
  - Pacific Avenue Subarea Plan and EIS (“Picture Pac Ave”)
  - Design Review Program (program launch)
  - Proctor Neighborhood Plan
  - Cushman/Adams Substation Reuse Study
  - 2025-2030 Capital Facilities Program (CFP)
  - Additional Items from Home in Tacoma (such as the Eastside View Sensitive District, commercial uses in mid-scale areas, and the Passive Open Space areas)
  - **Home Occupation Expansion**



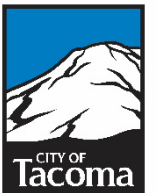
# WORK PROGRAM FOR 2025 *(VERY PRELIMINARY)*

- 2025 Amendment Package *(including private applications)*
- Implementation of SB 5290 – Consolidating Local Permit Review Processes
- Further Implementation of HB 1110 – Middle Housing Bill
- South Tacoma Economic Green Zone – Subarea Plan *(pending budget consideration)*
- Home in Tacoma Project – Implementation and Refinement
- Design Review Program – Implementation and Refinement
- Neighborhood Planning Program – Implementation and Additional Planning Efforts *(pending budget consideration)*



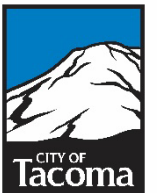
# OTHER ON-GOING ISSUES *(SUCH AS...)*

- **Six-Year Comprehensive Transportation Program**
- **Transportation Master Plan Implementation**, in coordination with Transportation Commission and TOD Task Force (e.g. impact fees study, transportation network planning, streetscape design guidance, signature trails development, light rail expansion, BRT planning)
- **Historic Preservation**, in coordination with the Landmarks Preservation Commission
- **Regional Coordination** (e.g. VISION 2050, Pre-annexation planning, PRCR population allocations, Pierce County Climate Collaborative)
- **Citizen Participation, Notification, Language Access, and Public Outreach Enhancements**
- **Urban Forestry Implementation**, in coordination with Environmental Services
- **Zoning Code conversion to web-based, linked format**



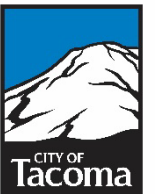
# EMERGING ISSUES *(SUCH AS...)*

- **Health Impact Assessments**, in partnership with TPCHD
- **Tribal Planning Coordination**, in coordination with the Puyallup Tribe
- **Crime Prevention Through Environmental Design**
- **Corridor Plans, focused on TOD corridor planning** (such as South 19<sup>th</sup> St., Portland Ave., 6<sup>th</sup> Ave)
- **Station-Area Planning** (such as Portland Ave./I-5 area, “Four Corners”)
- **Parking Update** (such as RPA expansion, refinements along light rail, MUCs)
- **Street Typology and Designation System Review**
- **Sustainability Issues** (such as wildfire adaptation/mitigation, urban heat island considerations)
- **Pre-Annexation Planning**, in coordination with Pierce County



# ACTION REQUESTED

- Feedback and Suggestions
- Approval (*if appropriate*)





# Planning Commission Annual Report 2022-2023 Work Program 2023-2025

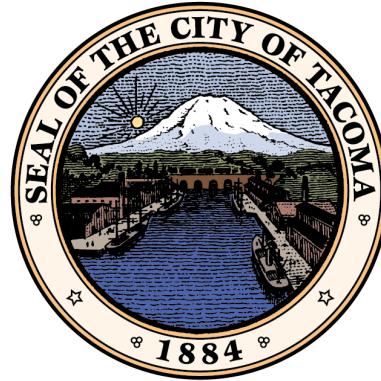
Planning Commission Meeting  
November 15, 2023

Brian Boudet, Planning Manager  
Planning and Development Services Department









**Moratorium on Nomination and Designation of  
Historic Special Review and Conservation Districts**

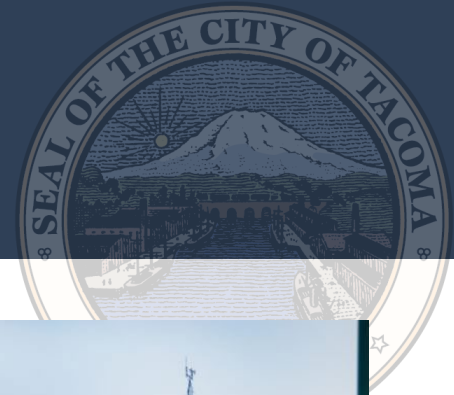
**Planning Commission**

City of Tacoma | Planning and Development Services

**November 15, 2023**



# Agenda

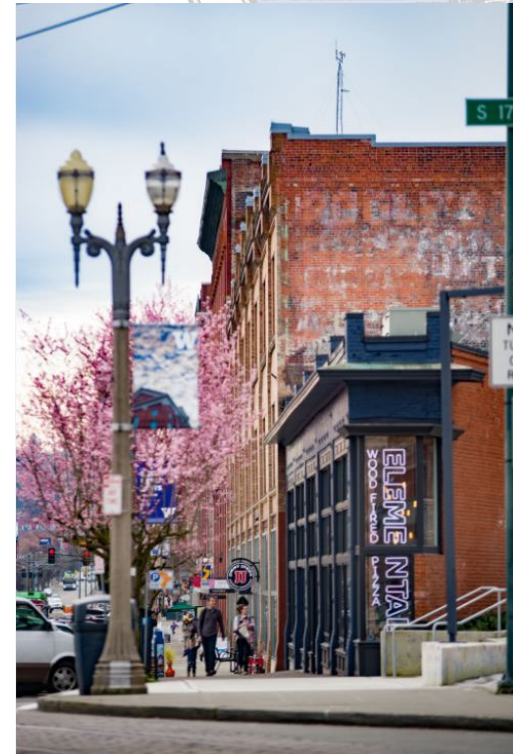


## Purpose:

To review Landmarks Commission feedback and adopt recommendation

## Discussion:

- Recap of Resolution 41226
- Public comment summary
- Landmarks Commission feedback



# Overview



## Council Resolution 41226:

The Planning Commission, in coordination with the Landmarks Preservation Commission, [is requested to] conduct a **public process** to develop findings of fact and recommendations as to **whether a moratorium** on nomination and designation of Historic Special Review and Conservation Districts **is warranted**, and if so, to recommend the **scope and duration**.

# Overview



## Key Considerations

1. Question before Commission is to determine if a moratorium is warranted, and if so, what is the scope and schedule
2. Question is not to evaluate merits of historic districts generally, or the merits of a specific application



# Overview



## Comments Summary

1. 30 comments received in total (3 in support, 26 opposed, 1 other)
2. Comments in support included:
  - Support historic districts but code should be amended first
  - City should not review new districts while code update is pending
  - Current criteria are too broad and vague
  - Historic districts are exclusionary





# Overview



## Comments Summary

Comments opposition included:

1. Moratorium is not necessary
2. Historic districts are important to Tacoma
3. Moratorium will not improve equitable outcomes
4. Moratorium could/would be harmful
5. Home in Tacoma and historic districts can be compatible
6. Planning Commission should defer historic issues to Landmarks Commission





# Overview



## Overall Landmarks Commission feedback:

1. Moratorium does not appear to be necessary
2. Moratorium could be harmful to the community
3. If a moratorium is adopted, it should be aligned with the 2024 Amendment process



# Overview



## Landmarks response to questions:

1. Are there pending district nominations?
2. Does the Landmarks Commission believe a moratorium would assist during the Comp Plan review?
3. Does the Landmarks Commission believe that it possesses adequate tools currently, if a nomination were to be submitted?



# Overview



## Landmarks response to questions:

1. Will a moratorium prevent tax incentives from being used?
2. Are there other negative effects anticipated?
3. Is there a recommended scope and duration?



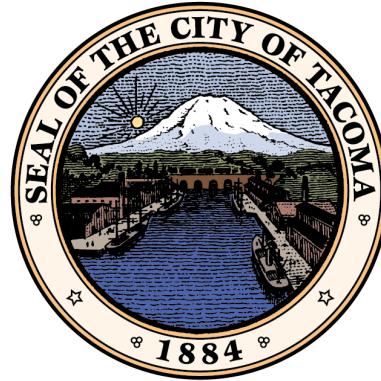
# Overview



## Review schedule :

DATE	FORUM	SUBJECT
Sept 20	Planning Commission	<ul style="list-style-type: none"> <li>Public hearing on moratorium</li> </ul>
October 4	Planning Commission	<ul style="list-style-type: none"> <li>Debrief on hearing testimony</li> <li>Summary of issues</li> <li>Identify key questions for LPC input</li> </ul>
October 11	Landmarks Commission	<ul style="list-style-type: none"> <li>Review testimony</li> <li>Adopt response to Planning Commission</li> </ul>
<b>November 15</b>	Planning Commission	<ul style="list-style-type: none"> <li>LPC feedback presented to Planning Commission</li> <li>Finalize recommendations to Council</li> </ul>
TBD	Council Study Session	
Jan-Feb 2024 - TBD	City Council	<ul style="list-style-type: none"> <li>Resolution on moratorium (TBD)</li> </ul>





**Moratorium on Nomination and Designation of  
Historic Special Review and Conservation Districts**

**Planning Commission**

City of Tacoma | Planning and Development Services

**November 15, 2023**

