



PRESENTATION(S)

Meeting on August 2, 2023

<u>Agenda Item(s)</u>	<u>Page</u>
1. Joint Transit-Oriented Development (TOD) Task Force (PowerPoint slides for Discussion Item F2)	3 – 10
2. Planning Commission Annual Report 2022-2023 and Work Program 2023-2025 (PowerPoint slides for Discussion Item F3)	11 – 28



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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.

Joint TOD Task Force

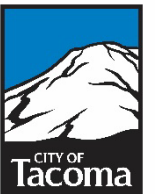
Planning Commission Meeting
August 2, 2023

Stephen Atkinson, Principal Planner
Planning and Development Services Department



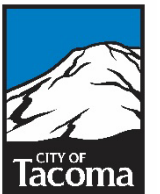
AGENDA

- Background on establishment of TOD Task Force
- Review Draft Charter
- Action Requested: Appointment of members



BACKGROUND

- Transit-Oriented Advisory Group (TODAG) established on April 16, 2019
 - Inform design and development of significant transit projects with a focus on Dome District
 - Tacoma Dome Link Extension
 - Bus Rapid Transit
 - Puyallup Avenue Complete Streets Project
 - Included Planning Commission and Transportation Commission representatives, but also other community members
 - Sunset at the end of 2022
- Joint Planning Commission and Transportation Commission TOD Task Force
 - Council Resolution No. 41195, adopted on May 9, 2023
 - Purpose: promote coordination between commissions with focus on major, regional transportation projects in TOD areas and upcoming Comprehensive Plan and Transportation Master Plan update



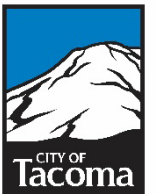
DRAFT CHARTER – TOD TASK FORCE

Purpose:

The purpose of the TOD Task Force is to foster collaboration between the Planning Commission and Transportation Commission to address the interrelated issues of transit planning and land use planning within the city. The TOD Task Force aims to improve coordination and streamline review and input regarding citywide policy level issues around transit-oriented development.

Scope:

- State-mandated updates to the Comprehensive Plan and Transportation Master Plan
- Regional transportation projects planned to connect Regional Growth and Mixed-Use Centers
- Transit-oriented development policies and plans
- Sub-Area Planning for neighborhoods and centers with existing or planned high-capacity transit
- Conflicted corridor studies where transit has been identified as one of the primary modes



DRAFT CHARTER – TOD TASK FORCE

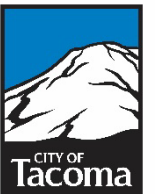
Duration: Through Comprehensive Plan and TMP Updates; could be extended pending evaluation

Membership: 2 members + 1 alternative

Meetings: Once per month

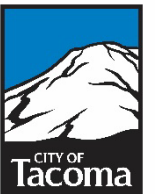
Recommendations: Collaboration and information sharing; supporting Commissions to make recommendations

Reporting: Biannual Reporting



ACTION REQUESTED

- Appoint two members + one alternate



Joint TOD Task Force

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Planning and Development Services Department



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

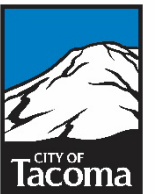
Planning Commission Meeting
August 2, 2023

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)



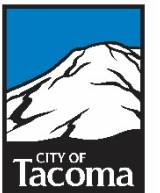
REPORTING REQUIREMENT

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.

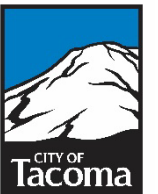


REPORTING SCHEDULE

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
Fall 2023 <i>(tentative)</i>	Report Concurred – IPS
February 2024 <i>(tentative)</i>	Mid-Year Check-in – Planning Commission
March 2024 <i>(tentative)</i>	Mid-Year Check-in – IPS

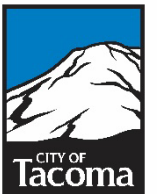


PLANNING COMMISSION ANNUAL REPORT JULY 2022 – JUNE 2023



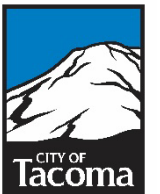
ACCOMPLISHMENTS

- 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

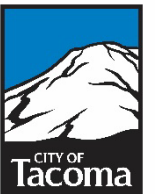


SPECIAL NOTES

- 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)

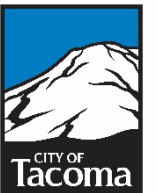


PROPOSED WORK PROGRAM 2023-2025



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



ANNUAL VS OFF-CYCLE AMENDMENTS

Annual Amendment Docket:

- Changes to the Comprehensive Plan
- Changes to zoning districts/standards that need an associated change to the Plan

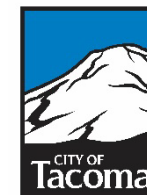
Off-Cycle Amendments:

- Exceptions to annual limitation on Comprehensive Plan amendments (Subarea Plans, Capital Facilities Program)
- Code amendments or area-wide rezones that require no concurrent Comprehensive Plan amendments



Factors Considered in Administrative Decisions:

- Staff resources
- Planning Commission work program considerations
- IPS and City Council prioritization
- Timing and duration
- “Batching” amendments with other code amendments
- Administrative efficiency (i.e., one process, one public hearing, one adoption effort)
- Concurrent review and assessment



PLANNING AND DEVELOPMENT PROCESS

Planning

Establishing
Community Vision and
Priorities

Outcome:
Plans, Policies,
Goals

Key Participants:
Council, Advisory
Commissions,
Community, Staff

01

Outcome:
Codes addressing
Building, Zoning,
Infrastructure,
Environment, etc.

Key Participants:
Council, Advisory
Commissions,
Community, Staff

02

Code Development

Establishing community
standards

Permit Review

Ensuring a proposal's
consistency with
community standards

Outcome:
Development
Permits

Key Participants:
Applicant, Staff,
Community (as
appropriate)

03

Outcome:
Completed
Project

Key Participants:
Builder, Staff

04

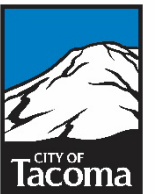
Construction

Inspecting to ensure a
project's consistency
with approved permits



EXPECTED COMPLETION IN 2023

- 2023 Amendments to the Comprehensive Plan & Land Use Regulatory Code *August 2023 (Council)*
- Design Review Program *October 2023*
- Proposed College Park Historic District (2.0) *TBD*
- Proctor Neighborhood Plan *TBD*



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)

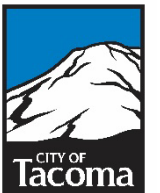
Potential key Code issues:

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

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)
- 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)



WORK PROGRAM FOR 2025 *(VERY PRELIMINARY)*

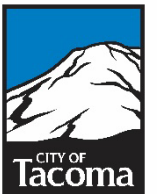
- 2025 Amendment Package *(including private applications)*
- Implementation of SB 5290 – Consolidating Local Permit Review Processes
- Further Implementation of HB 1110 – Middle Housing Bill
- South Tacoma Economic Green Zone – Subarea Plan *(pending budget consideration)*
- Home in Tacoma Project –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



OTHER ON-GOING & EMERGING ISSUES

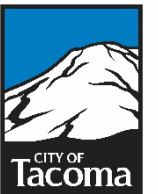
Such as

- **Equity, Health and Safety Issues** – Equity, Anti-racism and Social Justice integration in policies and programs, Health Impact Assessments, Crime Prevention Plan
- **Regional Coordination** – TDLE, BRT, Pierce Transit Stream System Expansion Study, VISION 2050, Pre-annexation planning, etc.
- **Local Planning** – Corridor Plans, Mixed-use Centers Review, Station-Area Planning, Historic Districts process and criteria, Tacoma2025 Strategic Plan update, etc.
- **Special Projects** – Schuster Corridor Trail, Cushman/Adams Substation Reuse, Joint TOD Task Force with Transportation Commission, Facilities Advisory Committee
- **Implementation** – Comp. Plan elements, subarea plans, development regulations, Urban Forestry Management Plan, Climate Action Plan, etc.
- **Engagement** – Citizen Participation and Public Outreach



ACTION REQUESTED

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



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

Planning Commission Meeting
August 2, 2023

Brian Boudet, Planning Manager
Planning and Development Services Department

