



PRESENTATION(S)

Meeting on October 18, 2023

<u>Agenda Item(s)</u>	<u>Page</u>
1. Urban Design Project Review (PowerPoint slides for Discussion Item F1)	3 – 18
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3. Planning Commission Annual Report 2022-2023 and Work Program 2023-2025 (PowerPoint slides for Discussion Item F3)	57 – 75



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

Urban Design Project Review

Planning Commission

Urban Design Project Review Package - Recommendation

October 18, 2023

Urban Design Studio

City of Tacoma | Long Range Planning

Agenda

- ◇ *Project Overview*
- ◇ *Engagement Overview*
- ◇ *Commission-directed Revisions*
 - *Design Departures*
 - *Urban Design Board*
 - *Amenity Space*
- ◇ *Urban Design Project Review Manual Updates*
- ◇ *Staff Request*
- ◇ *Schedule*

Project Overview⁵

Agenda

- ◇ *Project Overview*
 - *Elements*
 - *Thresholds*
 - *Applicable Areas*
- ◇ *Engagement Overview*
- ◇ *Updated Revisions*
- ◇ *Urban Design Project Review Manual*
- ◇ *Staff Request*
- ◇ *Schedule*







- Establish an ***Urban Design Project Review*** process
 - Administrative and Urban Design Board review paths
 - Develop ***Manual*** for design review
- Create an ***Urban Design Board***
- Improve ***Design Standards*** in Land Use Code (TMC)

Project Overview⁶

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What types of Projects will require Permits?

Location	Exempt from UDPR	UDPR Required	
	TMC standards only	Administrative Review	Board Review
Neighborhood Center	0-10,000 sq. ft. 	10,000 – 40,000 sq. ft. 	40,000 + sq. ft. 
Downtown Tacoma Mall Crossroads Center	0-20,000 sq. ft. 	20,000 – 100,000 sq. ft. 	100,000 + sq. ft. 

Project Overview⁷

Agenda

- ◇ Project Overview
 - Elements
 - Thresholds
 - Applicable Areas
- ◇ Engagement Overview
- ◇ Updated Revisions
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Where UDPR would be required

Limited to 16 mapped Mixed-Use Centers

- Downtown RGC
- Tacoma Mall RGC
- Crossroads Centers (8)
- Neighborhood Centers (6)

Does NOT apply to Home in Tacoma geographies



Engagement Overview⁸

Agenda

- ◇ *Project Overview*
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Stakeholder Engagement	# of Contacts
Online Community Open House & Priorities Survey	314
Planning Commission Briefings	24
Project Advisory Group (PAG) Meetings	19
Council Committee Briefings (IPS and NHC)	7
Neighborhood Council and Community meetings	5
Permit Advisory Group	4
Technical Workshops (Sustainable Tacoma Commission, Planning Commission)	3
Neighborhood Planning Program (Steering groups & community fair)	3

Revisions: Design Departures

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Current Draft

Standards eligible for departure review

- Parking development standards (TMC 13.06.090.C, 13.06.090.D, 13.06.090.E)
- Building design standards (TMC 13.06.100)

Revisions

Standards eligible for departure review

- **Mixed-Use Center districts:**
- **Prohibition of ground-floor residential uses along designated Pedestrian Streets**
 - **Minimum setbacks**
 - **Height**
 - **Maximum floor area**
 - **Maximum setbacks**
 - **Amenity space requirements**
- **Downtown districts**
 - **Height**
 - **Maximum setbacks**
- **Site development standards**
 - **Drive-throughs**
 - **Landscaping standards**
 - **Parking lot development standards**
 - **Pedestrian and bicycle support standards**
 - **Short and long term bicycle parking**
 - **Transit support facilities**
 - **Sign standards**
 - **Residential transition standards**
 - **Fences and retaining walls**
 - **Utilities**
 - **Street level building transitions**
- **Design standards**

Revisions: Design Departures

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- ◇ *Project Overview*
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Current Draft

Approval criteria

Demonstrate the proposed alternative design provides equal or superior results to the requirement from which relief is sought in terms of quantity, quality, location, and function.

Revisions

Approval criteria

Approval will be granted if one of two conditions are met:

- Provides equal or superior results to the requirement from which relief is sought in terms of quantity, quality, location, and function.
- *Allows the design to better address the general criteria for Urban Design Project Review approval.*

Aspects of the development that may be considered in support of a proposed design departure include:

- *Mitigation of impacts to and/or preservation of natural and built features including, but not limited to, trees, other vegetation, natural grade, historic or cultural artifacts, and public views of landmarks*
- *Optimization or innovative use of low impact design/green stormwater infrastructure, energy efficient design, or other green building best practices, methods and/or technologies.*
- *Supports relevant adopted City goals and/or policies.*

Revisions: Urban Design Board

Agenda

- ◇ *Project Overview*
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Current Draft

Seven members

No. of Members	Board Representation
4	Design or development professional
1	Active transportation
1	Sustainable development
1	Culture and heritage

- Min. 2 from Council Districts 3, 4 or 5
- Max. 2 may reside outside of City limits

Revisions

- Exception to the residency requirement may be allowed to fill up to two (2) Board positions. ***When multiple candidates are under consideration for appointment and some but not all candidates are Tacoma residents, preference shall be granted to Tacoma residents.***

Revisions: Amenity Space

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- ◇ *Project Overview*
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Amenity Space Requirements

Current Draft

Required amenity space

- 50 sq. ft. per unit (no change)
- Common interior amenities now eligible (*aligns with non-X District Multifamily standards*)

Revision

Given complexity of topic, no changes are proposed at this time.

Further study could consider:

- Most appropriate means of calculating minimum amenity space requirements – number of units, building area, site area, etc.
- Maximum total area required / cap
- Development size-based tiers

Revisions: Amenity Space Reductions

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Amenity Space Reductions

Current Draft

Full Reduction	50% Reduction
<ul style="list-style-type: none"> • Applicability: Only most intense zones • Required: 1/8 mile park proximity, and • Choice: Min. FAR OR mixed-use development 	<ul style="list-style-type: none"> • Applicability: All X zones • Required: 1/4 mile park proximity, and • Choice: Min. FAR OR mixed-use development

Revisions

- | 50% Reduction |
|--|
| <ul style="list-style-type: none"> • Applicability: All X zones • Required: 1/8 mile park <i>or</i> “school park” proximity, and • Choice: Min. FAR OR mixed-use development |
- *Qualifying school parks are defined as a public school facility that contains well maintained recreational facilities, which are regularly available to the public year-round, and subject to an interlocal agreement between Tacoma Public Schools and Metro Parks Tacoma establishing minimum levels of access, maintenance, and facility amenities.*

Urban Design Project Review Manual

Agenda

- ◇ Project Overview
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Appendix Update: Aerial Images Added per Commission Direction

LOWER PACIFIC

The Lower Pacific Crossroads Center is a retail and service center serving the surrounding residential areas and a wider trade area. The center features a balanced mix of commercial, residential, and institutional uses, including a grocery store, hospital, medical offices, medical related county offices, and auto-oriented retail. There are almost 200 housing units, 70% of which are single family. Pacific Avenue provides quick access downtown and a sufficiently high traffic volume to support regional retail business. This district is situated on a plateau with views of Downtown and the Port of Tacoma Manufacturing and Industrial Center on the northern portion. Topography makes cycling difficult and there are no facilities servicing the district, although one east-west route is proposed along E 37th Street. Bus routes # 1, #53, and #54 serve this District with connections for Downtown and Tacoma Mall, linking 6th Avenue, Lincoln, Upper Pacific, James Center, and Lower Portland Mixed-use Centers (MUC).

Sidewalks and pedestrian facilities are present but numerous parking lots line the street front and do not promote walkability along Pacific Avenue. Future plans include High Capacity Transit service. Transit investments should be accompanied by streetscape improvements to better serve pedestrians and cyclists



Figure 24: Lower Pacific Aerial Plan View

POINT RUSTON

Point Ruston is a unique mixed-use waterfront destination that will provide both neighborhood services and draw from a city-wide customer base. The Center is positioned on the former Asarco property, between the Ruston Way waterfront recreation area and Point Defiance—an area that draws several million visitors a year. The Point Ruston development, still under construction, is the only center based on a single development site. The center will be anchored by a theater, grocery and hotel as well as providing other shopping and amenities the estimated 800-1,000 households expected to be accommodated on site. The Dome to Defiance Signature Trail provide a significant recreational amenity, linking the development to other park and cultural destinations within an easy walk or bike ride.

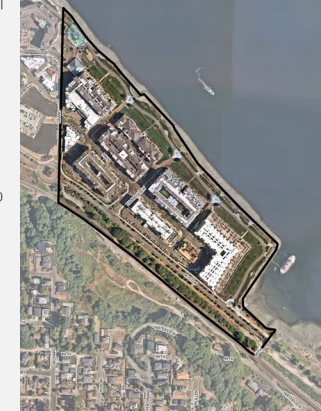


Figure 25: Point Ruston Aerial Plan View



Urban Design Project Review Manual

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Appendix Update: Additional Precedent Imagery and Illustrations

Additional Precedent Imagery and Illustrations

SITE PLANNING

G-1: The arrangement of buildings, infrastructure and open spaces support Urban Design goals and objectives and be contextually appropriate.

01 Orient buildings toward streets, internal connections, pedestrian network (including trails), and open space.



Example comment one

02 Provide minimal setbacks, prominent entrances, and active ground floor uses for buildings abutting Pedestrian streets and other streets with enhanced or notable active mobility.



Example comment one

03 Provide more generous setbacks, emphasized public-private transitions, and private or less active ground floor uses for buildings abutting residential streets or where buffering is warranted.



Example comment one



Example comment one



Example comment one

126 URBAN DESIGN PROJECT REVIEW MANUAL

CITY OF TACOMA, WA 127

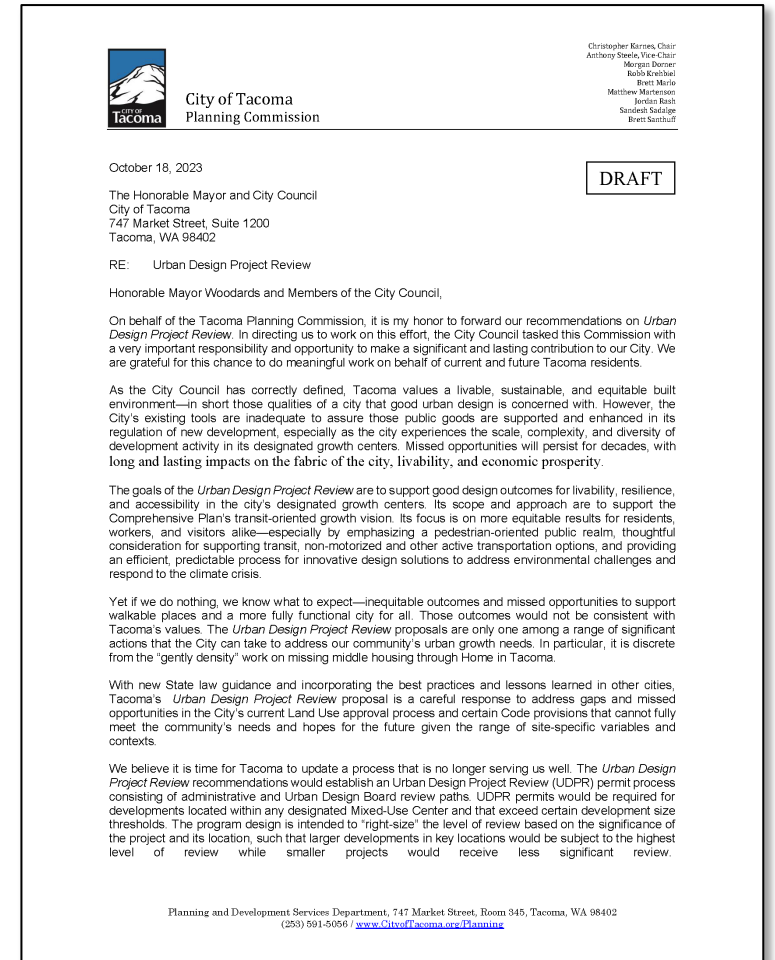
- Refined layout with clarified graphic presence and consistency
- G-1 example layout
- G-1 to be finalized
- Imagery for all guidelines will be added before City Council consideration

Staff Request

Agenda

- ◇ Project Overview
- ◇ Engagement Overview
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- Review and Approve Draft Letter of Recommendation
- Review & Approve Draft Findings of Fact and Recommendations Report



Schedule

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City Council

- ❑ January 24, 2024
 - *Begin City Council review process at IPS Committee*
 - *Briefing on Planning Commission recommendation*

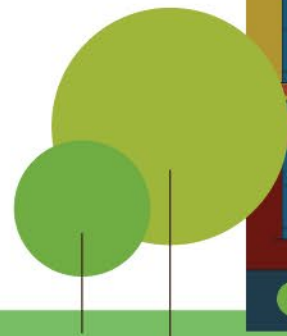
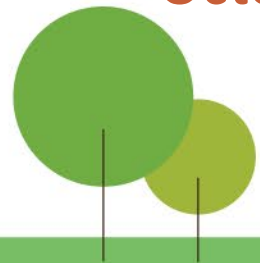
- ❑ February 28, 2024
 - *IPS consideration (continued if necessary)*
 - *Possible “Do Pass”*

- ❑ Spring/Summer 2024 City Council review and action

Affordable Housing

*Home In Tacoma Project
Planning Commission*

October 18, 2023



Revised project schedule

July to
Dec 2023

- Develop full package
- EIS Consultation



Jan to
Mar 2024

- Planning Commission Public Hearing
- Release Draft EIS
- Planning Commission recommendation



April to
June 2024

- City Council review
- Release Final EIS
- Council Public Hearing
- Council action

INPUTS

- Round 1 engagement
- 2023 legislative direction
- Round 2 engagement

Ongoing engagement throughout



Objectives

Build on decisions to date

- Updates from Council, Commission, and Advisory Group discussions

Seeking direction on

- Multifamily Tax Exemption Program expansion (Residential Target Area)
- Bonus program (bonuses offered, public benefits, program calibration)
- Parking (decision on parking recommendations, Reduced Parking Area)

Next meetings

- Land use changes, unit lot subdivisions, other items, finalize package



Topics

- **Multifamily Property Tax Exemption (Residential Target Area) expansion**
- Bonuses
- Parking



**Affordable
Housing**

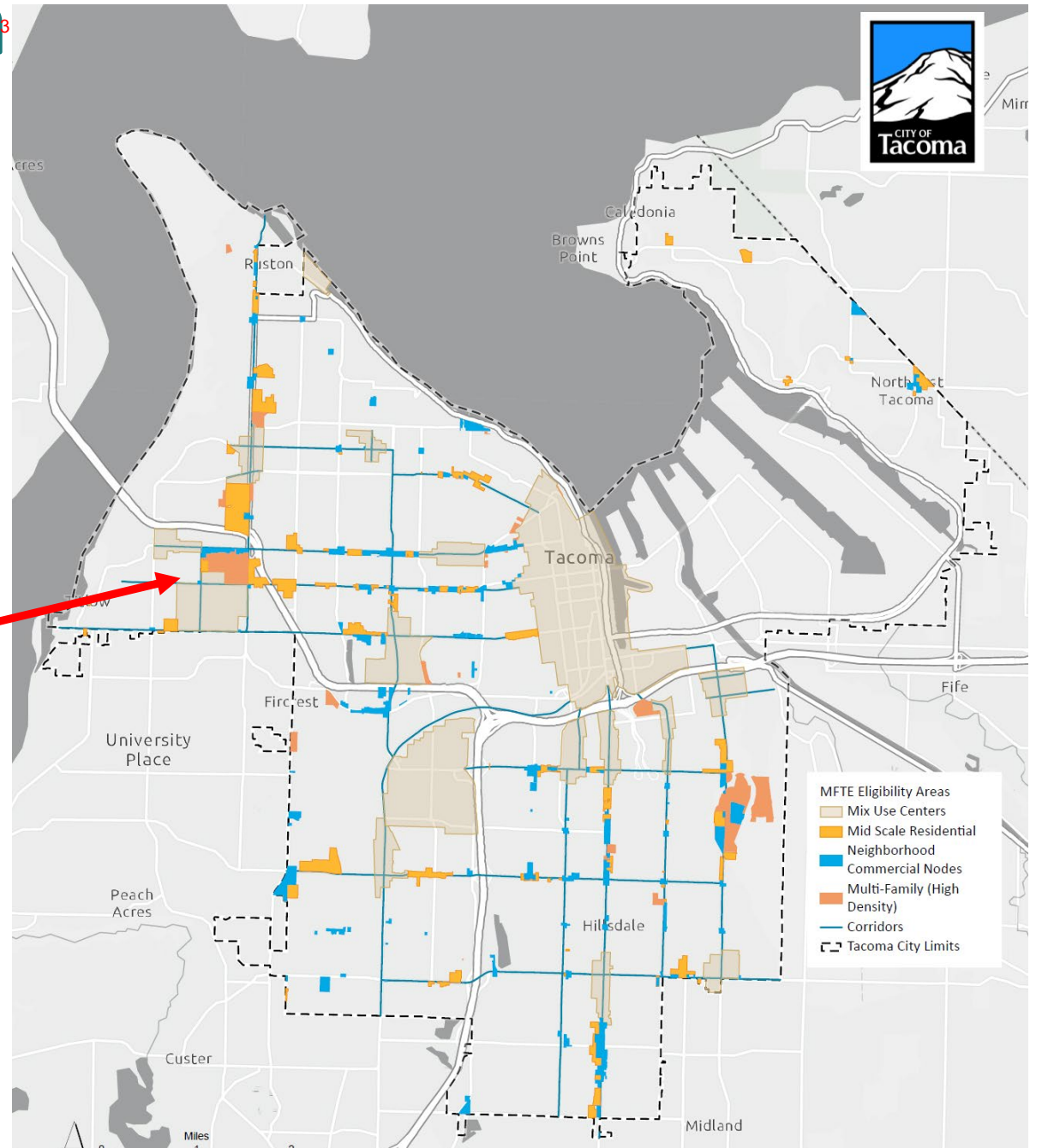
Multifamily Tax Exemption Program expansion

HIT 1 direction:

- Expand MFTE to all Mid-scale Residential
- 12 and 20 year options

Additional recommendation:

- Include Multifamily High-density areas



Discussion & Direction

- 1. Should the Multifamily Tax Exemption (MFTE) be extended to Multifamily High-Density areas along with Mid-scale Residential areas?*



**Affordable
Housing**

Topics

- MFTE
- **Bonuses (bonuses offered, public benefits, program calibration)**
- Parking



**Affordable
Housing**

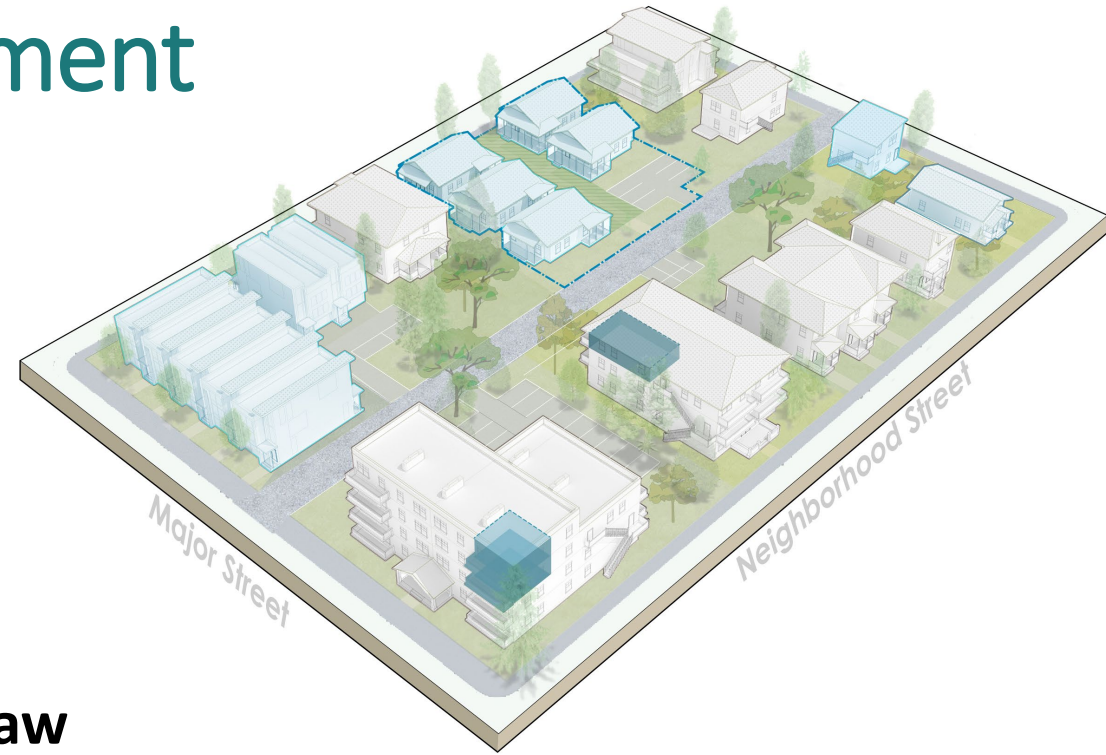
Affordability and Anti-displacement

Adopted policy direction

- Keep cost in mind for MH standards
- Strengthen regulatory affordable tools
- Expand Multifamily Tax Exemption Program
- AHAS & Anti-displacement strategy

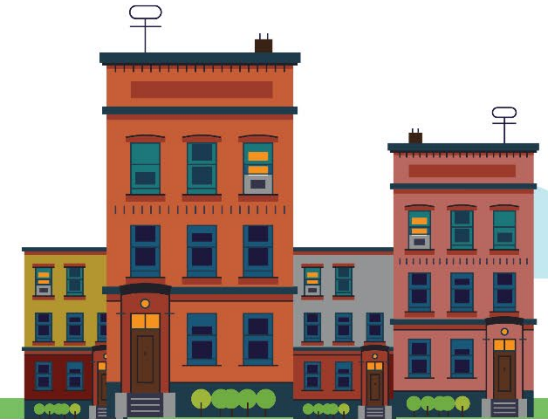
Key Decisions

- **Understanding the market** – promote affordability without slowing construction
- **Setting priorities** – location, households served, duration of affordable units
- What **incentives and bonuses** make sense



State law

- Affordability bonus mandated (HB 1110)
- Affordability levels, duration (RCW 36.70A.540)



Bonuses program - Observations

- In Tacoma, **Middle Housing is financially feasible & will increase affordability and choice**—but **other actions needed** for moderate to low-income households
- Other City programs exist (and could be expanded) to create deeper affordability
- Bonus Program can help meet that need (and support other goals)
 - Must make financial sense for developers (or nonprofits)
 - Administrative burdens should be low (for City and developers)
- Bonuses offered (can be combined)
 - More units (density)
 - Larger buildings (FAR)
 - Taller buildings (rear yard, UR-3)
 - Parking reductions
 - Multifamily Tax Exemption Program (in some zones)
- Public benefits list should be short (seeking guidance tonight)

Public benefit – Affordability²⁸ targeting

	UR 1	UR 2	UR 3
Voluntary or Mandatory?	Voluntary		
Length of Affordability	50 Years		
Fee in lieu	Adjust fee to reflect the difference in value between baseline development and bonuses		
Offsite provision of affordable housing	Permitted		
Program admin and monitoring	Ensure compliance, with least administrative burden feasible		
Regular updates	Program to be reviewed on regular basis (3 to 5 years?)		
Number of units	2 bonus units (or 20%)	2 bonus units (or 20%)	20% of total units
Affordability requirement: State authorizes (50% to 80% AMI for rentals, 80% to 100% AMI for ownership)	80% AMI rental, 100% AMI ownership	80% AMI rental, 100% AMI ownership	<u>OPTION 1</u> : 70% AMI rental, 100% AMI ownership <u>OPTION 2</u> : 5% of rental units at 50% AMI + 15% at 70% AMI, 100% AMI ownership
Layer with MFTE	n/a	n/a	MFTE and bonuses can be combined

Baseline Feasibility Analysis

- Increase in density → greater feasibility than single family
- Likely to see diversity of housing (including unit size / bedroom count)
- Ownership is typically more feasible than rental
- Townhouse-type developments are the most feasible followed multiplex
- Some rental types are less feasible due mostly to market dynamics
- The type and the amount of housing built will vary greatly by market area
 - More housing diversity in “medium” and “high” market areas
 - Less development activity in “low” market areas.

- Compares development feasibility across housing prototypes
- Returns an estimate of what a developer would be able to pay for land given **development inputs** (*Residual Land Value*)

Building Program Information

- Unit size, parking ratios, building heights

Development Costs

- Hard costs (labor & materials)
- Soft costs (permit fees & interest)

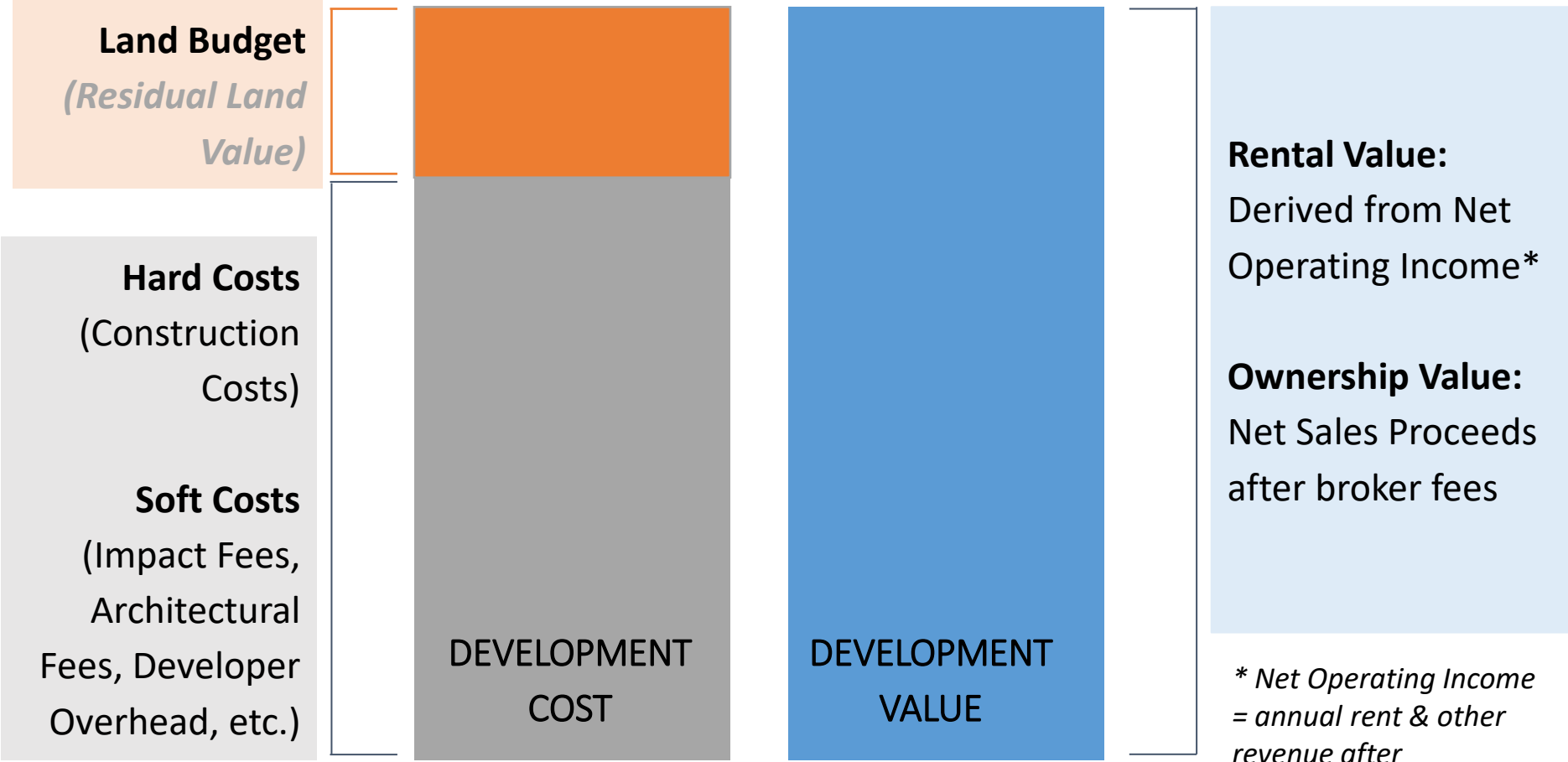
Revenues

- Sale price, rent, operating costs

Valuation Metrics

- Capitalization rates, debt service coverage ratios, and yield on cost thresholds

Feasible Development Example



** Net Operating Income = annual rent & other revenue after accounting for vacancy minus operating costs*

Unit type and high market price

Below assumptions are a representation of what was considered reasonable for the higher market areas

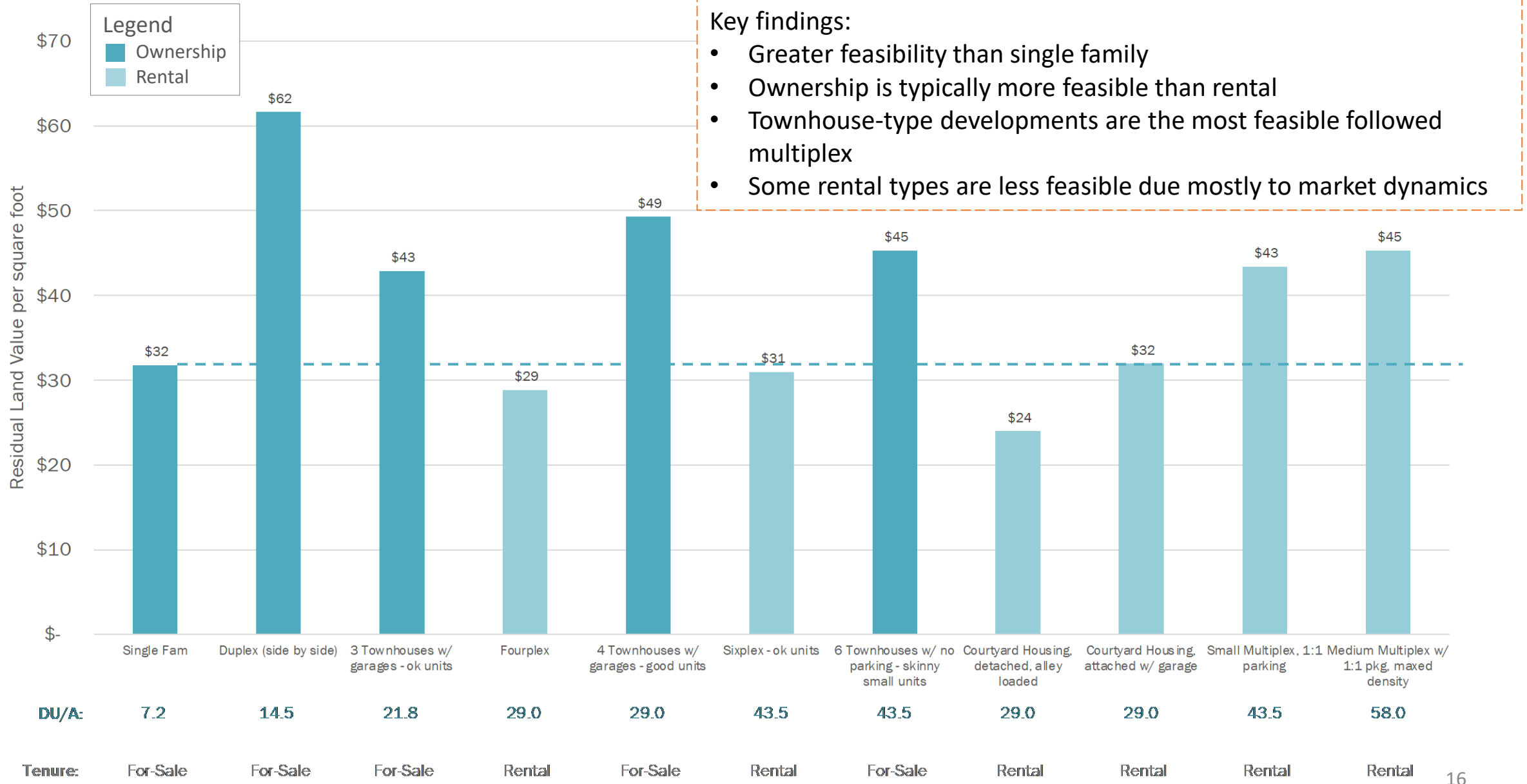
	Average Net Unit Size (sf)*	Average Rent	Average Sales Price	Percent of AMI
Single family	2,300	N/A**	\$925,000	190%
Duplex (side by side)	1,900	N/A	\$825,000	158%
3 Townhouses w/garages	1,400	N/A	\$615,000	121%
4 Townhouses w/garages	1,113	N/A	\$490,000	113%
6 Townhouses w/ no parking	1,000	N/A	\$330,000	84%
Fourplex	1,099	\$1,980	N/A	81%
Sixplex	898	\$1,620	N/A	66%
Courtyard Housing, detached	1,050	\$2,230	N/A	91%
Courtyard Housing, attached	1,361	\$2,890	N/A	99%
Small Multiplex	904	\$2,060	N/A	84%
Medium Multiplex	680	\$1,500	N/A	78%

*Net of garage space if applicable.

**Though zoning does not regulate by tenure, the market tends to relate certain forms with rental or ownership. We therefore selected either a rental or ownership assumption for each form.

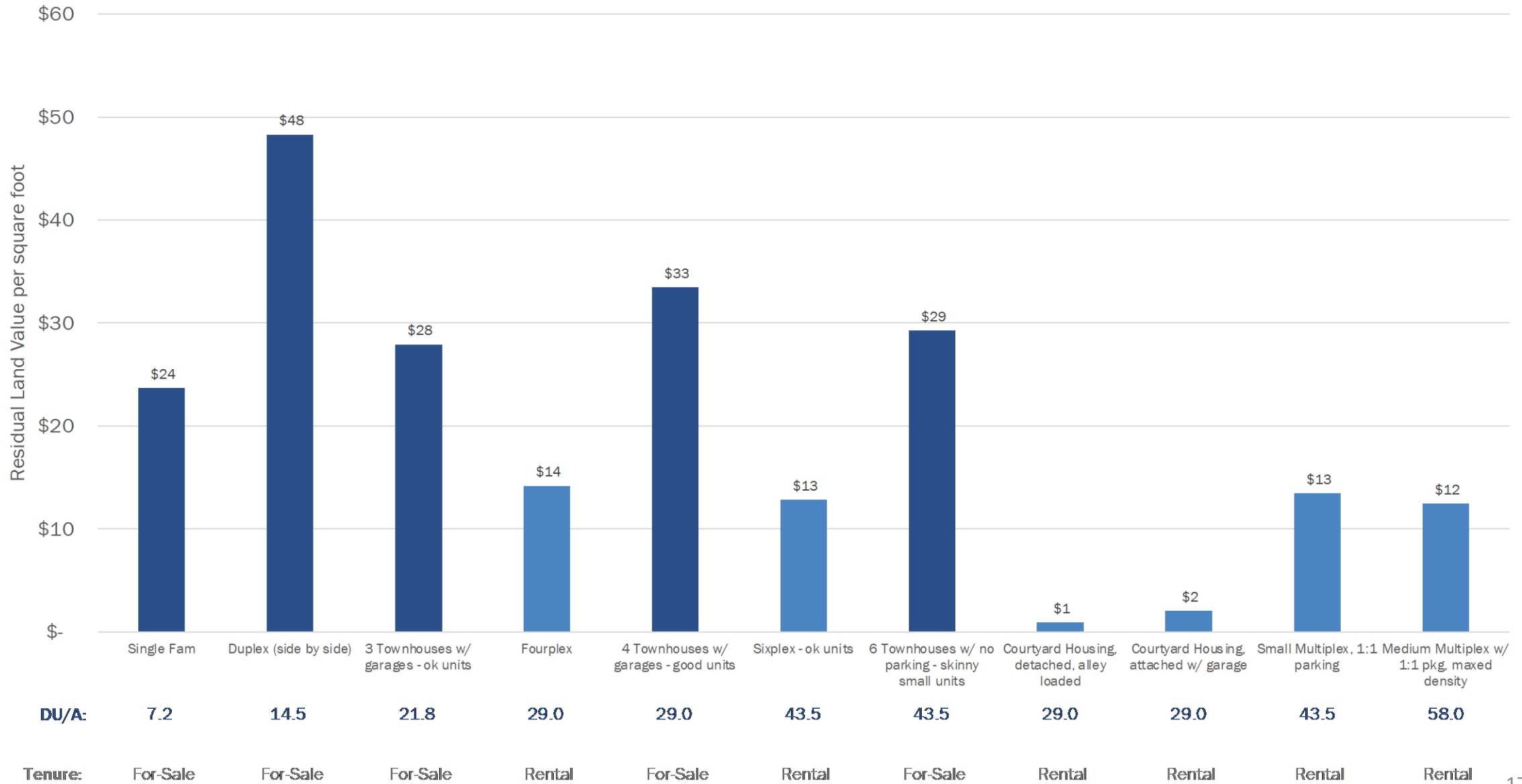
Results - High Market Area

34



Results - Medium Market Area

35



Results - Low Market Area



Affordability Analysis

UR-1 & UR-2

- The affordability bonus for rental housing in the UR-1 zones might work in “high” market areas.
- The affordability bonus for ownership housing creates an incentive given current prices

UR-3

- The affordability bonus is more feasible for the medium multiplex than the small multiplex
- Density bonuses do not create an incentive for affordability without MFTE
- If the City wants deeper affordability, a substantial (20%) set-aside, and market feasibility, consider a mix of AMI depths
 - For the small and medium multiplex, a 5% set-aside at 50% AMI plus a 15% set-aside at 70% AMI creates both an incentive above the fourplex and is feasible in the high and medium market areas with MFTE

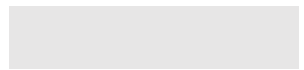
	Lot Size (sf)	Stories	Units	DUA	FAR	Avg net unit size (sf*)	Parking stalls
4-townhomes	6,000	3	4	29	0.88	1,113	4
6-townhomes	6,000	2.5	6	43.6	1.00	1,000	0
Fourplex	6,000	2	4	29	0.80	1,099	4
Sixplex	6,000	3	6	43.6	1.00	898	6
Small multiplex	12,000	3	12	43.6	1.00	904	12
Small multiplex bonus	12,000	4	16	58.1	1.34	854	12
Medium multiplex	12,000	3	16	58.1	1.03	680	16
Medium multiplex bonus	12,000	4	24	87.1	1.38	588	16

*Net of garage space if applicable.

Scenarios



Base zoning prototypes (4 townhomes / Fourplex)



Base / Bonus prototypes (6 townhomes / Sixplex) w/o affordability

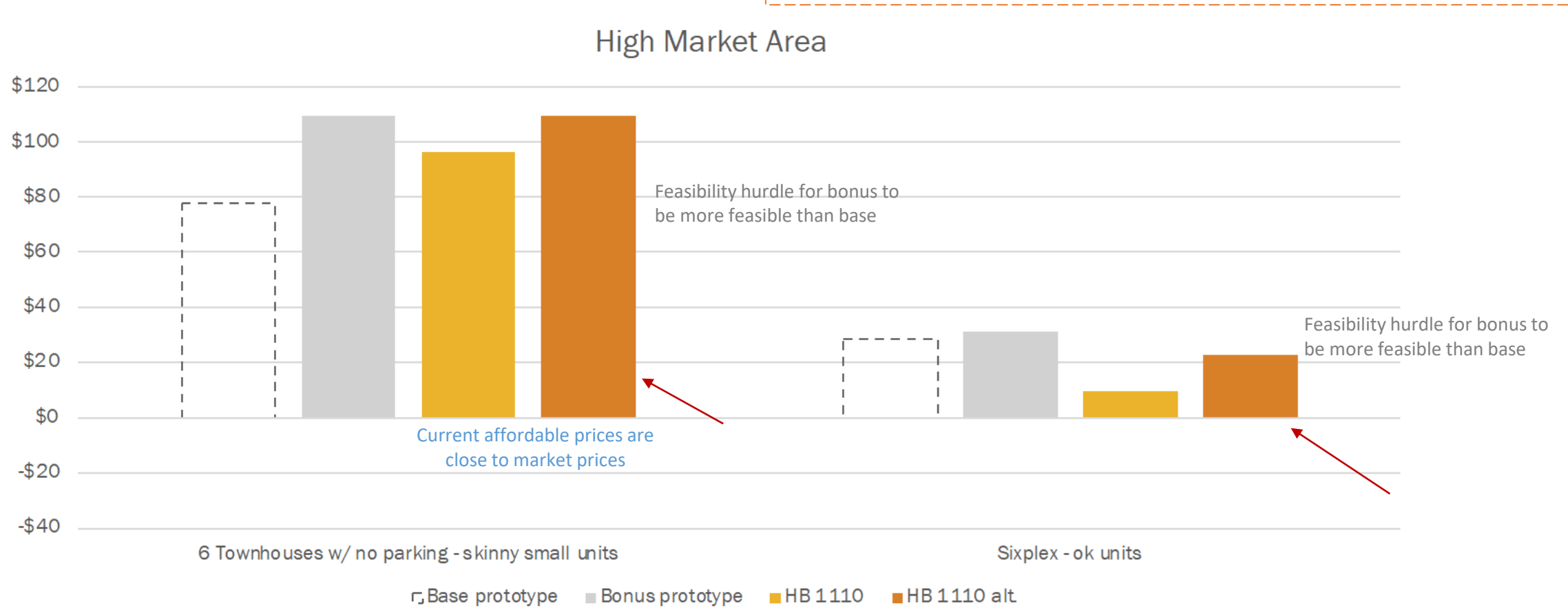


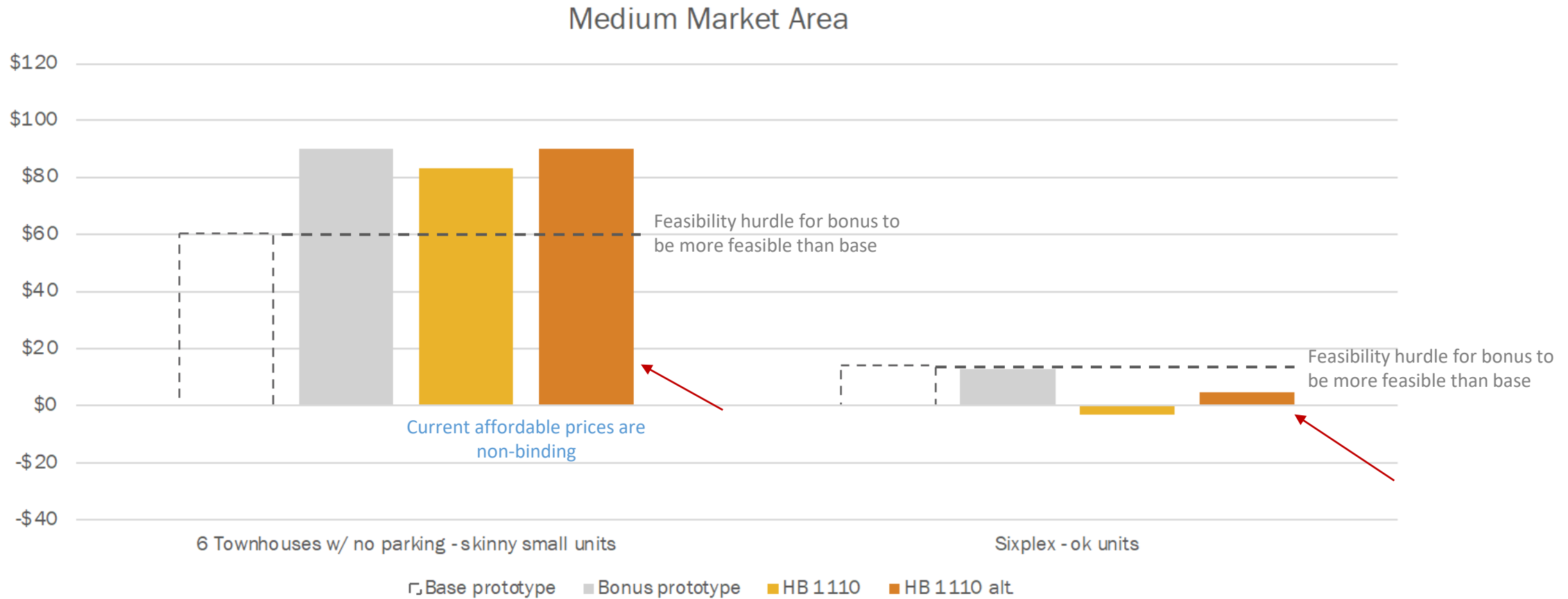
HB 1110 requirements (2 units at 80% or 60% AMI)



HB 1110 requirements alt. (2 units at 100% or 80% AMI)






- Key findings:
- The affordability bonus for rental housing in the UR-1 zones might work in “high” market areas.
 - The affordability bonus for ownership housing creates an incentive given current prices








Affordability Scenarios

What this is trying to do?

-  Base zoning prototypes
-  Bonus prototypes w/o affordability
-  Scenario 1 (20% set-aside at 70% AMI) w/MFTE
-  Scenario 2 (20% set-aside at 60% AMI) w/MFTE
-  Scenario 3 (20% set-aside at 50% AMI) w/MFTE

-  Scenario 4 (5% set-aside at 50% AMI and 15% set-aside at 70% AMI for MFTE)
-  Scenario 5 (7% set-aside at 50% AMI and 13% set-aside at 70% AMI for MFTE)
-  Scenario 6 (10% set-aside at 50% AMI and 10% set-aside at 70% AMI for MFTE)

Scenarios

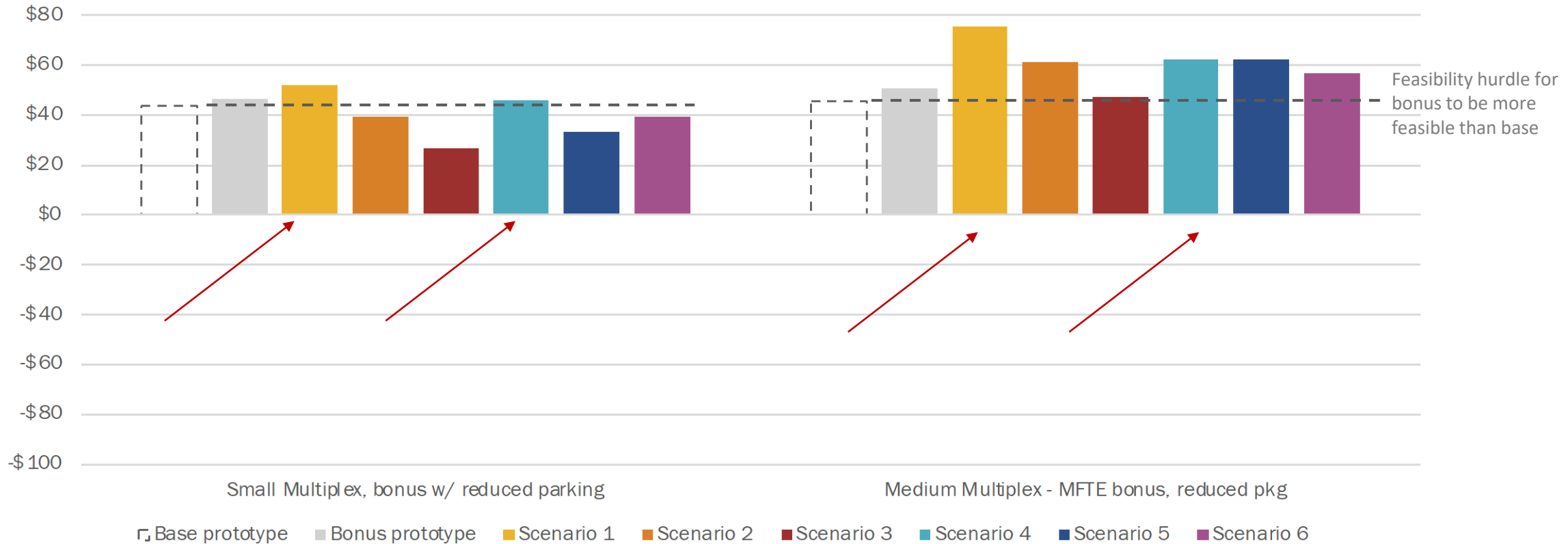
- Base zoning prototypes
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- Scenario 1 (20% set-aside at 70% AMI) w/MFTE
- Scenario 2 (20% set-aside at 60% AMI) w/MFTE
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- Scenario 4 (5% set-aside at 50% AMI and 15% set-aside at 70% AMI for MFTE)
- Scenario 5 (7% set-aside at 50% AMI and 13% set-aside at 70% AMI for MFTE)
- Scenario 6 (10% set-aside at 50% AMI and 10% set-aside at 70% AMI for MFTE)

Key findings:

- Bonus more feasible for medium multiplex than small
- Density bonuses create an incentive for affordability with MFTE
- If the City wants deeper affordability, a substantial (20%) set-aside, and market feasibility, consider a mix of AMI depths

High Market Area

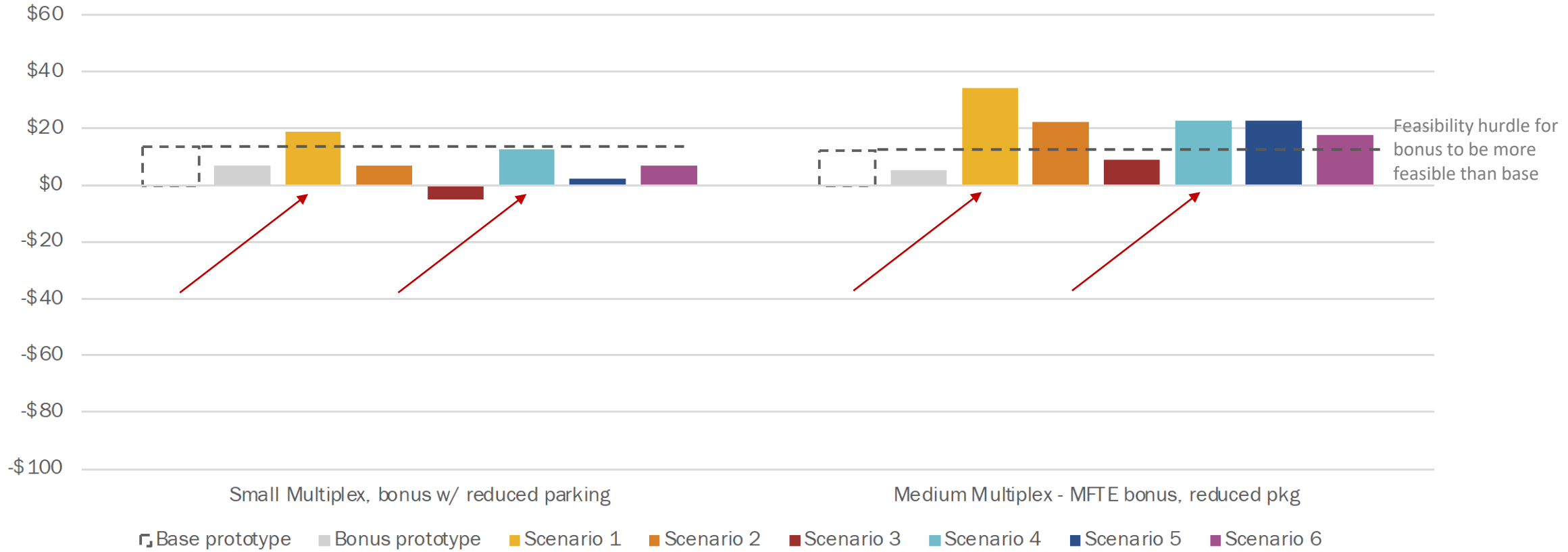


Scenarios

- Base zoning prototypes
- Bonus prototypes w/o affordability
- Scenario 1 (20% set-aside at 70% AMI) w/MFTE
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- Scenario 3 (20% set-aside at 50% AMI) w/MFTE

- Scenario 4 (5% set-aside at 50% AMI and 15% set-aside at 70% AMI for MFTE)
- Scenario 5 (7% set-aside at 50% AMI and 13% set-aside at 70% AMI for MFTE)
- Scenario 6 (10% set-aside at 50% AMI and 10% set-aside at 70% AMI for MFTE)

Medium Market Area



Public benefit – Affordability⁴⁶ targeting

	UR 1	UR 2	UR 3
Voluntary or Mandatory?	Voluntary		
Length of Affordability	50 Years		
Fee in lieu	Adjust fee to reflect the difference in value between baseline development and bonuses		
Offsite provision of affordable housing	Permitted		
Program admin and monitoring	Ensure compliance, with least administrative burden feasible		
Regular updates	Program to be reviewed on regular basis (3 to 5 years?)		
Number of units	2 bonus units (or 20%)	2 bonus units (or 20%)	20% of total units
Affordability requirement: State authorizes (50% to 80% AMI for rentals, 80% to 100% AMI for ownership)	80% AMI rental, 100% AMI ownership	80% AMI rental, 100% AMI ownership	<u>OPTION 1</u> : 70% AMI rental, 100% AMI ownership <u>OPTION 2</u> : 5% of rental units at 50% AMI + 15% at 70% AMI, 100% AMI ownership
Layer with MFTE	n/a	n/a	MFTE and bonuses can be combined

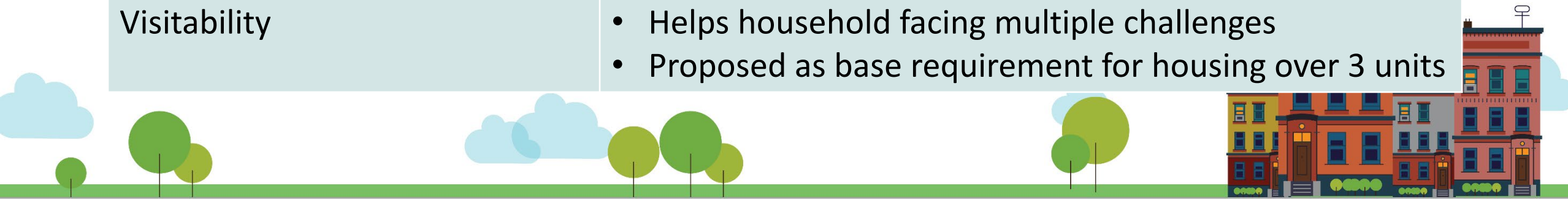
Potential public benefits

Public benefits	Pro/con
AFFORDABLE HOUSING UNITS	<ul style="list-style-type: none">• Mandated by state, HIT 1 policies, primary project goal• Builds on existing affordability tools
RETAIN EXISTING BUILDINGS WITH INFILL (+ upgrade existing building)	<ul style="list-style-type: none">• Promotes compatibility, sustainability, historic preservation• Primary policy option to address increased risk of demolitions
GREEN BUILDING CERTIFICATION	<ul style="list-style-type: none">• Promotes sustainability• Other sustainability actions are underway• External certification makes implementation feasible



Other public benefits considered

Public benefits	Pro/con
Transfer of Development Rights	<ul style="list-style-type: none"> Promotes conservation goals, though not directly related to impacts of HIT upzones TDR program would need to be recalibrated
Ownership	<ul style="list-style-type: none"> Ownership is a primary project objective Middle housing already a major ownership action Affordable rental housing also needed Difficult to implement and monitor
Family-sized units	<ul style="list-style-type: none"> Helps meet housing needs Middle housing likely to provide 2-3 bedrooms
Visitability	<ul style="list-style-type: none"> Helps household facing multiple challenges Proposed as base requirement for housing over 3 units



Discussion & Direction

2. *What public benefits should be promoted through the bonus program?*
3. *In UR-1 and UR-2, should affordability be set at 20% of units at 80% rental, 100% ownership?*
4. *In UR-3, what affordability level should be set?*
 - a. *OPTION 1 (align with MFTE): 20% of units at 70% AMI (rentals), 100% AMI ownership*
 - b. *OPTION 2 (MFTE + deeper affordability): 5% of units at 50% AMI + 15% of units at 70% AMI (rentals), 100% AMI ownership*



**Affordable
Housing**

Topics

- Building
- Landscaping
- **Parking: Reduces parking to 0 to 1 stalls per dwelling, adjusts driveway/parking area, adjusts bike parking**

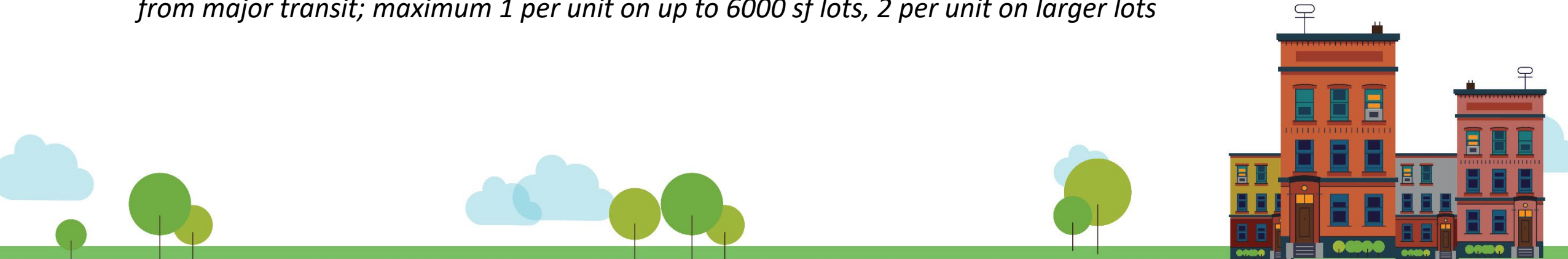


**Affordable
Housing**

Proposed parking standards

	UR-1	UR-2	UR-3
Parking quantity	1.0 per unit*	0.75 per unit	0.5 per unit
Accessory Dwelling Units	No parking required for up to 2 ADUs*		
Reduced Parking Area	No parking required, except Accessible and Loading*		
Bonus Program	Parking reduced through bonus program		
Parking improvements	Driveway widths reduced; up to 50% of stalls can be compact		
Bike parking	Allow long-term to be within unit; electrical connection for E-bikes		

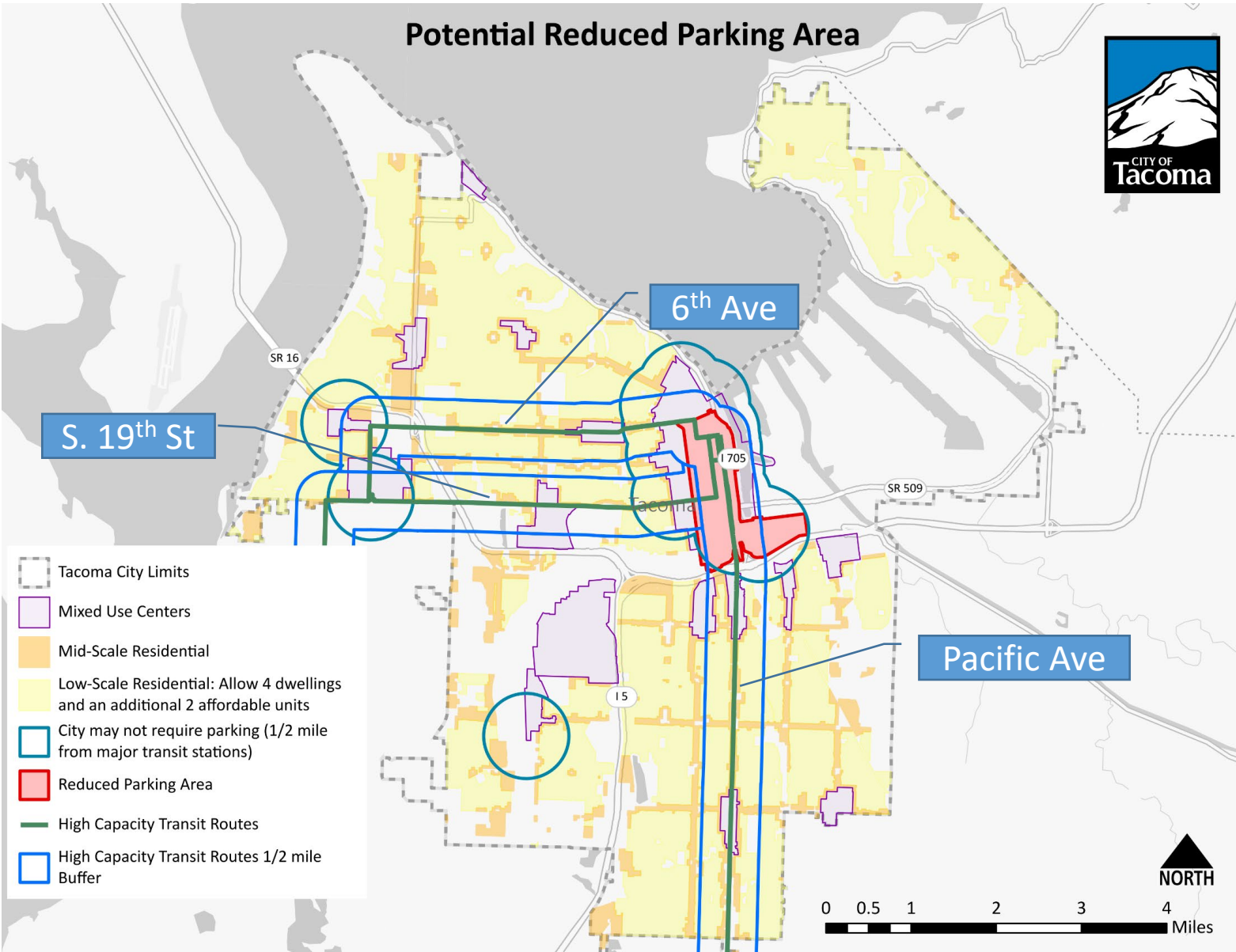
** State law limits parking requirements: No parking required for ADUs; no parking ½-mile from major transit; maximum 1 per unit on up to 6000 sf lots, 2 per unit on larger lots*



Reduced Parking Area

Intent: No parking required near major transit

- HB 1110 defines “major transit stations” (LINK, Sounder, Express Bus Stations)
- Tacoma could include highest capacity transit routes (PT #1, 2, future LINK extension)
- Address how future transit facilities would be added to RPA



Discussion & Direction

4. *Proposed parking requirements by zoning district*

- UR-1: 1.0
- UR-2: 0.75
- UR-3: 0.5
- Other (bike parking, driveways, compact stalls, bonus)

5. *Proposed Reduced Parking Area*

- Should Tacoma's highest capacity transit routes (6th Ave, S 19th, Pacific Ave) be included?
- Should the RPA be extended ½-mile, ¼-mile or other distance?



Objectives

Build on decisions to date

- Updates from Council, Commission, and Advisory Group discussions

Seeking direction on

- Multifamily Tax Exemption Program expansion (Residential Target Area)
- Bonus program (bonuses offered, public benefits, program calibration)
- Parking (decision on parking recommendations, Reduced Parking Area)

Next meetings

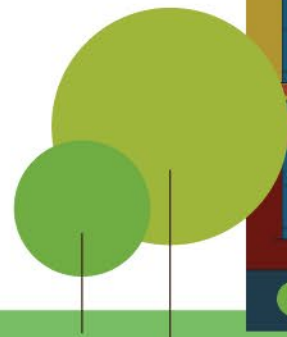
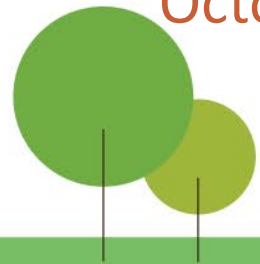
- Land use changes, unit lot subdivisions, other items, finalize package



Affordable Housing

*Home In Tacoma Project
Planning Commission*

October 18, 2023



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

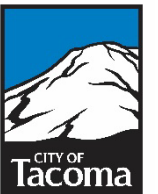
Planning Commission Meeting
October 18, 2023

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)



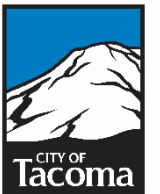
REPORTING REQUIREMENT

TMC 13.02.040 Duties and responsibilities.

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

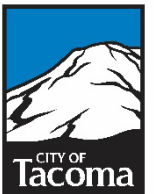
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L. To develop the work program for the coming year in consultation with the City Council and provide an annual report to the City Council regarding accomplishments and the status of planning efforts undertaken in the previous year.

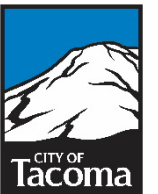


REPORTING SCHEDULE

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
October 18, 2023	Revised Report Review – Planning Commission
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

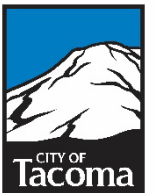


PLANNING COMMISSION ANNUAL REPORT JULY 2022 – JUNE 2023



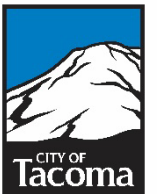
ACCOMPLISHMENTS

- 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

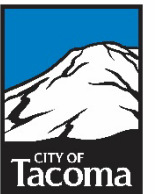


SPECIAL NOTES

- 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)

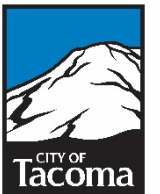


PROPOSED WORK PROGRAM 2023-2025



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



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

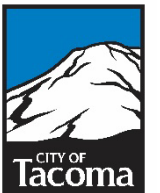
Off-Cycle Amendments:

- 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

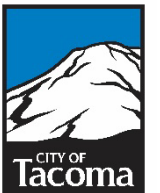
Outcome:
Completed
Project

Key Participants:
Builder, Staff

04

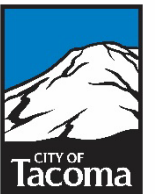
Construction

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)*
- 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:

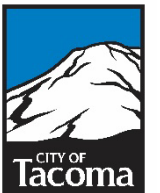
- Critical Areas Preservation Ordinance Update (including biodiversity corridors)
- Mixed-Use Centers Code Updates
- Commercial Zoning Update – Phase 2
- Landscaping Code Improvements

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

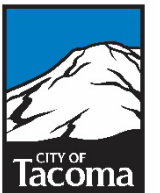
WORK PROGRAM FOR 2025 *(VERY PRELIMINARY)*

- 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)*



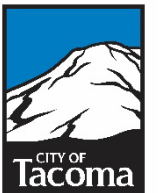
OTHER ON-GOING ISSUES *(SUCH AS...)*

- **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**



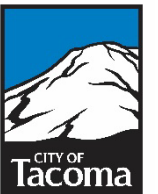
EMERGING ISSUES *(SUCH AS...)*

- **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 19th St., Portland Ave., 6th 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
October 18, 2023

Brian Boudet, Planning Manager
Planning and Development Services Department

