



PRESENTATION(S)

Meeting on January 17, 2024

<u>Agenda Item(s)</u>	<u>Page</u>
1. Home In Tacoma – Phase 2 (PowerPoint slides for Discussion Item F1)	3 – 28
2. One Tacoma Comprehensive Plan Update – Scope and Budget (PowerPoint slides for Discussion Item F2)	29 – 42



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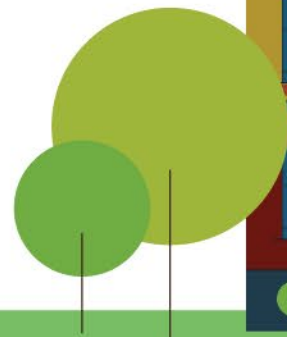
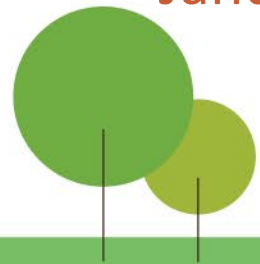
¿Necesitas información en español? Cần thông tin bằng tiếng Việt? 한국어로 정보가 필요하십니까? ត្រូវការព័ត៌មានជាភាសាខ្មែរ?

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

Affordable Housing

*Home In Tacoma Project
Planning Commission*

January 17, 2024



Revised project schedule

July to Dec 2023

- Develop full package
- EIS Consultation



Jan to April 2024

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



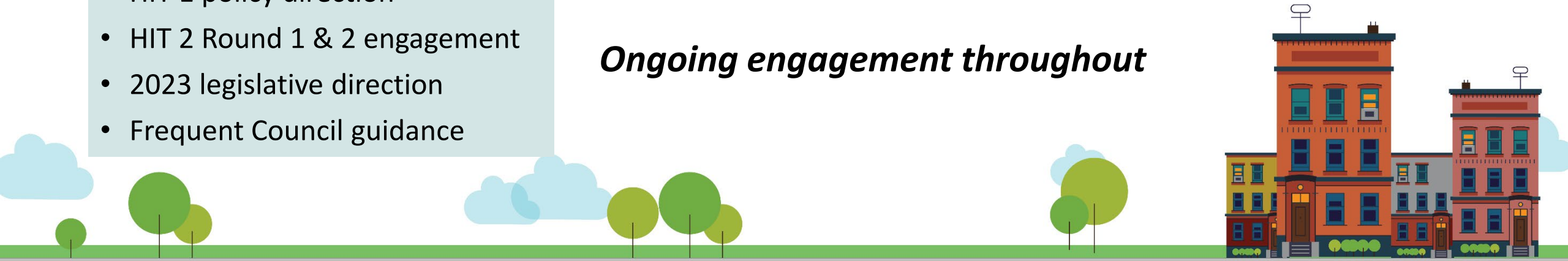
May to July 2024

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

PRIOR WORK

- HIT 1 policy direction
- HIT 2 Round 1 & 2 engagement
- 2023 legislative direction
- Frequent Council guidance

Ongoing engagement throughout



Agenda

Objectives

- **Authorization to release for public review** - February 5 to Mar 8, 2024
- **Set public hearing date** - Wednesday, 03/06
- **Final changes to Package** - Landscaping Code, amenity space
- **Input on engagement approach** - notice, info meetings, online platforms, key stakeholders

Provide awareness of

- **Site Planning Exercise** - how do housing, access, utilities, trees, etc. fit?
- **Draft EIS Initial Findings** – topics studied, likely impacts, mitigation actions



What's in the public review package

- Summaries
- Zoning Code track changes edits
- Maps (interactive online versions)
- Draft EIS
- Technical memos (market analysis and bonuses, site planning exercise)



Summaries

- Overview
- Summaries
 - Zoning
 - Housing types
 - Parking
 - Landscaping and amenity space
 - Unit Lot Subdivisions
 - Affordability and building retention

Housing Types Summary Sheet

Overview
 Building Design Standards include housing types that promote compatible growth, fit in with residential patterns, and enhance the quality, character, and function of residential neighborhoods.

- The housing types focus primarily on residential patterns rather than on architectural style. Standards include building placement, orientation, and a requirement for habitable space along sidewalks; building size; building articulation, transparency, and covered entries, and pedestrian and auto access.
- Additional standards include physical guidelines for non-residential uses, corner lots, large sites, prohibited materials, fencing and walls, utilities, and mechanical screening.
- Accessory Dwelling Units (ADUs) are no longer a housing type but could occur within any of the five new housing types.

Housing Type	Description
Houseplex	A single building with size of a single family street and a backyard
Backyard Building	A building located behind a lot, which may cover
Courtyard Housing	A group of detached shared courtyard in place of private lot is allowed in UR-1/2/3
Rowhouses	A multi-story building front door; it is allowed which together cover UR-1/2/3.
Multiplex	A medium building with the appearing building. Allowed on

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Landscaping Code & Amenities Summary Sheet

Overview
 Based on public priorities, landscaping code updates were developed in a collaborative effort alongside zoning and standards updates to promote both middle housing development and tree canopy.

- Trees (in the form of "tree credits") will be required for all new middle housing to support the Citywide 30% tree canopy goal, and to foster multiple urban forestry benefits such as shading, habitat and livability.
- Requirements for tree planting space and soil volume will be increased to promote tree longevity and health.
- Existing tree retention will be incentivized through relaxation of development standards.
- Amenity/yard space will be restructured to be based on the number of units per site.

The percentage of lot area determines how many trees or 'tree credits' are required on a site.

Small, medium and large trees are each worth a certain amount of credit towards this target area.

Not this: [Diagram of a building with a small tree in a tiny space]

But this: [Diagram of a building with a large tree canopy covering a significant portion of the lot]

However, these tree canopies can overlap with paving, buildings, and extend beyond the lot. Structural soil cells can be used in constrained sites to provide soil for trees in the same place as driveways, parking, and paths.

	UR-1	UR-2
Amenity Space	<ul style="list-style-type: none"> • By right: 300 sf per unit • Bonus 1: 250 sf per unit • Bonus 2: 200 sf per unit (multifamily dwelling unit)	<ul style="list-style-type: none"> • By right: 200 sf per unit • Bonus 1: 150 sf per unit • Bonus 2: 100 sf per unit
Tree credits (canopy equivalent)	<ul style="list-style-type: none"> • By right: 30% • Bonus 1: 30% • Bonus 2: 25% 	<ul style="list-style-type: none"> • By right: 30% • Bonus 1: 25% • Bonus 2: 20%

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Parking Summary Sheet

Overview
 Home in Tacoma includes reduced parking requirements for new housing, making it easier to fit multiple elements on to a lot, encourage walkable neighborhoods, promote transportation choices, allow flexibility for developers, and lower construction costs.

- Depending on the zone, parking requirements will be relaxed from 2 required parking spaces per dwelling to 1 to 0.5 spaces per dwelling. No parking will be required near transit, consistent with new state legislation.
- No parking maximums are included, so developers can build more parking than minimum requirements.
- A covered bike parking space will be required for every unit, as well as some short-term bike parking for visitors.

Map showing reduced parking areas

Illustrative diagram showing parking area

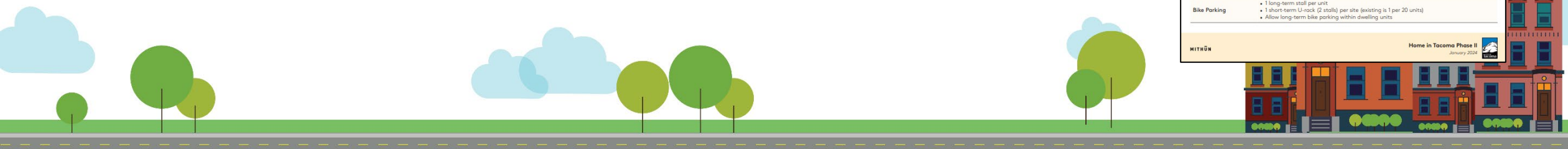
Parking will be reduced through the Reduced Parking Area Expansion - 1/2 mile from major transit stations. Includes Fas line, transit line #1, 2 and future LINK extension. Applies only to residential zoning districts.

Full interactive maps available at Home in Tacoma Project: AHAS Planning Actions - City of Tacoma

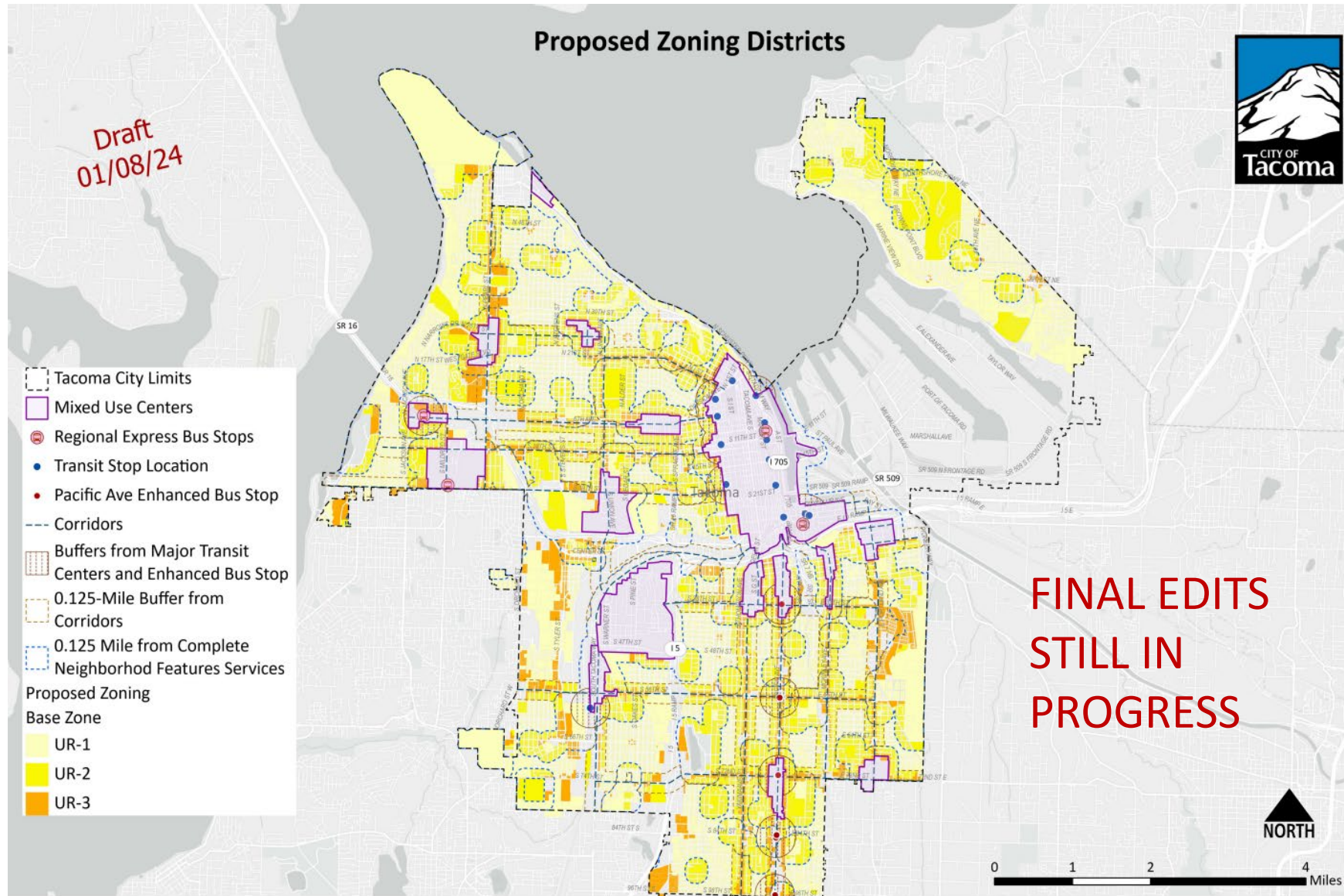
	UR-1	UR-2	UR-3
Automobile Parking	<ul style="list-style-type: none"> • By right: 1 stall per unit • Bonus 1: None for bonus units • Bonus 2: None 	<ul style="list-style-type: none"> • By right: 0.75 per unit • Bonus 1: None for bonus units • Bonus 2: None 	<ul style="list-style-type: none"> • By right: 0.5 per unit • Bonus 1: None for bonus units • Bonus 2: None
Parking Reductions	• None required in Reduced Parking Areas (1/2-mile from major transit stations)		
Existing Automobile Parking (for reference)	<ul style="list-style-type: none"> • 2.0 stalls per single-family dwelling • 1.25 per multifamily dwelling unit • Some reductions available • No parking required for ADUs 		
Bike Parking	<ul style="list-style-type: none"> • 1 long-term stall per unit • 1 short-term U-rack (2 stalls) per site (existing is 1 per 20 units) • Allow long-term bike parking within dwelling units 		

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Home in Tacoma Phase II
January 2024



Proposed “Urban Residential” Zones⁸



Follows Comp Plan, HIT 1 & HB 1110

- Low-scale Residential = **UR-1** or **UR-2**
- Mid-scale Residential = **UR-3**

UR-2 in more walkable areas

- 1/8-mile of “complete neighborhood features”
- 1/4-mile of “major transit stations” (per HB 1110)
- Existing PRD’s (outside of Parks/Open Space designations)

Proposed UR Zones

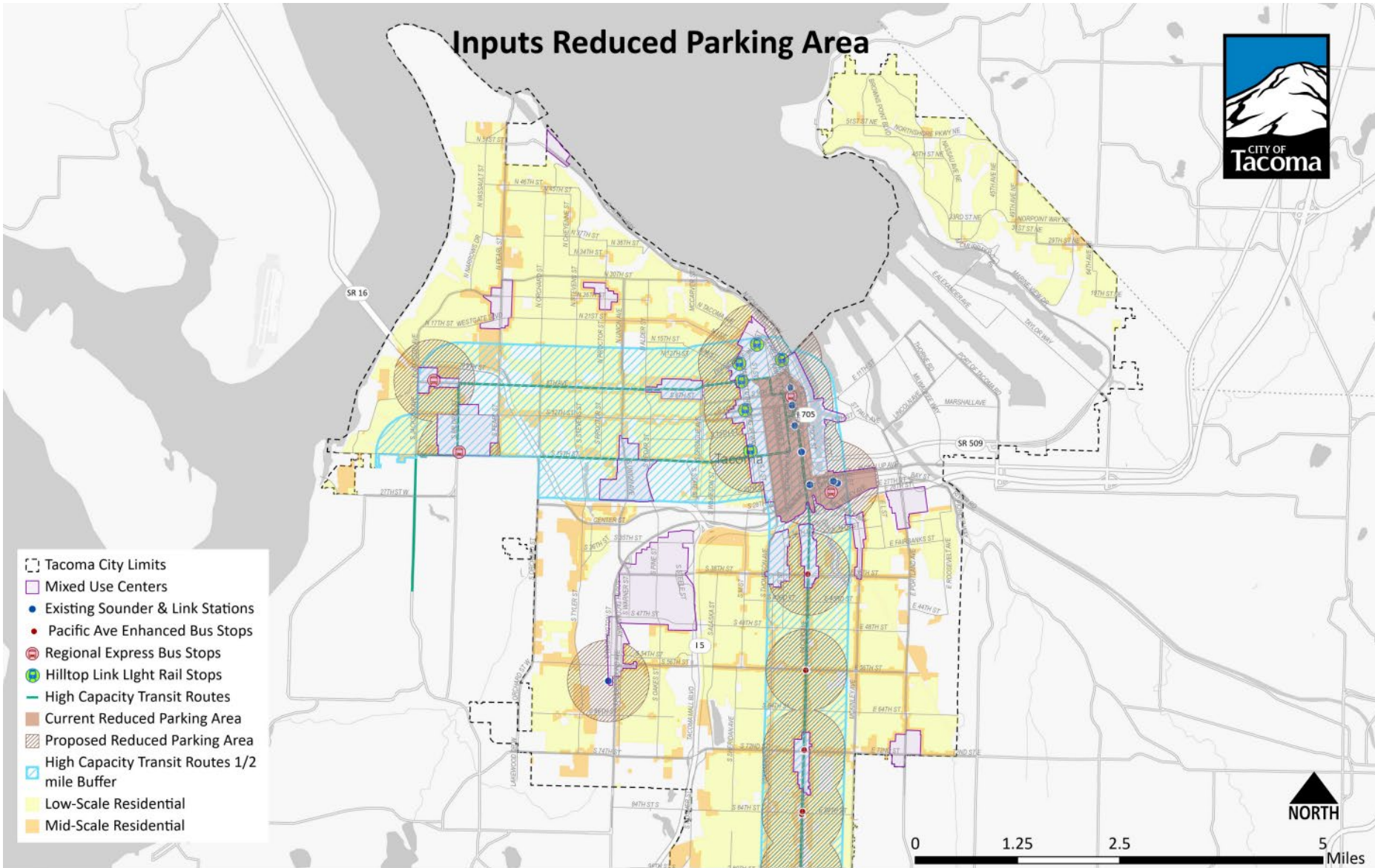
- Baseline: Allowed “by right”
- **Bonus 1:** 2 units/20% affordable (70%-80% AMI rental, 100% AMI ownership) **or**, building retained with infill
- **Bonus 2:** Deeper affordability (60% AMI rental, 80% AMI ownership, all units for 50 years, no fee in lieu option), CUP required

	Urban Residential (UR-1)	Urban Residential (UR-2)	Urban Residential (UR-3)
Density	Baseline: 1/1500 sf (4 per lot) Bonus 1: 1/1000 sf (6 per lot) Bonus 2: 1/750 sf (8 per lot)	Baseline: 1/1000 sf (6 per lot) Bonus 1: 1/750 sf (8 per lot) Bonus 2: 1/500 sf (12 per lot)	Baseline: 1/750 sf (8 per lot) Bonus 1: 1/500 sf (12 per lot) Bonus 2: 1/375 sf (16 per lot)
FAR	Baseline 1-2 units: 0.6, 3+ units: 0.8 Bonus 1: 1.0 Bonus 2: 1.2	Baseline 1-2 units: 0.8, 3+ units: 1.0 Bonus 1: 1.2 Bonus 2: 1.6	Baseline 1-2 units: 1.0, 3+ units: 1.2 Bonus 1: 1.6 Bonus 2: 2.0
Height	Baseline: 35 ft (25 ft rear yard) Bonus 1: 35 ft rear yard Bonus 2: Same	Baseline: 35 ft (25 ft rear yard) Bonus 1: 35 ft rear yard Bonus 2: Same	Baseline: 35 ft Bonus 1: 45 ft (4 stories) Bonus 2: 45 ft (5 stories)
Parking	Baseline: 1 stall per dwelling Bonus 1: None for bonus units Bonus 2: None for project	Baseline: 0.75 per dwelling Bonus 1: None for bonus units Bonus 2: None for project	Baseline: 0.5 per dwelling Bonus 1: None for bonus units Bonus 2: None for project

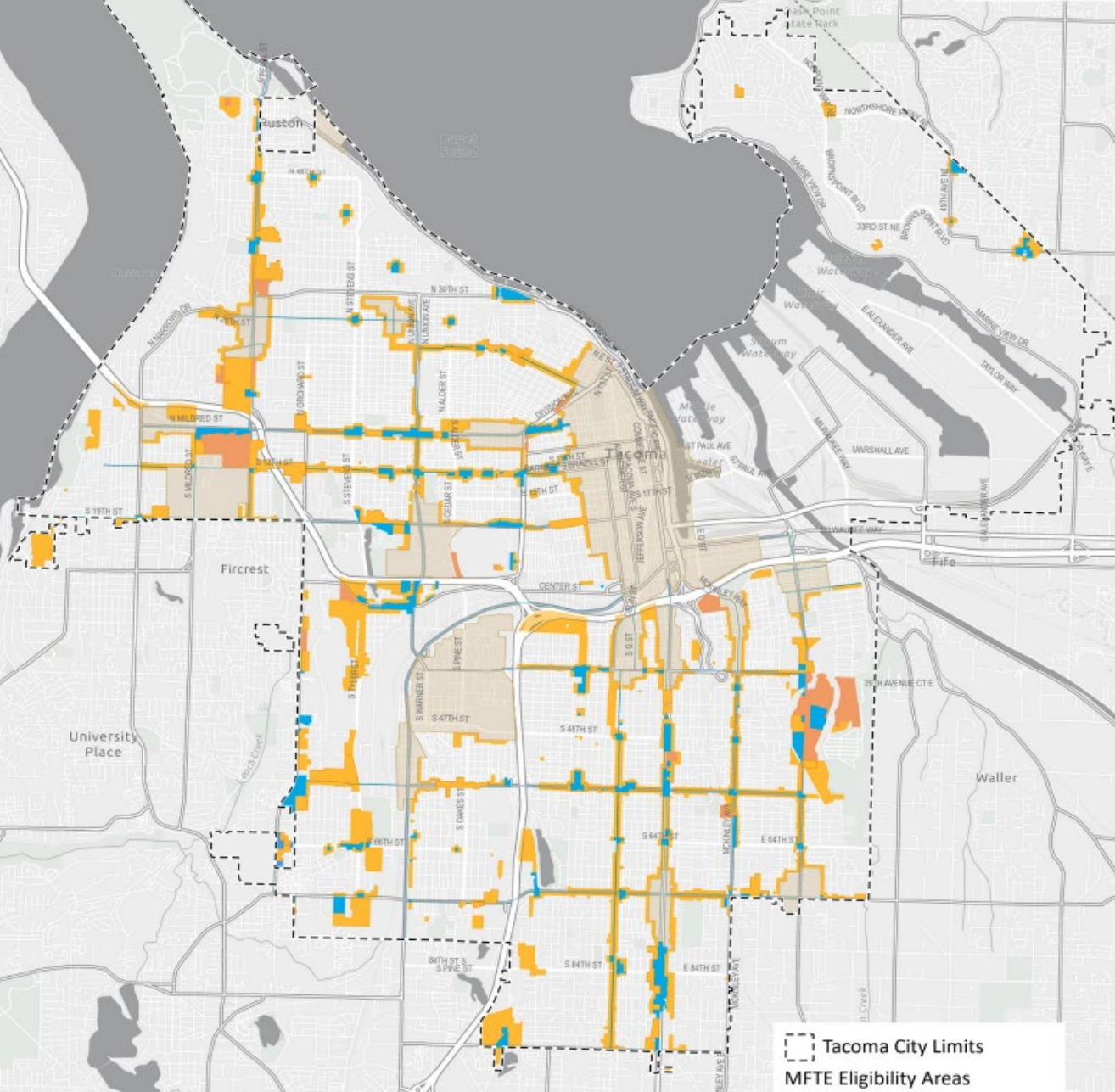
Density assumes a typical 6000 sf lot; 4 units + 2 bonus allowed on pre-existing lots

Reduced Parking Areas

- No parking required (except accessible)
- ½-mile from major transit stations, transit routes #1, 2
- Applies only to UR Zones

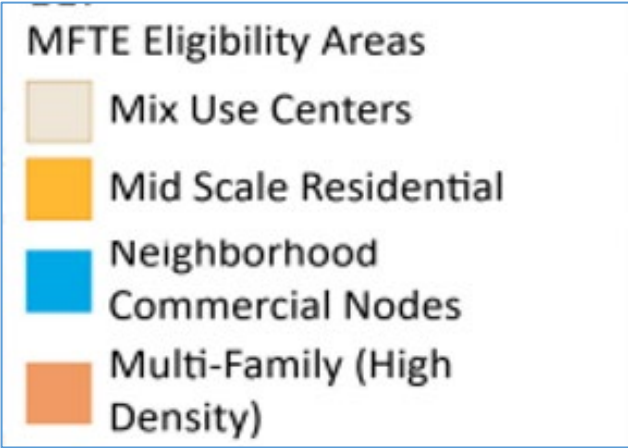


Residential Target Areas



Authorizes use of Multifamily Tax Exemption Program (with affordability) in more areas

- Mixed-Use Centers
- Neighborhood Commercial Nodes
- ***Mid-scale Residential areas***
- ***Multifamily High-density areas***



TMC Changes Guide

- 1.37 Transfer of Development Rights Program Administrative Code: *Minor change for consistency with UR zoning*
- 1.39 Affordable Housing Bonuses Administrative Code: *Updates affordability bonuses process and requirements*
- 13.01.010 Definitions: *Adds and updates terms to address HIT package (middle housing, household, major transit, etc.)*
- 13.04 Platting and Subdivisions: *Adds Unit Lot Subdivision standards, removes Planned Residential Districts (PRDs)*
- 13.05.010 Land Use Permits and Procedures: *Updates CUPs - removes Special Review District, Infill Pilot; updates Special Needs Housing, reuse of Historic Structures, Affordable Housing Bonus*

13.06 Zoning

- 13.06.010 General Provisions: *Updates zoning map and general zoning standards*
- 13.06.020 Residential Districts: *Replaces current zoning with proposed UR Districts and UR standards*
- 13.06.030 Commercial Districts/13.06.040 Mixed-Use Centers/13.06.060 Industrial: *Consistency updates*
- 13.06.070 Overlay Districts: *Updates re: modifications to existing PRDs, Airport Compatibility District min. lot size*
- 13.06.080 Special Use Standards: *Updates for ADUs, residential businesses, short-term rentals, special needs housing; removes Cottage Housing*
- 13.06.090 Site Development Standards: *Updates landscaping, parking, pedestrian and bike, other standards*
- 13.06.100 Building Design Standards: *Adds HIT middle housing standards, re-organizes other residential standards*
- 13.12 Environmental Code: *Increases threshold for SEPA review; adds traffic, archaeological and soils standards*
- 13.17 Residential Target Areas: *Adds new areas to the RTA*

Site planning exercise

- Evaluates functionality and use of space under proposed housing standards
- Identifies
 - HIT package changes
 - Utilities and access standards updates
 - Topics for ongoing study
- Landscaping code – final decisions (tree retention, fee in lieu)

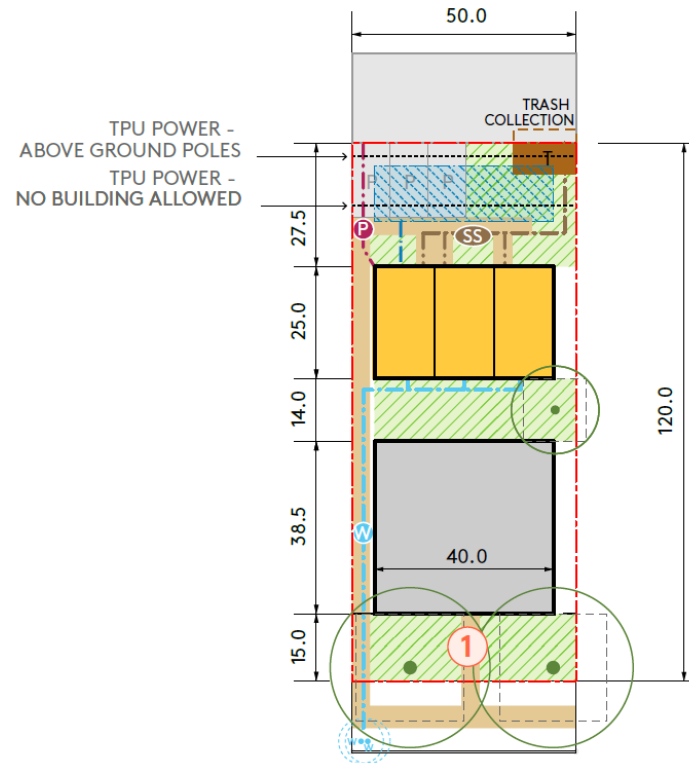


**Affordable
Housing**

Site planning exercise – does everything fit?

- Tested 6 scenarios (typical lots, upper end of density range)
- Integrated HIT package AND proposed access and utilities standards
- Consulted with Tacoma Permit Advisory Group

EXAMPLE



1
 Typical for all existing house options: A typical walk to a front door makes soil volume, and therefore tree credits, difficult to achieve. Soil depth could be met by demolishing existing front walks and relocating them adjacent to houses in order for the two trees to share soil, but this is impractical. Instead, soil volume requirements should be relaxed to retain existing houses, or pervious pavement should be allowed to replace front walks.

#1A Retain House + 3-Unit Backyard Building

Building Data

- UR-1, 6000 sf lot
- FAR: 0.8, BYB* 3,000 GSF, 3 stories
- BYB unit size: 1,000 SF

Access & Parking

- Alley-loaded
- 3 surface parking stalls
- In-unit bike parking

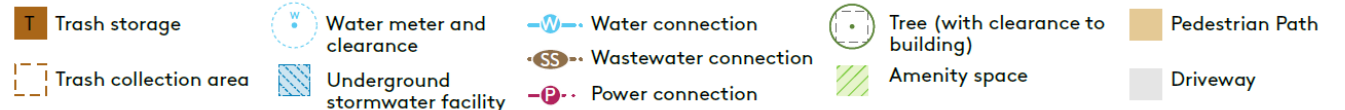
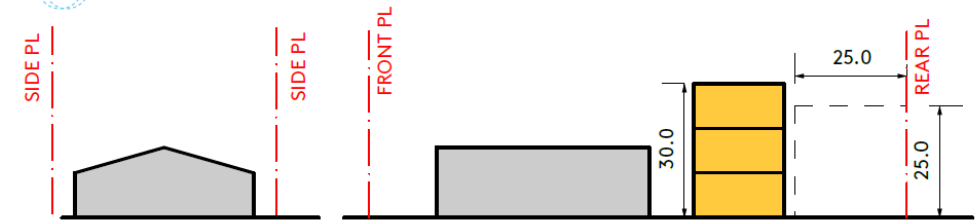
Amenity Space

- Ground level amenity space: 2,180 SF
- Amenity space min.: 1,200

Tree Credits

- Tree credit shown: 2,200
- Tree credit min.: 2,100
- Can meet soil volume without SPS
- Greatest soil depth to meet volume requirements: 3.5'

Note: * BYB = Backyard Building



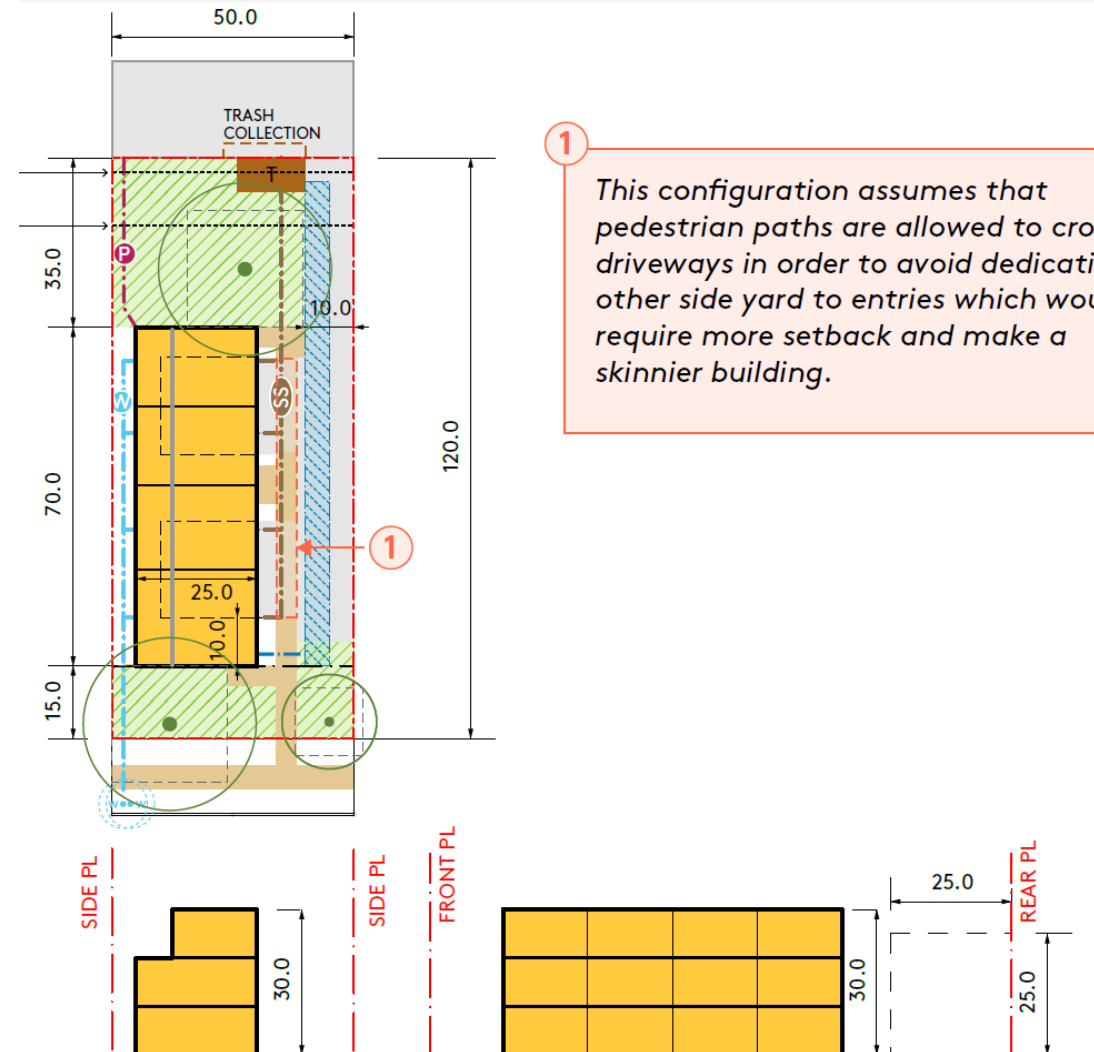
Conclusions

The package generally works, though it can be a tight fit

- Zoning and land use standards are close
- Utilities & access standards updates are critical
- Not every site can develop to max densities (due to site conditions like soils, trees, slopes, lack of infrastructure)

EXAMPLE

#2 4-Unit Houseplex (Deep Townhouses)

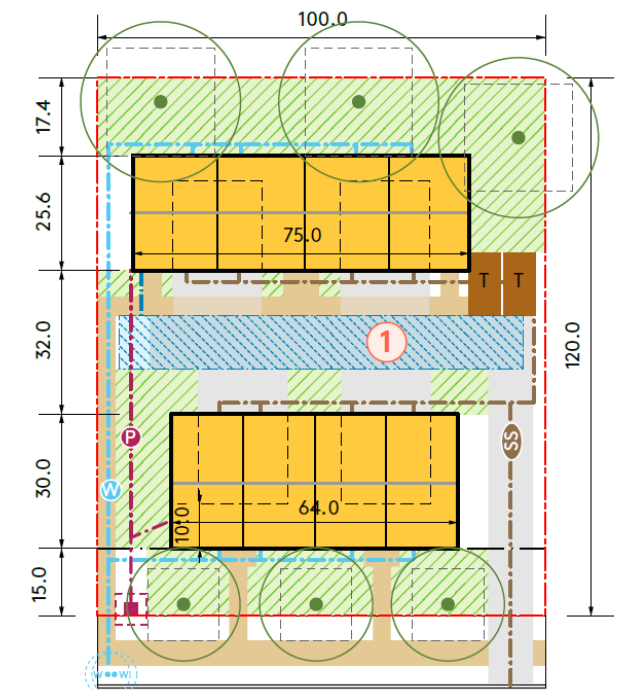


Recommendations

- HIT package – for bonus projects
 - Bonus projects already have density, FAR, parking and
 - Reduce required tree credits by 5% (ex., UR-1 35% becomes 30%)
 - Reduce required amenity space
- Utilities & access standards
 - Reduced requirements for parking, driveway, ped path dimensions
 - Shared utilities services allowed
- Future actions
 - Monitor outcomes
 - Study further standards changes

EXAMPLE

#5 4 Rowhouses with 4 Bays ("8-Pack")



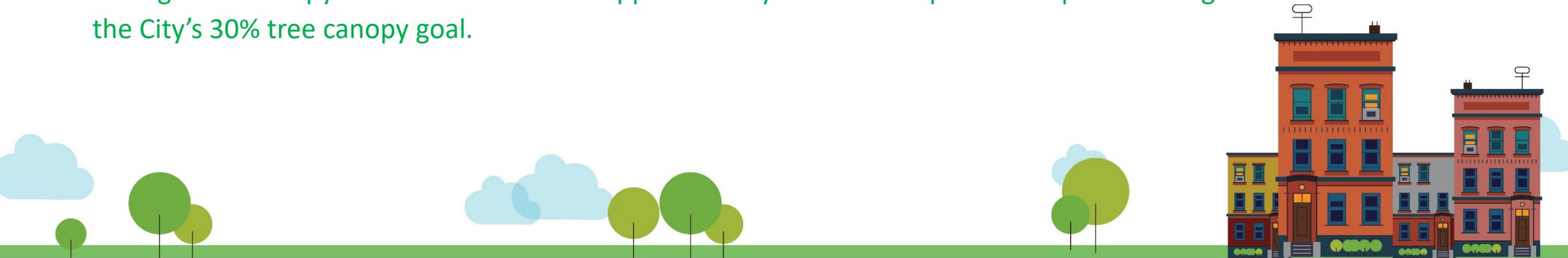
1 Standard results imperv Would parking space i



Required Tree Credits

Urban Residential (UR-1) (Lowscale)	Urban Residential (UR-2) (Lowscale)	Urban Residential (UR-3) (Midscale)
Proposed Tree Credit 35% lot area	Proposed Tree Credit 30% lot area	Proposed Tree Credit 25% lot area
<p>Proposed credits for small, medium and large trees*: 200 credits for small trees, 500 credits for medium trees, 1,000 credits large trees *Note: additional credits provided for retained trees as an additional incentive to preserve existing trees</p>		

- Middle housing zones cover approximately 50% of the city's land area. Increasing the average tree canopy across these zones to approximately 32% is an important step in reaching the City's 30% tree canopy goal.



In-Lieu Fees for Required Tree Credits

Urban Residential (UR-1)

35% lot area

Urban Residential (UR-2)

30% lot area

Urban Residential (UR-3)

25% lot area

Proposed Tree Credit Fee In-Lieu Requirements: *Do we require a variance for sites that cannot comply with their onsite tree credit requirements?*

Recommendation:

- If required tree credits are not achievable on site, a hardship variance can be applied for. The applicant must:
 - Demonstrate infeasibility of planting trees;
 - Demonstrate comparable benefits to the extent feasible; and,
 - Pay in-lieu fee that is comparable to the cost for the City to purchase, plant, and maintain trees to offset the tree credits through planting elsewhere.

Fee in-lieu provides resources for new tree planting when on-site planting is not possible. The City is not currently responsible for trees in the right-of-way, so any tree planting by the City will need to be supported with policy and resourcing for this to be accomplished.



Tree Retention Requirements

19

Proposed Tree Retention Requirements: Should canopy loss fees be assessed for trees above the required canopy?

Recommendation:

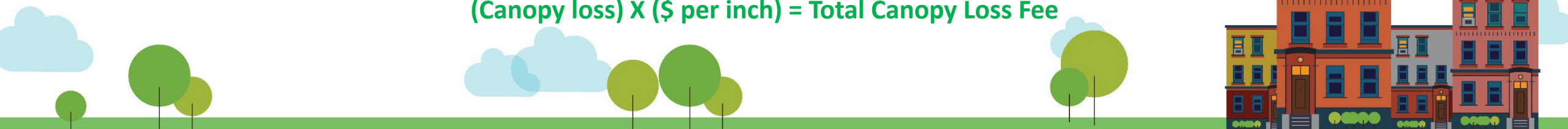
- Trees over 24" DBH cannot be removed, unless approved through a hardship variance.
- Trees 12" ≤ 24" DBH can only be removed if retention would limit by-right development. *Canopy Loss Fee may be assessed.
- Trees 6" ≤ 12" DBH can be removed. *Canopy Loss Fee may be assessed.
- Less than 6" DBH not regulated.

*Canopy Loss Fee

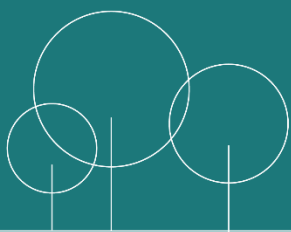
Removal of trees greater than 6", if approved, may include a Canopy Loss Fee. The Canopy Loss Fee is determined by a cost per inch of Diameter at Breast Height (DBH) removed. The total DBH in inches of a removed tree is subtracted by the total caliper inches of replacement trees in the associated permit, to calculate the total inches to be mitigated by a canopy loss fee.

$$\begin{aligned} &\text{Removed tree DBH (inches)} \\ &\text{- Planted tree(s) caliper (inches)} \\ &= \text{canopy loss (inches)} \end{aligned}$$

$$(\text{Canopy loss}) \times (\$ \text{ per inch}) = \text{Total Canopy Loss Fee}$$



Seeking direction



Draft Environmental Impact Statement

- What's needed to support growth and address growth impacts?



**Affordable
Housing**

Draft Environmental Impact Statement²²

Process

- Determination of Significance/Scoping (late 2022-23)
- Analysis & SME input (through 2023)
- DEIS accompanies public review draft (Feb-Mar 2024)
- Final EIS supports Council action

Growth alternatives (to 2050)

- Vision 2050 regional growth targets
- Analyzed a range of growth in residential areas
 - Baseline: 3,840 new units
 - Lower growth: 25,660 new units
 - Higher growth: 53,620 new units



Conclusions

HIT is a smart growth strategy with many benefits and EIS shows no significant adverse impacts

- *Mechanisms exist to address impacts over time*
- *Proposal includes actions to address impacts*

But we could do better/more (mitigation actions)

EXAMPLES of **Mitigation Actions**

- **Plants & Animals:** *Proactive tree planting*
- **Water Resources:** *Critical Areas Code updates*
- **Air Quality & GHG Emissions:** *Construction & Demolition Building Code*
- **Land Use:** *Monitor pace of growth & reflect in capital investments*
- **Housing:** *Implement Anti-Displacement Strategy*
- **Transportation:** *Impact fees, Transportation Master Plan update*
- **Public Services and Utilities:** *System development charges*
- **Parks & Recreation:** *Pedestrian safety investments*
- **Historic, Cultural & Archaeological:** *Update Historic District standards*



Engagement

- Seeking broad, equitable and effective public engagement



**Affordable
Housing**

Upcoming Engagement

Efforts to inform public on the HIT package and encourage comments

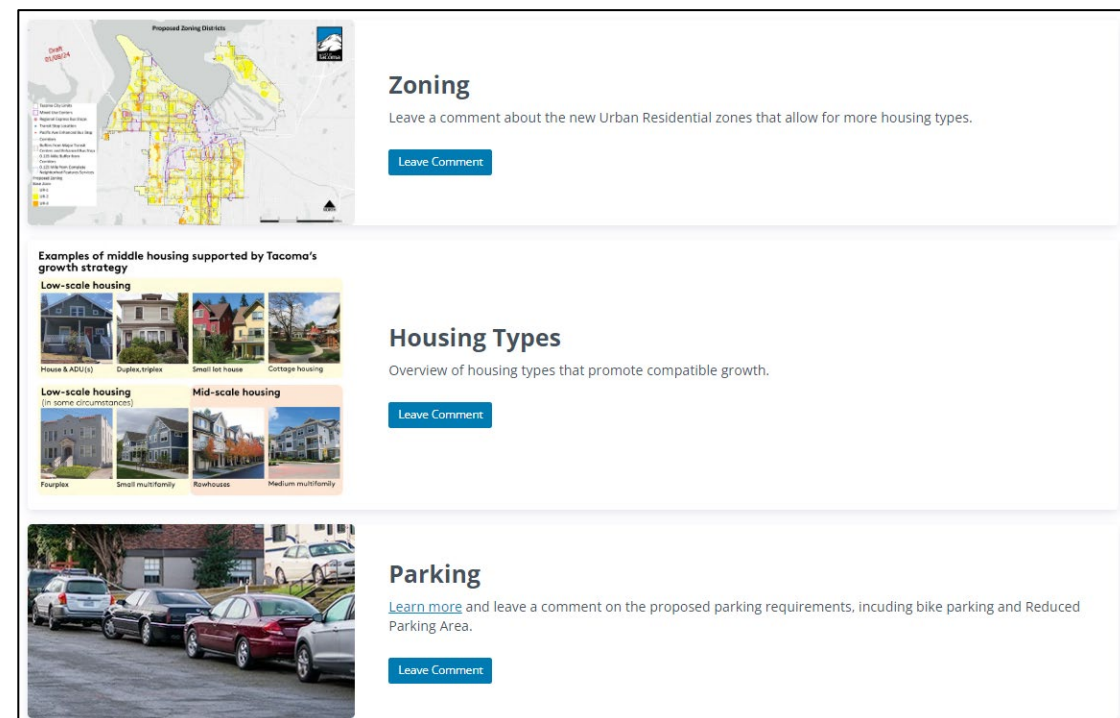
Home in Tacoma

And you!



Informing Community

- Online
 - City of Tacoma website
 - Social PinPoint- engagement forum captures comments by topic
- Full code online
- Environmental Impact Statement
- Interactive map comments
- One Page Summary Documents



Zoning
Leave a comment about the new Urban Residential zones that allow for more housing types.
[Leave Comment](#)

Housing Types
Overview of housing types that promote compatible growth.
[Leave Comment](#)

Parking
[Learn more](#) and leave a comment on the proposed parking requirements, including bike parking and Reduced Parking Area.
[Leave Comment](#)

Examples of middle housing supported by Tacoma's growth strategy

Low-scale housing

House & ADU(s) Duplex, triplex Small lot house Cottage housing

Low-scale housing (in some circumstances) **Mid-scale housing**

Fourplex Small multifamily Rowhouses Medium multifamily

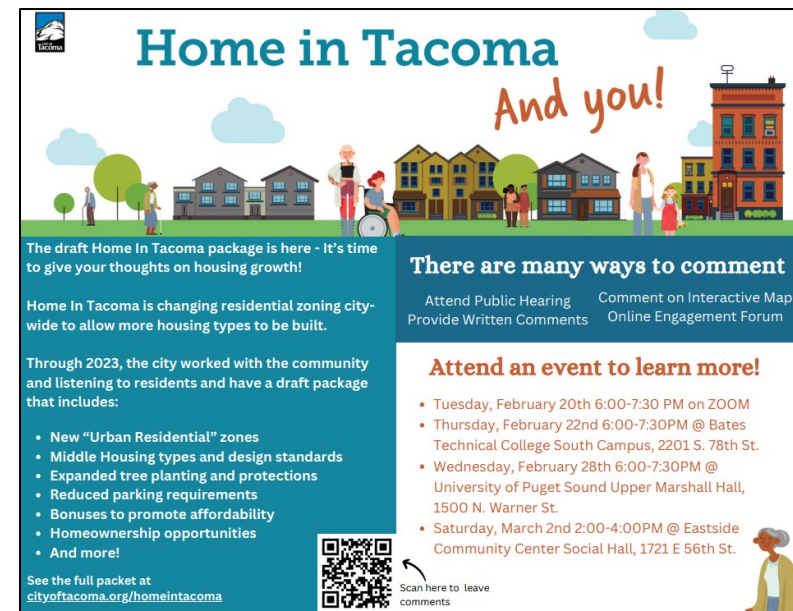


Event Schedule

- **Tuesday, February 20**, 6-7:30 p.m. on Zoom
- **Thursday, February 22**, 6-7:30 p.m. at Bates Technical College South Campus, 2201 S. 78th St.
- **Wednesday, February 28**, 6-7:30 p.m. at University of Puget Sound Upper Marshall Hall, 1500 N. Warner St.
- **Saturday, March 2**, 2-4 p.m. at Eastside Community Center Social Hall, 1721 E 56th St.

Additional Outreach

- **Community presentations-** Neighborhood Councils, Commissions, Community groups
- **Event Tabling-** MLK day, Lincoln Lunar New Year, Tet Festival
- **Language access-** Language/Cultural Ambassadors at March 2nd event, materials in top languages
- **Housing Equity Champions-** engaged throughout



Home in Tacoma
And you!

The draft Home In Tacoma package is here - It's time to give your thoughts on housing growth!

Home In Tacoma is changing residential zoning city-wide to allow more housing types to be built.

Through 2023, the city worked with the community and listening to residents and have a draft package that includes:

- New "Urban Residential" zones
- Middle Housing types and design standards
- Expanded tree planting and protections
- Reduced parking requirements
- Bonuses to promote affordability
- Homeownership opportunities
- And more!

See the full packet at cityoftacoma.org/homeintacoma

There are many ways to comment

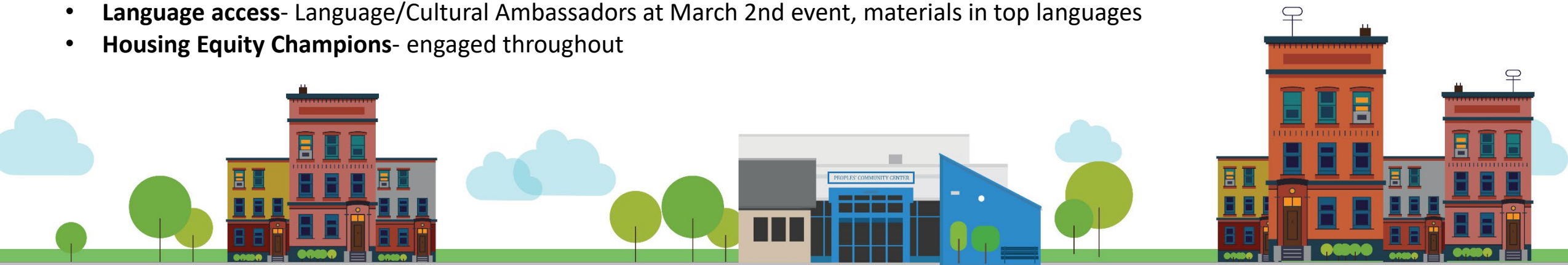
- Attend Public Hearing
- Provide Written Comments
- Comment on Interactive Map
- Online Engagement Forum

Attend an event to learn more!

- Tuesday, February 20th 6:00-7:30 PM on ZOOM
- Thursday, February 22nd 6:00-7:30PM @ Bates Technical College South Campus, 2201 S. 78th St.
- Wednesday, February 28th 6:00-7:30PM @ University of Puget Sound Upper Marshall Hall, 1500 N. Warner St.
- Saturday, March 2nd 2:00-4:00PM @ Eastside Community Center Social Hall, 1721 E 56th St.

Scan here to leave comments

Mailer coming soon! 



Seeking direction

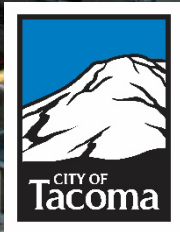
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- **Authorization to release for public review** - February 5 to Mar 8, 2024
- **Set public hearing date** - Wednesday, 03/06
- **Final changes to Package** - Landscaping Code, amenity space, other?
- **Input on engagement approach**



We All Make
One Tacoma

**2024 Update to the Comprehensive Plan
Planning Commission Meeting
January 17, 2024**

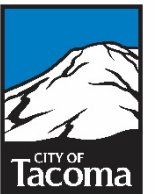


**Stephen Atkinson
Principal Planner
Long Range Planning**

AGENDA

Purpose: Review Staff recommendation and prioritize scope elements

- 1. Review Planning Framework**
- 2. General Scope Categories**
- 3. Existing Scope Commitments**
- 4. Discussion: Prioritize “Wish List” Elements**



REGIONAL PLANNING FRAMEWORK

STATE OF WASHINGTON
Growth Management Act
Shoreline Management Act

PUGET SOUND REGIONAL COUNCIL
Vision 2050

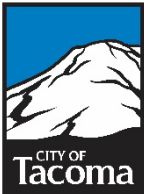
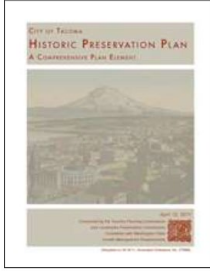
PUYALLUP TRIBE
Treaty of Medicine Creek
Land Claims Settlement Agreement

PIERCE COUNTY
Countywide Planning Policies

SPECIAL PURPOSE DISTRICTS



One Tacoma Comprehensive Plan



PROJECT INITIATION — 30%

- Scoping and Budget Development
- Project Kickoff
- Baseline Conditions
- Best Available Science Review
- Equity Assessment
- Policy Audit
- Community Visioning

ENGAGEMENT AND COMMUNICATIONS

– 30%

- Public Hearing and Notice
- Comment summaries, documentation and responses
- Workshops
- Meeting materials
- Surveys
- CBO engagement
- Other engagement strategies

PLAN UPDATE AND PRODUCTION – 40%

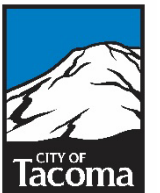
Each element should address:

- Tribal Coordination
- Equity
- Climate
- Health
- Tie-in to Tacoma 2035



Tasks:

- Project Management
- Plan production and graphic design
- Mandatory Plan Elements
- Element Updates
 - Internal, Public, Final Drafts
- Environmental Review
- Legislative Process
- Certification and submittal checklists



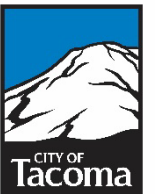
ONGOING PLANNING COMMITMENTS

- Home in Tacoma
- Picture Pac Ave
- Tideflats Subarea Plan
- Urban Design Program
- Health Impact Assessments
- Neighborhood Planning
- Manitou Annexation
- Moratoria



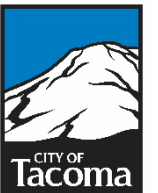
PROJECTS OUTSIDE SCOPE DISCUSSION

- Economic Green Zone
- Portland Ave Corridor Plan
- S 19th Street Corridor Plan



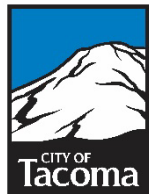
EXISTING SCOPE COMMITMENTS

- Mandatory planning elements from GMA and Vision 2050
- Tacoma 2025 Update – Coordination and improve tie-in
- Puyallup Tribe Plan Coordination
- Equity Assessment
- Health in all Policy Review
- 15 Minute Neighborhood Integration and Performance Measures
- Measurable Goals and Priority Actions for each Element
- Integrate Neighborhood Planning and Urban Design Programs into Comprehensive Plan
- Historic Preservation Program
- Open Space Corridors/Critical Areas
- SEPA Review



“WISH LIST”

ELEMENT	CORRESPONDING IMPLEMENTATION PRIORITIES
Urban Form	Zoning and Development Regulation Updates Explore financial incentives and tools that could be effectively utilized to stimulate private investment in the mixed-use centers
Design + Development	Develop a design manual and an approach to conducting design review for public projects and development citywide, but with an emphasis on designated mixed-use centers
Environment + Watershed Health	Develop an Environmental Action Plan Conduct a Climate Risk Assessment Conduct a watershed assessment to prioritize wastewater and stormwater projects/programs Update development regulations for steep slopes and geologically hazardous areas, and site development standards for Open Space Corridors
Housing	Evaluate the City’s bonus programs, prioritize incentives, and focus objectives
Economic Development	Complete the Tacoma Mall Subarea Plan Conduct a subarea planning effort for the Port of Tacoma Manufacturing and Industrial Center Periodically review and update the City’s Economic Development Framework and Strategy
Transportation Master Plan	Explore development of a transportation impact fee Conduct modal conflict and corridor design studies Identify and evaluate street system missing links
Parks + Recreation	Develop a strategy for addressing any current deficiencies in levels of service and identify opportunities to provide new park and recreation opportunities within designated Mixed-Use Centers
Public Facilities + Services	Update the Capital Facilities Program and level of service standards Explore funding for joint planning for the City’s Urban Growth Areas with Pierce County and adjacent jurisdictions Evaluate and implement appropriate recommendations from the JLUS for airport compatibility
Engagement, Administration + Implementation	Perform an opportunity and equity analysis



EVALUATION CRITERIA

Who **sponsored** the topic?

Has the project been previously **deferred**?

What is the estimated **level of effort**?

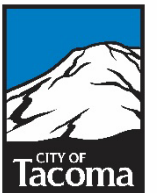
What is the **geographic area** for the project?

How well does the project support key goals:
Climate, Affordability, Health/Equity.

POTENTIAL SCOPE ELEMENTS - DISCUSSION

- Health Impact Assessment
- Freeway Buffer Zone
- Pre-annexation Planning
- Downtown Plan Update/Integration
- Climate Element
- Commercial Zoning Update
- Green Economy Integration
- Mixed Use Centers Update
- Park and Recreation Zoning
- Major Institutional Campus Zoning

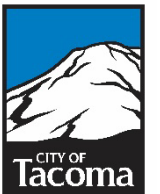
Which of these elements do you think is most important for community?



POTENTIAL SCOPE ELEMENTS - DISCUSSION

- Health Impact Assessment
- Freeway Buffer Zone
- Pre-annexation Planning
- Downtown Plan Update/Integration
- Climate Element
- Commercial Zoning Update
- Green Economy Integration
- Mixed Use Centers Update
- Park and Recreation Zoning
- Major Institutional Campus Zoning

How would you rank your top three priorities?



IMMEDIATE NEXT STEPS

- February 14: IPS Discussion of Scope and Budget
- February 21: PC Discussion of Engagement Strategy
- Upcoming South Tacoma Meetings:
 - January 25 – STAR Center, 5:30-7:30
 - February 29 – Virtual, 5:30-7:00
 - March 21 – STAR Center, 5:30-7:30

