



MINUTES

(Approved on 1-6-21)

TIME: Wednesday, December 16, 2020, 5:00 p.m.

PRESENT (virtually): Anna Petersen (Chair), Jeff McInnis (Vice-Chair), Carolyn Edmonds, Ryan Givens, David Horne, Christopher Karnes, Brett Santhuff, Andrew Strobel, Alyssa Torrez

ABSENT: N/A

A. CALL TO ORDER AND QUORUM CALL

Chair Petersen called the meeting to order at 5:01 p.m. A quorum was declared.

B. APPROVAL OF AGENDA

The agenda for the meeting was approved.

The minutes for the November 18, 2020, and December 2, 2020 meetings were approved as submitted.

C. PUBLIC COMMENTS

Public comments were not accepted at the meeting. No written comments had been submitted as directed in the agenda notice.

D. DISCUSSION ITEMS

1. Home In Tacoma Project

Elliott Barnett, Planning Services Division, outlined the objectives of his presentation. Based on the Commission's feedback from the workshop at the November 18, 2020 meeting, the proposed guiding principles of the project had been revised. A recap of the feedback received so far from the community survey, developer focus group, and other bodies was presented. So were the preliminary recommendations on Land Use/Zoning standards, housing policy guidance, and administrative/supportive actions.

Commissioner Edmonds had questions regarding the types of housing that could go on a lot depending on its size, setback requirements, corridors missing from Northeast Tacoma, short plats for infill, and parking issues. Commissioner Karnes commented on the impact of increased density in relation to the transit service on the corridors. He asked for modeling of different transitions over multiple blocks as well as supporting data for federal funding. Additionally, Commissioner Santhuff would like to see examples of how triplexes and four-plexes could be integrated into existing neighborhoods, and more analysis of the mixed-use centers and corridors. Chair Petersen's comment was about the correlation between density and transit, as well as parking issues – both on and off-street. The Commission wrapped up their discussion by providing feedback on the direction of the project and proposed policy.

The project was tentatively scheduled to come back to the Commission on January 6, 2021, along with the Tideflats and Industrial Areas Land Use Regulations discussion.

The meeting was recessed at 6:07 p.m. and resumed at 6:15 p.m.

2. Urban Design Studio

Mesa Sherriff, Planning Services Division, began by reviewing the timeline and the proposed key themes of the program. Regarding the Design Standards and Guidelines Manual, the idea of exemptions, previously discussed by the Commission and the Technical Advisory Group, was explained. The Commission was agreeable that industrial, institutional, and hospital facilities could be exempted after a board's review.

Keith Walzak, VIA Architecture, segued the discussion into the Design Guidelines Policy. He described the structure of the Design Guideline Manual. The Built Form, Context and Site, and Public Realm categories were explained in details along with specific examples.

Commissioner Givens commented favorably on the draft manual, but asked for clarification on how it may be applied. Commissioner Santhuff suggested rearranging the order of the design topics.

3. 2020 Year-in-Review and 2021 Outlook

Lihuang Wung, Planning Services Division, expressed appreciation to the Commission for their work in 2020 despite its many challenges. He reviewed the major projects that the Commission had accomplished and been involved in with other bodies. The planned projects for 2021 were also presented, along with the tentative schedule of the first six months.

The Commission shared the sentiment for the accomplishments of such a challenging year. Commissioner Santhuff remarked on the duration of meetings, encouraging careful consideration of the agenda items to avoid excessively long meetings.

E. TOPICS OF THE UPCOMING MEETINGS

- 1) Agenda for January 6, 2021 meeting includes:
 - Home In Tacoma Project (tentative)
 - Tideflats and Industrial Areas Land Use Regulations
- 2) Agenda for January 13, 2021 special meeting includes:
 - Tideflats and Industrial Areas Land Use Regulations
- 3) Agenda for January 20, 2021 meeting includes:
 - Tideflats and Industrial Areas Land Use Regulations
 - Urban Design Studio

F. COMMUNICATION ITEMS

The Commission acknowledged receipt of communication items on the agenda.

G. ADJOURNMENT

The meeting was adjourned at 7:19 p.m.

**These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit:*

http://www.cityoftacoma.org/government/committees_boards_commissions/planning_commission/agendas_and_minutes/