PRESENTATIONS

Meeting on July 17, 2019

Agenda Items

1. 2020 Amendment Assessment – Determination
   (PowerPoint Slides, for Discussion Item D-2)  
   Page 3 – 21

2. Planning Commission Annual Report 2018-2019 and
   Work Program 2019-2021
   (PowerPoint Slides, for Discussion Item D-3)  
   Page 22 – 33
Discussion Overview

Purpose: Finalize the 2020 Amendment Docket
1. Process Overview
2. Review Applications and Staff Recommendations
AMENDMENT PROCESS

We are here
SCOPING AND ASSESSMENT

Planning Commission Decision: Accept, Deny, or Modify the Application and Finalize the Docket

1. Determine if the request is legislative and subject to Commission Review.
2. Determine if there have been recent studies of the same issue, or other active or planned projects that the request could be consolidated into.
3. Determine if the amount of analysis is reasonably manageable, if large scale study is required, or if the amendment may be scaled down, phased, or included in a future amendment.
**Next Steps**

- **July 17, 2019:** Complete the review of the 2020 Applications and finalize the docket

- **August/September:** Infrastructure, Planning and Sustainability Committee reviews proposed work program

- **September/October:** Begin technical review and community outreach.
# APPLICATIONS

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<th>Application</th>
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<td>1. Heidelberg/Davis Park – Land Use Designation Change</td>
<td>Plan</td>
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<td>2. View Sensitive District Height Amendment</td>
<td>Code/Areawide Rezone</td>
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<td>3. Transportation Master Plan</td>
<td>Plan</td>
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<td>4. Minor Amendments</td>
<td>Plan and Code</td>
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1. **Heidelberg-Davis Application**

- **Proposal:** Land Use Designation Change from Parks and Open Space to Major Institutional Campus
- **Applicant:** Metro Parks Tacoma
1. Heidelberg-Davis Application

Feedback from the Community:
- Concerns expressed by Central Neighborhood Council regarding clarity of potential future uses as well clarity on what was being proposed

Planning Commission Questions:
- Metro Parks Tacoma Ballfield Inventory
- Information on the Related Development Proposal
- Communications with School District
1. **Heidelberg-Davis Application**

- **Staff Recommendation:** Accept application as proposed

- **Other Scoping Option:** Accept application with direction to expand scope to pursue creation of a Crossroad Mixed-Use Center (not recommended at this time)
2. NARROWMOOR VIEW SENSITIVE DISTRICT APPLICATION

• **Proposal:** Modify View Sensitive District Height Allowance, reduce from 25’ to 20’ for Narrowmoor

• **Applicant:** West Slope Neighborhood Coalition
2. NARROWMOOR VIEW SENSITIVE DISTRICT APPLICATION

Feedback from the Community:

• Generally supportive comments from Narrowmoor area residents who attended the meeting
• Concerns that the application request would not be inclusive enough
• Concerns that the applicant did not represent all area residents and not all viewpoints
• Concerns that infill potential, affordability and equity could be negatively impacted by the proposal
2. NARROWMOOR VIEW SENSITIVE DISTRICT APPLICATION

Planning Commission Questions

• Intent of the VSD
• Policy support
• Cross sections of the slope area compared to Old Town
• Current height restrictions in the CC&Rs
2. NARROWMOOR VIEW SENSITIVE DISTRICT APPLICATION

- **Staff Recommendation:** Accept application and modify the scope to consider other areas within the existing VSD that have similar height profile to Narrowmoor as identified in the Commission’s packet.

**Other Scoping Options (not recommended)**

- Accept application as proposed (least impact on staff resources)
- Additional option: Expand to include broader assessment of VSD applicability for McKinley area and possibly other areas (highest impact on staff resources, community engagement, and represents a significant departure from the application)
2. NARROWMOOR VIEW SENSITIVE DISTRICT APPLICATION

➢ **Staff Recommendation:**
Accept application and modify the scope to consider other areas within the existing VSD that have similar height profile to Narrowmoor as identified in the Commission’s packet.
2. **NARROWMOOR VIEW SENSITIVE DISTRICT APPLICATION**

**Other Scoping Options (not recommended)**

- Accept application as proposed (least impact on staff resources)
- Additional option: Expand to include broader assessment of VSD applicability for McKinley area and possibly other areas (highest impact on staff resources, community engagement, and represents a significant departure from the application)
3. TRANSPORTATION MASTER PLAN

• Proposal:
  - Update Priority Networks and Project Lists (including incorporation of priority projects from the Tacoma Mall Neighborhood Subarea Plan)
  - Update Performance Measures
  - Incorporate City Initiatives – Pedestrian Implementation & Action Strategies, Impact Fees, Vision Zero
  - Strengthen pedestrian priorities in the Downtown Regional Growth Center (DDBA request)
  - Modify policies and clean up text

• Applicants:
  - Transportation Commission
  - Bicycle & Pedestrian Technical Advisory Group
  - Public Works – Traffic Engineering
  - Dome District Business Association (DDBA)
3. TRANSPORTATION MASTER PLAN

Feedback from the Community:
• Concern with the prioritization of pedestrians within the Downtown
• Request to consider broader walkability, mobility and parking plans for 6th Avenue corridor between Ainsworth and Alder.

Commission Question:
• What is the review timeline for Transportation Commission?

Recommendation: Accept the application and modify the scope to include the issues identified in public comment.
4. **Minor Plan and Code Amendments**

• **Proposal:**
  - Minor revisions to the Comprehensive Plan and the Land Use Regulatory Code
  - Technical, non-policy, clean-up types of amendments

• **Objectives:**
  - Keep information current
  - Address inconsistencies
  - Correct errors
  - Clarify intents
  - Enhance language
  - Increase administrative efficiency
  - Improve customer service

**Applicant:**
Planning and Development Services, City of Tacoma
4. MINOR PLAN AND CODE AMENDMENTS

Feedback from the Community:
• Concerns about temporary parking lots in the Dome District
• Residential yard space requirement reductions

Planning Commission Request:
• Include R-3 and R-4L density bonus review for retention of existing structures.

Recommendation: Accept the application and modify the scope of work to include the issues identified in public comment
AGENDA

• Review Planning Work Program (2019-2021)
• Provide Feedback and Guidance
PC ANNUAL REPORT
2018-2019
ACCOMPLISHMENTS

• 2019 Annual Amendments
  • Future Land Use Map Implementation
  • Shoreline Master Program Periodic Review
  • Affordable Housing Action Strategy
  • Historic Preservation Code Amendments
  • Manitou Potential Annexation
  • Minor Plan & Code Amendments

• Detached Accessory Dwelling Units
• Open Space Current Use Assessment (Anderson)
• Airport Compatibility Overlay District (JBLM)
SPECIAL NOTES

• Tacoma Dome Link Extension (TDLE)
• Joint Meeting with Transportation Commission
• 6 Public Hearings
• Community Meetings
• Planning Open Houses
PC WORK PROGRAM
2019-2021
**SOURCES**

- 2018-2020 Work Program
- Previously postponed projects
- Mandates
- Feedback from Commission
- Council actions
- One Tacoma Comprehensive Plan High Priority Implementation Measures
- Private Applications
EXPECTED COMPLETION IN 2019

- Open Space Current Use Assessment – Anderson (private application) Approved March 2019
- Accessory Dwelling Units (ADUs) – Permanent Regulations Adopted March 2019
- JBLM Airport Compatibility Overlay District Adopted June 2019
- 2019 Amendment Package
  - FLUM Implementation – Phase 2: Residential Area-wide Rezones
  - Shoreline Master Program – 2019 Periodic Review
  - Affordable Housing Action Strategy (AHAS) – Incorporation into Comprehensive Plan
  - Historic Preservation Code Improvements – Demolition Review
  - Manitou Potential Annexation – Plan and Zoning Amendments
  - Minor Plan and Code Amendments
- Tideflats Interim Regulations – Extension (every 6 months) Next Adoption October 2019

PC Annual Report & Work Program
Expected Completion in 2020 (Preliminary)

- Infill Pilot Program 2.0
- Commercial Zoning Update – Phase 1: Revised Commercial Zoning Framework
- Public Notice and Engagement – Comprehensive Review
- 2020 Amendment Package
  - Heidelberg-Davis Land Use Designation (Private Application)
  - View Sensitive Overlay District Review (Private Application)
  - Transportation Master Plan Amendments (coordinated with Transportation Commission and Public Works)
  - Minor Plan and Code Amendments
- Urban Design Studio – Development/Creation
- 2021-2026 Capital Facilities Program (CFP)
- AHAS Implementation – Accessory Dwelling Unit Review
- AHAS Implementation – Affordable Housing Incentives Code Review
- Tideflats Interim Regulations – Extension (every 6 months)
EXPECTED COMPLETION IN 2021 (VERY PRELIMINARY)

- AHAS Implementation – Tacoma Mall Inclusionary Zoning Pilot Update
- AHAS Implementation – Mixed-Use Center & Downtown Bonus Program Update
- 2021 Amendment Package
  - FLUM Implementation – Phase 3: Commercial Area-wide Rezones
  - Open Space Corridors – Phase 2 (Geohazard Areas)
  - Institutional Zoning Review
  - One Tacoma Plan Implementation – Downtown Plan Integration
  - One Tacoma Plan Implementation – Historic Preservation Plan Integration
  - Minor Plan and Code Amendments
- Pacific Avenue Corridor Plan (tied to Pacific Ave. BRT)
- AHAS Implementation – Growth Strategy Evaluation to Promote Housing Options
- One Tacoma Plan 2023 Periodic Update – Scoping (including LOS review)
- Tideflats Subarea Plan
# Work Program Tracking - Planning Commission & Council Legislative Items

**July 27, 2023**

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<th>Project</th>
<th>Q1 2020</th>
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**Color Key:**
- **Groundwork (Preparation, Initial Research, Outreach Strategies, etc.)**
- **Scheduling (Alternatives Analysis, Initial Engagement, etc.)**
- **Analysis and Outreach**
- **PC Release, Hearing and Recommendation**
- **LC Review, Hearing and Decision**
- **Implementation**
**Next Steps**

- Commission questions, feedback, advice and guidance
- Presentation to IPS Committee for concurrence
  - Tentatively scheduled for September 4th
- Progress check-in *(Fall 2019)*