PRESENTATIONS

Meeting on August 19, 2020

Agenda Items

1. 2020 Annual Amendment
   (PowerPoint Slides, for Discussion Item D-1)  

2. Transit-Oriented Development Advisory Group (TODAG)
   (PowerPoint Slides, for Discussion Item D-2)  

   (PowerPoint Slides, for Discussion Item D-3)  

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2020 Annual Amendment

TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

PLANNING COMMISSION
8.19.2020
AGENDA

• Process/Timeline Overview
• Applications – Overview and Status
• Next Steps
**Next Steps**

- **September 2:** Complete review and release for public review
- **October 7:** Planning Commission Public Hearing
- **October 21:** Debriefing
- **November 4:** Planning Commission Recommendations
- **November 17:** City Council Study Session
- **November 24:** City Council Public Hearing
- **December 1:** City Council 1st Reading of Ordinance(s)
- **December 8:** City Council adoption of 2020 Amendment
# Applications

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<th>Application</th>
<th>Amendment Type</th>
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<td>1. Heidelberg-Davis Land Use Designation Change</td>
<td>Plan</td>
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<td>2. View Sensitive Overlay District Height Amendment</td>
<td>Code/Areawide Rezone</td>
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<td>3. Transportation Master Plan Amendments</td>
<td>Plan</td>
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1. Heidelberg-Davis Land Use Designation

• **Proposal:**
  Change the land use designation for the 16-acre site from “Parks and Open Space” to “Major Institutional Campus” to allow future development of a soccer stadium and possibly accessory educational and healthcare facilities.

• **Site Location:**
  S. 19th St. & S. Tyler St.

• **Applicant:**
  Metro Parks Tacoma
1. **Heidelberg-Davis Land Use Designation**

- **Progress/Status:**
  - Planning Commission review (2/19/20)
  - Community Outreach

- **Issues and Concerns:**
  - Concerns expressed by Central Neighborhood Council regarding clarity of potential future uses as well clarity on what was being proposed
  - Metro Parks Tacoma Ballfield Inventory
  - Information on the Related Development Proposal
  - Communications with School District
• **Proposal:**
  Reduce the allowable building height from 25 feet to 20 feet in existing View Sensitive Overlay District areas (of 454 acres, 832 parcels)

• **Applicant:**
  West Slope Neighborhood Coalition
• **Progress/Status:**
  - Open House (2/20/20)

• **Issues and Concerns:**
  - The application request would not be inclusive enough
  - The applicant does not represent all area residents and not all viewpoints
  - Infill potential, affordability and equity could be negatively impacted by the proposal
  - Intent of the VSD
  - Policy support
  - Cross sections of the slope area compared to Old Town
  - Current height restrictions in the CC&Rs
3. **TRANSPORTATION MASTER PLAN (TMP)**

- Planning Commission review (12/4/19)
- Transportation Commission reviews
4. **MINOR PLAN AND CODE AMENDMENTS**

• **Proposal:**
  Minor (non-policy type of) revisions to the Comprehensive Plan and the Land Use Regulatory Code to update information, correct errors, improve clarity, and enhance applicability of the Plan and the Code.

• **Applicant:**
  Planning and Development Services

• **Progress/Status:**
  • Planning Commission review (2/5/20)
Next Steps

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AGENDA

• Overview of the Transit-Oriented Development Advisory Group (TODAG)
• Review TODAG Progress Report No. 1
• Provide Feedback
OVERVIEW

Transit-Oriented Development Advisory Group (TODAG)

• Established by the City Council in April 2019 (Resolution No. 40303)
• Mission – to review and make recommendations on the various projects impacting regional and local public transportation facilities in neighborhoods and business districts where TOD opportunities are transpiring.
• Projects under review:
  • Sound Transit's Tacoma Dome Link Extension (TDLE)
  • Pierce Transit’s Bus Rapid Transit (BRT)
  • City of Tacoma’s Puyallup Avenue Design Project
• Membership – 22 community activists representing interests of transit users, businesses, development community, Dome District, Planning Commission, Transportation Commission, Tribe, Port, City, etc.
• Meeting monthly since August 2019 (meetings canceled since March due to COVID-19)
PROGRESS REPORT NO. 1 (JUNE 2020)

A. Executive Summary
B. Evaluation Methodology
C. Sites Under Consideration
D. Recommendations
E. Next Steps
F. Membership
EVALUATION METHODOLOGY
(Current Focus of Review: TDLE)

• Review and Analysis:
  • TDLE Station Design Concepts
  • Station Design Case Studies and Best Practices (including Amtrak Station Design Context)
  • Dome Area specific information (subarea plan, overview, visioning, TOD report, etc.)
  • Relevant supporting information (articles from Urbanist, Railway Age, Suburban Times, etc.)

• Walking Tour of Tacoma Dome Station Area (February 2020)

• Design Principles, Criteria and Evaluation Matrix
TODAG RECOMMENDATIONS

1. Design Principles:

The following design principles should be incorporated into the DEIS process for TDLE:

- Multimodal Connectivity
- Economic Development Opportunities
- Placemaking/Urban Form
- Social + Cultural Impacts
- Community Benefit
TODAG RECOMMENDATIONS

2. Tacoma Dome Station Area:
   • Preferred Alternative – “Close-to-Sounder”
     • Best exemplifies the 5 design principles
     • Involves air-right considerations
     • Requires public-private partnerships and development agreements for retails and pedestrian-oriented uses
   • Impacts of Other Elevated Alternatives:
     • Results in dark, shadowy streetscapes
     • Diminishes vitality and viability of adjacent development
     • Reduces potential for activated pedestrian plazas
     • Impacts traffic and parking
TODAY RECOMMENDATIONS

3. East Tacoma Station Area:
   • Deferred to Progress Report No. 2
   • Requires further study and engagement with Puyallup Tribe and WSDOT
4. Future Considerations:

The City should continue to advance TOD through effective planning and development activities. The TODAG will continue to address critical issues, such as but not limited to:

- TDLE’s East Tacoma Station (develop recommendations)
- TDLE Station Design Concepts
- Bus Rapid Transit (BRT)
- Puyallup Avenue Design Project
- Tacoma Link Hilltop Extension
- ULI’s Dome District TOD Report
- Dome District Parking and Access Report
- Dome District Urban Design Program Priorities
- Affordable housing issue in relation with TOD
- Public-private partnership strategies
- Further engagement with Puyallup Tribe, Port of Tacoma, and WSDOT
NEXT STEPS

• August 25, 2020: City Council Briefing
• Sep-Oct 2020: Work Plan 2020-2021
• December 2020: Progress Report No. 2 (East Tacoma Station)
AGENDA

- Review Planning Work Program (2020-2022)
- Provide Feedback and Guidance
ACCOMPLISHMENTS

• Urban Design Studio
• Residential Infill Pilot Program 2.0
• At Home In Tacoma – AHAS Planning Actions 2020-2021 (scoping)
• 2020 Annual Amendment (in progress)
  • Heidelberg-Davis Land Use Designation
  • West Slope Neighborhood View Sensitive Overlay District
  • Transportation Master Plan Amendments
  • Minor Plan & Code Amendments
• Capital Facilities Program 2021-2026
• Consolidated Plan 2020-2024
SPECIAL NOTES

• Housing Justice Policy – Joint Task Force with the Human Rights Commission
• Tacoma Dome Link Extension (TDLE)
• Transit-Oriented Development Advisory Group (TODAG)
• Pierce Transit *Destination 2040* Update
• 2 Public Hearings
• Community Meetings, Open Houses, APA Conference, etc.
PC WORK PROGRAM
2020-2022
SOURCES

• Previous Work Program 2019-2021
• Previously postponed projects
• Mandates
• 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
Expected Completion in 2020

• Tideflats Interim Regulations – Extension (every 6 months)  
  Next Adoption  
  Oct. 2020

• Residential Infill Pilot Program 2.0  
  Expected Adoption Oct. 2020

• 2021-2026 Capital Facilities Program (CFP)  
  Expected Adoption Nov. 2020

• 2020 Amendment Package  
  Expected Adoption Dec. 2020
  • Heidelberg-Davis Land Use Designation  
  • West Slope Neighborhood View Sensitive Overlay District  
  • Transportation Master Plan Amendments  
  • Minor Plan and Code Amendments
EXPECTED COMPLETION IN 2021 (PRELIMINARY)

- Urban Design Studio – Development/Creation
- Housing Justice Policy *(in collaboration with Human Rights Commission)*
- AHAS Implementation – At Home In Tacoma: Housing Action Plan
- Tideflats Interim Regulations – Extension *(every 6 months)*
- Tideflats Non-Interim Regulations *(potential project)*
- Commercial Zoning Update – Phase 1: Revised Commercial Zoning Framework
- Public Notice and Engagement – Comprehensive Review
- Transportation Master Plan Update – Scoping
- One Tacoma Comprehensive Plan 2023 Periodic Update – Scoping
EXPECTED COMPLETION IN 2022 (VERY PRELIMINARY)

- AHAS Implementation – Tacoma Mall Inclusionary Zoning Pilot Update
- AHAS Implementation – Mixed-Use Center & Downtown Bonus Program Update
- AHAS Implementation – Growth Strategy Update & Zoning Changes to Promote Housing Options
- 2022 Annual Amendment Package
  - Private Applications?
  - Transportation Master Plan Update
  - One Tacoma Plan Implementation – Downtown Plan Integration
  - One Tacoma Plan Implementation – Historic Preservation Plan Integration
  - FLUM Implementation – Phase 3: Commercial Area-wide Rezones
  - Open Space Corridors – Phase 2 (Geohazard Areas)
  - Institutional Zoning Review
  - Minor Plan and Code Amendments
- Pacific Avenue Corridor Plan (tied to Pacific Ave. BRT)
- One Tacoma Comprehensive Plan 2023 Periodic Update – Assessment
- Tideflats Subarea Plan
OTHER ON-GOING & EMERGING ISSUES

Such as .......

• Regional Coordination (e.g., VISION 2050, TDLE, BRT)
• Pierce County Parkland/Spanaway/Midland (PSM) Community Plan
• Pre-Annexation Planning
• Neighborhood Planning Program
• Regulations (Development and Amendments)
• Historic preservation
• Environmental and Climate Change Issues
• Equity/Social Justice Issues
• Implementation of Plans
• Citizen Participation and Public Outreach
NEXT STEPS

• Commission questions, feedback, advice and guidance
• Presentation to IPS Committee for concurrence
• Progress check-in (*Spring 2021*)