

AGENDA

MEETING: Regular Meeting (Virtual)

DATE/TIME: Wednesday, October 6, 2021, 5:00 p.m.

ZOOM INFO: Link: <https://www.zoom.us/j/88403846060>
Dial-in: +1 253 215 8782
ID: 884 0384 6060

A. Call to Order

- Quorum Call
- Land Acknowledgement

B. Approval of Agenda

C. Approval of Minutes

- August 4, 2021
- August 18, 2021

D. Public Comments

- Comments on Discussion Items #1 and #2 are accepted and must be submitted by 12:00 noon on the meeting day; e-mail to planning@cityoftacoma.org.

E. Disclosure of Contacts

F. Discussion Items

1. 2022 Amendment Applications:

- **NewCold Land Use Designation Change**
- **South Sound Christian Schools Land Use Designation Change**
- **South Tacoma Economic Green Zone**
- **Minor Plan and Code Amendments**
- Description: Review the status and next steps.
- Action: Review and comment
- Staff Contact: Larry Harala (lharala@cityoftacoma.org)

2. Nominations and Elections of Officers

- Description: Nominate candidates and elect Chair and Vice-Chair of the Planning Commission for the term of October 2021 through August 2022.
- Action: Nominations and Elections
- Staff Contact: Lihuang Wung (lwung@cityoftacoma.org)



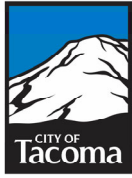
G. Upcoming Meetings (Tentative Agendas)

- (1) October 11, 2021 (Special Meeting):
 - Several Commissioners will participate in the Equity Training Pilot Program on October 11, 2021, 4:00-7:00 p.m., conducted by the Office of Equity and Human Rights.
- (2) October 20, 2021:
 - Neighborhood Planning Program Update

H. Communication Items

- (1) **Proposed College Park Historic District Nomination Update** (*See Agenda Item H-1*)
- (2) **Transit-Oriented Development Advisory Group's Next Steps Update** (*See Agenda Item H-2*)
- (3) **Tideflats and Industrial Land Use Update** – The City Council will conduct a public hearing on Tuesday, October 5, 2021, upon completion of the regular agenda items, no earlier than 5:15 p.m., on proposed amendments to Titles 13 and 19 of the Tacoma Municipal Code, entitled Land Use Regulatory Code and Shoreline Master Program. Public review documents are available online at www.cityoftacoma.org/tideflatsinterim.
(Webinar Link: <http://www.zoom.us/j/84834233126>, Passcode: 349099)
- (4) **Planning Commission Vacancies** – The City Council is accepting applications for the Commission's District 2, District 5 and Development Community positions, with a closing date of October 11, 2021. To apply please visit www.cityoftacoma.org/CBC.
- (5) **Status Reports by Commissioners** – TOD Advisory Group, Housing Equity Taskforce.
- (6) **IPS Agendas** – The Infrastructure, Planning, and Sustainability Committee's next meeting is scheduled for Wednesday, October 13, 2021, at 4:30 p.m.; the agenda (tentative) includes: Bus Rapid Transit design updates and the Home In Tacoma project.
(Webinar Link: <http://www.zoom.us/j/87829056704>, Passcode: 614650)

I. Adjournment



MINUTES (draft)

MEETING: Regular Meeting (virtual)

DATE/TIME: Wednesday, August 4, 2021, 5:00 p.m.

PRESENT: 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

Chair Petersen called the meeting to order at 5:00 p.m. A quorum was declared.

Chair Petersen read the Land Acknowledgement.

B. Approval of Agenda

Commissioner Strobel suggested amending the agenda to add a discussion item on the Infrastructure, Planning, and Sustainability Committee's process related to the Non-Interim Tideflats and Industrial Land Use Regulations.

Commissioner Strobel moved to approve the agenda as amended. Commissioner Givens seconded the motion.

Discussion ensued regarding the purpose of the addition.

The motion passed unanimously.

C. Approval of Minutes

- July 21, 2021

Commissioner Karnes moved to approve the minutes of the July 21, 2021, meeting. Commissioner Givens seconded the motion. The motion passed unanimously.

D. Disclosure of Contacts

Commissioner Givens disclosed that his firm is sourcing a grant for the Port of Tacoma.

E. Public Comments

Lihuang Wung, Planning Services Division, reported that no comments were received.

F. Discussion Item

1. Tideflats Non-Interim Regulations

Commissioner Strobel provided information regarding the Infrastructure, Planning, and Sustainability (IPS) Committee's process related to the Non-Interim Tideflats and Industrial Land Use Regulations. He proposed submitting a letter to the IPS Committee with supplemental comments regarding IPS's review of the Planning Commission's Findings of Fact and Recommendations for the proposed Tideflats and Industrial Land Use Amendments.

Commissioner Edmonds asked for clarification regarding the purpose of the discussion.

Vice-Chair McInnis stated that he understands the concern and suggested that Commissioner Strobel provide a personal letter to the City Council.

Commissioner Givens asked if a representative of the Planning Commission has given public comment to the City Council.

Chair Petersen summarized what the letter should include, and Commissioner Strobel confirmed that was his intent.

Commissioner Edmonds stated that she is not opposed to sending a letter to the City Council reminding them how the Planning Commissioners came to the decisions related to the Findings of Fact and Recommendations and requested that any letter drafted be put before the Planning Commission for a vote of approval before it is sent forward to the City Council.

Commissioner Santhuff stated he is in support of reviewing the draft letter at the next meeting.

Commissioner Strobel moved that he will work with Chair Petersen and staff to develop a letter to present and review at the next Planning Commission meeting. Commissioner Torrez seconded the motion.

Discussion ensued regarding sending the draft letter to Commissioners prior to the next meeting to ensure ample time for review and keeping the tone of the letter about testimony and clarification rather than advocacy.

The motion passed with the following votes:

Ayes – Edmonds, Givens, Horne, Karnes, Petersen Santhuff, Strobel, and Torrez

Nays – McInnis

2. Impact Fees Program Update

Jennifer Kammerzell, Public Works, introduced Kendra Breiland, Fehr and Peers, and Jason Hennessey, BERK Consulting.

Ms. Breiland presented the draft Impact Fee Framework, including a process summary and timeline; program recommendations, noting the proposed mission statement; and the impact fee program recommendations related to transportation.

Mr. Hennessey reviewed the fire program recommendations, noting the two fee studies that were cancelled, and outlined the process recommendations, including ordinance requirements, update frequency, and SEPA considerations.

Ms. Breiland outlined the engagement recommendations.

Commissioner Edmonds asked about the mission statement and how impact fees support housing affordability, and she expressed concern that impact fees could increase costs of housing.

Commissioner Santhuff suggested being more precise in defining the mission statement, and to consider how the City of Tacoma might differ from other jurisdictions on how we allocate cost across different aspects.

Commissioner Givens requested clarification on why the report does not include information on parks and schools.

Chair Petersen asked about SEPA mitigation fees and impact fees.

Commissioner Givens suggested highlighting the possibility of getting credits for existing improvements.

Mr. Hennessey outlined the fee stacking research findings, including the residential and commercial development fees tables and a fee stacking summary.

Vice-Chair McInnis stated that the residential development fees chart is consistent with his real-life experience with helping developers.

Commissioner Givens expressed support of impact fees but is concerned regarding inequity and stated that he does not like the use of the Institute of Transportation Engineers (ITE) Trip Generation Manual to assess the impact fees, stating that it is suburban in character.

Commissioner Torrez expressed concerns related to the impacts on infrastructure that infill would potentially have in our communities.

Ms. Kammerzell outlined the next steps.

3. Planning Commission Annual Report 2020-2021 and Work Program 2021-2023

The Planning Commission recessed at 6:32 p.m. and reconvened at 6:37 p.m.

Brian Boudet, Planning Division Manager, provided an overview of the Planning Commission Annual Report 2020-2021 and Work Program 2021-2023, including accomplishments, special notes, sources, expected completion of items, and the preliminary work program for 2022. Mr. Boudet introduced Lauren Hoogkamer, Principal Planner and lead on the Neighborhood Planning Program; and he outlined the preliminary work program for 2023, other on-going and emerging issues, and next steps.

Commissioner Edmonds requested that the Commission be given sufficient time for major project considerations.

Vice-Chair McInnis agreed with Commissioner Edmonds and asked for clarification on the neighborhood councils' role when considering the neighborhood planning efforts.

Commissioner Givens thanked staff, suggested identifying grants and in-kind contributions for funding planning efforts, and volunteered to spend more time on side projects, such as the Neighborhood Planning Program.

Commissioner Santhuff stated that he was disappointed that the Urban Design Studio was paused and is excited that it will eventually continue, and he expressed support in brainstorming about pursuing grants or other things that might help support planning efforts.

Vice-Chair McInnis moved to forward the report, as presented, to the IPS Committee for review. Commissioner Santhuff seconded the motion. The motion passed unanimously.

G. Upcoming Meetings (Tentative Agendas)

(1) Agenda for the August 18, 2021, meeting includes:

- Home In Tacoma Project Update
- Tidelands Non-Interim Regulations Update – Draft Letter of Supplemental Comments
- Tidelands Subarea Plan Update

(2) Agenda for the September 1, 2021, meeting includes:

- Transit-Oriented Development (TOD) Advisory Group Update
- 2022 Amendment - Analysis
- Election of Chair and Vice-Chair

Chair Petersen suggested postponing the election of Chair and Vice-Chair, given that the City Council's recruitment process for the three term-expired positions of the Commission representing Districts 2, 3, and 5 had been delayed.

Discussion ensued regarding the new appointees, the timing of the appointments, electing officers from existing membership, and cancelling the September 15, 2021, meeting to accommodate Yom Kippur.

The Commission agreed to wait till the next meeting to decide whether to delay the election of officers.

Commissioner Givens expressed interest in serving as Vice-Chair.

Chair Petersen expressed interest in continuing to serve as Chair.

Vice-Chair McInnis moved to cancel the September 15, 2021, meeting. Commissioner Horne seconded the motion. The motion passed unanimously.

H. Communication Items

The Commission acknowledged receipt of communication items on the agenda.

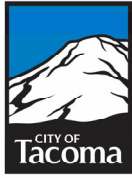
(1) Brian Boudet, Planning Division Manager, informed the Commission of the following:

- Director's Rule 03-2021, effective July 25, 2021, seeks to align the City's land use definitions relating to residential unit occupancies and correspond with Senate Bill 5235.
- The TOD advisory group update presentation will be coming to the Commission on September 1, 2021, and will include updates on two progress reports and a discussion on next steps and what the path forward looks like.

I. Adjournment

The meeting was adjourned at 7:23 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/



MINUTES (draft)

MEETING: Regular Meeting (virtual)

DATE/TIME: Wednesday, August 18, 2021, 5:00 p.m.

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

ABSENT: Brett Santhuff

A. Call to Order

Chair Petersen called the meeting to order at 5:00 p.m. A quorum was declared.

Chair Petersen read the Land Acknowledgement.

B. Approval of Agenda

Commissioner Strobel moved to approve the agenda as submitted. Commissioner Karnes seconded the motion. The motion passed unanimously.

C. Approval of Minutes

- There are no meeting minutes to approve.

D. Public Comments

Lihuang Wung, Planning Services Division, reported that three comments were received addressing the Home In Tacoma project.

E. Disclosure of Contacts

Commissioner Karnes disclosed conversations with Sean Dennerlein on the Home In Tacoma project.

F. Discussion Items

1. Home In Tacoma Project Update

Elliott Barnett, Planning Team, provided an update on the Home In Tacoma project, including a review of what is in the phase 1 package; missing middle housing types; neighborhood design and scale compatibility; an overview of the public comments; the proposed timeline; the Infrastructure, Planning and Sustainability (IPS) Committee's scope of work; and the current status and next steps of the Housing Equity Taskforce.

Commissioner Karnes further outlined the current status and next steps of the Housing Equity Taskforce.

Commissioner Givens expressed interested in finding out what type of taxing tools might be available to keep people in their homes, through the efforts of the Housing Equity Taskforce.

Mr. Barnett facilitated a discussion regarding the scope of work for phase 2.

Commissioner Edmonds stated that zoning changes should be last on the list and expressed the importance of community engagement.

Commissioner Strobel suggested that staff fully communicate the Home In Tacoma project and some of the policy concerns with the new City Council members after they are elected this fall.

Commissioner Karnes requested that this process be more data and research-driven; and he stated that, during phase 2, he would like to hear from low-income families, people of color, veterans, immigrants, people with disabilities, and renters.

Vice-Chair McInnis expressed concerns that character, infrastructure, and neighborhood design standards and requirements are not fully explained in the plan; and he agreed that being data-driven would be more helpful.

Commissioner Givens agreed with being data-driven, stated that duplexes and small lots are a huge need and would like to see them permitted sooner; and suggested adding text amendments, such as parking requirements and nonconforming with respect to density.

Chair Petersen suggested being careful about the language used and to avoid making it complicated.

Commissioner Givens suggested prioritizing the scope of work.

Discussion ensued regarding guidance from City Council and waiting to see what the City Council does with phase 1.

The Planning Commission recessed at 5:56 p.m. and reconvened at 6:03 p.m.

2. Tideflats and Industrial Land Use Regulations Update

Stephen Atkinson, Planning Services Division, outlined the current status of the Tideflats and Industrial Land Use Regulations, including background on the interim regulations, the request to update those recommendations to non-interim, the Planning Commission's Findings of Fact and Recommendations, and the City Council Infrastructure, Planning, and Sustainability (IPS) Committee's review of those recommendations.

Commissioner Strobel presented his initial concerns, the amendments being discussed at IPS, an overview of the proposed letter of supplemental comments, and the tone and purpose of the letter.

Vice-Chair McInnis expressed appreciation for Commissioner Strobel's level of commitment and the spirit in which the letter was offered; and he stated that the letter may muddy the waters for the City Council.

Commissioner Edmonds stated that the Commission's job is to advise and is open to conversations about reevaluating the roles of the Commission.

Discussion ensued regarding the Planning Commission's role in advising the City Council and the Washington State Growth Management Act.

Commissioner Strobel moved to approve the letter of supplemental comments and forward to the City Council. Commissioner Torrez seconded the motion.

The motion passed with the following votes:

Ayes – Horne, Karnes, Petersen, Strobel, and Torrez

Nays – Edmonds, McInnis, and Givens

3. Tideflats Subarea Plan Update

Mr. Atkinson presented the Tacoma Tideflats Subarea Plan update, including the partnership between five governments, the Tideflats Steering Committee and Tideflats Advisory Group, a progress report noting the engagement conducted as part of the visioning phase, alternatives for the plan, the Environmental Impact Statement (EIS), upcoming schedule, and the status of the overall process. Mr. Atkinson further outlined the engagement efforts, including outreach and advertising, equity considerations, engagement methods and participation, strengths and challenges, opportunities and barriers, land use priorities, economic development priorities, transportation concerns and improvements, natural resources, and community input and planning phases.

Commissioner Givens requested clarification on the process of completion.

G. Upcoming Meetings (Tentative Agendas)

(1) September 1, 2021:

- Transit-Oriented Development Advisory Group Update
- College Park Historic District Update
- Election of Chair and Vice-Chair

(2) September 15, 2021 - Cancelled

H. Communication Items

The Commission acknowledged receipt of communication items on the agenda.

(1) Brian Boudet, Planning Division Manager, informed the Commission of the following:

- The City Council continues to accept applications for the Planning Commission's District 5 position, with a closing date of September 10, 2021, and the date to fill the vacant positions is to be determined.
- Mr. Boudet will present the Planning Commission's annual report and work program at the IPS Committee on September 1, 2021.

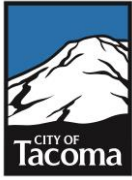
(2) Commissioner Horne stated that this will be his last meeting.

- Commissioners and staff expressed appreciation for Commissioner Horne's service and time on the Commission and thanked him for continuing to serve after his term ended on June 30, 2021.

I. Adjournment

The meeting was adjourned at 7:18 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/



To: Planning Commission
From: Lihuang Wung, Planning Services Division
Subject: **2022 Amendment – Status**
Memo Date: September 29, 2021
Meeting Date: October 6, 2021

Action Requested:

Review and Comment.

Discussion:

At the next meeting on October 6, 2021, the Planning Commission will review the status of the 2022 Annual Amendment to the [One Tacoma Comprehensive Plan](#) and [Land Use Regulatory Code](#) (or “2022 Amendment”), which includes the following applications:

- (1) NewCold Land Use Designation Change,
- (2) South Sound Christian Schools Land Use Designation Change,
- (3) South Tacoma Economic Green Zone, and
- (4) Minor Plan and Code Amendments

The Commission will receive an update on the work plan, scope of work, major issues to be addressed, community outreach efforts, and next steps associated with each application. Relevant background information and supplemental materials are attached.

The Commission went through the “Assessment and Determination” process, per TMC 13.02.070.E, for all applications, including conducting a Public Scoping Hearing on June 18, 2021, and made a determination on July 21, 2021 to accept all applications and move them forward for technical analysis.

Project Summary:

The Comprehensive Plan and its elements, as well as development regulations and regulatory procedures that implement the Comprehensive Plan, shall be adopted and amended by ordinance of the City Council following the procedures identified in TMC 13.02.070. Proposed amendments may be considered annually, for which the amendment process shall begin in July of any given year and be completed, with appropriate actions taken by the City Council by the end of June of the following year. The timeline for the 2022 Amendment has been modified to provide for more opportunities for public engagement; the process began with accepting applications during January-March 2021 and is slated for completion in June 2022. For more information about 2022 Amendment, please visit www.cityoftacoma.org/2022Amendment.

Prior Actions:

- 07/21/21 – The Commission made the determination to accept all applications and move them forward for technical analysis
- 06/16/21 – Public Scoping Hearing on the Applications



- 05/19/21 – Assessment of Applications: “South Tacoma Economic Green Zone” and “Minor Plan and Code Amendments”
- 05/05/21 – Assessment of Applications: “NewCold” and “South Sound Christian Schools”
- 03/31/21 – Application submittal deadline

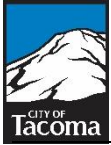
Staff Contact:

- Larry Harala, lharala@cityoftacoma.org
- Lihuang Wung, lwung@cityoftacoma.org

Attachment:

1. Status of 2022 Amendment

c. Peter Huffman, Director



2022 ANNUAL AMENDMENT TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

Status of 2022 Annual Amendment (For Planning Commission's Review on October 6, 2021)

Application (Project ID)	NewCold	South Sound Christian Schools	South Tacoma Economic Green Zone	Minor Plan and Code Amendments
Proposed Amendment	Land Use Designation Change	Land Use Designation Change	Changes to Comprehensive Plan, Land Use Designations and Regulatory Code	Minor Plan and Code Amendments
Applicant	NewCold Seattle, LLC	South Sound Christian Schools and CenterPoint Christian Fellowship	South Tacoma Neighborhood Council	Planning & Development Services Department
Location and Size of Area	<ul style="list-style-type: none"> • 4601 S. Orchard Street • 3 acres 	<ul style="list-style-type: none"> • Vicinity of 2052 S. 64th Street • 8 parcels • 16 acres 	<ul style="list-style-type: none"> • South Tacoma Groundwater Protection District Overlay (STGPD) • 5000+ acres 	Citywide
Current Land Use and Zoning	<ul style="list-style-type: none"> • Designation: Light Industrial • Zoning: M-1-STGPD Light Industrial District with South Tacoma Groundwater Protection District Overlay 	<ul style="list-style-type: none"> • Designation: Single Family Residential • Zoning: R-2-STGPD Single Family Dwelling with South Tacoma Groundwater Protection District Overlay 	<ul style="list-style-type: none"> • South Tacoma Groundwater Protection District Overlay • Multiple/various land use designations and zoning district 	N/A
Summary of Proposal	The request is to change the land use designation at the 3-acre subject site from "Light Industrial" to "Heavy Industrial." The subject site is a portion of a larger 34-acre parcel already developed with a heavy industrial cold storage facility. The parcel, except the subject site, is currently designated Heavy Industrial and zoned M-2. The proposal, with a subsequent rezone, would keep the designation and zoning of the entire parcel consistent and allow for future expansion of the existing facility.	The request is to change the land use designation from Single Family Residential to Multi-Family Residential (Low Density) on the western 4 parcels and General Commercial on the eastern 4 parcels. The proposed designations would allow multi-family development on a certain portion of the western 4 parcels (with a subsequent rezone to R4-L) and commercial use on a certain portion of the eastern 4 parcels (with a subsequent rezone to C-2).	The request is to conduct a broad review of the South Tacoma Manufacturing/Industrial Center and STGPD/aquifer recharge areas, along with progressive changes to the Comprehensive Plan, Land Use Designations and Regulatory Code, to eliminate environmental and health risks and promote an Econ-Industrial Park and Economic Green Zone ("EIP-EGZ") concept. Such a concept would be more consistent with Tacoma's economic and environmental goals, leverage existing possibilities of undeveloped sites within the STGPD and aquifer recharge areas, avoid further environmental contamination and negative health impacts, and bring additional economic opportunities and revitalization.	Minor, non-policy type of revisions to the Comprehensive Plan and the Tacoma Municipal Code, intended to keep information current, address inconsistencies, correct minor errors, increase clarity, and improve provisions that, through implementation of the Plan and administration of the Code, are found to be unclear or not fully meeting their intent.

Application (Project ID)	NewCold	South Sound Christian Schools	South Tacoma Economic Green Zone	Minor Plan and Code Amendments
Planning Commission Determination upon Completion of Assessment (07/21/21)	That the application be accepted and moved into the technical analysis phase.	That the application be accepted and moved into the technical analysis phase.	That the application be accepted and moved into the technical analysis phase, and that staff should: <ul style="list-style-type: none"> • Work with appropriate City departments and the Tacoma-Pierce County Health Department to prepare a proposed work plan to update applicable sections of the TMC Title 13 relating to STGPD; and. • Work with appropriate City departments to prepare a report for the Planning Commission on Green Industry and the potential designation of a possible “Economic Green Zone.” 	That the application be accepted and moved into the technical analysis phase.
Next Steps (tentative)	<ul style="list-style-type: none"> • Neighborhood meeting on 11/15/21 • The applicant is working with consultants to complete requested traffic, noise and light studies. • Staff will provide an update to the Planning Commission in January 2022. 	<ul style="list-style-type: none"> • Neighborhood meeting on 11/16/21 • The applicant is working with consultants to complete requested traffic and critical area studies. • Staff will provide an update to the Planning Commission in January 2022. 	<ul style="list-style-type: none"> • Continued collaboration with city staff, Tacoma Water staff and Pierce County Health Department staff. • Staff will provide an update to the Planning Commission in January 2022. 	<ul style="list-style-type: none"> • Continue to refine the scope of work (i.e., list of issues). • Provide an update to the Planning Commission in December 2021.
Exhibits	See Exhibit A – Area Maps	See Exhibit B – Area Maps	See Exhibit C – Area Maps	See Exhibit D – Scope of Work (List of Issues)

Exhibit A – Area Maps

Application: NewCold

SITE LOCATION:

3-acre portion adjacent to existing NewCold heavy-industrial cold storage facility.

Address:

4601 S Orchard St

APN: 0220133049

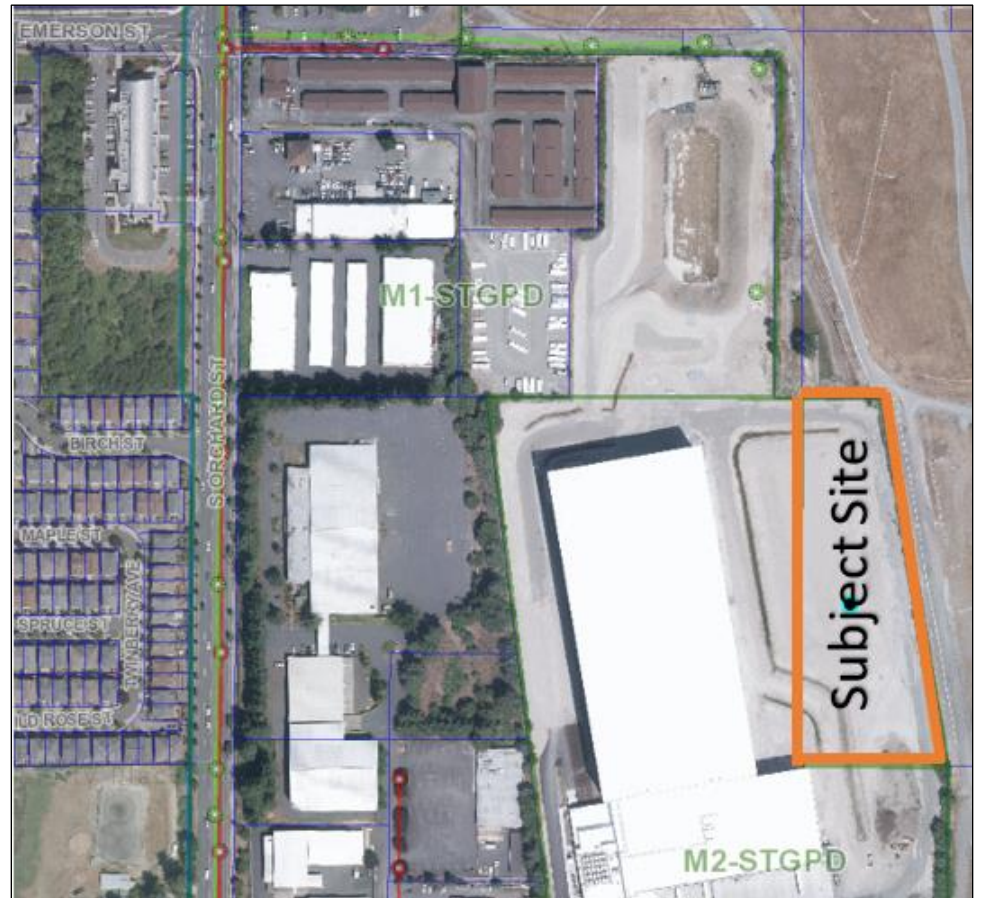
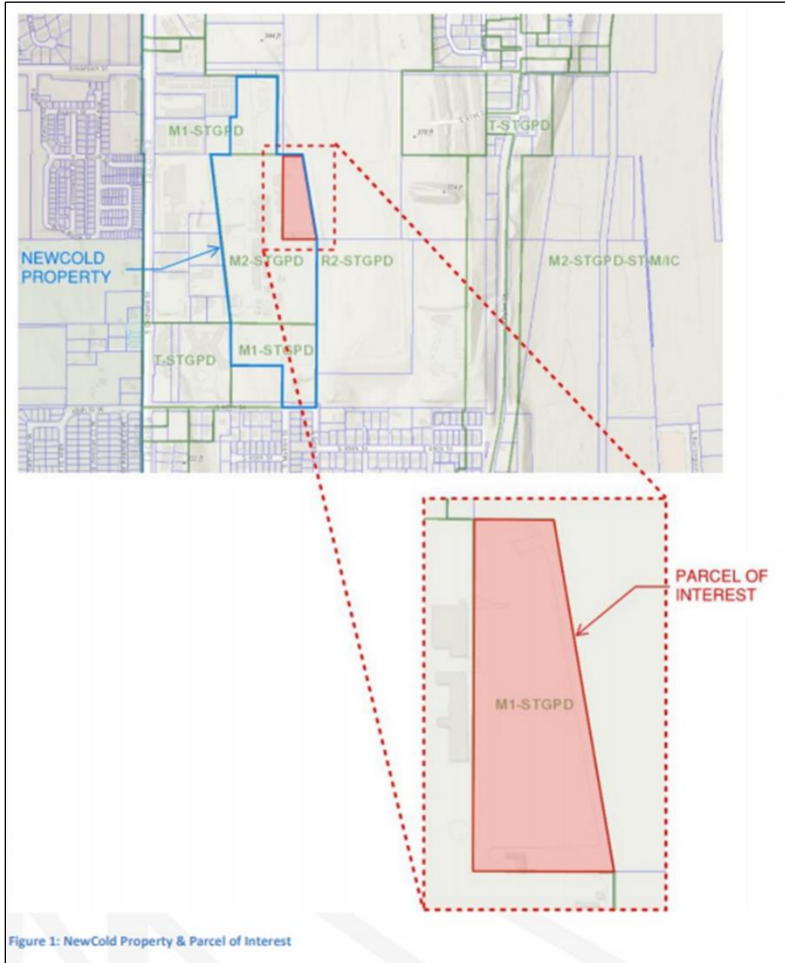


Exhibit A – Area Maps

Application: South Sound Christian Schools



SITE LOCATION:
8 Parcels totally approximately 15.96 acres.

Address:
8-Parcels generally adjacent to 2052 South 64th Street

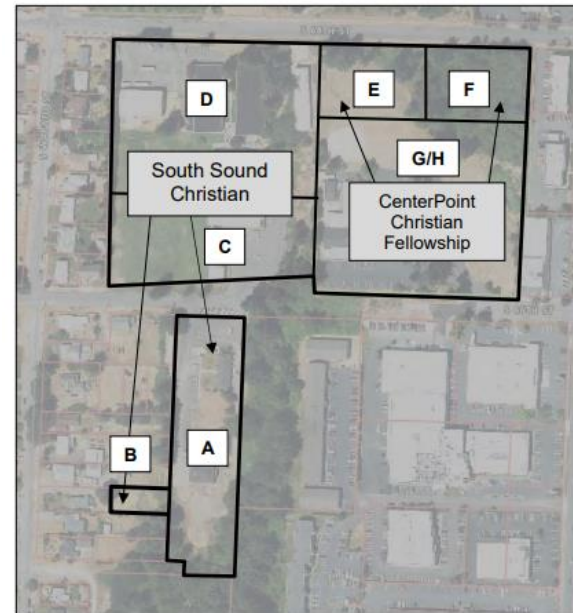


Exhibit C – Area Maps

Application: South Tacoma Economic Green Zone

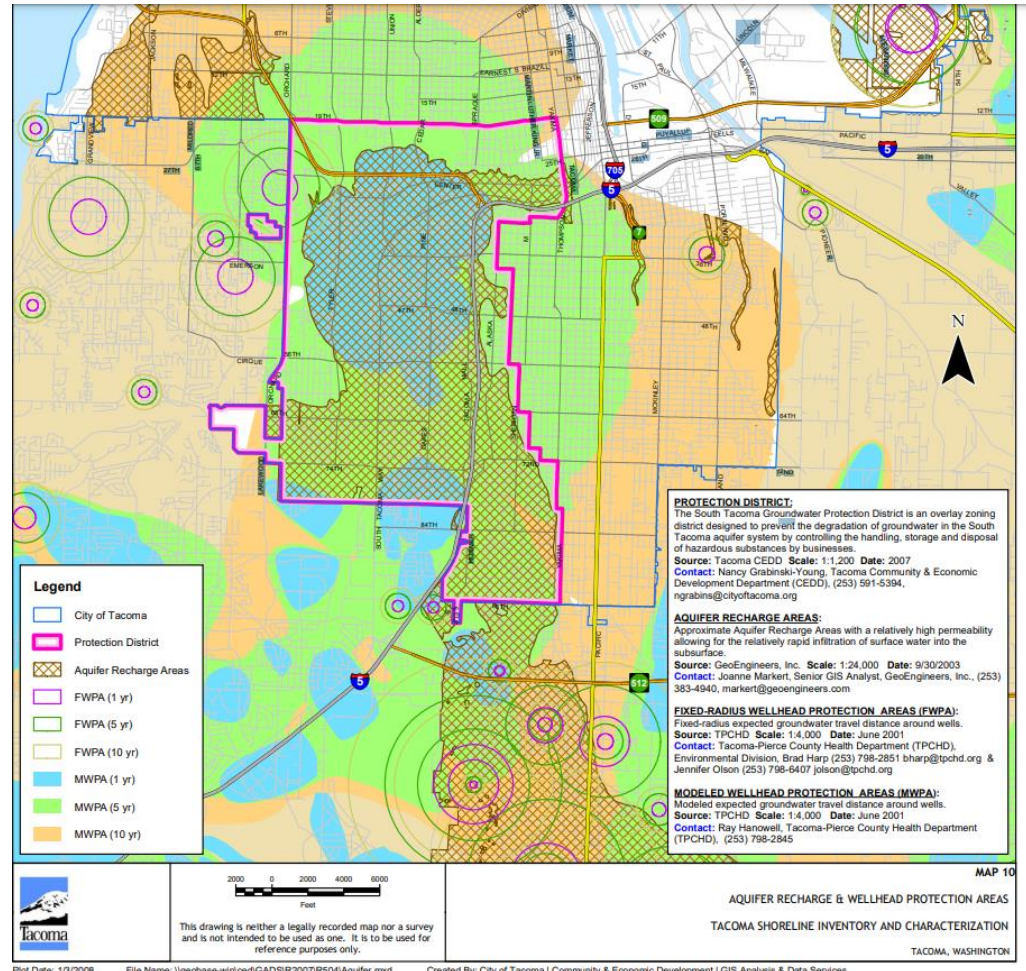
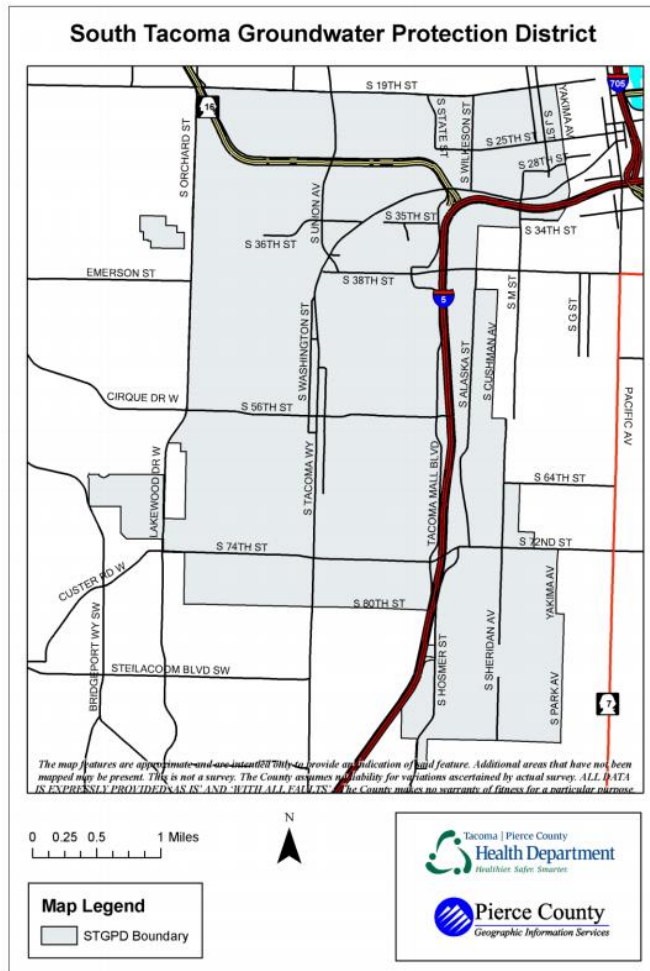


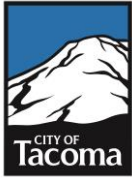
Exhibit D – Scope of Work (List of Issues)

Application: Minor Plan and Code Amendments

No.	Code Sections / Plan Element	Issues	Proposed Amendments
1.	TMC 13.06.140.C	<p><u>Built Green or LEED for PRDs</u></p> <p>It is not clear whether the requirement for construction to be Built Green 4 Stars or LEED gold certification applies only to new PRDs, or to new buildings/roads in established PRDs as well. Need clarification. Also, analysis may be needed to determine how such clarification could impact all existing PRDs.</p>	
2.	TMC 13.06.100.D.1.	<p><u>Downtown District Minimum Building Design Standards</u></p> <p>A comma needs to be added to the section so it reads like this: "The basic design standards, and additional standards applicable to the DCC and DR districts, except as otherwise noted, shall apply to all new....." so these standards apply to all Downtown Districts, not just the DCC and DR Districts.</p>	
3.	TMC 13.06.100.D., 13.06.100.E., and 13.06.090.L.	<p><u>Standards for Ground-level Utilities</u></p> <p>There are no standards for ground-level utilities (screening, location, etc.) for mixed-use developments and 4-plexes and above within the Downtown Districts. The only standards are for rooftop equipment.</p>	
4.	TMC 13.06.100.E.1	<p><u>Design/Minimum Density Standards for SFDs</u></p> <p>Request to add design standards and/or minimum density standards for SFDs in commercial districts, specifically T and C1.</p> <p>"1. Applicability. The following requirements apply to all single, two, and three-family dwellings in *T, C,* and X-Districts, and to all two and three-family dwellings in all districts."</p>	
5.	TMC 13.06.010.D.1-2	<p><u>Designated Pedestrian Street</u></p> <p>There's a two-block section of Pac Ave - 25th to 27th - that is not designated as a pedestrian street. This may not have been intentional. Should be fixed.</p>	
6.	TMC Chapter 13.04	<p><u>Preliminary and Final Plats</u></p> <p>Based on the decision for the Morcos Preliminary Plat, our attorney has recommended that we take out language that states that an approved preliminary short or long plat is an assurance that the Final Plat will be approved. This language is not provided for in the RCW; rather it was added in by a previous PW's Director many years ago.</p>	
7.	TMC 13.05.010.A.6.g. and 13.06.090.C.3.h.	<p><u>Reference to Parking Quantity Maximum</u></p> <p>Please move the "Each unit shall provide no more than one off-street parking space", parking quantity maximum out of TMC 13.05.010.A.6.g. and move it to the Parking Quantity Table in TMC 13.06.090.C.3.h. (See PRE20-0049)</p>	

No.	Code Sections / Plan Element	Issues	Proposed Amendments
8.	TMC 13.06A.065.B.2.a-b. and 13.06.510. Table 2	<p><u>ADA Parking</u></p> <p>Micro Housing allows for smaller, many more units than may have been anticipated when linking the number of ADA stalls to "the number of parking stalls that would have been required" by the Parking Code (had the site not been in the RPA and/or with reductions allowed w/in the X-Center). Alternatively, if feel that provision under TMC 13.06A.065.B.2.b. is the relief, then add it to the "Exemptions" section in Table 2 for TMC 13.06.510. (Reference PRE19-0157)</p>	
9.		<p><u>Accessory Buildings in Commercial/Mixed-use Districts</u></p> <p>There are no specific regulations for accessory buildings, such as garages, that are associated with a residential use, leaving room for inconsistent implementation. Recommend a footnote in the use tables referring residential accessory buildings to the R section of the code.</p>	
10.		<p><u>Long-term Bicycle Parking Requirements</u></p> <p>Code required large, grouped long-term bike parking located separately from residential units is always significantly underutilized. Alternative or improved design/configuration are needed (such as through a clear accessible bike path between the sidewalk and a different manner of dedicated bike storage areas and/or clear space within individual units for that purpose). Option for variance? "Bike Runnels"?</p>	
11.	TMC 13.06.080	<p><u>Storage Container Restrictions</u></p> <p>By adopting Resolution No. 40794 on June 8, 2021, the City Council requested the Planning Commission to review the outright prohibition of commercial shipping and/or storage containers as accessory buildings and/or for storage in the City and determine if there are design standards, siting requirements, or other conditions which may make these uses appropriate in specified zoning districts, and, within subsequent phases of Home in Tacoma, review how the City could allow shipping containers to be adaptively reused for innovative housing solutions to address the housing shortage and housing affordability in the City of Tacoma.</p>	

No.	Code Sections / Plan Element	Issues	Proposed Amendments
12.	TMC 13.01.060.F	<p><u>Definition of Family</u></p> <p>Senate Bill 5235 (SB 5235), signed into law by the Governor, effective July 25, 2021, includes a key restriction on how local governments define and regulate residential unit occupancies. For the City of Tacoma, currently, “Family” is defined in TMC 13.01.060.F as follows:</p> <p><i>“Family.” One or more persons related either by blood, marriage, adoption, or guardianship, and including foster children and exchange students, or a group of not more than six unrelated persons, living together as a single nonprofit housekeeping unit; provided, however, any limitation on the number of residents resulting from this definition shall not be applied if it prohibits the City from making reasonable accommodations to disabled persons in order to afford such persons equal opportunity to use and enjoy a dwelling as required by the Fair Housing Amendments Act of 1988, 42 U.S.C. 3604(f)(3)(b).</i></p> <p>Per the new State law, these types of broad zoning limitations on the number of unrelated individuals that can live in a dwelling unit are no longer allowed. Per the PDS Director’s Rule 03-2021, effective July 25, 2021, the City will no longer use this definition to limit residential occupancy. This issue and potential permanent corrective code amendments should be included in the scope of work for the 2022 Amendment.</p>	
13.		<p><u>Residential Landscaping Requirements</u></p> <p>In the code prior to the reorganization, landscaping was exempt for single two and 3 family homes. In the old code, landscaping buffers were also in this section and therefore exempt. The re-organized code moved buffers into a new sections that does not have the same exemption listed in the applicability.</p> <p>1. Exemptions:</p> <p>a. Single, two and three-family and townhouse developments are exempt from all landscaping requirements, with the exceptions that street trees are required in X Districts, and in all districts.</p>	
14.	TMC 13.04.090.H.20 & 100.F.20	<p><u>Homeowner’s Association Owned Open Space & Other Tracts</u></p> <p>The code allows open space & other tracts to be owned by a homeowner's association, the property owners within the subdivision or dedicated to the public. The homeowner's association should be removed as an option. These often go defunct/bankrupt, taxes aren't paid & the tract reverts to Pierce County which auctions it off. This causes lots of problems. If removing the homeowner's association isn't an option, add language that requires ownership to revert to property owners if association dissolves.</p>	



To: Planning Commission
From: Reuben McKnight, Historic Preservation Officer
Subject: **Proposed College Park Historic District – Responses to the Planning Commission’s Questions**
Memo Date: September 29, 2021
Meeting Date: October 6, 2021

Action Requested:
Communication item; no action required.

Discussion:
At the Planning Commission meeting on September 1, 2021, staff presented an overview briefing of the proposed College Park Historic District overlay currently under review by the Landmarks Preservation Commission. The Landmarks Commission is anticipated to conclude its portion of the review process and forward a recommendation to the Planning Commission in early 2022.

The attached information is presented as a response to questions that were asked by the Planning Commission following the briefing.

Project Summary:
On May 3, 2021, a resident of the “College Park” Neighborhood near the campus of the University of Puget Sound submitted a written request for consideration of the neighborhood as a historic special review district overlay zone. This would create a new Tacoma Register Historic District. The proposed area extends roughly from North 21st Street to the north, to North Pine Street to the east, along North 8th Street to the south, along the eastern boundary of the University of Puget Sound Campus along Alder Street to the west, and along the northern boundary of the university campus on North 18th Street to North Union Avenue on the west.

For more information about the proposed College Park Historic Special Review District, please visit www.cityoftacoma.org/collegeparkHD.

Prior Actions:

- 09/01/21 – Informational Briefing

Staff Contact:

- Reuben McKnight, Historic Preservation Officer, rmcknigh@cityoftacoma.org

Attachment:

1. Proposed College Park Historic District – Responses to Planning Commission’s Questions

c. Peter Huffman, Director



Proposed College Park Historic District

Responses to Planning Commission's Questions Raised at the September 1, 2021 Meeting

(Prepared for the Planning Commission's review on October 6, 2021)

General Questions

1. *How will the College Park Historic Special Review District function compared with the existing historic districts?*

The proposed district is intended to utilize the same basic structure as the other residential historic districts in the City, including the Wedge Neighborhood and the North Slope Historic Review Districts.

For projects within these districts, exterior alterations that require a building permit (defined primarily by the residential building code), also require review by the Historic Preservation Office/Landmarks Preservation Commission. Minor alterations are generally reviewed only by staff via an administrative review process that is outlined in the Commission Bylaws.

District exemptions include interior work, work that is not visible from public rights of ways, any work that does not require a permit (including minor maintenance, most residential roofing projects, and painting), private landscaping, and electrical and plumbing projects.

Historic districts may also provide relief from development standards where they conflict with historic character or the existing conditions of an historic building. Lastly, work done to improve an historic structure may also qualify for the historic property tax incentive, known as the Special Tax Valuation Program.

2. *Please include information on nearby designated City Landmarks.*

There are no designated City Landmarks within the boundaries of the proposed historic district. The nearest landmark is the Cushman and Adams Substations, approximately one block or 500 feet west of the western boundary of College Park Historic District. To the south, Engine House No. 9 is approximately 200 feet south of the district boundary. There are no other designated City Landmarks within a 500' radius to the district. In the general vicinity of College Park, there is a single-family residence at 2500 N Lawrence listed on the Tacoma Register, and there are several properties within the Proctor Business District, including Washington and Hoyt Schools, the Proctor Fire Station and the Blue Mouse Theater. East of the district is the North Slope Historic District and Hilltop Heritage Middle School (Jason Lee).

Evaluating Historic Significance

3. *Please share the criteria used by the Landmarks Commission to review nominations.*

The Landmarks Preservation Commission reviews new Historic Districts against the criteria established in TMC 13.07.040, which states that a proposed district must meet one or more of the following criteria:

- a. Associated with events that have made a significant contribution to the broad patterns of our history; or
- b. Associated with the lives of persons significant in our past; or
- c. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- d. Has yielded or may be likely to yield, information important in prehistory or history; or
- e. Abuts a property that is already listed on the Tacoma Register of Historic Places and was constructed within the period of significance of the adjacent structure; or
- f. Is already individually listed on the National Register of Historic Places; or

- g. Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.

In addition, special criteria for the designation of historic districts also include:

- a. It is associated with events or trends that have made a significant contribution to the broad patterns of our history;
- b. It is an area that represents a significant and distinguishable entity but some of whose individual components may lack distinction; and
- c. It possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

In addition, the code provides guidance for considering the appropriateness of a proposed district at TMC 13.07.060, which states:

1. Appropriate documentation of eligibility is readily available. Survey documentation is already prepared or could be easily prepared by an outside party in a timely manner
 2. For proposed historic districts, the area appears to possess a high level of significance, based upon existing documentation or survey data
 3. For proposed conservation districts, preliminary analysis indicates that the area appears to have a distinctive character that is desirable to maintain
 4. A demonstrated substantial number of property owners appear to support such a designation, as evidenced by letters, petitions or feedback from public workshops
 5. Creation of the district is compatible with and supports community and neighborhood plans
 6. The area abuts another area already listed as a historic district or conservation district
 7. The objectives of the community cannot be adequately achieved using other land use tools.
4. *The recommendation should include information on architectural identity and time-period.*

Acknowledged. The Landmarks Commission's recommendation will include findings regarding architectural character, period of significance, and significant historical themes. A summary of the history of the district is included below.

According to the nomination, the period of significance begins in 1890 the date of the first homes built within the district and earliest platted addition to the City of Tacoma as well as the extension of the streetcar line through and adjacent to the district. The period of significance within the district ends by 1960, following the construction of the homes on the remaining available lots within the neighborhood, at the tail end of post war years.

In terms of architectural identity, the district is nominated under Criterion C as an area that embodies the distinctive characteristics of dwellings built in Tacoma from the late 19th to mid-20th century.

Although the earliest historic contributing house in the district dates to 1890, construction occurred primarily between 1910 and 1940 and exhibit a range of residential architectural styles commonly found in other older neighborhoods of the Pacific Northwest: Queen Anne, Craftsman, Tudor Revival, and Colonial Revival, along with other styles/types including American Foursquare, Prairie and Spanish Revival. Styles from the Post-World War II period are found in smaller numbers, which include Minimal Traditional, and Ranch.

According to the nomination, a majority of houses in the district appear to have been built for resale, using designs found in published plan books, catalogs, plan sets furnished by lumberyards, and other standard plans provided by architects to a particular builder or developer for use in multiple homes. A standard design might be seen several times with minor exterior changes to distinguish it from similar homes.

Custom designed homes for individual clients were less common. In some areas of the district, there are examples of high style homes that were designed for specific clients, and there are many examples of work by notable Tacoma architects found within the district.

Equity/Inclusion/Community Impacts

5. *Landmarks Commission recommendation should include consideration of affordability and equity issues.*

Acknowledged. The Landmarks Commission is very mindful of housing affordability and access, and equity and inclusion, and has directed staff to examine social outcomes of historic districts.

6. *Historic district nomination should include an overview of the history of redlining, including how it pertains to the College Park neighborhood.*

Acknowledged. A summary of the references to the College Park area is below, and a broader overview about redlining and the Home Ownership Loan Corporation and Federal Housing Authority will be included in the district materials.

The areas included in the Tacoma HOLC map that are within the proposed College Park Historic District are A2 "Badgerrow and Bullet Additions" (only a portion of A2 lies within the proposed district), and B6 "College District". Both areas were considered desirable, upwardly trending areas.

Area A2 is described as "A long established and popular section of the city, and while the average home is twenty years old, maintenance has been on high order. The location of the College of Puget Sound has definitely added to the attractiveness of the area." It notes that the typical inhabitants are "business and professional men."

Area B6 is described similarly: "Owing to splendid transportation facilities and nearness to city center, this is one of the most popular districts in the North End." Negative aspects of B6 include "lack of protection from apartment houses and other inharmonious residences by either deed or ordinance."

7. *Are there LPC criteria for equity and inclusion?*

While the Landmarks Commission is and has been actively reviewing the Historic Preservation Program and policies for equity and inclusion, there are not specific historic preservation criteria in the Municipal Code regarding equity and inclusion. The primary guidance is the City Council's stated policies, including Resolution 40622 and the City's Equity and Empowerment Framework.

8. *The review should include consideration of impacts to student housing and the university's plans.*

Acknowledged. The City has been in contact with representatives of the University of Puget Sound, as was the applicant prior to the submittal of the nomination document. The university will be commenting on record later in this process, but does not have significant concerns at this time.

Neighborhood Goals

9. *What are the goals of the neighborhood in submitting this nomination? The intent should not be exclusionary or perceived to be exclusionary.*

The following has been submitted by the applicant in response to this question. Neighborhood goals include:

- To honor our neighborhood's unique history and the history of those that came before us, a neighborhood of small middle and working class homes; a modern neighborhood of the early twentieth century.
- To reinforce a sense of history, place, neighborhood identity; promote community pride of place and the cultural heritage of Tacoma.
- To promote stewardship of the environment through sustainable practices and to promote characteristics that improve quality of life and livability within the city.
- To promote good design and quality construction in both streetscapes and buildings.
- It is hoped that a listing will give us a voice in within the city, a venue for open public discussion of community issues. The ability to discuss improvement and changes within the neighborhood and the city at large.
- A public forum for review and discussion (Landmarks Preservation Commission).
- A defined way for the community to keep up to date and involved in city policy, not unlike the North Slope.

Design Guidelines/Design Review

10. *The historic district should emphasize compatibility of new infill over requirements for alterations of existing buildings. There should not be a requirement to restore existing buildings.*

The proposed district intended to use the existing design guidelines that are in place for the Wedge Neighborhood and North Slope Historic Districts. These guidelines cover additions to existing structures, new/infill construction, and alterations, with the intent of allowing for modernization while preserving the character defining features of the historic structures in the district. The guidelines cover areas such as massing, form, scale, windows, exterior materials, parking and accessory structures, and sustainability (solar and wind power, for example). However, there is no requirement to restore buildings that have been previously altered or modified. Infill construction is anticipated and permitted by the guidelines, as are DADUs.

11. *Design guidelines should emphasize sustainability.*

Sustainability is one of the elements required by Tacoma Municipal Code to be addressed in historic district design guidelines. The design guidelines for the Wedge and North Slope Historic Districts include guidelines for thermal retrofitting (windows), solar panels, and alternative materials, for example.

12. *Impacts of the district upon property owners, in terms of time and cost, should be assessed and summarized for the Planning Commission.*

The direct impacts upon property owners for time and cost related to design review can be put into three general categories: application fees that are assessed for historic design review in addition to permit fees, the time it takes to prepare an application to the Landmarks Preservation Commission (called a Historic Design Review permit) and to present it to the Commission, and the costs associated with historically appropriate building materials.

The threshold for historic design review is tied in part to the residential building code permit requirements. Thus, if a project is exempt from building permit requirements, then it is also exempted from historic review. Conversely, every project that requires historic review also will require building permits.

The fee schedule for historic review of residential projects has a \$175 minimum and a \$500 maximum, and uses a sliding scale based upon applicant-reported project cost. There may be a possibility of revising this or waiving it for low-income owners or renters, but it would be an amendment to the fee schedule. In the past, it has been presumed that most projects that the Commission reviews in residential districts are elective, and thus the design review fees do not constitute a significant expense relative to the overall project.

For projects that do require Commission review, there is undoubtedly a burden of attending the Commission meetings, which occur on Wednesday evenings every two weeks, and often will require that applicants wait up to an hour to answer questions about their project. For commercial projects, this kind of review is expected, but it is likely more intimidating and presents a bigger burden to individual residents and homeowners.

To address this issue, the Commission has adopted several policies regarding minor projects, removing these from formal Commission review and delegating to staff, thus reducing the cost and burden of design review. In these cases, historic preservation staff reviews only the building permit, reducing both the time and financial cost of design review.

Lastly, the design requirements for historic districts can introduce increased material and labor costs. For example, design guidelines prioritize retention of elements such as historic wood windows. While repairing an original wood window may be cheaper than a replacement for a "do-it-yourselfer," if those same services are hired out to a restoration specialist, these costs can be very close to the cost of a new high quality replacement window.

On the other hand, maintaining and keeping up existing historic elements can be more effective long term, with low marginal costs. For example, wholesale siding replacement with an engineered product like Hardiplank may be cheaper than using cedar or fir, but wholesale replacement is hardly ever required and usually has more to do with homeowner preference.

The possibility of creating low interest loans and incentives for individuals working on historic homes to offset has been discussed in the past, but there has been no formal proposal for creating such programs.

Buildings Inventory

13. How are properties determined to be contributing versus noncontributing?

According to the National Park Service's definition, a building contributing to the historic significance of a district is one that, by location, design, setting, materials, workmanship, feeling and association, adds to the district's sense of time and place and historical development.

Conversely, a noncontributing building is one that is either outside of the period of significance or is modern, or one that does not add to the district's sense of time and place and historical development; or one where the location, design, setting, materials, workmanship, feeling and association have been so altered or have so deteriorated that the overall integrity of the building has been irretrievably lost. In plain terms, for older properties this means a building that does not have historic character due to alterations to character-defining features, including changes to massing or plan that obscure the form of the original building, cladding, windows, inappropriate additions, and removal of architectural elements.

In practice, this means that if the building was constructed during the period of significance and displays characteristics that make it readily recognizable as an example of a particular architectural style or type, it meets the basic test for contributing status. In terms of integrity, individual alterations such as the replacement of windows will likely not disqualify a building from being considered contributing; however,

many individual alterations, such as if a house has lost the windows, siding, and porch for example, may render a building noncontributing.

District inventories, by code, can be reviewed and altered once per year by the Landmarks Commission following a public hearing. This process exists so that corrections can be made in the event of errors, loss of a building, omissions, or other issues. When a building has been omitted from the district inventory, the code considers it a contributing structure until the inventory can be corrected.

14. *Nomination should include information on contributing versus noncontributing (% overall contributing)*

The buildings inventory for the district includes 582 structures, not including accessory structures. Of these, 509 are considered contributing, and 73 are not, indicating an 87% contributing percentage.

Boundaries

15. *How are the boundaries justified?*

The historic preservation code states that boundaries of Historic Special Review Districts should be based upon a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects or by documented differences in patterns of historic development or associations. Although recommended boundaries may be affected by other concerns, including underlying zoning, political or jurisdictional boundaries and property owner sentiment, to the extent feasible, the boundaries should be based upon a shared historical or architectural relationship among the properties constituting the district.

The Washington State Department of Archaeology and Historic Preservation guides nominators to use parcel lines as boundaries.

In practice, this means that boundaries should include buildings with shared development histories, and should use existing borders, such as geographical features, major arterials and streets, and shifts in street pattern as boundaries.

While historical plats can influence the boundaries of a district, historical development patterns do not always correlate with the underlying plats. Examples include the North Slope Historic District, which includes several plats in part and in whole. Steele Street is the only place in the district where the boundary aligns with the historical plat; elsewhere, arterials and public sentiment during the review process defined the current boundaries. The Wedge Neighborhood Historic District also includes parts of three plats, but its boundaries are primarily determined by major streets.

Outreach

16. *The Landmarks Commission should review public support very closely. The presence of the National Register Historic District should not be the justification for the local listing, as the public outreach requirements are lower and it is easier to get a National Register District established.*

The Landmarks Commission is conducting its own review of the College Park Historic District. While the proposed boundaries and historic narrative from the National Register are being used for the local nomination, the public review process is completely separate and independently conducted. In general, there are fewer steps and fewer opportunities for public input during the National Register review process than there are for a local historic overlay zone.

The application submittal to the Landmarks Commission in May initially included signatures on a petition, returned postcards, and emails to the Historic Preservation Office. This included 282 responses in support of the district proposal and 28 opposed.

The submittal was intended to answer to the Landmarks review requirement that "A demonstrated substantial number of property owners appear to support such a designation, as evidenced by letters, petitions or feedback from public workshops" to initiate the review process.

Since that time, written comments have been received intermittently, although there has not been a call for public comment by the Commission yet (a public hearing will be scheduled for this winter). At the time of this writing, 30 unsolicited written comments have been received between June and September, which includes 15 comments in support, 13 opposing the proposal and 2 stating questions or concerns.

During the Landmarks Commission's review, two public information virtual sessions have been held as well, at which residents shared questions and concerns.

Outreach by Supporters

It is staff's understanding that the supporters of the district have continued to solicit support, including approximately 400 signatures on the petition, representing 282 households in the district, according to the applicant. These numbers are an aggregate of those collected after 2018 and were not part of the campaign for National Register listing.

Outreach leading up to the nomination was substantial and has included in-person visits to every property in the proposed district four times, and in cases where there was no answer at the door, a survey postcard was left behind. Postcards have also been mailed to every house, and there has been a Facebook page and website posted for over five years. According to the applicant, there has been a 90% in support response from their survey. There have also been three articles written in The News Tribune and Tacoma Weekly.

Some individuals commenting to the Landmarks Commission have stated that they felt the survey and outreach conducted by supporters was misleading in terms of the promised outcomes of a new historic district, or regarding the wording of the survey materials. Further, there have been questions about the validity or reliability of the survey results posed by members of both the Landmarks and Planning Commissions.

Regarding the possibility of supporters making misleading statements to solicit support for the College Park proposal, it is possible that there has been some mischaracterization, both intentional and unintentional. The wording used on the postcards and petitions uses the following language:

"We the Residents, Owners and Friends of the properties and homes within the College Park National Historic District, support the nomination efforts to list this neighborhood on the Tacoma Register of Historic Places."

To address some of the uncertainty regarding the documentation of public support, the Landmarks Preservation Commission will be conducting its own opinion survey in the coming weeks, ahead of its public hearing. The Commission has also directed staff to set aside a specific agenda item to discuss the results of the Landmarks Commission survey.

In any case, it is important to remember that these numbers are informational, in that there is no vote by residents that creates an historic district, aside from the votes by Landmarks and Planning Commissioners, and the City Council. The results from surveys and petitions should be taken to provide a broad overview of public awareness and support, or opposition, of the district.



To: Planning Commission
From: Lihuang Wung, Planning Services Division
Subject: **Transit-Oriented Development Advisory Group (TODAG)**
Memo Date: September 29, 2021
Meeting Date: October 6, 2021

Action Requested:

Communication item; no action required.

Discussion:

At the last meeting on September 1, 2021, the Planning Commission received a briefing from the Transit-Oriented Development Advisory Group (TODAG) on its Progress Report No. 2 concerning the evaluation of the Portland Avenue Station Options of Sound Transit's Tacoma Dome Link Extension (TDLE) project and Progress Report No. 3 titled "Tacoma TOD Toolkit." The Planning Commission generally concurred with both reports and suggested a few clarifications for TODAG's consideration.

The Transportation Commission also received a similar briefing on August 18 and conducted further reviews of the reports on September 15, 2021. For Report No. 2, the Transportation Commission recommended forwarding it to the City Council with an amendment to remove the section relating to TODAG's future work plan. The Transportation Commission, however, did not approve forwarding Report No. 3 to the City Council; instead, the Commission suggested that the Toolkit be refined to address additional factors emphasized in the Transportation Master Plan, which includes prioritizing equity, ensuring consistency with regional planning and City priorities, and weighting the evaluation criteria.

The TODAG reviewed the feedback from the Commissions on September 20, 2021, and decided to modify Report No. 2 accordingly and forward it to the City Council and Sound Transit in October 2021. With respect to Report No. 3, the TODAG decided to continue to review the Commissions' feedback (that of the Transportation Commission, in particular) and consider appropriate responses at its next meeting on October 18, 2021.

Attached is the staff presentation to the TODAG on September 20th that summarizes the comments and suggestions from the Planning and Transportation Commissions.

Project Summary:

The TODAG is a broad-based advisory group established by the City Council on April 16, 2019, per Resolution No. 40303, to review and make recommendations on various projects impacting regional and local public transportation facilities in neighborhoods and business districts where there are significant transit-oriented development (TOD) opportunities.

The TODAG is currently tasked by the resolution to review three projects, i.e., the TDLE project, Pierce Transit's Pacific Avenue Bus Rapid Transit (BRT) project, and the City's Puyallup Avenue design project.



Commissioners Karnes and Givens have been serving on the TODAG, representing the Planning Commission's interests. Commissioner Givens resigned from such duty in June 2021 after Progress Reports No. 2 and No. 3 were substantively completed.

Resolution No. 40303 requires that "proposals by the TODAG will be forwarded to and reviewed by the Transportation Commission for concurrence with adopted transportation and land use plans and policies." The Planning Commission's review of TODAG's work, although not specified in the resolution, is considered a part of the collaboration between the two Commissions and actually falls within the Planning Commission's review responsibilities as set forth in the Tacoma Municipal Code, Section 13.02.040.

For more information about the TODAG, including the above referenced Progress Reports No. 2 and No. 3, please visit www.cityoftacoma.org/2022Amendment.

Prior Actions:

- 09/01/21 – Reviewed TODAG's Progress Reports No. 2 and No. 3
- 08/19/20 – Reviewed TODAG's Progress Report No. 1
- 07/17/19 – Reviewed the TODAG's Scope of Work

Staff Contacts:

- Brian Boudet, Planning Manager, bboudet@cityoftacoma.org
- Lihuang Wung, Senior Planner, lwung@cityoftacoma.org

Attachment:

1. Planning and Transportation Commissions' Comments on TODAG Progress Reports No. 2 and No. 3 (PowerPoint Presentation)

c. Peter Huffman, Director



Planning and Transportation Commissions' Comments on TODAG Reports #2 and #3

City of Tacoma
Planning and Development Services | Public Works Department

TODAG Meeting
September 20, 2021





Overview



- Dates:
 - Planning Commission – September 1, 2021
 - Transportation Commission – August 18 and September 15, 2021
- Subjects:
 - Progress Report #2 – Evaluation of TDLE Portland Avenue Station Options
 - Progress Report #3 – Tacoma TOD Toolkit
 - TODAG's reporting to the City Council, scheduled for November 2021



● ● ● Planning Commission Comments

- Report #2 – Portland Avenue Station Options:
 1. Span Option preferred.
 2. Evaluation Criteria the same as in the Toolkit.
 3. L Street Overpass – connecting station and E. McKinley Hill.
 4. Station area planning needed:
 - The timing is now; get ahead.
 - The scope should include reviews of:
 - Industrial land in the vicinity
 - Lower Portland Mixed-Use Center
 - Portland Avenue Corridor Study
 - Sound Transit’s Program Realignment



●●● Planning Commission Comments

- Report #3 – Tacoma TOD Toolkit:
 1. Well thought out and put together.
 2. Evaluation Criteria excellent tool, impartial, with equity factored in.
 3. TOD policy recommendations expected.
 4. How to advance the 12-16 year timeframe for the implementation of a successful TOD?



● ● ● Planning Commission Comments

- Presentation to the City Council in November 2021:
 1. Reinstate the TODAG.
 2. How the TODAG formulated its recommendations.
 3. The connection with the Planning Commission and the Transportation Commission.



●●● Transportation Commission Comments

Report #2 – Portland Avenue Station Options:
Approved to forward to City Council with an amendment to remove
Section E Future Considerations Station area planning needed:

1. Section E Future Considerations
 - Mixes previous and proposed work
 - Future work plan is not vetted and narrow in scope
2. I-5 pedestrian/bicycle bridge span is a desirable amenity, but not supported if it jeopardizes station location or funding of needed infrastructure

Transportation Commission Comments

Report #3 – Tacoma TOD Toolkit:
 Transportation Commission did not approve forwarding the
 TOD Toolkit to the City Council

1. The toolkit should lead with equity.
 - How does this plan advance racial equity?
2. Consistency with PSRC
 - How does this toolkit complement or support PSRC Transit Supportive Planning Toolkit and Growing Transit Communities Strategy?
3. Incorporation into the Comprehensive Plan and Implementation
 - How does this complement or support TMP or other City policies (Subarea Plan, Affordable Housing)?
4. The Evaluation Criteria is a good framework, but doesn't provide guidance on what is a priority
 - Add a prioritization or weighting system

Topic and Evaluator	Alternative 1	Alternative 2
MULTIMODAL INTEGRATION • Convenient Transfer • Legible • Safe • Accessible		
ECONOMIC DEVELOPMENT • Enable future investments • Permit Higher Intensity Uses • Employment Opportunities • Phasing		
URBAN DESIGN AND PLACEMAKING • Neighborhood Identity • Create a Great Public Realm • Responsive Station Design • Systems of Elements		
SOCIAL AND CULTURAL VIBRANCY • Cultural Resources • Public Art Enhancements • Street Level Activation		
COMMUNITY BENEFITS • Employment • Affordable Housing • Consistency with City Plans • Local Business • Community uses		



● ● ● Transportation Commission Comments

- TODAG Future and Work Plan

1. Evaluate the TODAG member compositions. Membership should represent a broader audience of Transit Oriented Development stakeholders.
2. Broaden the scope of the Transit Oriented Development work plan and focus on upcoming high capacity corridors.
3. Form a subgroup or committee of Planning Commission and the Transportation Commission to address TODAG.