

South Tacoma  
Neighborhood Planning

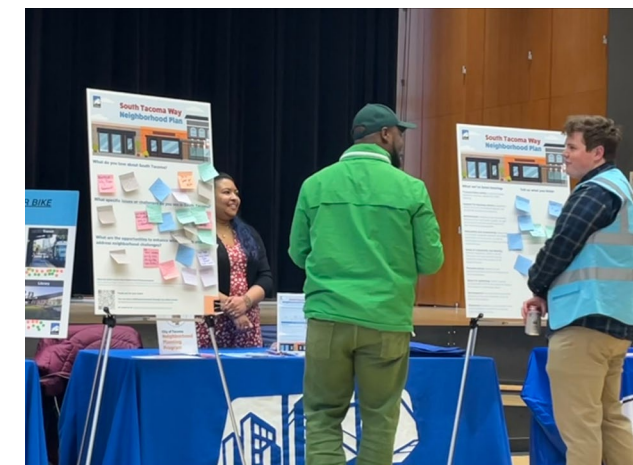
South Tacoma Business  
District

November 21, 2024



# Presentation Agenda

- Plan Background
- Engagement Summary
- Goals and Values
- Draft Actions
- Community Booster Voting
- Next Steps





# SOUTH TACOMA NEIGHBORHOOD PLAN PROCESS 2024



**PROJECT PHASE**



**ENGAGEMENT TOOLS**



**ENGAGEMENT EVENTS**





# Engagement Summary

## 1,000+ “engagements” with community members:

- **13+ interview conversations** with residents and key collaborators
- **Online community surveys (2) and interactive map:** 200+ replies
- **Paper multilingual survey** (in 6 languages): 92 responses in Vietnamese and Spanish
- **4 focused community events and meetings:** 200+ participants
  - *Spotlight on South Tacoma: Community Conversation*
  - *Neighborhood Plan-A-Thon*
  - *Spotlight on South Tacoma: Open House*
  - *South Tacoma Way Walking Tour*
- **Pop-up events, focus groups, fairs and festivals**
- **Ongoing Steering Group** (residents, businesses, organizations)



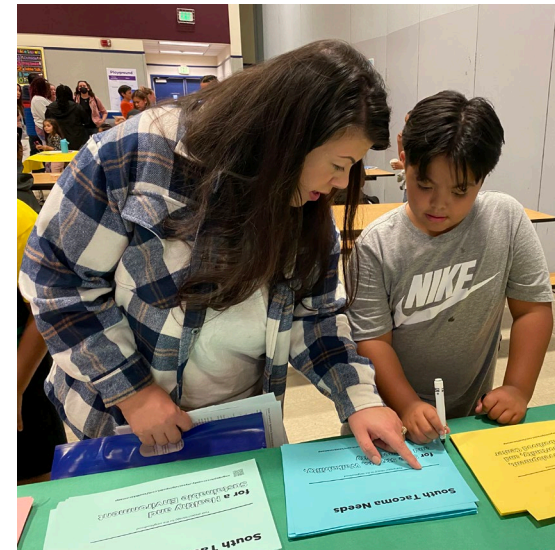
# Summer Engagement Summary

## Summer: Project Ideas Engagement

- **3 Pop-up events** (200+ comments)
  - STAR Center Summer Bash
  - The Fernseed Haunted Farmers' Market Pop-Up
  - The Hive Co. Haunted Farmers' Market Pop-Up
- **Multi-lingual engagement and focus groups:**
  - Slavic focus group
  - Spanish and Vietnamese language ambassadors
  - Ludwig Senior Apartment focus group
  - Business owner engagement (ongoing)
- **Youth Engagement: Back-to-school events**
  - Edison Elementary Open House
  - Mount Tahoma Focus Group

## NOW: Community Booster Voting & Draft Plan

- City of Destiny Festival (Oct 27)
- STAR Center Resource Fair (Dec 7)
- Santa Parade (Dec 14)





# Steering Group

## Diverse mix of residents, local organizations, and business owners:

- South Tacoma Neighborhood Council – 2 seats
- STBDA – 2 seats
- Local business and property owners (4)
- Residents representing transportation, housing, environment, arts, education (10+)
- Local organizations, including South Tacoma library, STAR Center, APCC, Health Department, local manufacturing
- Districts 3 and 5 Council Members



# BUSINESS OWNER OUTREACH

## Business Outreach

- November 2023: STBDA presentation
- Winter 2024: Door-to-door outreach
- Spring-Summer 2024: Interviews and 1:1 meetings
- NOW: Coordination with STBDA membership committee to do outreach to businesses
  - *Online and paper survey to businesses – ongoing!*
- How do you want to be involved in the Neighborhood Plan going forward?





# NEIGHBORHOOD PLAN VALUES (DEVELOPED SPRING)

- **Healthy environment, safety, and comfort:** *Healthy air, soil, water and green spaces; safety and comfort for people walking and biking; child-friendly*
- **Easy access to amenities:** *Access to schools, food, jobs, parks, retail, recreation; spaces for fun and reflection*
- **Economic prosperity and affordability:** *Quality jobs; maintaining retail and industrial jobs; support for new and existing industries to evolve; ability to build intergenerational wealth*
- **Equity and opportunity:** *Acknowledging past divestment and negative impacts; resiliency; equitable investment; amplifying structurally excluded voices; policies and programs that provide opportunity to our neighbors; access to housing*
- **Sense of community and identity (belonging):** *Inclusive and welcoming neighborhood that celebrates diverse identities; celebration of history and sense of place; ability to remain in the neighborhood*
- **Transparency and trust:** *Honor prior efforts in South Tacoma; clarity and openness, transparent decision-making; reconciliation; city follow-through; moving at the speed of trust*



# NEIGHBORHOOD PLAN GOALS

- **Transportation, Mobility, and Connectivity**

- *Safe Streets*
- *Walkability & Connectivity*

- **Health and Environment**

- *Healthy, Sustainable Environment*

- **Affordability**

- *Affordable Community*

- **Sense of Place and Community**

- *Inviting, Accessible, Beautiful*
- *Celebrate History & Identities*
- *Sense of Community & Gathering*

- **Economic Opportunity and Development**

- *Active Neighborhood Center*
- *Socially Responsible Development*
- *Green Economic Opportunity*

# NEIGHBORHOOD PLAN ACTIONS

## Transportation, Mobility, and Connectivity

- **SAFE STREETS** – Increase safety on South Tacoma streets by reducing dangerous vehicle activity impacting drivers, pedestrians, and property.
- **WALKABILITY & CONNECTIVITY** – Safely and comfortably connect South Tacoma residents to amenities and the rest of the city by improving infrastructure for people walking, biking, and rolling (i.e., wheelchair, stroller), and transit network and service.

# NEIGHBORHOOD PLAN ACTIONS

## Transportation, Mobility, and Connectivity\*

SAFE STREETS	Implement <b>Road Safety Audit recommendations</b> along South Tacoma Way: <ul style="list-style-type: none"><li>- Conduct a corridor study for a road diet</li><li>- Implement changes to improve safety and create space for new amenity zones and/or angled parking.</li></ul>
	Analyze and implement <b>traffic calming and crossing improvements</b> on arterials and neighborhood streets, based on Vision Zero priorities, crash data, and key community destinations.
	Improve <b>pedestrian-scale lighting</b> , prioritizing areas frequented by people who walk, bike, and roll.
WALKABILITY & CONNECTIVITY	Advocate for <b>improved transit</b> : <ul style="list-style-type: none"><li>- Improved bus frequency and service.</li><li>- Future high-capacity transit service.</li><li>- Improved Sounder Train service.</li></ul>
	Improve amenities along the <b>Water Flume Trail</b> , including signage and wayfinding, trash receptacles, and tree planting.
	<b>Implement bicycle facilities</b> as recommended in other policy documents, including the Transportation and Mobility Plan, Vision Zero, and Safe Routes to School Plan.

**\*Note:** selected actions from each category



# NEIGHBORHOOD PLAN ACTIONS

## Health and Environment

**HEALTHY, SUSTAINABLE ENVIRONMENT –**  
*Create a sustainable, healthy, resilient, thriving community with clean air and water, a healthy tree canopy, and access to health and wellness facilities.*

# NEIGHBORHOOD PLAN ACTIONS

## Health and Environment

HEALTHY, SUSTAINABLE ENVIRONMENT	Support the ongoing South Tacoma Groundwater Protection District code updates and related efforts to protect <b>long-term water quality</b> .
	<b>Increase tree canopy</b> to reach 30% citywide coverage goal: <ul style="list-style-type: none"><li>- Depave and plant trees in the right-of-way</li><li>- Major planting projects at public sites</li><li>- Support capacity-building for local organizations and individuals to plant trees</li><li>- Support City code updates to reach 30% citywide canopy coverage</li><li>- Preservation of passive and active publicly held open space</li></ul>
	<b>Activate publicly held open spaces</b> , such as: Tacoma Landfill, locations along the Water Flume Trail, and Madison School.
	<b>Improve air quality</b> in South Tacoma by installing air quality monitors and distributing air filters.
	Support healthcare, programming and public health facilities and access to care, including coordination for <b>pharmacy and urgent care clinic</b> .

# NEIGHBORHOOD PLAN ACTIONS

## Economic Opportunity and Development

- **ACTIVE NEIGHBORHOOD CENTER** – Further activate the neighborhood center, reduce barriers for small and diverse businesses and strengthen community capacity to support daily needs, new amenities, and community events for all ages.
- **SOCIALLY RESPONSIBLE DEVELOPMENT** – Increase density while preserving historic buildings and expanding open space; increase equitable investment and opportunity; and add new infrastructure to support new growth.
- **GREEN ECONOMIC OPPORTUNITY** – Encourage development of green industry and living-wage jobs while limiting community impacts of industrial development.



# NEIGHBORHOOD PLAN ACTIONS

## Economic Opportunity and Development

### ACTIVE NEIGHBORHOOD CENTER

Work with the business district on the creation of a **Business Improvement Area (BIA)** to support maintenance, security, lighting, landscaping and trees, beautification, community events, and business incubators.

Support access to healthy and affordable foods by **incentivizing grocery stores** to locate within South Tacoma and partnering with a **food bank** for satellite location.

Support **signature community events**, street festivals/pop-up markets, youth-friendly events, and accessible/sensory-safe programs.

Improve **street furnishings and pedestrian environment** on South Tacoma Way and in the business district, including benches and trash cans.

Foster **small business entrepreneurship and vitality** by:

- Connecting existing businesses to resources
- Supporting entrepreneurs that are youth and family-friendly, are BIPOC, and align with local South Tacoma manufacturing efforts
- Removing permitting barriers to small-scale food purveyors
- Potentially supporting a physical micro-retail incubator space.

# NEIGHBORHOOD PLAN ACTIONS

## Economic Opportunity and Development

SOCIALLY RESPONSIBLE DEVELOPMENT	Preserve <b>individual landmark buildings</b> as identified by the South Tacoma Historic Property Survey.
	Conduct business owner outreach to establish a <b>commercial historic district</b> of eligible parcels immediately along South Tacoma Way.
	Study an <b>expansion of the South Tacoma Mixed-Use Center boundary</b> to include the Sounder Station to improve transit-oriented development and transit-oriented manufacturing.
	Support <b>equitable, context-sensitive development</b> in the Mixed-Use Center using requirements and incentives for community benefits, including: affordable housing, affordable commercial space, public open spaces,
Conduct <b>land use compatibility review between industry and residential/commercial</b> that could address topics such as: code updates for warehousing, updating land use compatibility, and freight route planning.	
GREEN ECONOMIC OPPORTUNITY	Incentivize/encourage the placement of <b>EV charging stations</b> in South Tacoma.
	Support <b>youth job training and mentorship</b> to find access to living-wage and green jobs.
	Seek funding for a <b>green jobs economic development study</b> , to set strategies for topics such as incentive program for creative industries and small-scale manufacturing; local training/hire pilot program; local shopping incentive program; industrial decarbonization and climate mitigation strategies.

# NEIGHBORHOOD PLAN ACTIONS

## Sense of Place and Community

- **INVITING, ACCESSIBLE, BEAUTIFUL** – Enhance and showcase South Tacoma to create an inviting, safe, accessible, beautiful neighborhood for all to enjoy.
- **CELEBRATING HISTORY & IDENTITIES** – Celebrate the neighborhood's many histories and community identities; ensure broad, equitable participation in neighborhood decisions.
- **SENSE OF COMMUNITY & GATHERING** – Foster a safe public realm by creating a healthy, clean, well-cared for spaces for all ages to gather, reflect, connect, and enjoy.



# NEIGHBORHOOD PLAN ACTIONS

## Sense of Place and Community

INVITING, ACCESSIBLE, BEAUTIFUL	Install <b>signage at the entrances to the business district</b> , and other entrances to the neighborhood, that is emblematic of the community, act as a gateway welcoming people to the neighborhood, and assist in placemaking and placekeeping.
	Find ways of enhancing South Tacoma's identity and maintenance through <b>public realm enhancements</b> , including new amenities, trees, landscaping, etc.
CELEBRATING HISTORY & IDENTITIES	Seek funding for and install <b>interpretive signage and art</b> to tell the stories of South Tacoma in the business district and along the Water Flume Trail.
	Support local organizations and gathering spaces that provide community to work together to <b>enhance community events</b> and enable new events that celebrate the community's diversity.
	Align with the Comprehensive Plan Engagement Chapter to create recommendations for more <b>inclusive engagement</b> by the City (language access, trauma-informed, and youth).
	Build <b>neighborhood organizing and advocacy capacity</b> by creating opportunities for ongoing collaboration.

# NEIGHBORHOOD PLAN ACTIONS

## Sense of Place and Community

SENSE OF COMMUNITY & GATHERING	Identify locations for <b>community gardens</b> and provide support for startup efforts.
	Work with property owners to identify and turn small <b>vacant lot(s) along</b> South Tacoma Way within the Business District into small <b>gathering spaces</b> .
	Partner with local service providers (Tacoma Library, Metro Parks, and Asia Pacific Cultural Center) to offer <b>programs and spaces for youth, seniors</b> , and other vulnerable populations to safely spend time, including: <ul style="list-style-type: none"><li>- Skate parks and sport facilities for youth</li><li>- Free indoor after-school play spaces</li><li>- Activities and cultural events for seniors</li></ul>
	Work with Metro Parks to provide future <b>enhancement to existing parks and facilities</b> , such as: Wapato Hills playground, skate Park at SERA, and wayfinding connections between South Park and the South Tacoma business district.
	Support future expansion of the <b>library's services and facilities</b> , if there is opportunity, at the South Tacoma Fire Station location along South 56th Street. If TFD vacates, in the future, consider facility for library expansion or other uses to address community needs, and services.

# NEIGHBORHOOD PLAN ACTIONS

## Affordability

- **AFFORDABLE COMMUNITY** – Ensure access to affordable and diverse housing, including for renters, a mix of incomes, support for people experiencing homelessness, and opportunities to build generational wealth through home ownership.

# NEIGHBORHOOD PLAN ACTIONS

## Affordability

AFFORDABLE COMMUNITY	Identify <b>opportunity sites and facilitate affordable housing developer</b> /property owner matchmaking for new housing attainable for diverse incomes and needs, including families, multi-generational, and seniors.
	<b>Preserve existing attainable housing</b> , especially multifamily, to prevent displacement.
	Seek opportunities to collaborate with a <b>community land trust</b> for long-term affordability.
	Identify opportunities to support people who are <b>experiencing homelessness with shelter and food</b> .
	Expand existing City and Statewide policies and incentives to <b>support first-time homeownership</b> and rehab.
	Support changes to <b>statewide policies to support affordability and anti-displacement</b> .
	Connect community to resources for <b>assistance and activities for youth and families</b> .



# BOOSTER PROJECT

- **\$50,000 for implementation of community priorities**
- **Steering Group selected 5 projects for voting**
- **Community 'participatory budgeting' process:**
  - Online and in-person voting
  - Each person gets 2 votes!



# BOOSTER PROJECT

**HOW DO  
YOU WANT  
TO SPEND  
\$50,000**

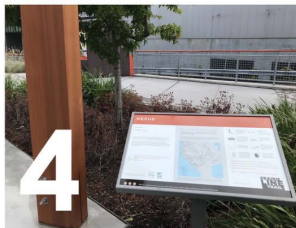
**to support implementation  
of the South Tacoma  
Neighborhood Plan?**



**3**

## **Programs and Spaces for Youth and Seniors**

Partner with local service providers to offer programs and spaces for youth, seniors, and other vulnerable populations



**4**

## **Interpretive Signage**

Create and install interpretive signage and art to tell the diverse stories of South Tacoma



**1**

## **Business District Amenities**

Add trees, signage and/or street furnishings to enhance identity of the South Tacoma business district (around South Tacoma Way and South 56th Street)



**2**

## **Support Signature Community Events**

Such as: Street Festivals, Pop-Up Markets, and Youth-Friendly Events

Partner with local organizations to build capacity for ongoing events in South Tacoma



**5**

## **Tree Planting**

Identify sites to remove pavement and plant trees, including along South Tacoma Way and other major streets

**VOTE HERE:**



# BIA 101: Common Language

- **Ratepayer:** entity (property or business owner) that pays an assessment and benefits from BIA services
- **Assessment:** dollar amount charged to ratepayers; determined via a formula
- **Ratepayer Board:** governing body of the BIA
- **Stakeholders:** business owners, community members, residents, and all ratepayer types
- **Managing Organization:** non-profit that manages BIA funds and contracts; convenes and is receptive to the Ratepayer Board
- **Benefits:** services performed in district



# What is a BIA?

- Funding mechanism for **local placemaking**
- Enacted by **City Council**
- Managed in the **neighborhood**
- **Assessment** on properties and/or businesses
- Assessment based on **local preference** (square footage, value, sales, etc.)
- Uses are **local preferences**, often:
  - Cleaning
  - Safety
  - Marketing & promotions
  - Business development
  - Professional Management

## 23<sup>rd</sup> & East Union Business Improvement Area

MidTown Community Center • 1106 23<sup>rd</sup> Avenue, Seattle, WA 98122

### Organizing Committee

Tom Bangasser, MidTown Center  
Ian Eisenberg, Sea Suds & 1400 23<sup>rd</sup> LLC  
Merle Richten, Olive Development  
Jim Mueller, 2203 East Union, LLC  
Selome Teshome, Teshome Properties  
Jean Tirnea, 21 Union, LLC  
Mark Travers, Architect

Café de Simas  
Business District Manager  
cdeimas.bdm@gmail.com  
206.477.6133



## BUSINESS IMPROVEMENT AREA CONCEPT

The property and business owners at 23<sup>rd</sup> & E. Union have worked together to improve the neighborhood on an informal basis for many years. We all know that sidewalk cleaning, garbage pick-up, and graffiti removal are persistent needs. We also know that our properties and businesses benefit from working together on special events, holiday lighting, and other activities. We think the most effective way to continue these efforts in a consistent and equitable manner is to form a Business Improvement Area (BIA).

BIAs are special assessment districts that are established to maintain and enhance neighborhood business districts. BIAs are a self-help mechanism through which property owners choose to assess themselves to fund cleanliness, safety, and other programs designed to benefit the properties they serve. There are seven BIAs currently operating in Seattle. These are authorized by the city council through *RCW Chapter 35.87A*, but each is conceived and managed by those who pay the fees. An important feature of BIAs is that everyone pays their fair share.

The planned expenses for the proposed BIA include:

• Cleaning, Litter & Graffiti Removal	\$30,000
• Holiday Lighting	5,000
• Events	5,000
• Management & Overhead	10,000
	\$50,000



Proposed BIA Boundary

### How will the assessment be calculated?

The proposed 23<sup>rd</sup> & E. Union Business Improvement Area (BIA) assessments will be based on each property's total appraised value and lot square footage, according to King County records. We are currently considering an assessment of \$0.0690/square foot plus \$0.6221/\$1,000 of assessed value. This will make the district-wide assessment about half on value and half on lot size.

### Who will pay the BIA assessment?

The BIA assessment will be paid by all commercially zoned properties between 20th Avenue and 25th Avenue and between E. Spring Street and E. Pike Street, except for single family homes, duplexes, and triplexes.

As proposed, the top payers will include:

26% Mid Town LLC
12% Casey Family Program
7% Sea Suds & 1400 23 <sup>rd</sup> LLC
6% Merle Richten-Olive Dev.
6% Mt. Calvary Christian
6% Key Bank
5% Lutheran Church
5% Seattle Housing Auth.
4% 2203 East Union LLC
4% Ezra Teshome
3% 21 Union/Sean Tirnea
8% non-res
3% 15 others
100% Total

Draft: 8/29/11



# Potential Services

Clean & Safe	Parks & Public Spaces	Homeless Services	Economic Development	Beautification	Marketing, Promotions & Events	Transportation
Street Sweeping	Park Activation & Management	Outreach	Real Estate Development	Hanging Flowers	Signs & banners	Connectivity
Pressure Washing	Storefronts	Care Centers	Market Opportunities	Planters & Street Furniture	Festivals	Pedestrian Safety Improvements
Litter & Graffiti Removal	Green Spaces	Mental Health Services	Development Loans – Small Business Grants	Landscaping	Farmers Markets	Parking Improvements
Ambassadors	Streetscapes	Skill Development	Data & Research	Seasonal Décor	Advertising Campaigns	Non-motorized initiatives
Lighting	Emergency Preparedness	Workforce Development	Affordability	Public Art	Business Directory	Encourage Public Transit

# Successful Districts



# Steps to Formation



- Organizational Assessment & Development
- Core / Leadership group
  - Service area & goals
  - Work plan & budget
  - Assessment mechanism
- Building support
  - City check-ins
  - Community members & mayor ratepayers
  - Messages
  - One-on-one contacts
  - General meetings
- Draft ordinance
- 60% of assessment in support
- Formal City Council process

# Process





# Next Steps

## Winter Engagement:

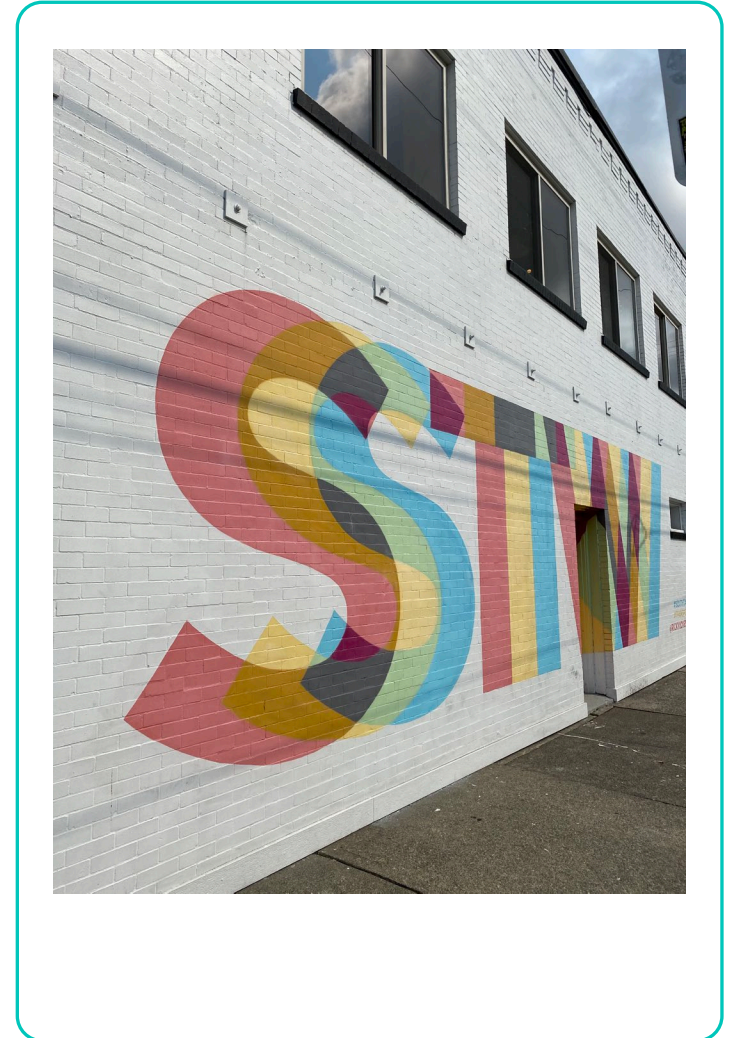
- **Booster Grant Voting:**
  - STAR Center Resource Fair, December 7
  - Santa Parade, December 14
- **Share draft plan actions with community**

## Implementation – starts now!

- Ongoing coordination with local businesses and organizations

## Adoption:

- Winter 2025: Planning Commission and Council Review
- Spring 2025: Adoption



# Thank you!

We look forward to working together.

**Lauren Hoogkamer, *Principal Planner***

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Sign Up & Learn More  
[Cityoftacoma.org/NeighborhoodPlanning](http://Cityoftacoma.org/NeighborhoodPlanning)

