

**South Tacoma
Neighborhood Planning**

Steering Group Meeting #5

July 25, 2024



AGENDA

- **Icebreaker:** *Stretch and shake*
- **Brief Program Updates/Housekeeping**
 - Final Goal Language
- **Urban Design Program Announcement (Urban Design Studio)**
- **Engagement Update**
 - Interactive Map/Survey Launch
 - Event Planning, Party Planning Committee
 - Focus Groups/Tabling
- **South Tacoma Mixed Use Center Historic Properties Survey (Historic Preservation Office)**
 - Key Findings
 - Discussion
- **Wrap Up & Next Steps**



HOUSEKEEPING



GROUP NORMS

Discussion guidelines for our work together:

- **Respect each other's time.** As much as possible, please be on time, attend meetings, and come prepared. Listen to each other for understanding.
- **Take space, make space.** Share your ideas, then step back to actively listen. If you're talkative, remember to step back; if you're quiet, remember to step up.
- **Expect the best.** When someone says something, assume the best intentions; ask clarifying questions. And keep in mind that sometimes impact is different than intent.
- **Apply a trauma-informed framework.** Recognize past harm and ground our work in principles of safety, trustworthiness/transparency, neighborhood strengths, peer support, collaboration, empowerment and choice, and cultural, historical, and gender issues. Allow space for reflection and healing.
- **Make room for messy, incomplete, and imperfect.** There's no one right answer, and a final plan is not the end. Move at the speed of trust.
- **Be positive and solution oriented.** Keep moving forward. Be aware of what we can and cannot change.
- **Know that you are valued.** You are making a big contribution to the South Tacoma neighborhood – thank you!



Brief Goal Language Recap

Goal Language

📖 Transportation, Mobility, and Connectivity

- **Safe Streets**
- **Walkability & Connectivity**

📖 Health and Environment

- **Healthy, Sustainable Environment**

📖 Economic Opportunity and Development

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

📖 Sense of Place and Community

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

📖 Affordability

- **Affordable Community**

Revised Goal Language

📖 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.



Urban Design Project Review & Urban Design Board

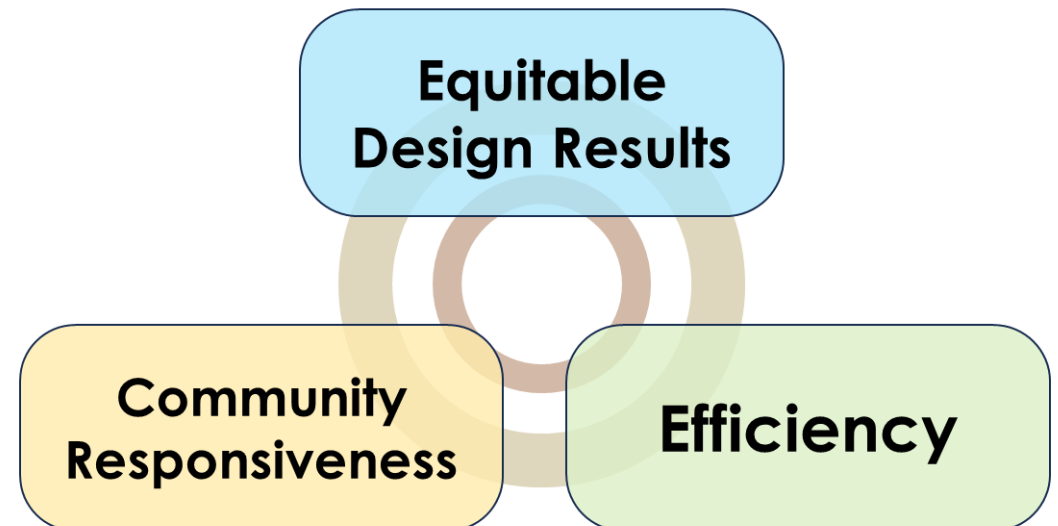
Urban Design Project Review

Approved by Council May 7, 2024 – effective January 1, 2025

- Created new UDPR land use permit process for large developments within designated growth areas
 - Two approval tracks: Administrative & Urban Design Board
- Established an Urban Design Board to review largest projects

What problems does this seek to address?

- Inequitable development results
- Code standards alone can't support good outcomes or design innovation
- Limited community awareness of large, transformational projects in centers



Urban Design Project Review

Urban Design Board

- Seven members
- Membership reflects mix of professional and lived experience
- Minimum of two from City Council Districts 3, 4, ***or*** 5
- Up to two Board positions could be filled by non-City residents, with preference granted to City residents when possible

No. of Members	Expertise/Lived Experience
4	Design or development professional
1	Active/Multimodal transportation
1	Sustainable development
1	Culture and heritage

Applications are being accepted *NOW* through *August 21st*

www.cityoftacoma.org/government/committees_boards_commissions



SUMMER ENGAGEMENT PLANNING

Neighborhood Plan Process

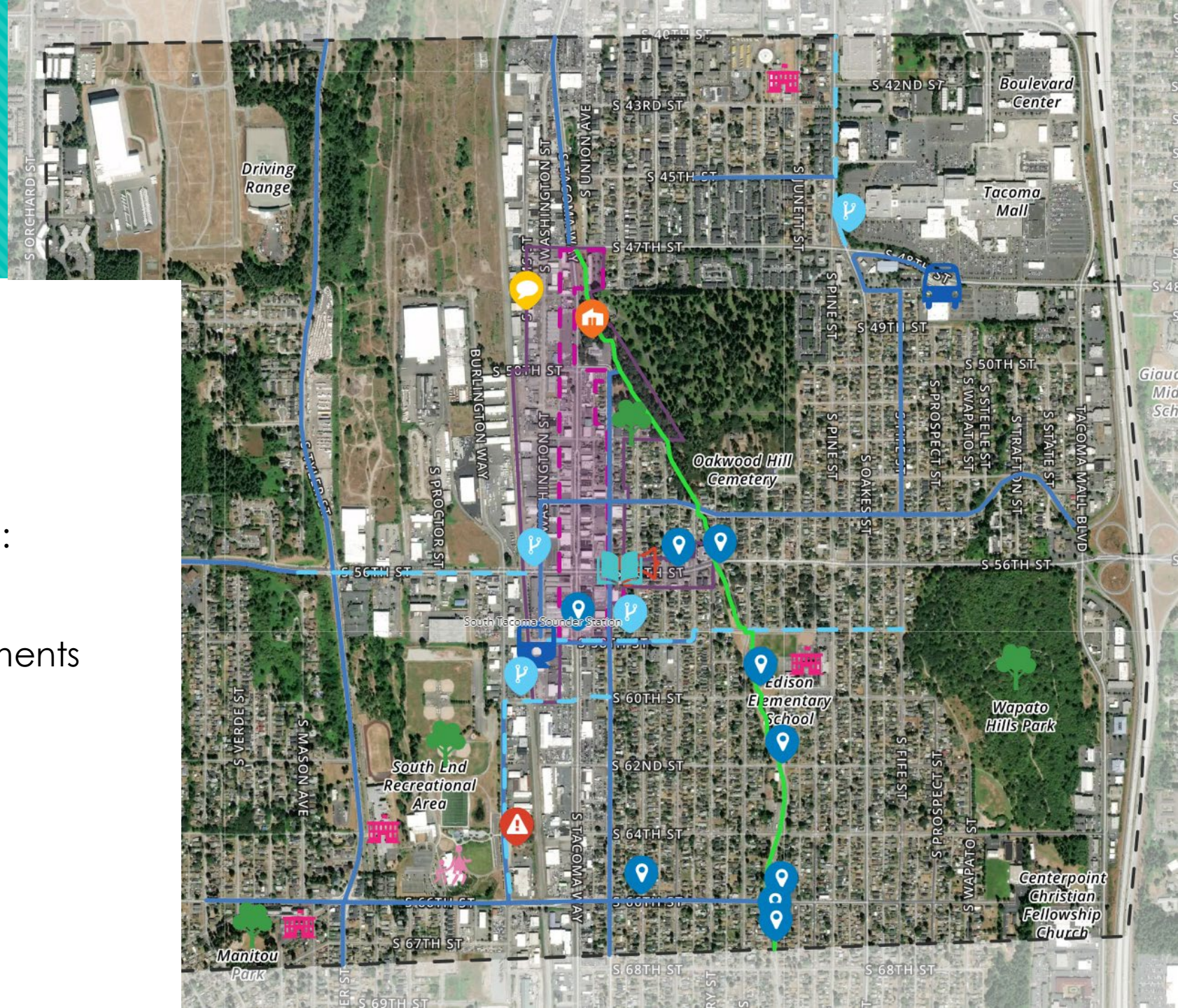


★
We are here

Reminder!
Get the word out for the just-released Project Ideas Interactive Map and Survey!

UPDATE: South Tacoma Project Ideas Interactive Map

- 11 comments so far, including:
 - Traffic calming
 - Amenity/service improvements along the Flume Line Trail
 - Homelessness



Summer Engagement Plan

- **July-September: Project Ideas Engagement**
 - Online survey and interactive map (July 8) – launched!
 - Historic Survey Walking Tour (July 18) – complete!
 - Community Events – **2 confirmed!** – **call for volunteers!**
 - August 23: STAR Center Summer Bash
 - August 31: Fernseed Pop-Up at Haunted Farmers' Market
 - Multi-lingual engagement and focus groups – planning
 - Tabling, display board at library – planning
- **Fall: Booster Voting & Draft Plan**
 - Outreach: City of Destiny Festival; Halloween; Santa Parade



Party Planning Committee

Party Planning Committee Meeting Recap

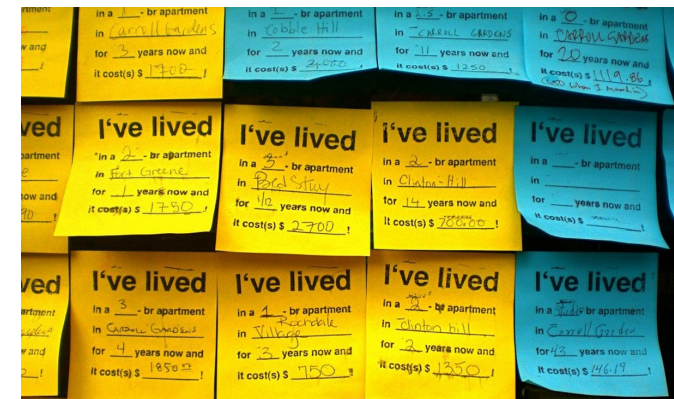
- Decision to highlight and enhance existing summer events in the community:
 - Summer Bash at the STAR Center – **Friday, August 23 with setup at 5 PM and the event from 6 to 8 PM (VOLUNTEER!)**
 - Fernseed Pop-Up at Haunted Farmers' Market – **Saturday, August 31 with setup at 10 AM and the event from 11 AM to 2 PM (VOLUNTEER!)**

Still pending:

- Hive & Co Pop-Up on Saturday, September 28
- Reels and social media promotion
- Refreshment giveaways at STAR Center (pastries and juice from local businesses) and Fernseed (ice cream scooter)

Interactive Activities:

- Interactive mural/ feedback card
- Photobooth: “South Tacoma needs...”
- Refreshments!



Focus Groups/Tabling

- **Youth engagement** – still working on this
- **Focus Group ideas:**
 - Ludwig Senior Apartments focus group; Park52 other renter groups – (senior/renter perspective)
 - Centro Rendu; Asia Pacific Cultural Center – (multilingual/cultural communities)
 - Hosting focus groups in multiple languages (e.g. Spanish speaking businesses)
 - Business District/small business owner focus group
 - Focus group questions created based on goals
- **Tabling:**
 - Tabling at other recurring events and/or pop-ups?
 - South Tacoma Neighborhood Council Meeting and Business District Association (**VOLUNTEER!**)
 - Future: Destiny Festival (Oct 27), Halloween event, Santa Parade

SPEED
LIMIT
25

CROSSWALK

HISTORIC PROPERTIES SURVEY



The Historic Property Survey and the Neighborhood Plan

Goal Language

 Economic Opportunity and Development

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

 Sense of Place and Community

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

Goal Language Particular to Historic Buildings and Spaces

 Economic Opportunity and Development

- **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.

 Sense of Place and Community

- **Celebrate History & Identities** - Celebrate the neighborhood's many **histories and community identities**; ensure broad, equitable participation in neighborhood decisions.

Historic Preservation Program

Introduction

Tacoma is rich with culture, history, archaeological resources, and historic architecture.

The City of Tacoma's Historic Preservation Program is dedicated to preserving that legacy.

Program Areas

- Landmarks Preservation Commission
- Tacoma Historic Register (190+)
- Design review, permits
- Public education, outreach/events
- Historic Surveys happening in 2023-24
 - South Tacoma Mixed Use Center
 - Tacoma's Black Historic Sites



Historic Property Survey

What Is a Historic Property Survey?

- Reconnaissance vs. Intensive level
- Documetation
 - Photos from right-of-way
 - Observable data
 - Historic research/Context

How Is a Historic Property Survey Used?

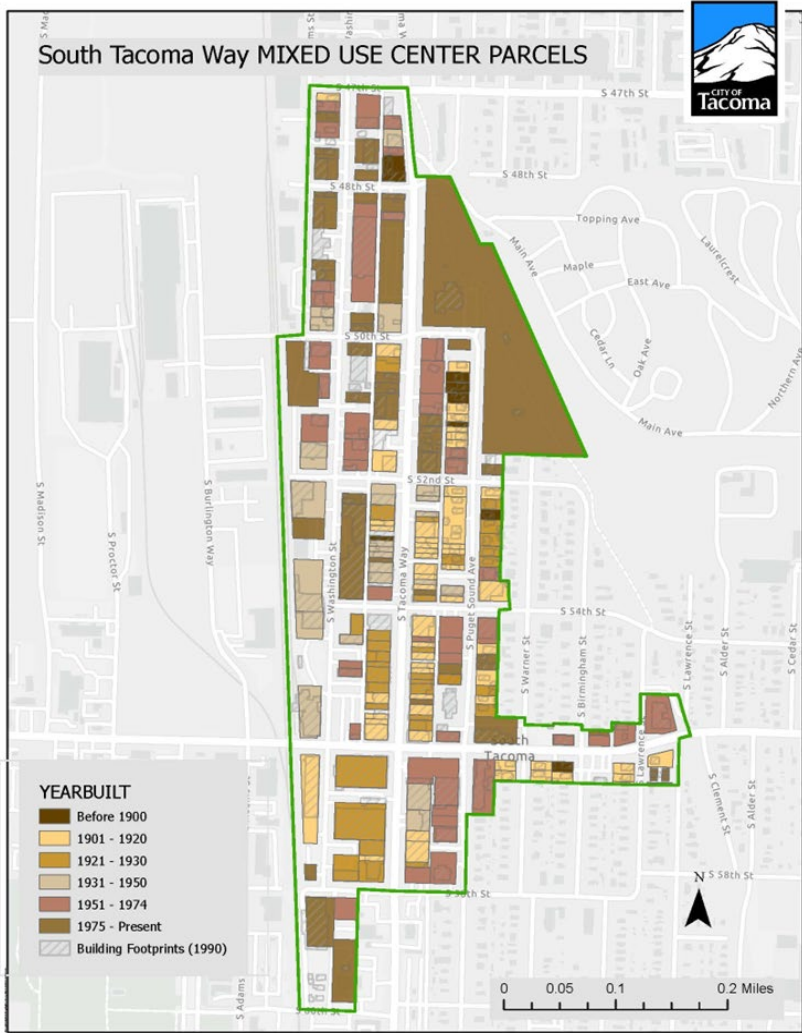
- Baseline data to better understand historic properties
- City and State project planning
- Foundation for public information, walking tours



1950s view of businesses along South Tacoma Way. Source: Tacoma Public Library, Richards Studio image A57331-36.

Historic Property Survey

- Survey Area
- Parcel data, showing relative age of primary building or structure



Historic Property Survey

Project Timeline

- **Fall 2023-Spring 2024:** Historic research, fieldwork
- **Winter/Spring 2024:** Data processing, analysis
- **July 2024:** Project report and public presentation of results



ca1910 view of Tacoma Mills, 5230 S. Washington Street.
Source: Tacoma Public Library, image TPL-1004.

Historic Property Survey

Findings Overview*

- 200 properties surveyed (20 omitted due to age)
 - 10 selected for intensive level documentation
- # Potentially eligible for National Register of Historic Places: 17
- # Potentially eligible for City of Tacoma Historic Register: 30
(includes the 17 above)
- # of potentially eligible historic districts: 2

*draft version, subject to change in final report

Historic Property Survey

Findings Overview* - Periods of Development

- Puyallup ancestral homeland
- Early Euro-American Settlement 1792-1872
- Railroad Growth, Naming, Annexation 1873-1903
- Neighborhood Establishment 1904-1922
- Automobiles, Great Depression, WW 1 1923-1945
- Post-War Development 1946-1974
- Recent Years 1975-present

*draft version, subject to change in final report



1948 aerial view of South Tacoma. Source: Tacoma Public Library, image Richards Studio D34647-17.

Address	Year Built	Historic Name
3501 S. 58th St.	1956	South Tacoma Branch, American Savings & Loan
4734 South Tacoma Way	c1894, 1948, ...	Brown's Flower Shop
5046-5050 South Tacoma Way	c1891, c1918, 1928 remodel, ...	Newbert Apartments
5210-5214 South Tacoma Way	1925	South Tacoma Doge, South Tacoma Bowl
5226 South Tacoma Way	1934	Opal Tavern
5252 S. Washington St.	1946	Franklin Food Store, Piggly Wiggly Supermarket



Address	Year Built	Historic Name
5419 South Tacoma Way	1909, 1968 remodel	Jensen Building, Southwell Schwinn's Cyclery
5423 South Tacoma Way	1924	Ed Garceau Drygoods Store/Garceau Department Store
5432 S. Washington St.	1922	Kenworthy Grain and Milling Company
5601 S. Puget Sound Ave.	1954, 1965 addition	Asbury United Methodist Church



Historic Property Survey

Incentives for Landmarks

- There are various economic incentives for owners or developers of historic properties in Tacoma, including Special Tax Valuation and low interest loans.
- [Financial Incentives - City of Tacoma](#)
- Read more about what it means to become a landmark: www.cityoftacoma.org/historicpreservation
- Incentives also exist for National Register listed properties (Federal 20% tax credit for rehabilitation)

Historic Registers

- Tacoma Register of Historic Places
- Washington Heritage Register
- National Register of Historic Places

Types of Nominations

- Individual properties or sites
- Multi-property nominations
- Historic districts

Historic Preservation Discussion

In breakout groups:

- What should the Neighborhood Plan do to support history and identities in the neighborhood?
 - Signage/plaques
 - Individual landmarks
 - Multi-property nomination
 - Historic district
- Are there incentives that are needed to help make nomination of historic properties worthwhile (especially for property owners)?
- What else would you like to see considered that wasn't in this study?

While you are brainstorming ideas on the Historic Survey, discuss and add to the interactive map!

<https://engagepiercecounty.mysocialpinpoint.com/southtacomanp/map#/>

Report-outs

Next Steps

Summer Engagement:

- Spread the word on the new survey and interactive map!
- Continue planning for August events:
 - Summer Bash at the STAR Center – **Friday, August 23 with setup at 5 PM and the event from 6 to 8 PM (VOLUNTEER!)**
 - Haunted Farmers' Market and Fernseed Backroom Pop-Up – **Saturday, August 31 with setup at 10 AM and the event from 11 AM to 2 PM (VOLUNTEER!)**

Upcoming dates:

- **Party Planning Committee:** next meeting time TBD based on event planning progress
- **Next Meeting: Comp Plan/STGPD/HIA** Thursday, August 22nd **(virtual)**, 5:30 PM
- September: Pierce Transit (TBD); Actions Preview
- October: Actions Workshop (in person)



Thank you!

We look forward to working together.

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Sign Up & Learn More

Cityoftacoma.org/NeighborhoodPlanning

