



# SOUTH TACOMA NEIGHBORHOOD PLAN

**CITY OF TACOMA  
NEIGHBORHOOD  
PLANNING  
PROGRAM**

**STEERING GROUP MEETING 9, FEBRUARY 27, 2025**

CITY OF TACOMA

PLANNING AND DEVELOPMENT SERVICES



# AGENDA



- **Updates**
  - Plan status and adoption schedule
  - Engagement overview
- **Booster Project: Group Discussion**
  - Rankings
  - Implementation ideas and details
- **Major Ideas Summary: Presentation - NPP**
  - Key implementation opportunities
- **Implementation: Group Activity - Makers**
  - Implementation opportunities
  - Community-led actions
- **Wrap Up & Next Steps - All**
  - Public launch/ public event

# PROGRAM UPDATE

- Due to recent budget reductions, the program will sunset in June 2025
- Program staff are transitioning future implementation responsibilities to departments and community
- Staff will continue to work with South Tacoma through June to continue all of your hard work.
- We appreciate all of the lessons we learned from you about how to do engagement better and will be incorporating those lessons into department efforts.



# ENGAGEMENT SUMMARY *See page 35*

## 1,300+ “engagements” with community members:

- **4 focused community events and meetings:** 200+ participants
- **13+ interview conversations** with key collaborators
- **2 online community surveys and interactive map:** 200+ replies
- **2 phases of multilingual outreach**(in 6 languages): 200+ responses in Vietnamese, Spanish, Korean, Russian, and Ukrainian
- **2 walking tours:** 50+ participants
- **4 pop-up events:** 190 comments received
- **2 focus groups:** 24 participants
- **Tabling at 3 community events:** 300+ participants
- **Community briefings** to the Neighborhood Council and Business District
- **Steering Group** (residents, businesses, organizations): 30 members



# BOOSTER PROJECT

**Community Booster Voting** – 687 votes cast by 363 respondents

- **3 in-person events** (Santa Parade, Destiny Festival, Under the Big Top)
- **2 voting stations:** STAR Center and ST library
- **Online voting**

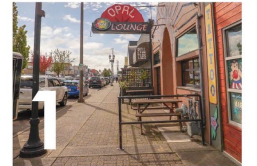
## Projects:

1. Business District Amenities
2. Support Signature Community Events
3. Programs for Youth and Seniors
4. Interpretive Signage
5. Tree Planting

## HOW DO YOU WANT TO SPEND

# \$50,000

to support implementation of the South Tacoma Neighborhood Plan?



### 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)



### 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



### Programs and Spaces for Youth and Seniors

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



### Interpretive Signage

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



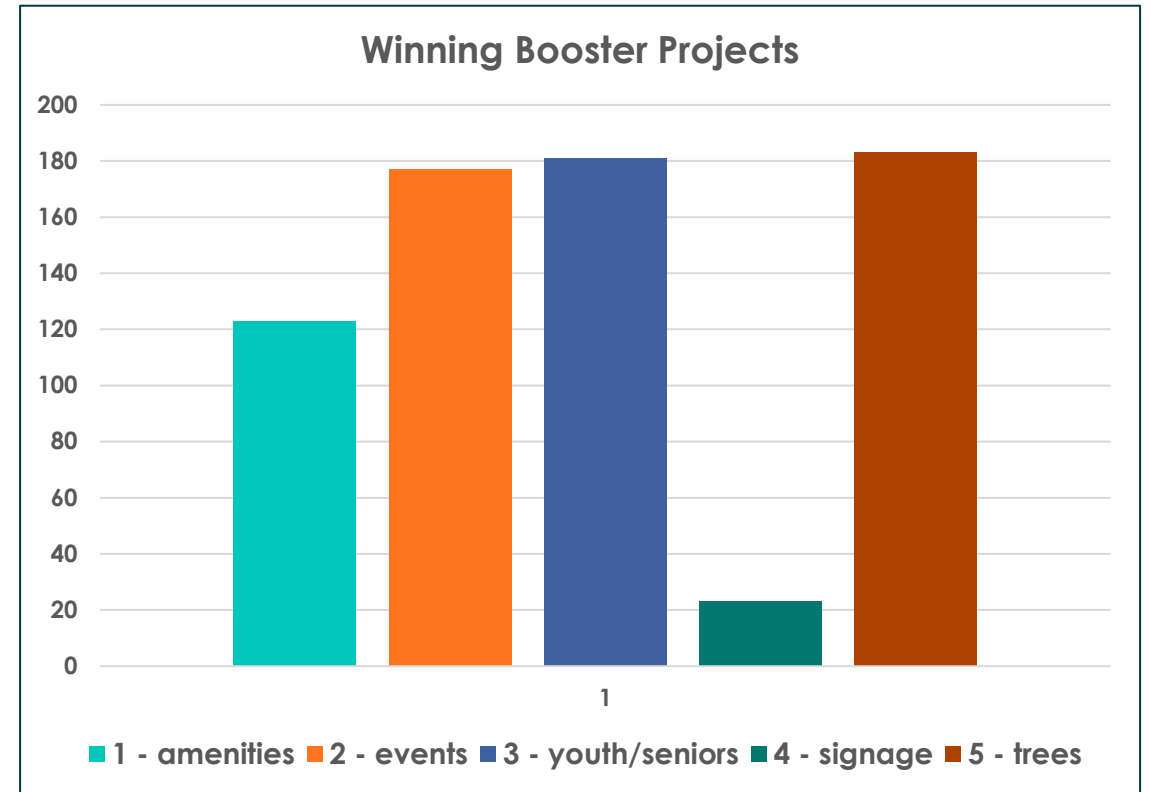
### Tree Planting

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

# BOOSTER PROJECT

## Projects:

1. Business District Amenities: 123 votes
2. Support Signature Community Events: **177 votes**
3. Programs for Youth and Seniors: **181 votes**
4. Interpretive Signage: 23 votes
5. Tree Planting: **183 votes**



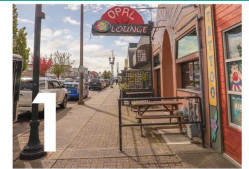
# BOOSTER PROJECT

- Each project needs a lead implementation partner
- Split \$50K between two projects or allocate all fund to one project?
- **\$25K for Trees**
  - *Proposed:* Tree funding to Tacoma Tree Foundation/Urban Forestry for tree outreach/planting area identification.
- **\$25K for Programs and Spaces, or...**
- **\$25K for combined Program and Spaces and Community Events**
  - *Proposed:* Program and Spaces/Events, contract with Star Center, STBDA, or other org.

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# PLAN OVERVIEW

- Puyallup Tribe of Indians Land Acknowledgement
- Welcome Letter from Council Members
- *Executive Summary\**
- Introduction
  - Neighborhood Plan Approach
  - Historic Resources
- South Tacoma Major Characteristics

*\*Coming in second review*

## South Tacoma

### Neighborhood Plan

City of Tacoma



Photo Credit: Ryan Givens



DRAFT February 2025

City of Tacoma  
Neighborhood  
Planning  
Program





# PLAN OVERVIEW (CONT.)

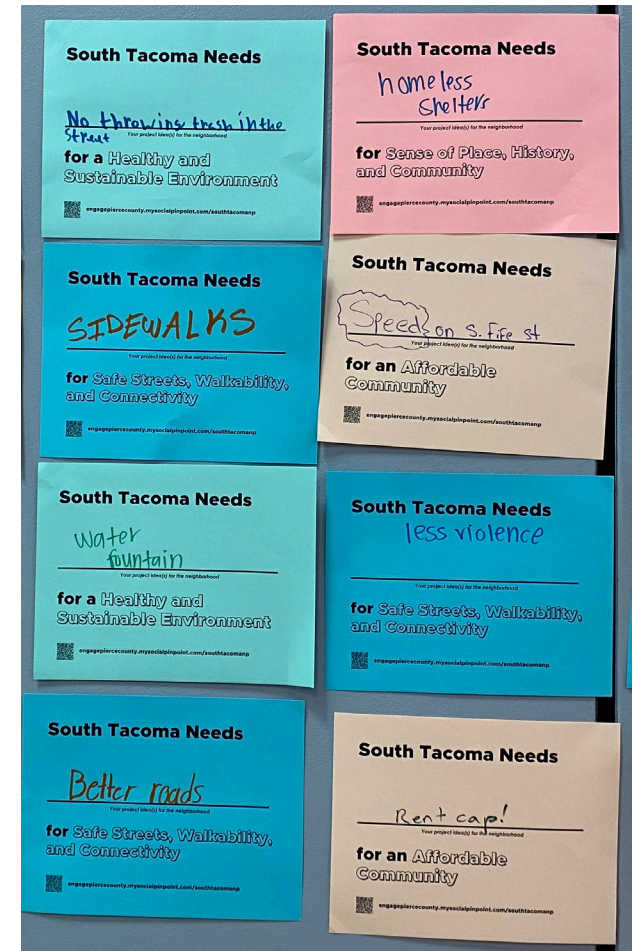
- **Community Engagement Summary**
- ***Major Ideas Summary\****
- **Recommendations**
  - Transportation, Mobility, and Connectivity
  - Health and Environment
  - Economic Development and Opportunity
  - Sense of Place and Community
  - Affordability
- **Lessons Learned**
- ***Glossary\****
- ***Works Cited\****
- ***Appendices\****
  - A. *Historic Resources*
  - B. *Event Summaries*
  - C. *Survey and Interactive Map Summaries*

# NEIGHBORHOOD PLAN VALUES

- **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*

# IMPLEMENTATION DISCUSSION

- Who could help to support actions that couple be completed in the short term, but still need a champion?
- What actions could community continue to advocate for?
- What's missing?
- Do you have specific ideas for supporting implementation of the starred items?



# RECOMMENDATIONS AND GOALS See page 54

- **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*

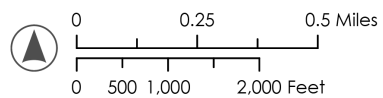
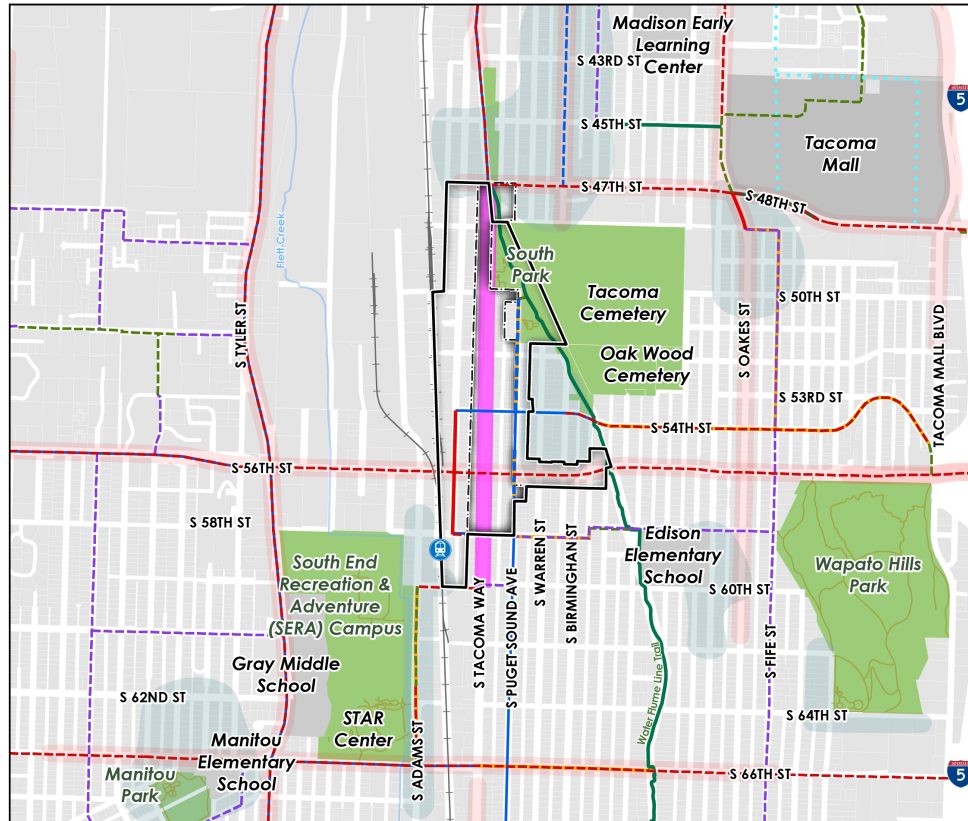
# LEGEND FOR ACTIONS TABLES *See page 54*

- **Feasibility:**
  - Key implementation opportunities ★
  - Booster Project Opportunity
- **Timing:** Short, Medium, Long
- **Responsible:** City department or external partner
- **Budget estimate:** Low, Medium, High, Major Project
- **Alignment** with other plans or policies, e.g.:
  - Comprehensive Plan
  - Tacoma Mall Art Plan
  - South Tacoma Groundwater Protection District Code Updates
  - Economic Green Zone



# Transportation, Mobility, and Connectivity

See page 57



**NOTE:** This map is a draft per the draft Transportation Master Plan.

**NOTE:** Several of the bikeway projects connecting to the Sounder Station are currently in design as part of the Sound Transit Station Access projects and expected to be built by 2030.



- **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.

# Transportation, Mobility, and Connectivity

## SAFE STREETS

Implement **Road Safety Audit recommendations** along South Tacoma Way:

- Conduct a corridor study and redesign, including a road diet through business district
- Improve pedestrian environment and public realm
- Look at opportunities from rechannelization, e.g. space for amenity zones and/or angled parking




Prioritize safety improvements along **Vision Zero high-risk network** and based on the South Tacoma Way Road Safety Audit.

Implement **traffic calming on neighborhood streets**, based on Neighborhood Traffic Calming Program prioritization, neighborhood greenways, and key community destinations like parks and schools, business district, and Sounder Station.

**Upgrade signalized intersections** to improve ADA access, pedestrian and bicycle mobility, and safety for all roadway users.

Improve **pedestrian-scale lighting**, prioritizing areas frequented by people who walk, bike, and roll.

# Transportation, Mobility, and Connectivity

WALKABILITY & CONNECTIVITY	Support <b>Safe Routes to School</b> at South Tacoma Schools
	Complete <b>missing link and accessible sidewalks</b> and curb ramps
	<b>Advocate for improved transit</b> by: <ul style="list-style-type: none"><li>• Increasing bus service frequency, especially early morning, late night, and weekend service</li><li>• High-capacity transit (such as bus rapid transit) to South Tacoma business district (long-term)</li><li>• Adding connecting bus routes to the rest of the city and region (long-term planning)</li></ul>
	Advocate for <b>improved Sounder Train service</b> - Implement planned <b>Sound Transit station area access improvements</b> 
	Improve facilities, furnishings, and ecosystem services along the <b>Water Flume Trail</b> <ul style="list-style-type: none"><li>- Add signage and wayfinding, trash receptacles, and tree planting</li><li>- Study upgrading existing painted bike lane on South Tacoma Way</li></ul>
	<b>Implement bicycle facilities</b> as recommended in other policy documents, including the Transportation and Mobility Plan, Vision Zero, and Safe Routes to School plans.





# 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.*

# Health and Environment

See page 66

HEALTHY, SUSTAINABLE ENVIRONMENT	<b>Increase tree canopy</b> to reach 30% citywide coverage goal: <ul style="list-style-type: none"><li>- Create a South Tacoma Urban Forestry Implementation Plan to identify funding opportunities, partnerships, and plantable spaces in ROW and large 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>	★
	Identify sites to <b>depave and plant trees</b> .	
	Support the ongoing South Tacoma Groundwater Protection District code updates and related efforts to protect <b>long-term water quality</b> .	
	Advocate for the <b>preservation of passive and active publicly held open space</b> to preserve tree canopy and provide air quality and stormwater benefits.	★
	<b>Improve air quality</b> in South Tacoma by: <ul style="list-style-type: none"><li>- Supporting distribution of air cleaning tools</li><li>- Collaborating with agencies for policy and regulatory changes</li></ul>	★
	Support healthcare, programming and public health facilities and access to care, including coordination for <b>pharmacy and urgent care clinic</b> .	

# 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.

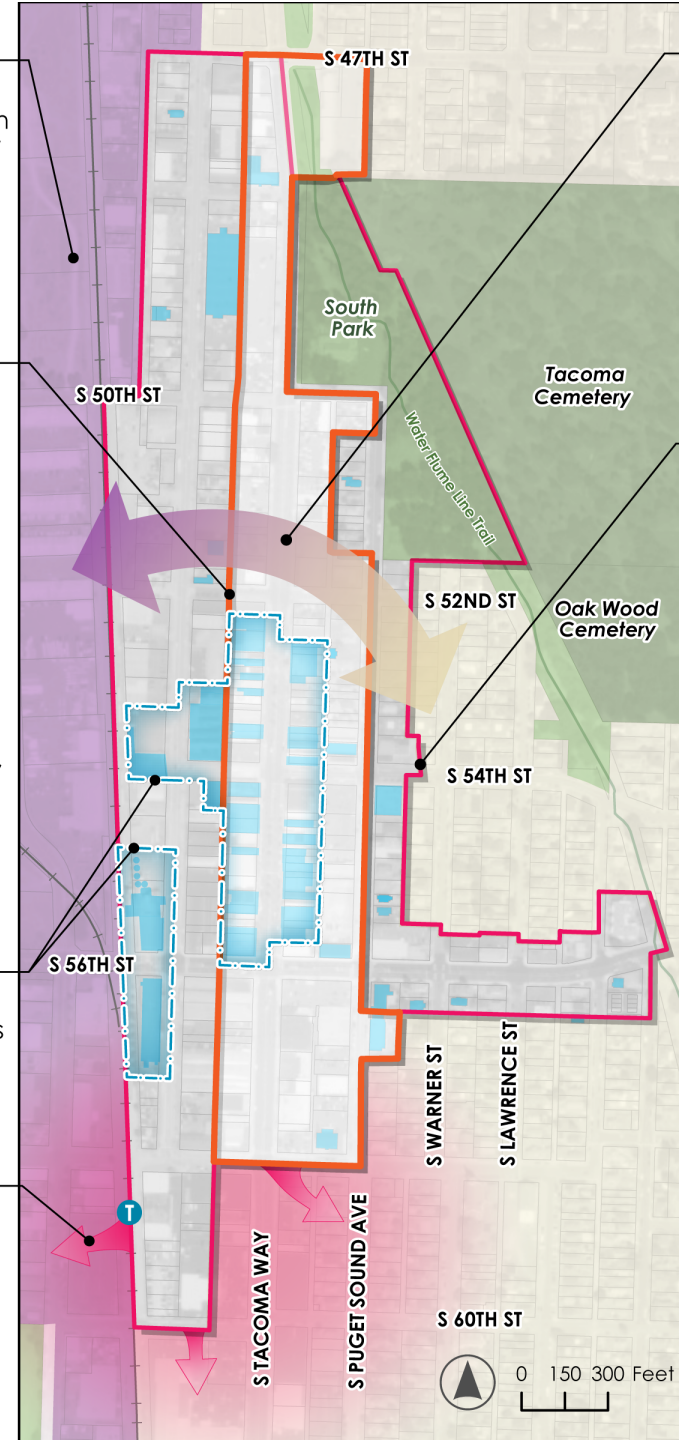
Foster a green economy through programs for green business vitality, EV charging stations, and job training.

Business District actions:

- Create a Business Improvement Area (BIA) and explore opportunities for expansion.
- Enhance the pedestrian environment through lighting, seating, parklets, streateries, etc.
- Support community events.

Preserve and designate historic landmark buildings and districts.

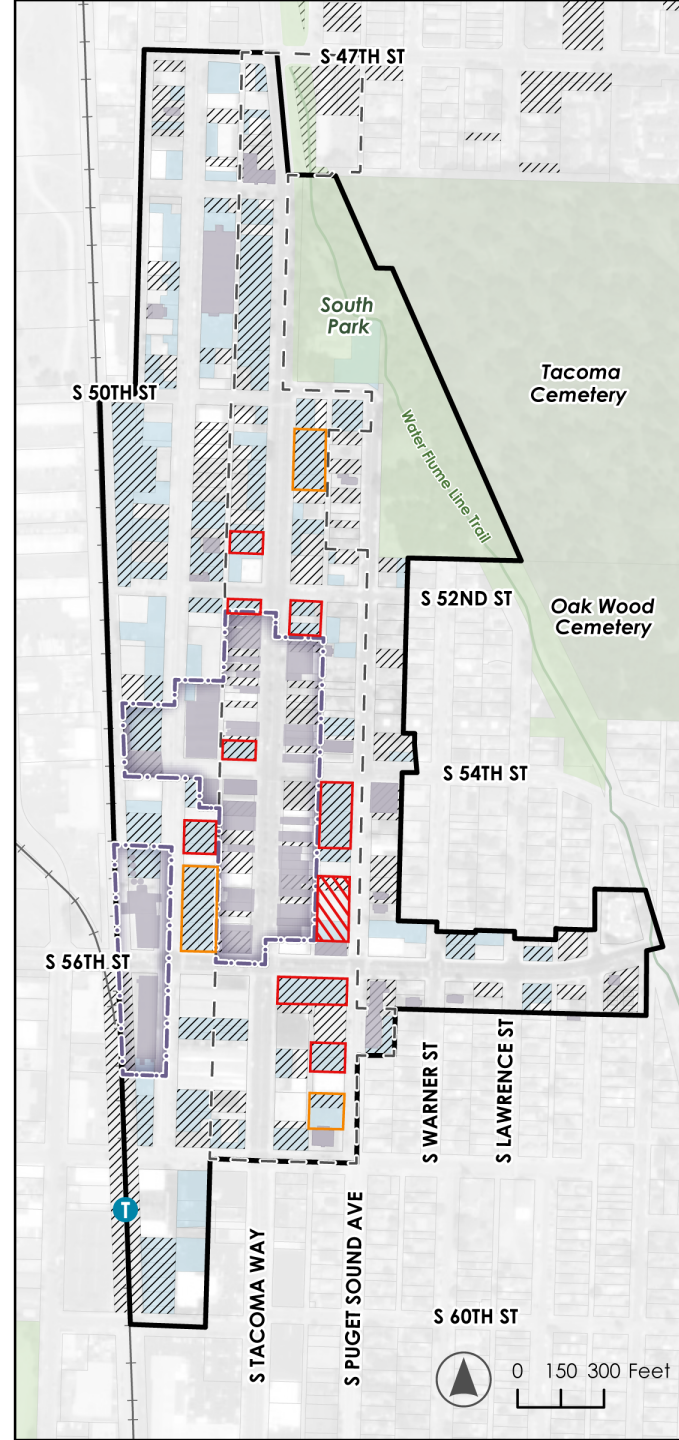
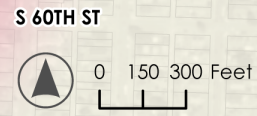
Study potential Mixed-Use Center boundary expansion.



Ensure compatibility between industrial lands and nearby neighborhoods through transition zones, design and development code updates and freight route planning.

Encourage socially responsible development with redevelopment, such as new outdoor community space and affordable housing.

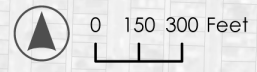
- Potential Mixed-Use Center expansion
- Eligible Historic Districts
- Eligible historic buildings
- South Tacoma Station
- Water Flume Trail
- Parks
- Cemeteries
- Residential
- Manufacturing Industrial Center
- Business District
- South Tacoma Mixed-Use Center



- Methodology**
- Focused only on properties located in MUC.
  - Identified sites within/near the business district with large surface parking lots and strong redevelopability rating.
  - Excluded eligible historic properties.

- Developability**
- Potential opportunity sites
  - Secondary/future opportunity sites
  - Vacant site
  - Surface parking
  - ILVR: 0-0.5 = Greatest Redevelopment Rating

- Eligible Historic Designation**
- Eligible Historic Districts
  - Eligible historic buildings
  - South Tacoma Station
  - Water Flume Trail
  - Parks
  - Cemeteries
  - Business District
  - South Tacoma Mixed-Use Center



# 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. ★
- Improve **street furnishings and pedestrian environment** on South Tacoma Way and in the business district.
- Support **signature community events**, street festivals/pop-up markets, youth-friendly events, and accessible/sensory-safe programs. ★
- 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. ★
- 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.

# Economic Opportunity and Development

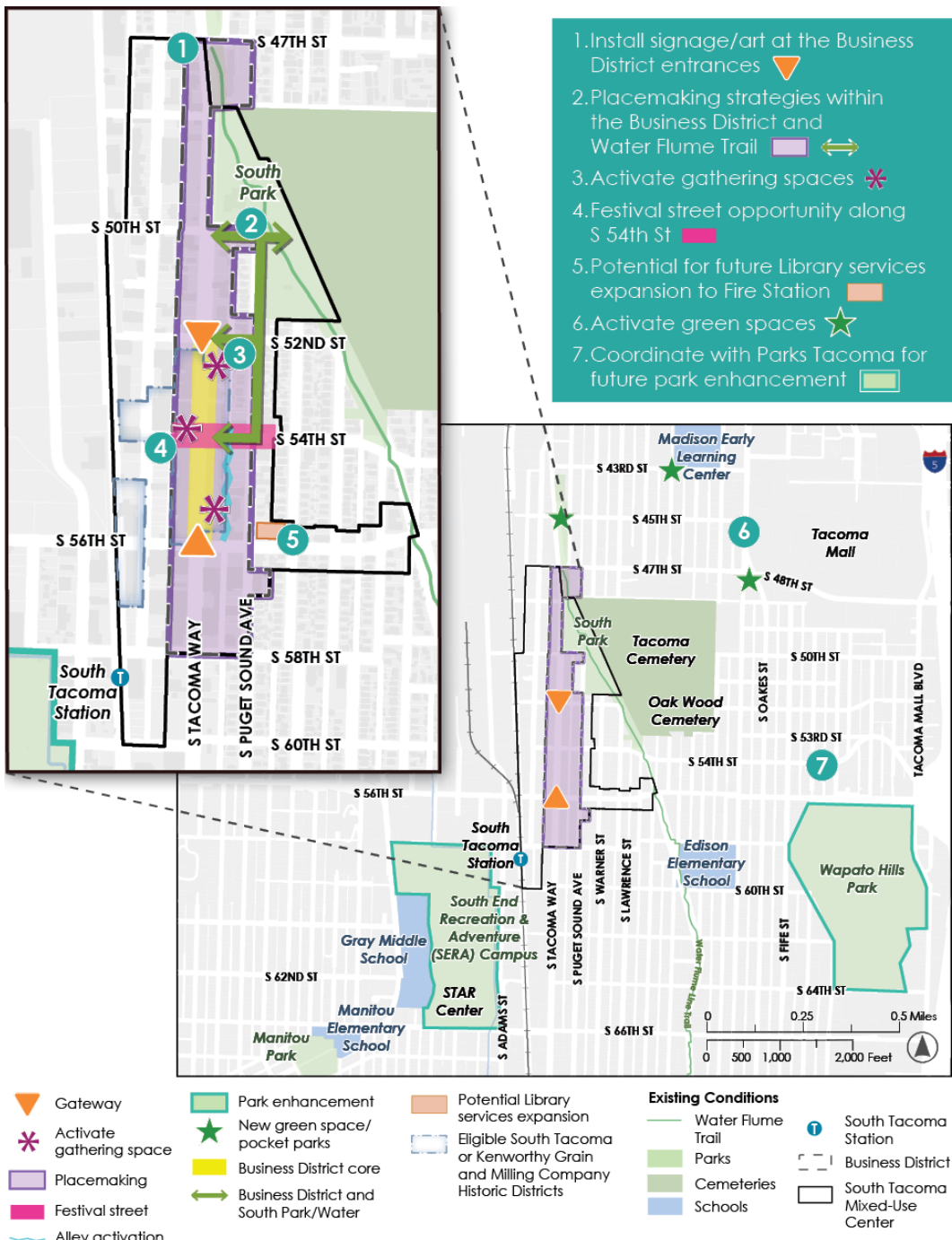
SOCIALLY RESPONSIBLE DEVELOPMENT	<p>Update requirements and incentives for community benefits with redevelopment to support <b>equitable, context-sensitive development</b> in the Mixed-Use Center, including affordable housing, commercial space, and public gathering.</p>
	<ul style="list-style-type: none"><li>- Preserve <b>individual landmark buildings</b> as identified by the Historic Property Survey.-</li><li>- Conduct business owner outreach to establish a <b>commercial historic district</b> of eligible parcels immediately along South Tacoma Way. ★</li></ul>
	<p>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.</p>
	<p>Update the Comprehensive Plan and Land Use Regulatory Code to address <b>land use compatibility review between industry and residential/commercial:</b></p> <ul style="list-style-type: none"><li>- Land use compatibility review and transition zones</li><li>- Design and development code updates for industrial uses, including warehousing</li><li>- Freight route planning</li></ul>

# Economic Opportunity and Development

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.
	Conduct an economic development study to <b>support green business vitality</b> in the Manufacturing Industrial Center, to set strategies for topics such as: <ul style="list-style-type: none"><li>- Incentive program for creative industries and small-scale manufacturing</li><li>- Local training/hire pilot program;</li><li>- Local shopping incentive program</li><li>- Industrial decarbonization and climate mitigation strategies</li></ul> 



# 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.





# 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 and equitable 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. 

# 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.
	<b>Activate publicly held open space</b> and right-of-way to create public access to green spaces, including locations noted in the Tacoma Mall Art Plan.
	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.



# Affordability

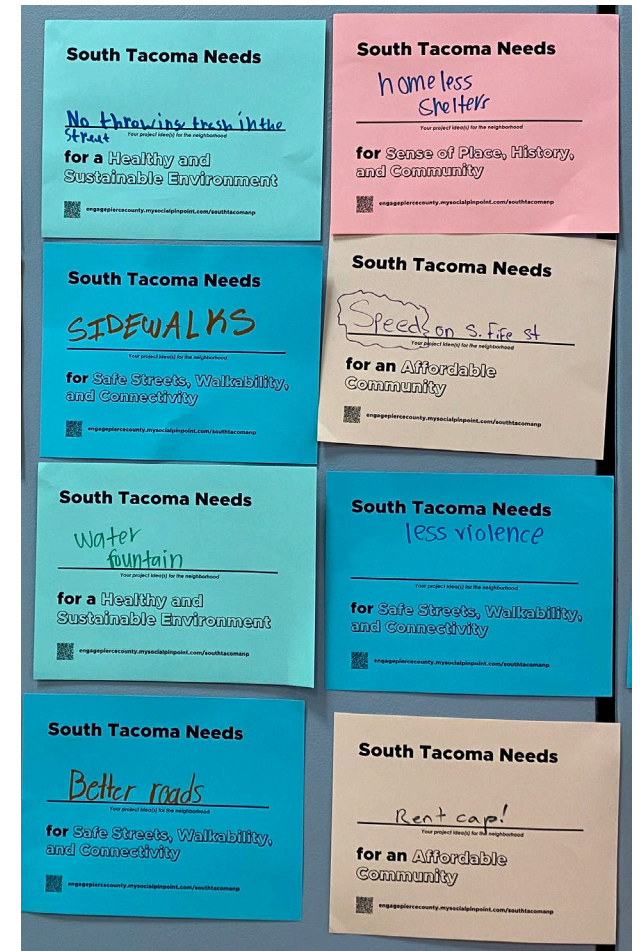
- **AFFORDABLE COMMUNITY** – Ensure access to affordable and diverse housing, including for renters, a mix of incomes, support for people experiencing homelessness, and opportunities to build generational wealth through home ownership.

# 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.
	Support <b>affordable ownership opportunities</b> . Seek opportunities to collaborate with a community land trust for long-term affordability.
	Preserve existing attainable housing, especially multifamily, to <b>prevent displacement</b> .
	Identify opportunities to support people who are <b>experiencing homelessness with shelter and food</b> .
	Support local <b>organizational capacity-building</b> to better serve community members who need assistance and resources for youth and families.

# IMPLEMENTATION DISCUSSION

- Who could help to support actions that could be completed in the short term, but still need a champion?
- What actions could community continue to advocate for?
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- Do you have specific ideas for supporting implementation of the starred items?



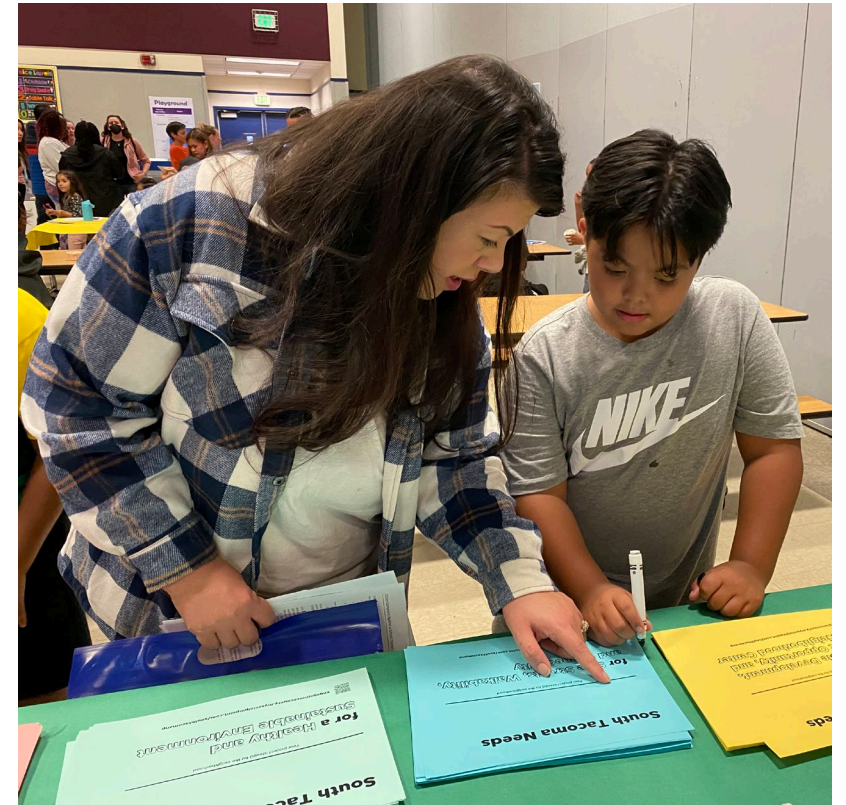
# PROPOSED NEXT STEPS

## PLAN ADOPTION

- Planning Commission Request for Recommendation to Council: *April 16*
- Study Session: *May 13 (TBD)*
- Council Resolution: *June 10 (TBD)*

## IMPLEMENTATION PLANNING

- Collaboration with implementers: *Until June 2025*
  - **City:** e.g. Public Works, Office of Arts, Urban Forestry
  - **Partners:** Parks Tacoma, South Tacoma Business District Association, Tacoma Tree Foundation
- **Public Event for Launch?**





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