City of Tacoma
Planning Commission

AGENDA

MEETING: Regular Meeting (Hybrid)

DATE/TIME: Wednesday, September 18, 2024, 5:00 p.m.

LOCATION: Council Chambers, 1st Floor of the Tacoma Municipal Building
747 Market Street, Tacoma, WA 98402

ZOOM INFO: Link: https://www.zoom.us/j/84416624153
Dial-in: +1 253 215 8782
ID: 844 1662 4153

A. Call to Order

- Quorum Call
- Land Acknowledgement

B. Approval of Agenda

C. Approval of Minutes

- March 20, 2024

D. Public Comments

This is the time set aside for public comment on Discussion Items on this agenda.

- Written comments on Discussion Items must be submitted to Planning@cityoftacoma.org by 12:00 noon prior to the meeting. Comments will be compiled, distributed to the Commission, and posted on the Planning Commission's meeting webpage at www.cityoftacoma.org/PlanningCommissionAgendas.
- To comment virtually, join the meeting using Zoom and raise your virtual hand. To comment in person, sign in at the back of the Council Chambers. Where necessary, the Chair may limit the allotted time for comment.

E. Disclosure of Contacts and Recusals

F. Discussion Items

1. One Tacoma Comprehensive Plan Update – Public Facilities and Services

- Description: Review the Public Facilities and Services Element of the One Tacoma Plan.
- Action: Informational.
- Contact: Wesley Rhodes (WRhodes@cityoftacoma.org);
Nick Anderson (NAnderson@cityoftacoma.org)

G. Upcoming Meetings (Tentative Agendas)

(1) Agenda for the October 2, 2024, meeting:

- Planning Commission Annual Report and Work Program
- Comprehensive Plan Periodic Review – Urban Form, Housing

(2) Agenda for the October 16, 2024, meeting:

- Planning Commission Annual Report and Work Program
- Comprehensive Plan Periodic Review – Historic Preservation

H. Communication Items

(1) **Reports/Communications from Staff**

(2) **Status Reports by Commissioners** – Picture Pac Ave and the TOD Task Force.

(3) **IPS Agenda** – The Infrastructure, Planning, and Sustainability Committee's next hybrid meeting is scheduled for Wednesday, September 25, 2024, at 4:30 p.m.; the agenda (tentatively) includes presentations on the Transportation Master Plan update and the proposed "Pedestrian Commitment Act". (Held at 747 Market Street, Tacoma, WA 98402, Conference Room 248 or virtually at http://www.zoom.us/j/87829056704, passcode 614650)

I. Adjournment

City of Tacoma
Planning Commission

MINUTES (draft)

MEETING: **Regular Meeting** (hybrid)

DATE/TIME: Wednesday, March 20, 2024, 5:00 p.m.

PRESENT: Christopher Karnes (Chair), Anthony Steele (Vice-Chair), Morgan Dorner, Robb Krehbiel, Matthew Martenson, Jordan Rash, Sandesh Sadalge, Brett Santhuff

ABSENT: Brett Marlo

A. Call to Order

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

Chair Karnes read the Land Acknowledgement.

B. Approval of Agenda

Vice-Chair Steele moved to approve the agenda as submitted. Commissioner Krehbiel seconded the motion. The motion passed unanimously.

C. Approval of Minutes

There were no meeting minutes to approve.

D. Public Comments

Stephen Atkinson, Principal Planner, reported that one written comment was received regarding permitting activity.

The following individuals addressed the Planning Commission

1. Kit Burns

Public Comment ended at 5:06 p.m.

Council Member Walker addressed the Commission.

E. Disclosure of Contacts and Recusals

There were no disclosures of contacts or recusals.

F. Discussion Items

1. 2025-2030 Capital Facilities Program Process

Nick Anderson, Office of Management and Budget, presented the Capital Facilities Program (CFP) process, including what the CFP is, the Capital Planning “Solar System”, CFP roles, and the 2024 process, noting the schedule and next steps.

The Commission provided feedback regarding discussion time for the Commission, scheduling elements, improvements in the plan, significant needs related to public facilities, the “Solar System”, and feedback from the Transportation Commission.

2. Permitting and Development Activity Reports

Lisa Spadoni, Planning and Development Services (PDS) Natural Resources Program, presented an overview of permitting and development activity, including publicly available reports, the number of permits issued in 2019-2023, trends in the valuation of projects, monthly trends of commercial building permits and new residential permits, valuations of miscellaneous development permits, land use permits applied for in 2022-2023, examples of various projects, and other PDS highlights.

Discussion ensued regarding project materials being more available, the Natural Resources Biologist, physical signs at development sites, the Permit Advisory Task Force, the Clean Buildings Act, expanding the notice mailer radius, the permits map, delineation of retail in commercial permits, data sources, staff capacity for undertaking conditional use permits and variances, and the distinction of commercial projects versus residential projects.

The Planning Commission recessed at 6:10 p.m. and reconvened at 6:16 p.m.

3. Pacific Avenue Subarea Plan and EIS – "Picture Pac Ave"

Wesley Rhodes, Senior Planner, provided an update on the status of transit improvements along Picture Pac Ave, including partner agency updates from Pierce Transit and the Washington State Department of Transportation (WSDOT), engagement in numbers, survey results, Commission workshops, major feedback themes, key project goals, the preliminary draft alternatives, and next steps.

Discussion ensued regarding targeted engagement with the BIPOC community, Capital Improvement Grant requirements, demographic statistics, the importance of reaching non-English speaking community members, the preliminary alternatives options for the Planned Action Environmental Impact Statement (EIS), key project goals, impact fees, potential annexation areas, and jobs versus housing.

H. Upcoming Meetings (Tentative Agendas)

(1) Agenda for the April 3, 2024, meeting includes:

- Home In Tacoma – Phase 2 - Debrief

(2) Agenda for the April 17, 2024, meeting includes:

- Home In Tacoma – Phase 2 - Direction/Recommendation

I. Communication Items

The Commission acknowledged receipt of communication items on the agenda.

Atkinson noted the City Council is seeking applicants to fill the Commission's District 2, 3, and 5 positions.

Chair Karnes reported on the TOD Task Force's recent presentation from Spokane Transit Authority.

J. 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/

Agenda Item F1

City of Tacoma
Planning and Development Services

To: Planning Commission

From: Wesley Rhodes, Planning Services Division

Subject: **One Tacoma Comprehensive Plan Update – Public Facilities + Services Element**

Memo Date: September 11, 2024

Meeting Date: September 18, 2024

Action Requested:
Informational.

Discussion:
Staff from Planning and Development Services will be leading the Planning Commission on a review of the Public Facilities + Services Element of the One Tacoma Plan, including a discussion of the planning requirements of the Growth Management Act and opportunities to better align project prioritization criteria with the City's goals and policies.

Project Summary and Background:
Tacoma's Comprehensive Plan, *One Tacoma*, is the City's official statement concerning its vision for future growth and development. It identifies goals, policies, and strategies for maintaining the health, welfare, and quality of life of Tacoma's residents. The Comprehensive Plan is comprised of numerous individual elements, including elements addressing such important issues as urban form, design and development, environment and watershed health, parks and recreation, housing, economic development, and transportation and infrastructure.

The City of Tacoma amends its Comprehensive Plan on an annual basis as permitted by state law. In addition to these regular amendments, the Growth Management Act (GMA) requires counties and cities to periodically conduct a thorough review of their plans and regulations to bring them in line with any relevant changes in the GMA, and to accommodate updated growth targets. RCW 36.70A.130 establishes the review procedures and schedule for Comprehensive Plan amendments and periodic review. Tacoma last completed such a "periodic update" in 2015 and is mandated to undertake and complete another "periodic update".

In addition, the City of Tacoma is the designated "Metropolitan City" for Pierce County and is allocated, through Vision 2050 and the Countywide Planning Policies, to accommodate a significant share of the region's population and employment growth. The Puget Sound Regional Council evaluates and certifies local comprehensive plans for consistency with the multi-county planning policies (see the Plan Review Manual, page 27). The Comprehensive Plan update will include a review and update to ensure consistency with the goals and policies of Vision 2050

Prior Actions:

- September 4, 2024: Reviewed planning requirements for the Parks + Recreation Element including opportunities to better align goals and policies with the Metro Parks Tacoma System and Strategic Plan.
- December 20, 2023: Recommended scope of work and engagement strategy.
- June 21, 2023: Reviewed planning requirements for the Periodic Update and recent legislative updates pertaining to housing and climate policy.

Background Documents:

- Dept. of Commerce Checklist
- Vision 2050 Checklist
- One Tacoma Comprehensive Plan Update Work Plan

Staff Contacts:

- Wesley Rhodes, Senior Planner, wrhodes@cityoftacoma.org
- Stephen Atkinson, Principal Planner, satkinson@cityoftacoma.org

Attachments:

- Attachment 1: Assessment Report
- Attachment 2: DRAFT Public Facilities and Services CIP Prioritization Criteria Memo
- Attachment 3: Current Public Facilities + Services Element
- Attachment 4: DRAFT Baseline Conditions and Inventory

cc. Peter Huffman, Director

PURPOSE

The City of Tacoma is updating its Comprehensive Plan, One Tacoma, to the year 2050. This is a major update for the City, with the previous update to the plan occurring in 2015.

This document discusses the Public Services and Services element, including required updates as part of changes to the State Growth Management Act (GMA) as well as the Puget Sound Regional Council's (PSRC) VISION 2050.

ELEMENT OVERVIEW

The Public Facilities and Services Element of the Comprehensive Plan is a mandatory element of the Growth Management Act (GMA). This element contains the goals and policies for Tacoma's capital facilities and provides background information on the public facilities and services that serve communities in Tacoma. This background information includes an inventory of public facilities; identification of the minimum levels of service for these facilities; a list of capital projects to maintain the adopted standards and respond to the demands of growth; as well as the costs and funding sources of capital projects.

Throughout this element, the term "public facilities" includes all types of public infrastructure, including roads, utilities, parks and recreation, public safety, schools, and libraries.

This element is different from the City's Capital Facilities Program (CFP), which is a companion to this element. The CFP implements this element through planning and prioritization of identified projects and through budgeting over a 6-year time horizon. The CFP does not appropriate funds, but it translates the long-term vision, goals, and policies of this element and assists with the budgeting process to demonstrate the financial feasibility of the goals and policies outlined in this element.

The goals and policies in this chapter convey the City's intent to:

- Set clear goals for service delivery and system expansion for public rights-of- way, sanitary and stormwater systems, water, parks and recreation, public safety and emergency response, solid waste management, school facilities, technology access, and energy infrastructure.
- Ensure that public facilities and services support the local and regional growth planning objectives.
- Emphasize the development of facilities that serve multiple goals.
- Advance an adaptive management approach to improve reliability and resilience.
- Provide more equitable service delivery.
- Reduce risks to human and environmental health and safety.

Why does this matter?

Public facilities and services are fundamental to the functioning and well-being of communities. Capital projects are not only expensive endeavors, but they may also serve communities for decades, which makes equitably investments in public facilities and services even more important. These investments and improvements in public facilities and services offer opportunities to provide additional benefits and value that all Tacomans can experience.

Historically, public infrastructure has been a tool in shaping neighborhoods and communities, which has resulted in the concentration of wealth and easy access to daily essentials for some while others have experienced the localized impacts and burdens of public facilities and uneven levels of service. Future investments can begin to correct these historic disparities and improve services to underserved communities.

Public facilities can incorporate sustainable practices, such as energy-efficient buildings, green stormwater infrastructure, and renewable energy, to help achieve environmental goals and be responsive to climate change impacts, such as flooding and urban heat waves. Well-maintained and adaptive facilities can help the city respond and recover from crises like natural disasters or emergencies. Additionally, well-maintained facilities can ensure reliable service delivery and meet the basic needs of community members, keeping communities healthy and safe. Investments in public facilities can support workforce development, provide critical opportunities for education, and attract businesses and tourism. The goals and policies the City sets forth for these public facilities and services also allows the City to lead by example, encouraging other entities to invest in, and be good stewards of, the City of Tacoma.

PRELIMINARY CHANGES

Structural

Goals and policies have been reorganized and consolidated. The following provides a high-level summary of the changes in terms of reorganization:

- The existing theme Public Facilities + Services for Current + Future Development becomes **revised theme: Public Facilities + Services for Future Development**.
    - Goal 1 Facilities for Land Use, Goal 2 Annexation, and Goal 3 Essential Public Facilities are all folded under new Goal 1: Ensure public facilities and services for new development and future growth equitably meet or exceed the levels of service standards established by providers.
- The existing theme Needs + Priorities for Public Facilities Improvements becomes **new theme: Delivering Services Equitably.**

    - Modified Goal 2: Public facilities and services will address past deficiencies and correct gaps in service, particularly those in underserved areas, to ensure all Tacomans benefit from City services.
- The existing theme Maintained for the Future becomes **revised theme: Meeting Today's Needs + Maintained for the Future.**
    - Modified Goal 3: Maintain public facilities to ensure services are reliable and safe for community members to utilize.
- **The existing theme Financially Feasible remains unchanged**.
    - Goal 4 remains unchanged.
- The existing theme Economic Development + Neighborhood Revitalization and existing theme Designed + Located for Community Values becomes **new theme: Co-benefits of Infrastructure Investments**.
    - Modified Goal 5: Investments and improvements in public facilities and services enhance and expand the social, economic, and environmental assets in every Tacoma neighborhood.
- Embeds equity into policies where possible.

Language

- Use more people-centered language such as community members rather than the general public.
- Define terms to add clarity.
- Consolidate Goals and Policies to be concise and reduce redundancies.

Project Prioritization

A draft framework for updated public facilities and services prioritization criteria is attached for review.

GMA CONSISTENCY

Per RCW and WAC statute, a comprehensive plan is required to have a capital facilities element and a utilities element. The comprehensive plan must also address essential public facilities. The following details how the Public Facilities and Service Element fulfills GMA requirements.

- The element has a background information section for 14 identified services, which include public utilities (electricity, solid waste, stormwater, wastewater, and water), private utilities (telecommunications and natural gas), fire and emergency services, police, transportation, libraries, schools, general municipal facilities,

cultural facilities, and parks. The combined information covers both capital facilities and utilities.

- Each service provider section contains:
  - Summary of services.
  - Inventory of facilities and assets. (Required by GMA per WAC 365-196-420 and WAC 365-196-415)
  - Established LOS. (Required by GMA per WAC 365-196-420)
  - Discussion of future needs/demand. (Required by GMA per WAC 365-196-415)
  - Minimum 6-year financial plan with proposed projects. (Required by GMA per WAC 365-196-415)
- Proposed policies address essential public facilities to fulfill GMA requirement per RCW 36.70A.200:
  - PFS 1.6, 1.7, 1.8, 1.9
- Proposed Policy PFS 4.4 fulfills GMA requirement per WAC 365-196-415 to have a policy that reassess the Land Use Element if funding falls short and impends the City's ability to meet existing needs.

BACKGROUND

Policy Framework

State and regional policies

Growth Management Act Goals and Policies (RCW 36.70A)

After an audit of all GMA requirements for Public Facilities, Services, and Utilities elements, the following list represents the additional requirements needed during this update to fully comply:

- A policy or procedure to reassess the Land Use Element if probable funding falls short of meeting existing needs. RCW 36.70A.070(3)(e) WAC 365-196-415(2)(d)
- Identify and include information about all public entities, including special purpose districts that own capital facilities. RCW 36.70A.070 (3) amended in 2023.

- Identify and include information and contact information about all public entities, including special purpose districts that own utility systems. RCW 36.70A.070 (4)(b) new in 2023.

VISION 2050

PSRC's VISION 2050 sets a four-county regional plan for growth. The multicounty planning policies (MPPs) developed as part of this effort provide a framework and reference guide for comprehensive plan updates. Relevant MPPs from VISION 2050 include:

- Protect and enhance the environment and public health and safety when providing services and facilities (MPP-PS-1)
- Promote coordinated planning for services and facilities with counties, cities, tribes, and special purpose districts in a manner that supports the Regional Growth Strategy, including addressing long-term needs, supply, and the use of conservation and demand management (MPP-PS-3-4, PS-8-9, PS-13-14, PS-23-25)
- Protect water quality by replacing failing septic systems and serving new urban development with sanitary sewer systems (MPP-PS-10-12)
- "New Policy" Consider the potential impacts of climate change on public facilities and support the necessary investments to move to low-carbon energy sources (MPP-PS-13-15, PS-20-21)
- "New Policy" Promote affordable and equitable access of public services, including drinking water and telecommunication infrastructure, to provide access to all communities, especially underserved communities (MPP-PS-2, PS-16, PS-22)
- Encourage planning and coordination of emergency management and public safety programs (MPP-PS-17, T-31)
- "New Policy" Locate community facilities and services, including civic places like parks, schools, and other public spaces, in centers and near transit, with consideration for climate change, economic, social and health impacts (MPP-PS-18, PS-20, PS-29, DP-11)
- "New Policy" Promote working with school districts on school siting and design to support safe, walkable access, including strategies to provide adequate urban capacity for new schools and to avoid serving urban students with schools in the rural area (MPP-PS-26-28)

City policies

Tacoma Municipal Code Concurrency Management System (TMC 13.16)

Section 13.16 of the TMC codifies Tacoma's concurrency Management System and contains the following sections (definitions can be found in TMC 13.01.160):

13.16.010 Intent.
13.16.020 *Repealed*.
13.16.030 Concurrency test.
13.16.040 Certificate of capacity.
13.16.050 Exemptions.
13.16.060 Facility capacity fees.
13.16.070 Appeals.

13.16.010 Intent.

Pursuant to the State Growth Management Act, Chapter 36.70A RCW, after the adoption of its Comprehensive Plan, the City of Tacoma is required by RCW 36.70A.070(6)(e) to ensure that transportation improvements or strategies to accommodate the impacts of development are provided concurrent with the development. In the same vein, the City is bound by the planning goals of RCW 36.70A.020 to ensure that public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards, hereinafter "concurrency."

The intent of this chapter is to establish a concurrency management system to ensure that concurrency facilities and services needed to maintain minimum level of service standards can be provided simultaneous to, or within a reasonable time after, development occupancy or use. Concurrency facilities are roads, transit, potable water, electric utilities, sanitary sewer, solid waste, storm water management, law enforcement, fire, emergency medical service, schools, parks and libraries. This chapter furthers the goals, policies, implementation strategies and objectives of the Comprehensive Plan.

The concurrency management system provides the necessary regulatory mechanism for evaluating requests for development to ensure that adequate concurrency facilities can be provided within a reasonable time of the development impact. The concurrency management system also provides a framework for determining facilities and services needs and provides a basis for meeting those needs through capital facilities planning.

(Ord. 27079 § 61; passed Apr. 29, 2003: Ord. 25646 § 3; passed Dec. 13, 1994)

Addressing Priority Outcomes

In the first phase of the comprehensive planning process, the project team identified key outcomes that assess a baseline of wellbeing across a community. The 19 selected outcomes can be categorized within one or more of the key themes for this plan update: equity, public health, sustainability, opportunity, and safety. Outcomes were evaluated geographically, comparing results across eight Tacoma neighborhoods. The Public Facilities and Services element broadly addresses these outcomes.

1. **Perception of Safety.** All public facilities should be maintained to ensure the safety of both staff and community members. Capital projects can support the perception of safety through various methods, such as projects that maintain street lighting, expand protective bicycle infrastructure, complete sidewalks, or designated community centers that serve as meeting locations for crisis response.
2. **Mobility, including High-Capacity Transit Access, Bicycle and Pedestrian Infrastructure, Transit Dependency, and Walkability.** Transportation is a core public service that the City and its partners provide to Tacomans. Investments and improvements to the facilities and assets that support the movement of people and goods can help achieve Tacoma's 2050 vision where multi-modal options are at the disposal of every community member to connect to daily essentials and resources within their neighborhood and across the city.
3. **Environment, including Urban Heat Index and Air Quality.** In 2019, Tacoma's greenhouse gas (GHG) pollution amounted to approximately 1.7 million metric tons of carbon dioxide equivalent emissions. Growth and development play a role in GHG emissions and environmental decline through various actions such as energy use and water consumption, the overwhelming presence of impervious surfaces, and the occurrence of stormwater run-off polluting surrounding water bodies. Capital projects that incorporate sustainable design and practices can reduce a facility's carbon footprint, aiding in the long-term reduction in GHG emissions. Public infrastructure in the right-of-way can include and utilize nature-based solutions to increase tree canopy and treat stormwater run-off, aiding in the reduction of urban heat islands and improved air and water quality.

Policy Audit

The principles below will guide the updates to the structure, content, and language of the public facilities and services element.

Structure and Content

- Strengthen the connection between goals and policies

- If needed, aim for more goals and fewer policies per goal to maintain clear connections
- Remove redundant language
- Connect everything to the Vision Statement and Focus Areas and reinforce the overall growth strategy
- Policy Chapters should be better connected to community engagement

Language

- Use more people-centered language that focuses on the experience that the City aims to create rather than the characteristics of the physical environment
- Use more active language where possible. For example, use the core action rather than “strive to” or “consider”
- Identify accountable parties and partners
- Use consistent terms:
    - Define and use a consistent set of geographies – centers, outside centers, residential pattern areas, neighborhood council districts, council districts, basins/watersheds.
    - Remove use of the term “citizen” and replace with either “community member” (includes visitors and workers) or “resident,” (those who specifically live in Tacoma), as applicable
    - Finalize the vision statement and use the language consistently
    - Be more specific about equity terms, existing disparities (reference baseline conditions), and priority groups

COMMUNITY INPUT

The Project Team compiled qualitative data from eight community visioning workshops and categorized it into overarching themes representing community priorities for Tacoma’s growth over the next 25 years. Additionally, the Project Team reviewed community input gathered through previous engagement activities that occurred between 2016 to present day.

A 2022 Community Survey illustrated varied satisfaction overall with public facilities and services; further, there was varied satisfaction per Council District, which may indicate deficiencies in services. EMS, fire services, sewer and power had the highest overall satisfaction ratings. Storm drainage, street cleaning, police investigations, and code enforcement had the lowest. The survey results also indicated that communities wanted the City to focus on improving and fixing infrastructure.

Key themes that emerged from engagement for the Comprehensive Plan spoke to the community's desire for infrastructure improvements in the public realm. Comments submitted by community members support the idea that infrastructure can serve multiple purposes and can bring additional co-benefits to communities such as supporting economic development as well as public and environmental health.

PURPOSE

City of Tacoma staff will review and revise **Policy PFS-4.10**, which outlines the criteria for prioritizing capital improvement projects (CIPs). This prioritization process occurs during the development of the City of Tacoma's Capital Facilities Program (CFP). The CFP, which details the potential CIPs the City intends to build over a six-year time horizon, is amended each biennium and adopted concurrently with the City's Biennial Budget. The 2025-2030 CFP is currently under review by the Tacoma City Council. Prioritization criteria adopted as part of the Tacoma 2050 Comprehensive Plan will, therefore, be applicable beginning with the 2027-2032 CFP.

This document summarizes the existing policy framework for CIP prioritization and outlines potential new categories for prioritization criteria.

EXISTING POLICY FRAMEWORK

Currently, CIP prioritization criteria can be found under **Goal PFS-4** within **Policy PFS-4.10**, as shown below:

Goal PFS–4 Provide public facilities that address past deficiencies, particularly those in underserved areas, meet the needs of growth, and enhance the quality of life through acceptable levels of service and priorities.

Policy PFS–4.10 Consistent with the other policies within this section and the Comprehensive Plan, prioritize capital improvements that meet one or more of the following criteria:

a. Addresses a public health or safety concern
b. Is needed to correct existing public facility and services deficiencies or replace key facilities that are currently in use and are at risk of failing
c. Aligns with Tacoma 2025
d. Is required or mandated by law
e. Has a high level of public support
f. Is financially responsible, for instance by leveraging grant funding or other non-City funding sources, reducing operating costs, avoiding future costs, or by having a sustainable impact on the operating budget
g. Reduces greenhouse gas emissions or supports the adaptation to climate change

Projects that meet one or more of criteria (a) through (g) will be further reviewed to determine the extent to which it supports the following:

h. The project improves the equitable access to public facilities and services
i. The project is located within a designated center and is intended to stimulate or respond to growth and development within the designated centers
j. The project is located on a corridor serving a center or within a designated 20-minute neighborhood

Each project undergoes a scoring process that involves answering questions derived from the above criteria. The answers to these questions will then place a project into one of three tranches. Tier one being the highest and tier three the lowest. While providing some differentiation between projects, improvements to this process might yield more clarity regarding the relative priority ranking of each project. Additionally, updates to the prioritization criteria may better reflect the priorities and vision of, Tacoma community members, the FAC, decision-makers, and City staff.

PROPOSED PRIORITIZATION CRITERIA

The purpose of proposed changes to prioritization criteria within the City's Comprehensive Plan is to reflect the priorities and vision of Tacoma community members and enhance CIP prioritization decision-making. Specifically, the modifications aim to strengthen the clarity and specificity of criteria, support future modifications to CIP scoring methodologies, and improve the operation of the prioritization process. This work builds upon lessons learned through the City's Facilities Advisory Committee and will include new prioritization criteria for adoption into the Tacoma 2050 Comprehensive Plan. The new criteria would serve as a framework for a future update to the CIP scoring methodology, as part of a separate process.

Criteria Development

Background

In February 2023, the City of Tacoma formed a Facility Advisory Committee (FAC), composed of members of the Tacoma community, to review the City's facility investment portfolio, understand the issues, and create a prioritized list of essential facility investments. To arrive at the final list, the FAC developed and applied a scoring methodology intended to reflect the committee's overarching prioritization criteria. While noting the many complexities involved — particularly when comparing the impact and value of different services and facilities across the City — the committee concluded that the application of the criteria and scoring methodology helped ensure alignment with the City's overall priorities and vision for Tacoma.

Building upon this community led effort, City staff is developing and defining new criteria for CIP prioritization. developed and defined new criterion for CIP prioritization, as seen in the table below. Each criterion attempts to respond to, and reflect the priorities and vision of, Tacoma community members, the FAC, decision-makers, and City staff. Projects would be assessed based on their impact/importance in each criterion and be ranked accordingly.

Potential Criteria

The capital investments and improvements the City makes in its public facilities and services plays a significant role in achieving the Tacoma 2050 Comprehensive Plan's overall vision:

Every Tacoma Resident is a safe, short walk, roll, bus, train, or bike ride away from daily essentials such as groceries, schools, parks, and healthcare.

The proposed prioritization criteria incorporate the key themes of the Comprehensive Plan (Equity, Climate, Health), the results of the equity assessment, and important considerations, including those expressed by Tacoma community members, the FAC, decision-makers, and City staff, for maintaining public facilities and ensuring reliable service.

Staff is requesting feedback from the Commission on the following preliminary list of prioritization criteria:

- **Equitable Service Delivery**
- **Reliable Service Delivery**
- **Public Health**
- **Safety**
- **Fiscal Responsibility**
- **Environmental Health**
- **Resilience**
- **Community Value**

*Please note, prioritization criteria for transportation projects will be developed though the update of the TMP. Transportation project are adopted into a 6-year transportation improvement program (TIP), which is then adopted as part of the overall CFP.

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PUBLIC FACILITIES + SERVICES

PUBLIC SERVICES + FACILITIES GOALS

GOAL PFS–1 Provide public facilities and services necessary to support existing and new development envisioned in the Urban Form Element.

GOAL PFS–2 In partnership with residents, service providers and adjoining jurisdictions, incorporate the City's Urban Growth Area by 2040.

GOAL PFS–3 Collaborate with regional partners to site essential public facilities in an equitable and practical manner.

GOAL PFS–4 Provide public facilities that address past deficiencies, particularly those in underserved areas, meet the needs of growth, and enhance the quality of life through acceptable levels of service and priorities.

GOAL PFS–5 Strengthen the economic base, diversify industrial and commercial enterprises, increase employment opportunities, increase the income level of residents, and enhance and revitalize neighborhoods and mixed-use centers.

GOAL PFS–6 Ensure that planned public facilities are financially feasible.

GOAL PFS–7 Design, locate and provide public facilities with features and characteristics that support the environment, energy efficiency, aesthetics, technological innovation, cost-effectiveness, livability, sustainability, and equity.

GOAL PFS–8 Equitably maintain public facilities so that they are reliable, functional, safe, sanitary, clean, attractive, and financially sustainable.

NINE
PUBLIC FACILITIES + SERVICES

WHAT IS THIS CHAPTER ABOUT?

The Public Facilities and Services Element of the Comprehensive Plan makes the rest of the plan a reality by identifying infrastructure investments that support and implement many of the goals and policies in other elements of the Plan.

The Public Facilities and Services Element fulfills the GMA requirements for capital facilities and utilities. Throughout this element, the term "public facilities" includes all types of public infrastructure, including utilities.

The Public Facilities and Services Element uses two components to comply with GMA requirements for capital facilities. The first component is this chapter which contains the goals and policies.

The goals and policies in this chapter convey the City's intent to:

- Set clear goals for service delivery and system expansion for public rights-of- way, sanitary and stormwater systems, water, parks and recreation, public safety and emergency response, solid waste management, school facilities, technology access, and energy infrastructure.
- Ensure that public facilities and services support the local and regional growth planning objectives.
- Emphasize the development of facilities that serve multiple goals.
- Advance an adaptive management approach to improve reliability and resilience.
- Provide more equitable service delivery.
- Reduce risks to human and environmental health and safety.

Tacoma Fire Department

Vassault Park

Pergola at Wapato Park

The second component is the background information in this chapter. The background information is based in large part on the City's Capital Facilities Program, which is a separate document and is adopted by reference. The background information fulfills the requirements of GMA to:

- Provide an inventory of existing public facilities.
- Identify deficiencies in capital facilities and the actions necessary to meet such deficiencies.
- Forecast future needs for facilities.
- Propose capital improvements and their costs.
- Plan for financing proposed capital improvements.
- Inform the capital budget process.

WHY IS THIS IMPORTANT?

High-quality and dependable basic public services, like clean water and reliable sewer and stormwater management services, are essential to Tacoma's future success. Cost-effective and dependable services improve quality of life, affordability, and make Tacoma a more attractive place to do business. Well-built and well-maintained facilities also help the city recover from damaging natural events and emergencies.

The City's public facilities and services can also help create a vibrant public realm. The City's public facility systems provide water, sewer, transportation, parks and civic services. Public facilities include the varied and extensive networks of streets and pipes, as well as parks and natural

areas that not only manage stormwater and flooding, but also help provide places for recreation. Public services include things like public transportation and police, fire, and emergency response. In addition, services such as access to broadband technology, electricity and natural gas, and comprehensive waste, recycling, and composting services are essential for households and businesses. It takes the collective and coordinated effort of multiple agencies and regulated utilities to maintain and operate the complex systems used to manage and provide these necessities to Tacomans.

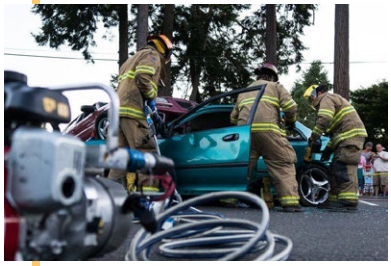
Public agencies aim to provide basic services to all Tacomans. However, for a variety of reasons, not all services are distributed equitably across the city. The agencies charged with managing public facility systems must balance the need to maintain existing services and infrastructure with the need to bring new or improved services to under-served communities, and to new residents and businesses. Future investments will need to align with the City's vision of achieving equitable service delivery to all residents and visitors. In addition, these improvements must be made in ways that meet federal, state, and regional regulations.

Given the likelihood of environmental, economic, and technological change in the next twenty years, the agencies that deliver, build, and manage services and facilities must reinvent systems and facilities to satisfy multiple uses, withstand environmental stress, and adapt to changing circumstances. The goals and policies in this chapter support the equitable, efficient, and adaptive management approaches that are needed to provide high- quality facilities and services to all Tacomans, including those in future generations.

The public facilities and services will meet the community's current and future needs by providing acceptable levels of service in a reliable, effective, efficient, economic and environmentally responsible manner for existing and future residents, visitors and businesses.

The Public Facilities and Services Element is also important because Tacoma's public facilities and services must address the requirements of the Growth Management Act, state, regional and county planning, and they must relate to other elements of Tacoma's comprehensive plan. They must also fulfill the capital improvement requirements of the City of Tacoma.

Tacoma Police at the Sprague Enhancement Project groundbreaking



Tacoma Fire Department demonstrates an emergency passenger extraction using the 'jaws of life'

GOALS + POLICIES

PUBLIC FACILITIES + SERVICES FOR CURRENT + FUTURE DEVELOPMENT

Development depends on the availability and adequacy of necessary facilities and services to support growth. As growth and development occurs, existing facilities may need to be upgraded or expanded, and new facilities may be needed.

Tacoma's urban growth area is an area surrounding the city that is characterized by urban growth. The Growth Management Act states that cities should be the primary providers of urban services within urban growth areas. Tacoma intends to meet this provision of the Act by becoming the primary provider of public facilities and services in its urban growth areas over time, and to provide the same level of service as it provides within the City limits.

Tacoma already provides some facilities and services in its urban growth areas. Tacoma encourages other service providers within Tacoma's urban growth area to provide similar level of service standards that the City provides for those facilities and services provided by the City in its urban growth area. For its urban growth area, the City intends to jointly plan the provision of public facilities and services with Pierce County, other jurisdictions and service providers.

Annexation of new areas will have an impact upon the provision of facilities and services. The City of Tacoma encourages and accommodates annexations. Newly annexed areas are intended to be served at the same level of service standards as those imposed within the city limits. However, if necessary, the level of service may be phased in over time.

Regional public facilities are designated by GMA as essential public facilities. The City realizes that these facilities are often difficult to site, but they provide needed public services. Tacoma will coordinate with other jurisdictions in the region to site public facilities and will not exclude such facilities from its jurisdiction.

Facilities for Land Use

GOAL PFS–1 Provide public facilities and services necessary to support existing and new development envisioned in the Urban Form Element.

Policy PFS–1.1 Plan public facilities and services that have the capacity and are located to serve existing development and future growth planned in the Urban Form Element.

Policy PFS–1.2 Provide public facilities and services that are the responsibility of the City, and coordinate with other agencies for their provision of public facilities and services for which they are responsible.

Policy PFS–1.3 Coordinate and cooperate with federal, state, regional, and local jurisdictions, private industry, businesses, and citizens in the planning, siting, design, and development of facilities serving and affecting the community.

Policy PFS–1.4 Adopt by reference the capital facilities plans of the following providers of public facilities and services in Tacoma.

a. Parks: Metropolitan Park District
b. Schools: Tacoma School District
c. Transportation: Pierce Transit, Sound Transit and Washington State Department of Transportation

Tacoma School District bus

LINK light rail operated by Sound Transit

Annexation Areas

GOAL PFS–2 In partnership with residents, service providers and adjoining jurisdictions, incorporate the City's Urban Growth Area by 2040.

Policy PFS–2.1 Promote growth and development within Tacoma's urban growth area that is consistent with the City's adopted policies, the County-wide Planning Policies for Pierce County, and Vision 2040 in order to discourage sprawl, direct higher intensity and density uses into designated centers, and support enhanced public transit.

Policy PFS–2.2 Anticipate public facility and service needs of possible future annexation areas through long range planning, and when feasible

POTENTIAL ANNEXATION AREAS are lands that may become part of the City in the future. Tacoma's potential annexation areas include lands within the City's unincorporated Urban Growth Areas, shown in Figure 38.

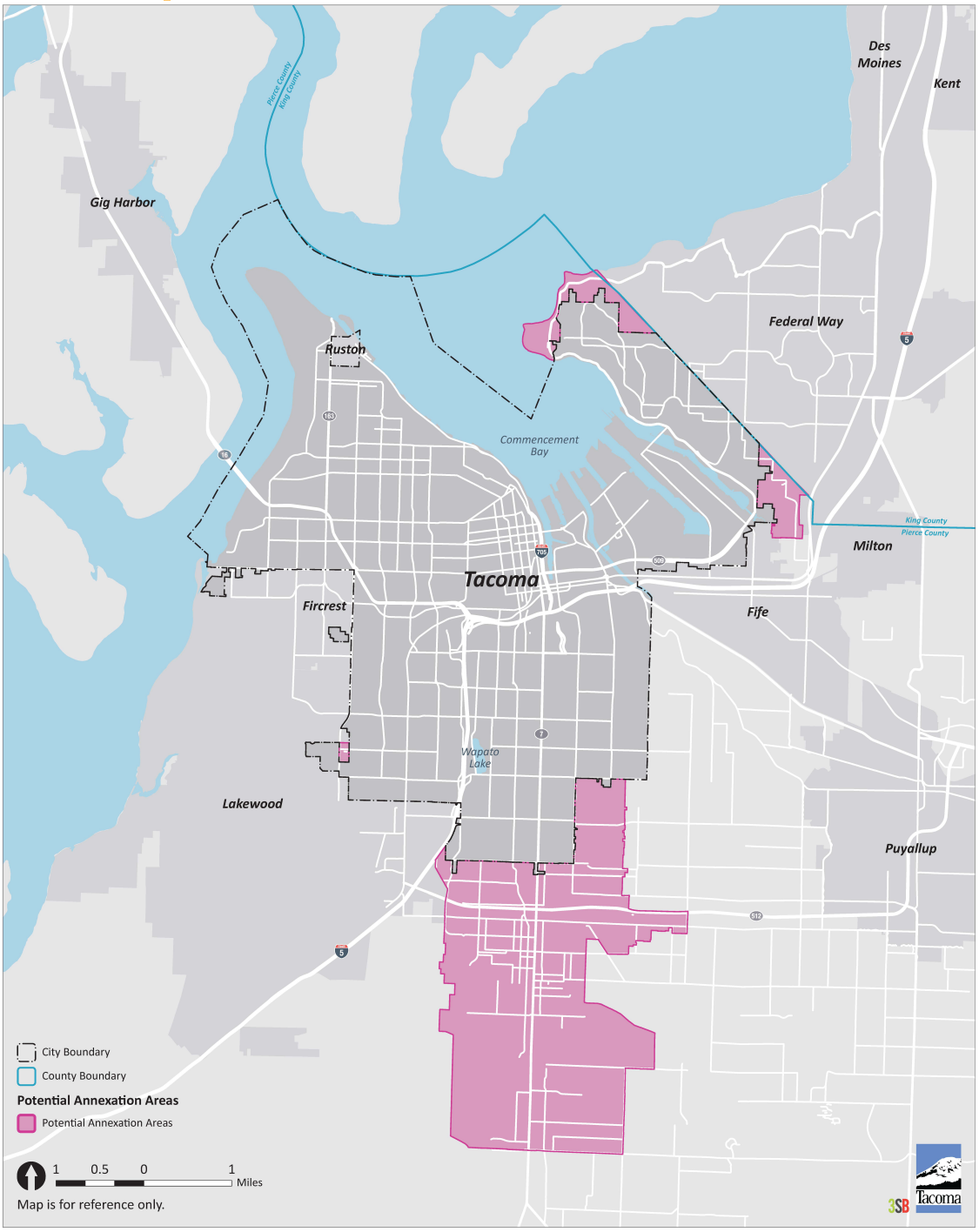


FIGURE 38. Potential Annexation Areas

develop facility capacities within the city to meet these needs prior to or after annexation.

Policy PFS–2.3 Conduct joint planning with Pierce County and other adjacent jurisdictions for land use development, transportation and services within urban growth areas to ensure development is orderly, compatible and sufficiently served, and consistent with City plans.

See UGA-4 Joint Planning in the Countywide Planning Policies for more information on adopted joint planning policies and procedures.

Policy PFS–2.4 Ensure through interlocal agreement or other mechanism, the compatible development of land—including the rate, amount, type and location of growth, and the provision and phasing of service within Tacoma's urban growth area—are consistent with the adopted policies and standards of the city.

Policy PFS–2.5 Extension of utility services within Tacoma's urban growth areas should occur only upon annexation or if a commitment for annexation is in place.

Tacoma Solid Waste

Policy PFS–2.6 Provide for active participation by affected residents and property owners in the joint planning, annexation proposals, or agreements for service within Tacoma's urban growth area.

Policy PFS–2.7 Expand the city's boundaries within established urban growth areas in a manner that will benefit both the citizens of Tacoma and the citizens of the area to be annexed.

Essential Public Facilities

GOAL PFS-3 Collaborate with regional partners to site essential public facilities in an equitable and practical manner.

Policy PFS–3.1 Actively participate as stakeholders in processes for determining the location of public facilities of regional or statewide importance, also known as essential public facilities.

Policy PFS–3.2 Consider land use compatibility, capital facility needs and financial costs when siting essential public facilities.

Policy PFS–3.3 Essential public facilities shall be developed in a timely and orderly manner and arranged efficiently so as not to adversely affect the safety, health, or welfare of the citizens residing in the surrounding community.

Policy PFS–3.4 Major essential public facilities that generate substantial travel demand should be sited along or near major transportation and public transit corridors.

Policy PFS–3.5 If Tacoma is selected as a site for a regional or statewide essential public facility, or is otherwise impacted by a regional or statewide facility's development, expansion or operation, ensure that impacts on Tacoma are mitigated.

Policy PFS–3.6 Active public involvement at the earliest point in the siting process shall be encouraged through timely notification, public meetings, and hearings.

Policy PFS–3.7 Notify and coordinate with adjacent jurisdictions that are affected by the siting of an essential public facility. Equitable distribution of facilities for the populations they serve will be cooperatively established through inter-local agreements in order to ensure that all jurisdictions share the burden of providing essential public facilities.

Policy PFS–3.8 Protect the viability of existing airports as essential public facilities by encouraging compatible land uses and reducing hazards that may endanger the lives and property of the public and aviation users. Evaluate and implement appropriate policy and code amendments recommended by the Joint Base Lewis-McChord Joint Land Use Study (JLUS).

The **JBLM JLUS** *is a collaborative process among federal, regional, and local governments and agencies; tribes; the public; and the south Puget Sound region's military installations: Joint Base Lewis-McChord (JBLM) and Camp Murray. The study area generally encompasses those communities within two miles of the JBLM boundary.*

NEEDS + PRIORITIES FOR PUBLIC FACILITY IMPROVEMENTS

Tacoma strives to provide adequate public facilities and services, as efficiently and cost-effectively as possible, to serve both existing and new development. Such facilities and services will be designed to meet the capital facility needs of the community and to support Tacoma's land use growth and development concept. In situations where the public facility is not owned directly by the City, the City will encourage the provision of adequate services and coordinate with the responsible agency. Additionally, the City requires certain public facilities and services to be available concurrent with development (shown in Table 8).

A significant factor in determining the need for and priorities among capital improvements is the level of service. It is an indicator of the extent or degree of service provided by a facility. The levels of service are the

minimum thresholds necessary to adequately serve future development, as well as the minimum thresholds to which the City will strive to provide for existing development.

The City will select and budget capital projects through the preparation of the Capital Facilities Program, which is the City's multi-year plan for capital improvements.

GOAL PFS–4 Provide public facilities that address past deficiencies, particularly those in underserved areas, meet the needs of growth, and enhance the quality of life through acceptable levels of service and priorities.

Policy PFS–4.1 Use the following levels of service, in combination with current needs analysis of providers, to determine the need for public facilities, test the adequacy of such facilities to serve proposed development concurrent with the impacts of the development, and ensure that appropriate levels of capital resources are allocated.

LEVEL OF SERVICE
(LOS) describes the amount, type or quality of facilities needed to serve the community. It establishes a minimum threshold for provision of services and facilities.

TABLE 8. Level of Service Standards for Concurrency

PUBLIC FACILITIES	LEVEL OF SERVICE STANDARD
Electric Utilities	Voltage level + or- 5%; Average annual system outage duration 75 minutes or less
Transportation	
Pedestrian Bicycle Transit Auto/Freight	The system completeness LOS as defined in the *Transportation Master Plan*
Sanitary Sewers	
Maximum Month Flow Peak Hydraulic or Peak—Instantaneous Flow	200 gallons per capita per day (GPCD) 400 gallons per capita per day (GPCD)
Solid Waste	1.13 tons per capita per year
Storm Water Management	
Private facilities less than 24 inches in diameter All public facilities, and private facilities greater than or equal to 24 inches in diameter	10 year, 24 hour design storm 25 year, 24 hour design storm
Water (Potable)	442 gallons per day per Equivalent Residential Unit (ERU) and/or as contained in Tacoma Water's current Washington State Department of Health approved water system plan

Tacoma Public Library

Policy PFS–4.2 Maintain level of service standards and provide capital improvements needed to achieve and maintain the standards for existing and future populations.

Policy PFS–4.3 Use the following levels of service to assist in determining the need for public facilities, and as a management tool for monitoring the sufficiency of the facilities:

TABLE 9. Level of Service Standards Not Subject to Concurrency

PUBLIC FACILITIES	LEVEL OF SERVICE STANDARD
Emergency Medical Services (EMS)	0.016 units per 1,000 people
Fire	0.109 apparatus per 1,000 people
Law Enforcement	288.58 square feet of facility space per 1,000 people
Library	60 square feet per 1,000 circulation
Parks	
Local	3 acres per 1,000 people, and within ¾ mile of all residents
Regional	7 acres per 1,000 people
Open Space/Wildlife Habitat	2 acres per 1,000 people

Note: These LOS standards are subject to periodic review and updates by providers. This table will be updated to reflect current information as part of the annual Comprehensive Plan review process.

Policy PFS–4.4 Coordinate with other agencies to ensure that the levels of service are consistent between the providers' plans and this Element, and that the providers can continue to achieve their level of service over the 20-year timeframe of the Comprehensive Plan.

Policy PFS–4.5 Identify needs for additional public facilities and services based on adopted levels of service and forecasted growth, and determine the means and timing for providing needed additional facilities.

Policy PFS–4.6 Provide public facilities and services that achieve the levels of service concurrent with development as defined in City code and Washington State Law.

Policy PFS–4.7 Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at

the time the development is available for occupancy or use, or within a reasonable time as approved by the City, without decreasing current service levels below locally established minimum standards.

Policy PFS–4.8 Jointly develop with other jurisdictions level of service standards for City of Tacoma owned utilities that provide service within their boundaries.

Policy PFS–4.9 Provide equitable levels of service by accounting for existing community conditions, considering how decisions will impact varied geographic, racial and socio-economic groups, and embedding service equity criteria into decision-making processes

Policy PFS–4.10 Consistent with the other policies within this section and the Comprehensive Plan, prioritize capital improvements that meet one or more of the following criteria:

a. Addresses a public health or safety concern
b. Is needed to correct existing public facility and services deficiencies or replace key facilities that are currently in use and are at risk of failing
c. Aligns with *Tacoma 2025*
d. Is required or mandated by law
e. Has a high level of public support
f. Is financially responsible, for instance by leveraging grant funding or other non-City funding sources, reducing operating costs, avoiding future costs, or by having a sustainable impact on the operating budget
g. Reduces greenhouse gas emissions or supports the adaptation to climate change

Projects that meet one or more of criteria (a) through (g) will be further reviewed to determine the extent to which it supports the following:

h. The project improves the equitable access to public facilities and services
i. The project is located within a designated center and is intended to stimulate or respond to growth and development within the designated centers
j. The project is located on a corridor serving a center or within a designated 20-minute neighborhood

ECONOMIC DEVELOPMENT + NEIGHBORHOOD REVITALIZATION

Street sweeper operated by Tacoma's Environmental Services Department

Public facilities and services are one of the most direct ways to help develop and sustain a safe, healthy and livable community, as well as a balanced and vibrant economy. Strategic use of public funds that assist and encourage private investment and development will foster economic diversity and vitality, preserve quality neighborhoods, and support the health and economic opportunity of underinvested communities.

Since a deteriorating infrastructure may well be an economic deterrent, it is desirable for the City to maintain its facilities to both attract and retain private enterprise and residents. Tacoma will use its limited resources to its best advantage by strengthening the link between economic development planning and public facilities planning, and emphasizing the support role that infrastructure and capital improvements provide to development and neighborhoods.

GOAL PFS–5 Strengthen the economic base, diversify industrial and commercial enterprises, increase employment opportunities, increase the income level of residents, and enhance and revitalize neighborhoods and mixed-use centers.

Policy PFS–5.1 Encourage projects which stimulate the economy by expanding employment opportunities, strengthening the tax base or providing for private investment opportunities.

Policy PFS–5.2 Encourage the development of capital improvement projects that promote tourism and convention trade.

Policy PFS–5.3 Encourage capital improvements in areas with existing service disparities and those areas in need of neighborhood revitalization and provide services to neighborhoods at a level commensurate with the respective needs of each.

Policy PFS–5.4 Support economic revitalization through encouraging early installation of utilities infrastructure to create pad-ready development sites.

Policy PFS–5.5 Initiate and encourage programs that improve and maintain the physical environment of the City's designated centers, corridors, and business districts.

Policy PFS–5.6 Use capital facility improvements within mixed-use centers to enhance and revitalize these areas, support compact development and encourage transit use.

Policy PFS–5.7 Identify and implement infrastructure improvements which enhance the viability and attractiveness of manufacturing/industrial centers and stimulate growth of new and existing manufacturing and industrial businesses.

FINANCIALLY FEASIBLE

Public facilities and services are expensive, and their costs generally increase from one year to the next. But the money to pay for the growing costs is subject to many limits. State and federal grant funds are usually restricted to specific types of improvements and are often one-time funds for unique purposes. The amount of grant funding has decreased with changes in policies at state and national levels. Real estate excise taxes and impact fees are the only additional sources provided by GMA, and both are subject to the ups and downs of the real estate market. Citizens are reluctant to tax themselves further to pay for expensive facilities unless there are compelling reasons for the improvements. In spite of the financial obstacles facing local governments today, the City needs to provide funding for public facilities and services to meet existing and future needs.

Construction on Pacific Ave

GOAL PFS–6 Ensure that planned public facilities are financially feasible.

Policy PFS–6.1 Identify specific sources and realistic projected amounts of public money that will provide full funding for the capital improvement projects needed for existing and future development.

Policy PFS–6.2 Identify the public process and actions needed to develop and implement new or increased sources of revenue that are needed to make the Public Facilities and Services Element financially feasible.

Policy PFS–6.3 Ensure that existing and future developments pay for some or all of the costs of capital improvements or new facilities that are deemed necessary, by reason of their respective developments, to reduce existing deficiencies or replace obsolete facilities.

Policy PFS–6.4 Consider specific funding strategies subject to the policy criteria described for each of the following:

a. Charge impact fees when the City Council determines that new development should pay its proportionate share of the public facilities that it needs.
b. Use grants, public/private partnerships, and investments by businesses locating in Tacoma to leverage local funding.
c. Use debt when the City Council determines that it is appropriate to advance the construction of priority capital improvements and to amortize the cost over the life of the public facility.
d. Encourage public-private partnerships to finance infrastructure and public facilities which fulfill mutual interests of the public and private sectors.
e. Facilitate the formation of local improvement districts to construct needed infrastructure improvements.

Policy PFS–6.5 If projected funding is inadequate to finance needed public facilities that provide the City's adopted levels of service, adjust the level of service, the planned growth, and/or the sources of revenue to maintain a balance between available revenue and needed public facilities.

Policy PFS–6.6 Use the City's Capital Facilities Program as the short-term processes for implementing the long-term Public Facilities and Services Element.

Policy PFS–6.7 Work with other providers of public facilities to ensure that their individual capital improvement plans are financially feasible.

Policy PFS–6.8 Consider the fiscal impacts of major public projects or projects involving the expansion of capacity or service areas as a major factor in the selecting and budgeting of capital projects.

Policy PFS–6.9 Programming flexibility shall be provided for appropriate public facilities projects to allow for contingent expenditures needed to

respond to emergency situations or to obligate unexpected funds that become available.

Policy PFS–6.10 Ensure that the operating and maintenance costs of a facility are financially feasible prior to constructing the facility.

DESIGNED + LOCATED FOR COMMUNITY VALUES

Tacoma needs public facilities and services that are equitably distributed throughout the community; located and designed to be safe and convenient to the people they serve; provide flexible use and maximum efficiency; and are compatible with adjacent uses and the environment.

TacomaFIRST Customer Support Center at the Tacoma Municipal Building

Tacoma can also pursue alternatives to developing additional facilities. Design standards and conservation can be used as mechanisms to defer additional facilities.

The built environment also has an aesthetic role in the community. The use and appearance of public utilities which are exposed to public view or have public access can enrich our lives through attention to use, design, aesthetics and location. Facilities can be located and designed to complement the aesthetics, social interactions and urban design of the community.

Older public facilities sites, structures, or equipment may have historical or cultural values that deserve physical or photographic preservation.

GOAL PFS–7 Design, locate and provide public facilities with features and characteristics that support the environment, energy efficiency, aesthetics, technological innovation, cost-effectiveness, livability, sustainability, and equity.

Volunteers replace asphalt with plantings along Division Ave and Sprague Ave to compliment the City's adjacent new rain garden

Policy PFS–7.1 Design natural infrastructure into projects whenever feasible to mimic ecological processes and minimize the need for built infrastructure.

Policy PFS–7.2 Incorporate consideration of physical health and well-being into decisions regarding the location, design, and operation of public facilities.

Policy PFS–7.3 Incorporate community values and goals in decisions on location, design, and operation of facilities.

Volunteers attach "No Dumping, Drains to Puget Sound" markers next to storm drains

Policy PFS–7.4 Provide public facilities that support and implement sustainability, reduction of greenhouse gas emissions, and environmental stewardship, and evaluation of their carbon footprints.

Policy PFS–7.5 Reduce energy use and consumption of potable water by city buildings and operations, and promote the use of renewable energy sources.

Policy PFS–7.6 Use environmentally sensitive building techniques and low impact surface water methods.

Policy PFS–7.7 Design public facilities that are oriented towards and accessible by transit and non-motorized modes of travel.

Policy PFS–7.8 Ensure that public facilities preserve registered historical sites and provide cultural enrichment.

Policy PFS–7.9 Promote the co-location of public facilities, when feasible, to enhance efficient use of land, reduce public costs, reduce travel demand, and minimize disruption to the community.

Policy PFS–7.10 Promote water reuse and water conservation opportunities that diminish impacts on water, wastewater, and surface water systems.

Policy PFS–7.11 Consider maintenance, replacement, rehabilitation or reuse of existing facilities to meet the projected needs before planning for major investments in new facilities.

Policy PFS–7.12 Support and encourage habitat restoration within utility properties and corridors which are intended to remain relatively undeveloped and can support significant habitat functions while accommodating vegetation management necessary for the safe operation and maintenance of utility features.

Policy PFS–7.13 Design, locate and build public facilities that are models for the private sector.

Policy PFS–7.14 Encourage public facilities visible to the public or used by the public to be of the highest design quality by implementing a City-sponsored design review process.

Policy PFS–7.15 Whenever feasible, ensure that utilities in designated centers, business districts, and priority pedestrian areas are undergrounded.

MAINTAINED FOR THE FUTURE

Maintenance of public facilities is important to protect the public's investment in them. A comprehensive maintenance program includes: 1) an inventory and assessment of existing facilities; 2) a routine preventative maintenance schedule; and 3) an evaluation of the maintenance needs of proposed new facilities.

GOAL PFS–8 Equitably maintain public facilities so that they are reliable, functional, safe, sanitary, clean, attractive, and financially sustainable.

Policy PFS–8.1 Maintain public spaces and public facilities and enhance their appearance.

Policy PFS–8.2 Develop, adopt and use schedules and plans for replacement of public facilities upon completion of their useful lives.

Policy PFS–8.3 Provide public facilities that minimize operating and maintenance costs of the facility.

Policy PFS–8.4 Operate and manage public facilities to minimize their carbon footprints.

BACKGROUND INFORMATION

OVERVIEW

The Growth Management Act (GMA) requires communities to plan for capital facilities and utilities to ensure that there is an adequate level of public facilities and services in place to meet community needs over time. As shown in Table 10, public facilities and services in Tacoma are provided by the City and by other entities. The following pages contain background information about these different types of public facilities and services. The information, together with the provider plans that are adopted by reference in this element, is intended to meet GMA requirements and provide a discussion of location and capacity of utilities as well as a discussion of inventory, future needs, capital projects and financing for capital facilities. Figure 39 shows the location of some of the key public facilities in Tacoma.

TABLE 10. List of Public Facilities + Service Providers

TYPE	PROVIDER
Provided by City	
Electric	Tacoma Public Utilities
General Municipal Facilities	Public Works Department
Fire	Fire Department
Libraries	Tacoma Public Libraries
Police	Police Department
Solid Waste	Environmental Services Department
Stormwater	Environmental Services Department
Wastewater	Environmental Services Department
Water	Tacoma Public Utilities
Provided by City + Other Entities	
Parks (including special public assembly facilities)	Public Works Department, Environmental Services Department Metro Parks Tacoma
Telecommunications	Tacoma Public Utilities Private providers
Transportation	Public Works Department Tacoma Public Utilities Pierce Transit Sound Transit
Provided by Other Entities	
Natural Gas	Puget Sound Energy
Schools	Tacoma Public Schools

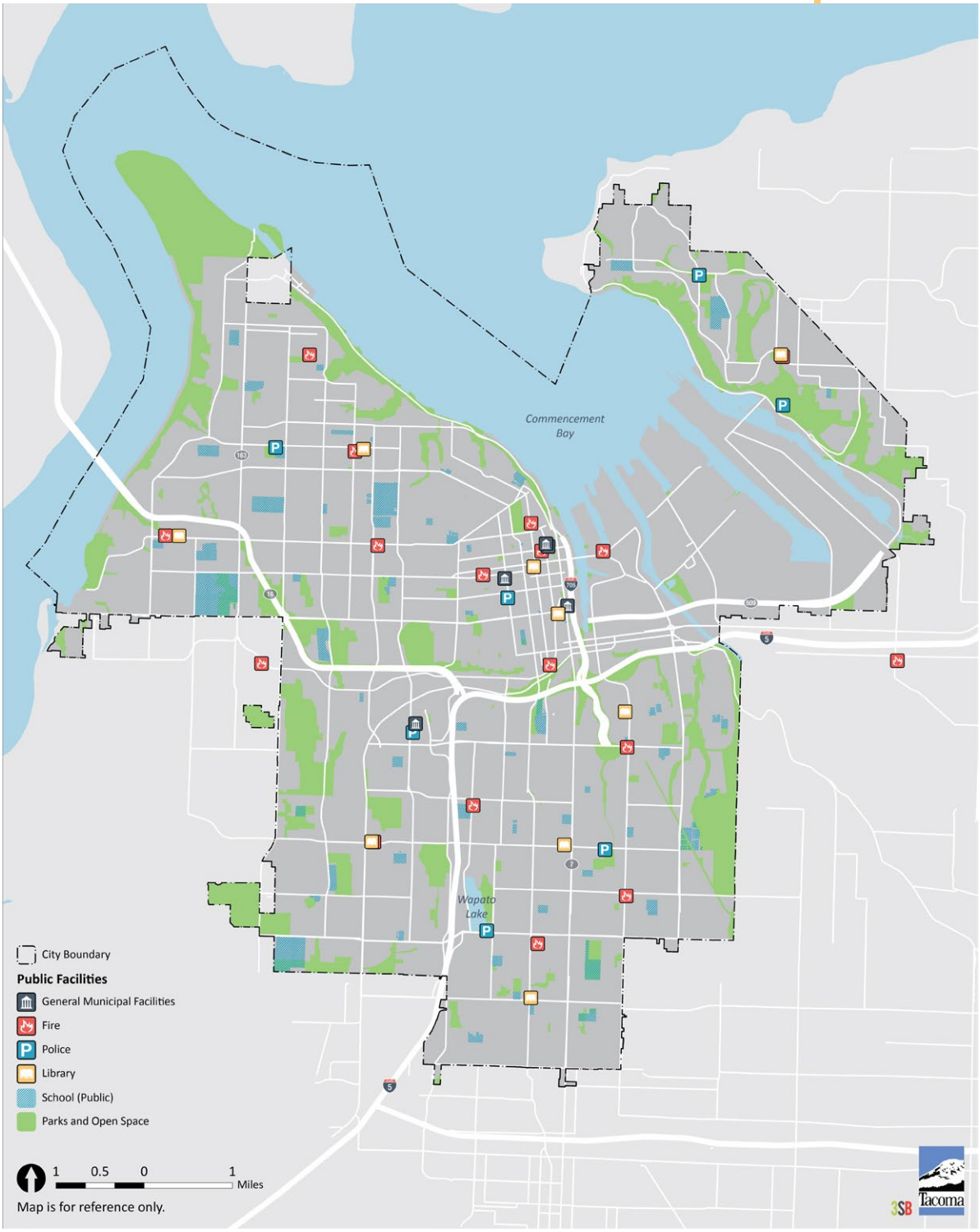


FIGURE 39. Key Public Facilities

TACOMA PUBLIC UTILITIES (TPU)

TPU was formed in 1893 when the City of Tacoma purchased the water and electrical systems of the Tacoma Water and Light Company for $1.75 million. TPU provides water, electric, telecommunications and rail service to the greater Tacoma area, including nearby cities and unincorporated areas. The Tacoma City Charter provides for Tacoma Public Utilities to be governed by a five-member Public Utility Board. The Tacoma City Council appoints the five Public Utility Board members to five-year terms. While the Public Utility Board is the governing body and provides policy guidance, some matters, such as issuing bonds and fixing utility rates, also require formal Tacoma City Council approval.

TPU power line workers

Over the next 25 years, the City plans to continue to work with service providers to maintain existing infrastructure and invest in expanded or new infrastructure to support planned growth and the development patterns that are called for in the Land Use Element. The City will also continue providing water, electric, and telecommunications services to areas outside of its boundaries through Tacoma Public Utilities (TPU) in coordination with the relevant jurisdictions.

PUBLIC FACILITIES + SERVICES PROVIDED BY THE CITY

Electricity

The City of Tacoma's 2015 Capital Facilities Program and TPU's 2011 *Transmission and Distribution Horizon Plan* and 2013 *Integrated Resource Plan* provide an inventory of existing facilities, forecast of future needs, proposed projects and financing for proposed projects. These plans are adopted by reference herein. A summary of this information is provided below.

TPU's power utility serves a 180 square mile area that includes the cities of Tacoma, University Place and Fircrest; portions of the cities of Fife, Lakewood, Federal Way and Steilacoom; Joint Base Lewis-McChord; and portions of Pierce County as far south as Roy. The area is diverse, ranging from industrial and high-density urban areas to sparsely populated rural areas.

TPU acquires its power from a diverse mix of resources. The utility's present power requirements are supplied from seven hydroelectric dams owned by TPU, purchases from hydroelectric resources owned by others, purchases

TPU's administration building

from the Bonneville Power Administration, and through contractual arrangements with the Grand Coulee Project Hydroelectric Authority and Grant County Public Utility District. Additional power supplies are procured from the wholesale energy market through both short-term and medium-term contracts as needed. TPU's transmission system is interconnected with the regional transmission network and includes high voltage 230 kV facilities and high voltage 115 kV facilities. The transmission facilities provide wholesale transfer service, integrate generation and serve retail loads. TPU also owns, operates, and maintains overhead and underground distribution facilities to serve its customers. This includes both 12.5 kV and 13.8 kV distribution lines, which are fed from distribution substations.

From the 1990s to the early 2000s, TPU's overall load decreased from around 660 aMW per year to around 550 aMW. TPU's conservation efforts were likely partially responsible for the decrease, as well as the economic recession. Conservation is an integral component in TPU's resource strategy. From 1990 to 2012, the utility spent approximately $101.2 million on conservation. Because of these expenditures, TPU's overall load in 2012 was estimated to be 35 aMW lower than it would otherwise have been.

TPU has sufficient surplus energy to meet forecast loads well into the 2020's. Over the past decade, the utility has experienced load growth. Loads are forecasted to reach pre-2000 levels again around 2028. The

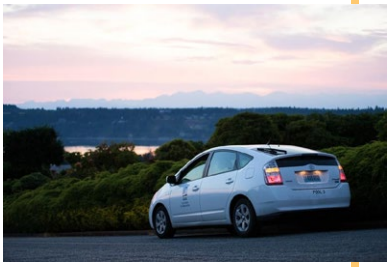
South Service Area (which includes communities south of Tacoma), Tideflats (which includes the Port of Tacoma), and downtown Tacoma are expected to experience the most load growth. Tacoma Power anticipates transmission constraints in meeting future load growth, system reliability and operational flexibility. It will be necessary to address these transmission constraints in order to operate and maintain a reliable and safe system. Certain high load growth areas will also require one or more new distribution substations and expansion of the existing distribution substations to meet the future load. Furthermore, aging electrical facilities require replacement programs to ensure the system is reliable. Projects planned for the next six years are shown in Table 11.

TABLE 11. 2015–2020 Power Capital Projects + Funding Sources

PROJECT	2015–2020 EXPENDITURES	FUNDING SOURCES
CLICK! Network & Electrical Systems Reliability	$16,549,000	Utility participation
General Plant Improvements	37,591,440	Utility participation
Power Generation Facility Improvements	148,571,700	Utility participation
Power Management	65,743,000	Utility participation
Transmission and Distribution Projects	190,337,000	Utility participation
Utility Technology Services—Smart Grid	52,407,000	Utility participation
TOTAL	**511,199,140**	

Source: Tacoma 2015 Capital Facilities Program

General Municipal Facilities + Other Community Facilities Projects



Environmentally friendly vehicle from the City of Tacoma fleet

The City of Tacoma's 2015 Capital Facilities Program provides an inventory of existing facilities, forecast of future needs, proposed projects and financing for proposed projects. A summary of this information is provided below.

The City's general municipal facilities provide locations to directly serve the public and to house City employees. The City has five such facilities, including the Fleet Services located at 3639 S Pine St, Municipal Service Center located at 1224 Martin Luther King Jr. Way, Tacoma Municipal Building located at 747 Market St, Union Station located at 1717 Pacific Ave and Tacoma Municipal Building North located at 733 Market St.

Within the next six years, there is the need to maintain existing facilities. Also, the City plans to construct a new consolidated Public Works Maintenance Facility. The proposed facility is approximately 28,500 square feet and will provide parking for service vehicles. Given the City's population growth target, it is likely that additional capital improvements including new or expanded general municipal facilities will be needed by 2040. Capital projects planned for the next six years are listed in Table 12.

TABLE 12. 2015–2020 General Municipal Facility Capital Projects + Funding Sources

PROJECT	2015–2020 EXPENDITURES	FUNDING SOURCES
ADA Transition Plan Implementation	$516	Debt financing (2010 LTGO Bond D)
Municipal Complex—Deferred Maintenance	2,680,000	City fund 5700 (municipal building acquisitions and operations)
Municipal Complex—Elevator Upgrades	1,311,487	City fund 3211 (capital projects), City fund 5700 (municipal building acquisitions and operations), REET contribution
Municipal Complex—Exterior	3,000,000	City fund 5700 (municipal building acquisitions and operations)
Municipal Complex—Fire Pump Replacement	200,000	City fund 5700 (municipal building acquisitions and operations)
Municipal Complex—Interior & Access Improvements	814,483	City fund 5700 (municipal building acquisitions and operations)
Municipal Complex—Mechanical & Electrical Replacement	300,000	City fund 5700 (municipal building acquisitions and operations)
Municipal Complex—Shower & Locker Facility	500,000	City fund 5700 (municipal building acquisitions and operations), city fund 0010 (general fund)
Municipal Complex—Various Tenant Improvements	1,200,000	City fund 5700 (municipal building acquisitions and operations)
Public Works, Proposed New Maintenance Facility	10,000,000	Debt financing
Public Works, Streets Operations, Deferred Maintenance[1]	1,676,000	City fund 5700 (municipal building acquisitions and operations)
TOTAL	**21,682,486**	

[1] *Deferred maintenance refers to maintenance projects that were previously planned but postponed due to lack of funding or other factors.*

Source: Tacoma 2015 Capital Facilities Program

In addition to general municipal facilities, the City also makes capital investments in other types of community facilities projects including arenas, stadiums and theaters; exhibition and convention facilities; community and human service facilities; and community development projects. Table 13 shows the total cost and funding sources for these types of projects that are planned for the next six years. Please see the 2015 Capital Facilities Program for additional details.

TABLE 13. 2015–2020 Community Facilities Capital Projects + Funding Sources

PROJECT	2015–2020 EXPENDITURES	FUNDING SOURCES
Arenas, Stadiums + Theaters	$38,840,000	City fund 0010 (general fund), City fund 3211 (capital projects), City fund 4180 (Tacoma Dome capital reserve)
Exhibition + Convention Facilities	450,000	City fund 4165 (convention center)
Community + Human Service Facilities	9,567,464	City fund 0010 (general fund), City fund 5700 (municipal building acquisitions and operations), debt financing, state grants, Metro Parks Tacoma contribution
Community Development Projects	114,769,851	City fund 0010 (general fund), City fund 1060 (gas tax), City fund 3211 (capital projects), City fund 6660 (Foss Waterway Agency fund), debt financing, state grants, federal grants, property owner assessments, REET contribution, utility participation, additional funding TBD
TOTAL	**163,627,315**	

Source: Tacoma 2015 Capital Facilities Program

Fire + Emergency Medical Service

Tacoma Fire Department

The City of Tacoma's 2015 Capital Facilities Program and the Tacoma Fire Department's Facilities Master Plan provide an inventory of existing facilities, forecast of future needs, proposed projects and financing for proposed projects. The Tacoma Fire Department's Facilities Master Plan is adopted herein. A summary of this information is provided below.

The Tacoma Fire Department is responsible for delivering fire protection, emergency rescue and EMS to residents of a 71.6 mile service area

including Tacoma, Fife, Fircrest and the unincorporated area of Pierce County protected by Pierce County Fire District 10. The Department's inventory of fire assets includes 18 fire stations, a marine security joint operations center, alarm repair building, central fire alarm, radio repair facility, training center, vehicle shop, prevention center and 32 fire apparatus (ladder trucks, engines, fireboats, command units, air units, hazardous materials units, water tender units, technical rescue support vehicles, and emergency medical support vehicles and units). Additionally, two fire stations located in Fife and Fircrest, owned by Pierce County Fire District No. 10 and the City of Fircrest respectively, provide fire protection and emergency medical service though joint service agreements with those. Fire Station 6 (1015 E. "F" Street) has been temporarily closed as a result of reductions in the General Fund 2011–2012 and 2013–2014 budgets due to the impact of the Great Recession.

Tacoma Fire Department

The Department's mission drives its service delivery model—an operational structure and response system that ensures it is always prepared and ready to respond to any type of emergency. The Department recently completed a comprehensive assessment of its facilities needs with a goal of more effectively mitigating risk to the community and as part of its Commission on Fire Accreditation International (CFAI) reaccreditation effort. The assessment included development of a Facilities Master Plan and Standards of Cover (level of service standards). It found that the Department needs to replace and remodel existing facilities and create a campus facility to improve operational efficiency. Seventy-two percent of existing fire stations and facilities are 40 to 100 years old and many are well beyond their useful life expectancy.

The Department's Facilities Master Plan calls for replacing Stations 1, 2, 4, 6, 7, 9, 10, 11, 13, 14, 15 and creating one new station; remodeling Stations 3, 5, 8, 12, 16, 17, 18; and creating a campus facility. The estimated combined cost for these projects is $180–190 million. City staff were planning to propose a multi-year levy or capital bond to help finance the projects but this financing strategy was delayed due to the Great Recession. Projects planned for the next six years are focused on maintaining existing facilities and are shown in Table 14 on the following page. The City will consider the projects called for in the Department's *Facilities Master Plan* during the Comprehensive Plan timeframe (2015–2040).

TABLE 14. 2015–2020 Fire Capital Projects + Funding Sources

PROJECT	2015–2020 EXPENDITURES	FUNDING SOURCES
Fire Facilities Deferred Maintenance[1], Exterior Repairs	$1,500,000	City debt financing (2010 LTGO Bond E)
Fire Facilities Deferred Maintenance, HVAC Repair	640,000	City fund 5700 (municipal building acquisitions and operations)
Fire Facilities, Deferred Maintenance	8,280,000	City fund 5700 (municipal building acquisitions and operations)
Marine Security Operations Center[2]	0	City debt financing (2009 LTGO Bond D, 2010 LTGO Bond E), federal grant
Port Area Fire Station Improvements	3,200,000	*Funding sources TBD, if no funding is secured the project will be delayed
Renovation & Remodeling of Existing Fire Stations	350,000	City fund 3211 (capital projects)
TOTAL	**$13,970,000**	

1 Deferred maintenance refers to maintenance projects that were previously planned but postponed due to lack of funding or other factors.
2 There are no new expenditures planned for 2015–2020 for the Marine Security Operations Center project due to carryover funding from prior years.

Source: Tacoma 2015 Capital Facilities Program

The Northwest Room and Special Collections at the Tacoma Public Library

Libraries

The City of Tacoma's 2015 Capital Facilities Program provides an inventory of existing facilities, forecast of future needs, proposed projects and financing for proposed projects. Tacoma Public Library staff provided updated input on forecast of future needs as part of the Comprehensive Planning process. A summary of this information is provided below.

Tacoma Public Library provides library services to residents of Tacoma. There are currently eight library facilities open to the public. The main library is located at 1102 Tacoma Ave and the other seven are distributed in neighborhoods throughout the City. In recent years the City has struggled to maintain existing facilities with limited funding. It has had to reduce open hours and to close two library facilities –the Martin Luther King

Branch at 1902 S Cedar and the Swan Creek Branch at 9828 Portland Ave E. Tacoma Public Library has seen an increase in use of digital resources and services in recent years and anticipates that this demand will continue to grow. The library is partnering with institutions and schools to increase patrons' ability to access library resources.

Over the coming years, the City plans to maintain existing library facilities. There is a need to develop a capital facilities plan with a detailed strategy for maintenance and repairs. If buildings are properly maintained, the library system has the capacity to meet increasing demand through 2040 by expanding open hours and by increasing digital access. Currently, facilities are open 40-45 hours per week and could be open as much as 65–70 hours per week with the proper funding. Capital projects planned for the next six years are listed in Table 15.

TABLE 15. 2015–2020 Library Capital Projects + Funding Sources

PROJECT	2015–2020 EXPENDITURES	FUNDING SOURCES
Fern Hill Library Refurbishment	$450,900	City fund 0010 (general fund)
Kobetich Branch Refurbishment	65,000	City fund 0010 (general fund)
Libraries Automatic Doors Replacement	480,000	City fund 0010 (general fund)
Library Heat Pump Replacements Master Plan	260,000	City fund 0010 (general fund)
Library Parking Lot Resurfacing Master Plan	80,000	City fund 0010 (general fund)
Main Branch Refurbishment	1,050,000	City fund 0010 (general fund)
Main Library Elevator Upgrade	80,000	City fund 0010 (general fund)
Moore Branch Refurbishment	80,000	City fund 0010 (general fund)
South Tacoma Library Refurbishment	309,000	City fund 0010 (general fund)
Swasey Library Refurbishment	1,071,000	City fund 0010 (general fund)
Wheelock Refurbishment	600,000	City fund 0010 (general fund)
TOTAL	**$4,525,900**	

Source: Tacoma 2015 Capital Facilities Program

Tacoma Police Headquarters

Tacoma Police Department

Police

The City of Tacoma's 2015 Capital Facilities Program provides an inventory of existing facilities, forecast of future needs, proposed projects and financing for proposed projects. A summary of this information is provided below.

The Tacoma Police Department provides law enforcement for the City of Tacoma. Police facilities include the Police Headquarters located at 3701 South Pine Street, five substations, a firing range and a warehouse. Their combined square footage is 85,043 feet. Tacoma's level of service standard for police facilities is 288.58 square feet per 1,000 people. The City is currently exceeding this standard. However, based on Tacoma's population growth target, the City will require an additional 9,582 square feet by 2040 to maintain this standard. The City will consider expanding existing facilities or constructing a new facility to meet the projected need for additional police facilities. The police department has adequate capacity for the next six years and more. Capital projects planned for the next six years are listed in Table 16 and are focused on maintaining existing facilities.

TABLE 16. 2015–2020 Police Capital Projects + Funding Sources

PROJECT	2015–2020 EXPENDITURES	FUNDING SOURCES
Police Headquarters, LEED EBOM	$150,000	City fund 5700 (municipal building acquisitions and operations)
Police Sector 4 (McKinley), Deferred Maintenance[1]	707,000	City fund 5700
Police—Fleet Warehouse, Deferred Maintenance[1]	765,000	City fund 5700
Police—Fleet Warehouse, Rooftop Unit Replacements	800,000	City fund 5700
TOTAL	**$2,422,000**	

1 Deferred maintenance refers to maintenance projects that were previously planned but postponed due to lack of funding or other factors.

Source: Tacoma 2015 Capital Facilities Program

Solid Waste

The City of Tacoma's 2015 Capital Facilities Program provides an inventory of existing facilities, forecast of future needs, proposed projects and financing for proposed projects. A summary of this information is provided below.

The City provides solid waste collection service for single and multi-family housing units, commercial and industrial customers and all other solid waste customers within the City limits. Every other week garbage collection service is mandatory for all residents. Recycling and yard waste collection is an optional biweekly service that is available at no additional cost to residential customers.

The City owned and operated the Tacoma Landfill at 3510 S Mullen St from 1960 to 2013. Since the closure of the active landfill, the site continues to operate as a base of operations and as a transfer station and material recovery facility. The City, under a 20-year contract with Pierce County that was established in 2000, delivers all items that cannot be processed, non-recyclable materials, and waste to the 304th Street Landfill located in Pierce County.

Current landfill capacity is expected to be sufficient for at least six years. Before the City's contract with Pierce County expires in 2020, the City will have the option to extend or renegotiate the contract, or to put out a bid for alternative landfill services. The City does not anticipate constructing a new landfill in the future. The City is currently working to develop a waste management plan and is studying ways to divert waste from the landfill, which may help to reduce the rate of increasing demand for solid waste service between now and 2040. There is only one capital project planned for the next six years, as shown in Table 17.

Tacoma Solid Waste Management crews delivery larger garbage containers to homes in North Tacoma

A hydraulic hybrid garbage collection truck consumes 33% less fuel than a traditional garbage truck

TABLE 17. 2015–2020 Solid Waste Capital Projects + Funding Sources

PROJECT	2015–2020 EXPENDITURES	FUNDING SOURCES
Upgrades and Maintenance to 3510 S Mullen St Facility	$17,153,000	Utility participation

Source: Tacoma 2015 Capital Facilities Program

Stormwater

Environmental Services inspects its stormwater pipes using a hydraulic-powered video camera

The City of Tacoma's 2015 Capital Facilities Program provides an inventory of existing facilities, forecast of future needs, proposed projects and financing for proposed projects. A summary of this information is provided below.

The City's stormwater infrastructure includes over 775 miles of pipe and ditch flow paths, 26 holding basins, four pump stations, 660 outfalls, over 11,000 manholes and over 22,500 catch basins. Once it enters the system, stormwater is conveyed to various water courses or bodies in and around the City. All stormwater eventually ends up in Puget Sound. There are a limited number of streets within the City that have no storm pipes or ditches. Surface water on these streets flows to the nearest stormwater facility or is absorbed into the ground. These streets are not concentrated in any particular area.

The City is constantly working to maintain, upgrade and expand its stormwater system. It anticipates continuing to do so for the foreseeable future, with an increasing emphasis on green infrastructure. Determinations are made by the City on a case-by-case basis regarding whether there is adequate capacity to serve new development within established level of service standards. If this cannot be accomplished, detention facilities are required that comply with the current State Surface Water Management Manual. Capital projects planned for the next six years are listed in Table 18.

TABLE 18. 2015–2020 Stormwater Capital Projects + Funding Sources

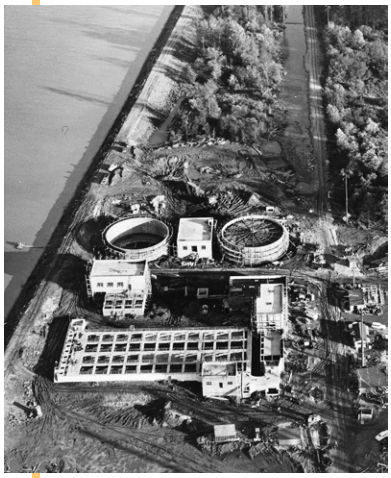
PROJECT	2015–2020 EXPENDITURES	FUNDING SOURCES
Asphalt Plant Site Cleanup	$471,788	State grant, City fund 0010 (general fund)
Asset Management Program	40,688,700	Utility participation
Facilities Projects	11,500,000	Utility participation
Ongoing LID/Extension Projects	7,050,000	Utility participation
Treatment + Low Impact Projects	6,570,000	Utility participation
TOTAL	**$66,280,488**	

Source: Tacoma 2015 Capital Facilities Program

Wastewater

The City of Tacoma's 2015 Capital Facilities Program provides an inventory of existing facilities, forecast of future needs, proposed projects and financing for proposed projects. A summary of this information is provided below.

Tacoma's wastewater facilities include the Central, North End and Western Slopes Wastewater Treatment Plants, over 3.5 million feet of main and sewer flow paths and 45 pump stations. The Central and North End Wastewater Treatment Plants provide sanitary sewer service to Tacoma, Ruston, Fircrest, Fife, Milton, parts of Federal Way and parts of unincorporated Pierce County including Dash Point and Browns Point. Wastewater from Tacoma's Western Slopes service area is conveyed to the Pierce County Chambers Creek Facility for treatment. The Western Slopes Wastewater Treatment Plant was taken out of service in 1990.



Construction of the Central Wastewater Treatment Plant

Between the Central and North End Wastewater Treatment Plants and the City's agreement with Pierce County, the City currently has a total permitted peak hydraulic treatment capacity of 179.9 MGD. This treatment capacity, and the capacity of the overall collection system, is sufficient to meet anticipated demand for the next six years or more. However, collection system capacity is not uniformly distributed throughout the system and no guarantee can be made that there is capacity in every line for every new development. Determinations are made by the City on a case-by-case basis for new developments to ensure that capacity is either available in the existing collection system or is required to be provided by the applicant.

North End Wastewater Treatment Plant

The City is planning to develop a comprehensive sewer plan in the next few years. This plan will provide a long-term strategy for the City's wastewater facilities. It is anticipated that expanded wastewater capacity will be required before 2040. To meet this need, the City will consider upgrading existing facilities, contracting for additional service or building new facilities. The City also plans to maintain and expand the existing collection system to serve projected growth. Capital projects planned for the next six years are listed in Table 19 on the following page.

TABLE 19. 2015–2020 Wastewater Capital Projects + Funding Sources

PROJECT	2015–2020 EXPENDITURES	FUNDING SOURCES
Central Treatment Plant Projects	$27,070,000	Utility participation
Collection System Projects	47,000,000	Utility participation
North end Treatment Plant Projects	3,550,000	Utility participation
Pump Station Projects	5,000,000	Utility participation
TOTAL	**$82,620,000**	

Source: Tacoma 2015 Capital Facilities Program

Water

The Green River is TPU's primary source of water

Residential water use

The City of Tacoma's 2015 Capital Facilities Program provides an inventory of existing facilities, forecast of future needs, proposed projects and financing for proposed projects. A summary of this information is provided below.

TPU provides water service to residences, businesses and industries located in the cities of Tacoma, University Place, Puyallup, Bonney Lake, Fircrest, Lakewood, Federal Way, the town of Ruston and portions of Pierce and King Counties. TPU also provides wholesale water supplies to independent water purveyors operating in Pierce and King Counties, and is a participant in a regional partnership known as the Regional Water Supply System formed by Tacoma Water, the Lakehaven Utility District, the City of Kent and the Covington Water District.

TPU's water utility facilities include two office buildings located at S 35th St and S Union Ave and at 130th Ave E and Reservoir Road, 1.2 miles of distribution mains, 150 miles of smaller distribution lines, 25 pump stations, 12 reservoirs, five standpipes and 32 wells. The Green River, located in King County, is TPU's primary source of water. TPU's Green River First Diversion Water Right can supply up to 73 million gallons of water each day, but is subject to minimum river flows as established in an agreement reached with the Muckleshoot Indian Tribe. The supply under this water right can be replaced with water from seven wells when water in the Green River is turbid, or cloudy. TPU's Green River Second Diversion Water Right can provide up to 65 million gallons of water each day. The

supply under the Second Diversion Water Right is subject to minimum streamflow standards and is the source of supply for the Regional Water Supply System. This water right allows water to be stored in the spring behind the Howard Hanson Dam for use in the summer. In addition to surface and groundwater sources in the Green River Watershed, TPU's wells have a short-term combined pumping capacity of approximately 60 million gallons a day. Based a demand forecast conducted by TPU in 2012 that took into account peak day requirements, the utility has sufficient water capacity through 2060.

Howard Hanson Dam

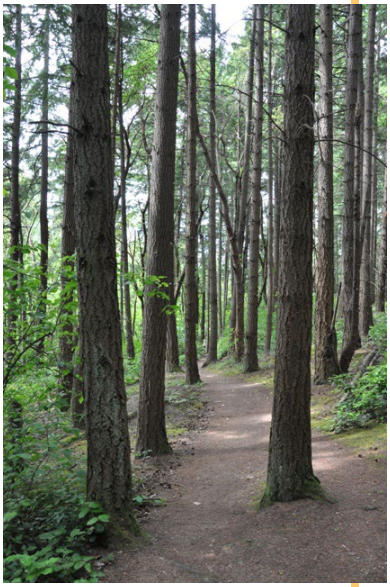
TPU's Water Strategic Plan, completed in April 2012, establishes the direction and focus for Tacoma Water capital facilities planning. Capital projects planned for the next six years are listed in Table 20. Over the next twenty years, TPU plans to build a decant facility, water facilities for the Tehelah community in east Pierce County, a fish restoration facility and 4,800 linear feet of distribution mains in a newly acquired service area in Puyallup previously served by Andrain Road Water Association.

TABLE 20. 2015–2020 Water Capital Projects + Funding Sources

PROJECT	2015–2020 EXPENDITURES	FUNDING SOURCES
General Improvements	$13,093,435	Utility participation
RWSS Cost Share Eligible Projects	1,771,094	Utility participation
Water Distribution	46,196,730	Utility participation
Water Quality	2,160,000	Utility participation
Water Supply/Transmission/Storage	35,360,391	Utility participation
TOTAL	**$98,581,650**	

Source: Tacoma 2015 Capital Facilities Program

PUBLIC FACILITIES + SERVICES PROVIDED BY THE CITY + OTHER ENTITIES



Trail on the east side of Snake Lake at the Tacoma Nature Center

Roosevelt Park

Parks

Park service in Tacoma is provided by the City and by Metro Parks Tacoma. For City-owned facilities, the City of Tacoma's 2015 Capital Facilities Program provides an inventory of existing facilities, forecast of future needs, proposed projects and financing for proposed projects. The Green Vision 2030 plan provides the same information for Metro Parks Tacoma, in combination with Metro Parks Tacoma's current Capital Improvement Plan. These plans are adopted by reference herein. A summary of this information is provided below.

There are approximately 1,480 acres of active parks and 3,900 acres of passive open space within the City of Tacoma. Park and open space areas are distributed throughout the City. Active parks are parks intended to meet community needs for a wide range of recreational activities, such as playing team sports, practicing individual physical activities such as running or bicycling, playing on play equipment, having a picnic, and hosting events and classes. Passive open space includes lands that are intended to be left primarily in their natural state with little or no facility improvements.

The City and Metro Parks Tacoma have identified a need to maintain and expand parks facilities in the future. Additionally, community members have provided input that Tacoma's parks should have greater connectivity, be managed in a way that promotes environmental stewardship, provide programming that is accessible to all community members, and provide opportunities for special events and activities that improve cultural awareness and support economic development. Figure 40 shows park and recreation service area gaps in the City of Tacoma, assuming a 3/4 mile service area around active use parks.

Capital projects planned for the next six years by the City are listed in Table 21.

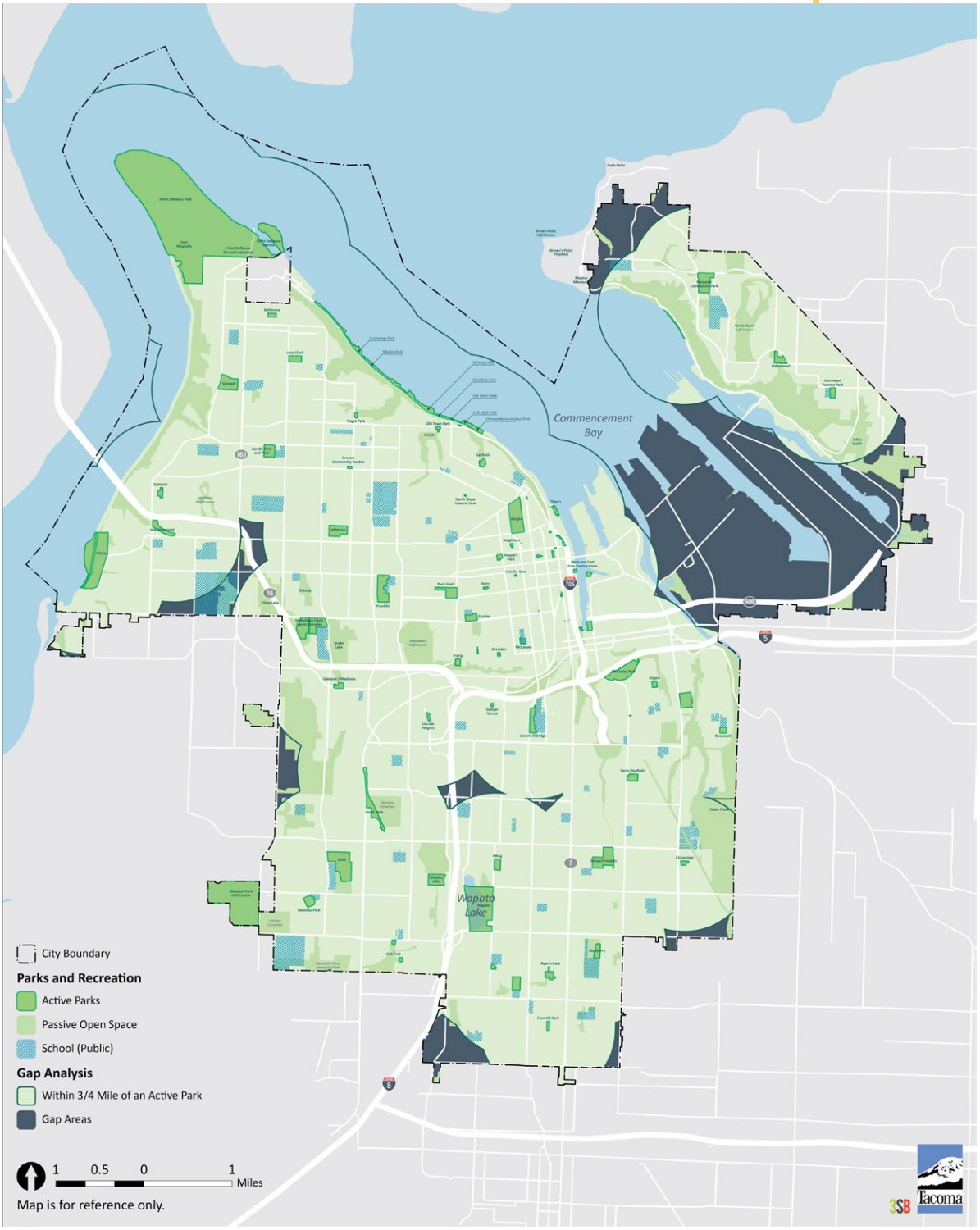


FIGURE 40. Park + Recreation Service Area Gaps

TABLE 21. 2015–2020 City Parks Capital Projects + Funding Sources

PROJECT	2015–2020 EXPENDITURES	FUNDING SOURCES
Central Park Phase II—Foss Master Plan	$900,000	Metro Parks Tacoma, other funding to be determined
Chinese Reconciliation Park Phase III	382,000	City fund 1195 (open space), City fund 3211 (capital projects), grant funding
Chinese Reconciliation Park Phase IV	4,105,247	City fund 1195 (open space), other funding to be determined
Fireman's Park + Totem Pole Stabilization	57,683	City fund 0010 (general fund), City fund 1060 (public art), City fund 1195 (open space), City fund 3211 (capital projects),
Les Davis Pier—Dive Park, Tire Removal	100,000	City fund 0010 (general fund)
Open Space Access + Active Use Improvements	60,000	City fund 1195 (open space)
Site 1 Park Phase 2	50,000	Private contribution, grant funding
Stadium Way—Schuster Promenade Connector	600,000	Grant funding
Tollefson Plaza Improvements	30,000	City fund 3211 (capital projects)
Waterway Park	3,000,000	Private contribution, grant funding
TOTAL	**$9,284,930**	

Source: Tacoma 2015 Capital Facilities Program

Wright Park conservatory

Metro Parks Tacoma has over 70 capital projects planned for the time period of 2015 to 2025, according to their current Capital Improvement Plan. Planned projects include improvements to existing facilities and construction of new facilities. Projects with estimated costs over $10,000,000 are shown in Table 22. The total estimated cost of all projects (including those estimated to cost under $10,000,000) is $483,550,691. Anticipated funding sources include a 2014 bond, state funding, federal grant funding, Metro Parks Tacoma Foundation support, partnerships, donations, funding from the City of Tacoma and other sources.

TABLE 22. 2015–2020 Metro Parks Tacoma Capital Projects + Funding Sources

PROJECTS WITH ESTIMATED COSTS OVER $10,000,000	ESTIMATED COST	FUNDING SOURCES
Eastside Community Center	$30,000,000	Bond, state funding, MPT foundation funding, partnerships
Land Acquisition + Development Program	15,000,000	Bond, state funding, MPT foundation funding, City funding, other
New Maintenance Facilities	12,000,000	Bond, MPT general operating fund
North + West Community Center	18,620,000	Other
Point Defiance Marina	11,500,000	Bond, other
Point Defiance Park	121,695,000	Bond, state funding, federal grants, partnerships, donations, City funding, other
Point Defiance Zoo + Aquarium	85,400,000	Bond, MPT foundation funding
South End Recreation + Adventure (SERA) Campus	49,393,240	Bond, state funding, federal grants, MPT foundation support, partnerships, other
TOTAL	**$343,608,240**	

Source: Tacoma 2015 Capital Facilities Program

Telecommunications

Telecommunications utilities in the City are provided by private companies and by TPU's Click! service. The majority of Tacoma is served by private telecommunication providers. Their infrastructure is located throughout the City and includes lines, poles, cables, antenna, towers and system hubs. The City has a franchise agreement with private cable provider Comcast. Century Link is another private cable provider that serves the City; it is not required to have a franchise agreement under State Law due to the length of time the company has been in operation. The City also has franchise agreements with private telephone providers including Integra, Sprint, Level 3, Zayo, TW Telecom and LS Networks. The City is currently renegotiating its franchise agreement with ATT. The number of franchise agreements promotes competition among providers.

TPU's Click! network is a state-of-the-art, carrier-grade hybrid fiber coaxial telecommunications network. It is used by TPU's power utility

for transporting data from substations, remote terminal units and other intelligence gathering devices to a central Energy Control Center for load monitoring and management. The network also supports one of the largest two-way smart meter pilot projects in the country. While designed to support power services, TPU also uses Click! to offer telecommunication services to the public including cable television, high-speed data transport and Internet access. The system presently extends along public rights-of-way throughout the cities of Tacoma, University Place, Fircrest, Fife and portions of Lakewood and unincorporated Pierce County.

Transportation

The Bridge of Glass is a key pedestrian connector between the Foss Waterway and Pacific Avenue

Freight traffic from the Port of Tacoma

I-5 and the Tacoma Dome

The City of Tacoma's 2015 Capital Facilities Program and Draft Transportation Master Program provide an inventory of existing facilities, forecast of future needs, proposed projects and financing for proposed projects. A summary of this information is provided below.

Transportation facilities in Tacoma include those for pedestrians, bicyclists, transit-users, cars, and freight. These facilities are provided by the City, the State, the Port of Tacoma, private companies, and transit agencies.

Tacoma's regional setting has a strong influence on travel patterns and future capital improvement needs. The City is bounded by Puget Sound and Commencement Bay (a deep water harbor of international significance), as well as the communities of Ruston, Fife, Federal Way, Fircrest, Lakewood, University Place, and unincorporated Pierce County. Tacoma sits just north of a major military installation, the Joint Base Lewis McChord (JBLM), and is home to the Port of Tacoma. The City is bisected by two major state facilities (I-5 and SR 16) and includes other highways of regional importance (I-705 and SR 509). The City also hosts a segment of the SR 167 gap, which is among the State's top priorities for completing the highway system. Tacoma is served by Pierce Transit, Sound Transit, Intercity Transit, and numerous regional recreational trails, and other state services such as the Tahlequah Ferry and Amtrak. Given the City's location, transportation conditions in the City are strongly influenced by forces beyond the City's control, including pass-through JBLM employees, freight vehicles from the Port, and travelers commuting between Pierce County communities and employment centers to the north.

The City anticipates the need for significant investments in transportation facility improvements over the next 25 years given planned growth within the City and the larger region. The Draft Transportation Master Program includes a travel demand forecast and a new system completeness level of service standard to ensure that the City's transportation system is built at a rate equal or ahead of the pace of development. Appendix B of the Draft Transportation Plan includes a project list to guide the City's transportation investment priorities over the next 25 years. The types of projects on the list include multimodal conflict studies; pedestrian, bicycle and trail projects; transit projects; auto projects; rail projects; and neighborhood-level improvements.

LINK light rail in the Theater District

Capital projects planned by the City for the next six years are listed in the 2015 Capital Facilities Program and are divided into four project types. Table 23 shows the total cost and funding sources for these project types.

TABLE 23. 2015–2020 City Transportation Capital Projects + Funding Sources by Project Type

PROJECT TYPE	2015–2020 EXPENDITURES	FUNDING SOURCES
Municipal Parking Facilities	$19,175,923	City fund 4140 (parking garages), debt financing
Municipal Railway	19,070,789	City fund 4500 (Tacoma Rail), debt financing, state grants, federal grants, Puget Sound Regional Council funding, private contribution, additional funding TBD
Non-Motorized Transportation and Streetscape	52,187,760	City fund 0010 (general fund), City fund 1060 (gas tax), City fund 1140 (gas tax/path and trail reserve), City fund 1195 (open space), City fund 3211 (capital projects), debt financing, REET contribution, state grants, federal grants, utility participation, private contribution, additional funding TBD
Road System and Amenities	285,359,073	City fund 0010 (general fund), City fund 1060 (gas tax/heavy haul), City fund 3211 (capital projects), City fund 4500 (Tacoma Rail), debt financing, REET contribution, state grants, federal grants, utility participation, Pierce Transit contribution, Port of Tacoma contribution, Puyallup Tribe contribution, private contribution, additional funding TBD
TOTAL	**$375,792,948**	

Source: Tacoma 2015 Capital Facilities Program

The top priority transportation projects in the Draft Transportation Master Program's long-range list are summarized in Table 24. Although specific funding sources have yet to be identified, the list was created based on reasonable expectations for future funding over the planning period.

The **TIER 1 TRANSPORTATION PROJECT LIST** *is comprised of long-range transportation projects that have been evaluated as highest priority based on TMP evaluation criteria, consistency with TMP goals, and reasonable expectations for funding over the planning horizon.*

TABLE 24. Tier 1 City Transportation Capital Projects

PROJECT TYPE CATEGORY	COST ESTIMATE ($) Low	High
New Roadway Connections and Complete Streets Improvements	165,369,469	231,340,593
Modal Conflict Studies	1,950,000	3,700,000
Bicycle/Pedestrian Projects	97,159,750	191,708,030
Neighborhood Action Strategy	134,720	545,710
Transit	41,700,000	64,050,000
	$306,313,939	**$491,344,332**

* *Indicates funding through partnering agencies, such as Sound Transit or WSDOT*

Source: City of Tacoma Draft Transportation Master Plan, 2015

PUBLIC FACILITIES + SERVICES PROVIDED BY OTHER ENTITIES

Natural Gas

Natural gas service is provided to Tacoma residents and businesses by Puget Sound Energy (PSE). PSE is a private utility providing natural gas and electric service to homes and businesses in the Puget Sound region of Western Washington and portions of Eastern Washington, covering 8 counties and approximately 6,000 square miles. As of March 2015, PSE provides natural gas service to approximately 38,920 customers within the City of Tacoma. PSE's operations and rates are governed by the Washington Utilities and Transportation Commission (WUTC). PSE natural gas utility operations and standards are further regulated by the U.S. Department of Transportation (DOT), including the Pipeline and Hazardous Materials Administration (PHMSA).

To provide the City of Tacoma and adjacent communities with natural gas, PSE builds, operates, and maintains an extensive system consisting of transmission and distribution natural gas mains, odorizing stations, pressure regulation stations, heaters, corrosion protection systems, above ground appurtenances and metering systems. Transmission and distribution mains are located along public right of way throughout the City.

PSE updates and files an Integrated Resource Plan (IRP) with the WUTC every two years. The IRP identifies methods to provide dependable and cost effective natural gas service that address the needs of retail natural gas customers. Currently, PSE's supply/capacity is approximately 970 MDth/Day at peak. PSE purchases 100 percent of its natural-gas supplies. About half the natural gas is obtained from producers and marketers in British Columbia and Alberta, and the rest comes from Rocky Mountain States. All the gas PSE acquires is transported into PSE's service area through large interstate pipelines owned and operated by Williams Northwest Pipeline. PSE buys and stores significant amounts of natural gas during the summer months, when wholesale gas prices and customer demand are low, and stores it in large underground facilities and withdraws it in winter when customer usage is highest; ensuring a reliable supply of gas is available.

To meet the regional and City of Tacoma's natural gas demand, PSE's delivery system is modified every year to address new or existing customer growth, load changes that require system reinforcement, rights-of-way improvements, and pipeline integrity issues. The system responds differently year to year and PSE is constantly adding or modifying infrastructure to meet gas volume and pressures demands. Major construction activity that is anticipated in the City of Tacoma in the next 20 years includes the following: four miles of 16" high pressure gas main to serve a new liquid natural gas facility located in the Port of Tacoma and to provide system reliability to the southern service area; a new liquefied natural gas plant; potential mitigation due to Interstate-5 High Occupancy Vehicle Lane settlement; and providing new service to the Point Ruston development. PSE also plans for ongoing work to maintain the integrity of its natural gas system.

Mixed-use development in Point Ruston

Schools

Tacoma Public Schools (TPS) is the third largest district in Washington State serving more than 28,000 children in kindergarten through grade 12. The

Geiger Elementary School courtyard

McCarver Elementary School

Athletic field at Stadium High School

district has 35 elementary schools, nine middle schools, five comprehensive high schools, and 14 alternative learning sites. These schools are located throughout neighborhoods in Tacoma and Fircrest. TPS has more than 5,000 employees and is one of the largest employers in Tacoma.

In 2013 voters approved a $500 million bond issue that will replace or modernize 14 schools and make nearly 200 facility improvements to many other schools in the district. There are five schools that are not planned for improvements due to recent construction or high quality condition. The 14 schools planned for replacement or modernization have an average age of 74 years. They are shown in Table 25. Improvements to Washington Elementary School were completed in 2014. According to the District's construction schedule, improvements to the remaining 13 schools are planned to take place between 2015 and 2020.

The school district is in the process of developing a new 30 year master plan. The plan is targeted for completion in winter 2015/16. The City will incorporate new information from this plan into the Capital Facilities Element as part of its annual Comprehensive Plan amendment process.

TABLE 25. Location of Schools Planned for Replacement

LOCATION	SCHOOL
Eastside Neighborhood of Tacoma	Boze Elementary School Mary Lyon Elementary School
South End Neighborhood of Tacoma	Birney Elementary School Stewart Middle School
South Tacoma Neighborhood of Tacoma	Arlington Elementary School
Central Neighborhood of Tacoma	McCarver Elementary School
West End Neighborhood of Tacoma	Hunt Middle School Downing Elementary School Science and Math Institute (SAMI) Wilson High School
North Tacoma Neighborhood of Tacoma	Grant Elementary School Washington Elementary School
Northeast Neighborhood	Browns Point Elementary School
City of Fircrest	Wainwright Elementary School

City of Tacoma, Washington

ONE TACOMA

A Comprehensive Plan for a Vibrant, Connected, and Sustainable City

Public Facilities and Services Baseline Report | DRAFT Summer 2024

CONTENTS

EXHIBITS

1 BACKGROUND INFORMATION

The Growth Management Act (GMA) requires communities to plan for capital facilities and utilities to ensure that there are adequate levels of service in place to meet community needs over time. This section is based in large part on the City's Capital Facilities Program, which is a separate document and is adopted by reference. The background information fulfills the requirements of the GMA to:

- Provide an inventory of existing public facilities.
- Identify deficiencies in capital facilities and the actions necessary to meet such deficiencies.
- Forecast future needs for facilities.
- Propose capital improvements and their costs.
- Plan for financing proposed capital improvements.
- Inform the capital budget process.

City of Tacoma Capital Facilities Program

The City's Capital Facilities Program (CFP) is the companion to this Public Facilities and Services Comprehensive Plan Element. The CFP implements this Element through planning and prioritization of identified projects and through budgeting. It is worth emphasizing that the CFP does not appropriate funds, but it translates the long-term vision, goals, and policies of this Element and assists with the budgeting process to demonstrate the financial feasibility of the goals and policies outlined in this Element.

The CFP documents the capital investments and improvements that the City intends to build in a 6-year time horizon and the plan for financing these improvements. Capital projects are prioritized based on criteria that align with the goals and policies of this Element:

Prioritization Criteria

- Does the project address a public health or safety concern?
- Is the project required or mandated by law?
- Is the project substantially funded by non-City sources?
- Is the project financially responsible, for instance by leveraging grant funding or other non-City funding sources, reducing operating costs, avoiding future costs, or by having a sustainable impact on the operating budget?
- Is the project needed to correct existing public facility and services deficiencies or replace key facilities that are currently in use and are at risk of failing?
- Does the project improve the equitable access to public facilities and services?

- Does the project align with Tacoma 2025 or other City priorities?
- Does the project have a high level of public support?
- Does the project reduce greenhouse gas emissions or support the adaptation of climate change?
- Does the project meet growth patterns and projected needs and or serve new development and redevelopment?
- Does the project complete a network, fill a missing link, or add value to an interconnected infrastructure system? Is the project related to or dependent on other projects?

The CFP is amended each biennium and is adopted concurrently with the City's Biennial Budget. The 2023-2028 Capital Facilities Plan[1] was adopted by Tacoma City Council at the same time as the 2023-2024 Capital Budget.[2] The 2023-2024 Capital Budget allocated nearly $3 billion dollars (67% of the total budget) for capital projects. There was a total of 210 projects proposed in the 2023-2028 Capital Facilities Plan.

Services and Providers

As shown in Exhibit 1, public facilities and services in Tacoma are provided by the City and by other entities. The following pages contain background information about these different types of public facilities and services. The information, together with the provider plans that are adopted by reference in this element, is intended to meet the GMA requirements and provide a discussion on the ability to maintain and expand services as the City experiences growth. The background information also provides an overview of each provider's facilities and assets, potential future needs, capital projects and financing for capital facilities. The City of Tacoma intends to continue to work with service providers to maintain existing infrastructure and invest in expanded or new infrastructure to support planned growth and the development patterns that align with the vision outlined in the Future Land Use Map (FLUM) and Urban Form Element.

Eleven different providers serve Tacoma; these facilities are found distributed across the city. Exhibit 2 shows the location of some of the key public facilities in Tacoma.

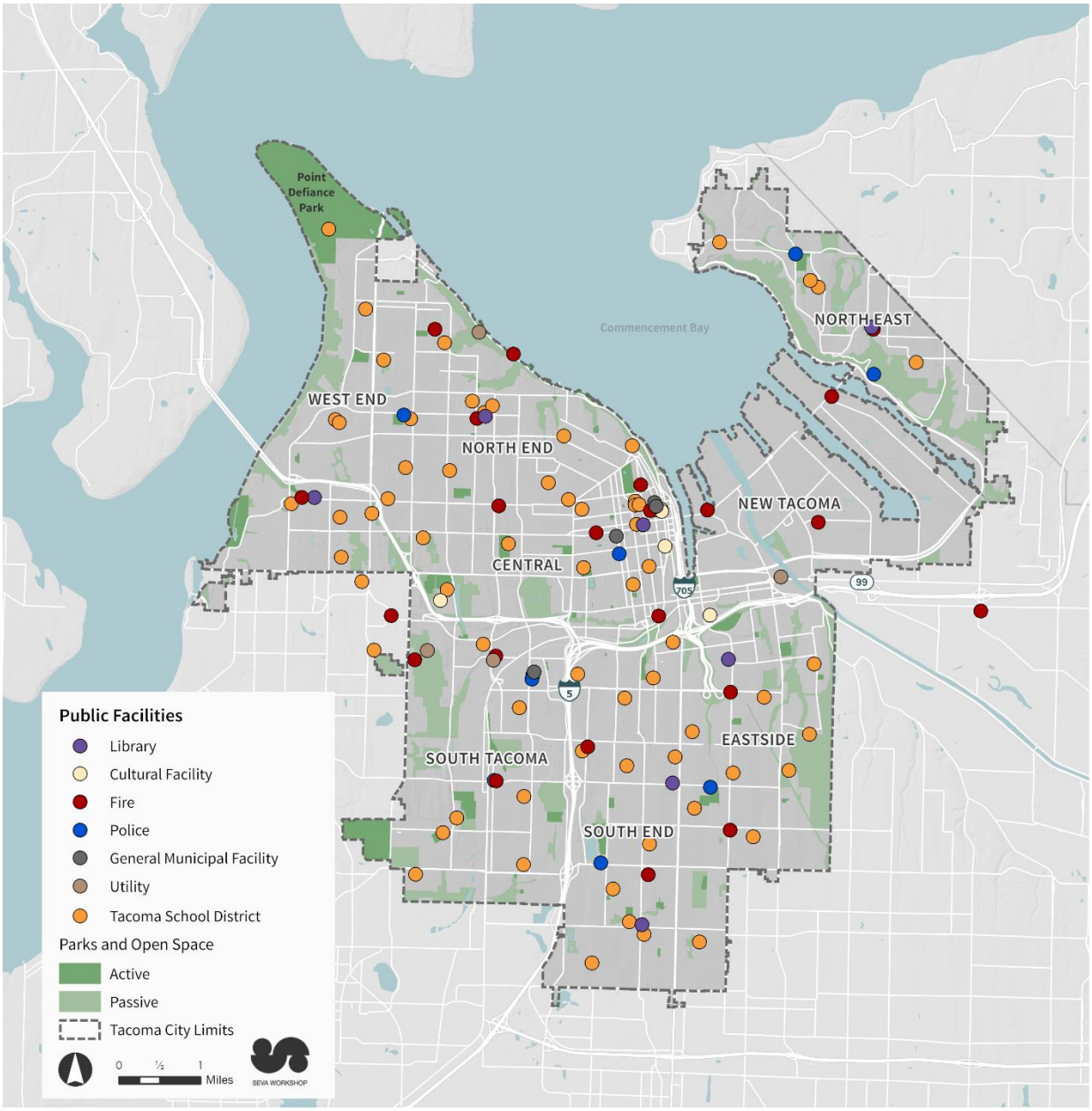
[1] https://www.cityoftacoma.org/UserFiles/Servers/Server_6/File/OMB/Detailed%20Project%20Information%20(Attachment%203).pdf

[2] https://city-tacoma-wa-budget-book.cleargov.com/8841/budget-overview/executive-overview

Exhibit 1. List of Public Facilities + Service Providers

Type	Provider
Provided by City	
Electric	Tacoma Public Utilities
General Municipal Facilities	Public Works Department
Fire	Fire Department
Libraries	Tacoma Public Libraries
Police	Police Department
Solid Waste	Environmental Services Department
Stormwater	Environmental Services Department
Wastewater	Environmental Services Department
Water	Tacoma Public Utilities
Provided by City + Other Entities	
Parks (including special public assembly facilities)	Public Works Department, Environmental Services Department Metro Parks Tacoma
Transportation	Public Works Department Tacoma Public Utilities Pierce Transit Sound Transit
Provided by Other Entities	
Natural Gas	Puget Sound Energy
Schools	Tacoma Public Schools
Telecommunications	Private providers

Exhibit 2. Key Public Facilities



Level of Service Standards + Concurrency

Level of Service (LOS) standards are created and utilized to measure the adequacy of services being provided as a city experiences growth. LOS standards are specific to the provider and the services; therefore, they are not uniform standards. Concurrency means adequate public facilities and services are in place to serve new development at the time the development is ready to be occupied. The GMA gives jurisdictions the authority to require concurrency for all

public facilities, but specifically requires jurisdictions to establish LOS standards for transportation-related facilities per RCW 36.70A.070.

For facilities subject to concurrency, the LOS standards are used to determine the need for such facilities and test the service adequacy of the facilities which will serve the proposed development. The LOS standards will examine the impacts of the proposed development, and ensure that appropriate levels of capital resources are allocated to support the maintenance or expansion of services. For facilities not subject to concurrency, the LOS standards are helpful as a management tool to see what facilities and services may be needed in the future and to measure overall performance of City provided services and facilities.

The City of Tacoma maintains a concurrency management system through Tacoma Municipal Code 13.16, which ensures that concurrency facilities and services maintain the minimum level of service standards that will be provided simultaneous to, or within a reasonable time after, development occupancy or use. The concurrency management system provides the necessary regulatory mechanism for evaluating requests for development to ensure that adequate concurrency facilities can be provided within a reasonable time of the development impact. The concurrency management system also provides a framework for determining whether facilities and services sufficiently meet the demands and needs of Tacomans as the city experiences growth; this framework provides a basis for capital facilities planning. The City of Tacoma implements concurrency for electric utilities, solid waste collection, sanitary sewer (wastewater), stormwater management, potable water, and transportation. The LOS standards subject to concurrency are included in the CFP according to each service provider.

1.1 Public Facilities and Services Provided by the City

Electricity

Tacoma Power is a division of Tacoma Public Utilities (TPU) and provides electric service to the greater Tacoma area, including nearby cities of University Place and Fircrest, and portions of Fife, Lakewood, Federal Way, and Steilacoom, portions of Pierce County, and the Fort Lewis and McChord Air Force Base.

Tacoma Power is governed by a five-member Public Utility Board, which is appointed by Tacoma City Council. While the Public Utility Board is the governing body and provides policy guidance, some matters, such as issuing bonds and fixing utility rates, also require formal Tacoma City Council approval.

Tacoma Power acquires its power from a diverse mix of resources. The utility's present power is supplied from its own hydroelectric dams, purchases from hydroelectric resources owned by others, purchases from the Bonneville Power Administration, and through contractual arrangements with the Grand Coulee Project Hydroelectric Authority and Grant County Public

Utility District. Additional power supplies are procured from the wholesale energy market through both short-term and medium-term contracts as needed.

Tacoma Power's transmission system is interconnected with the regional transmission network and includes high voltage 230 kilovolt (kV) facilities and 115kV facilities. The transmission facilities provide wholesale transfer service, integrate generation and serve retail loads. Tacoma Power also owns, operates, and maintains overhead and underground distribution facilities to serve its customers. This includes both 12.5 kV and 13.8 kV distribution lines, which are fed from distribution substations.

Facilities

Tacoma Power operates 6 hydroelectric dams (Mayfield Dam, Mossyrock Dam, Cushman No. 1 Dam, Cushman No. 2 Dam, Alder Dam, and LaGrande Dam) and 1 powerhouse located downstream of the Wynoochee Dam, which is owned by the City of Aberdeen. In addition to the hydroelectric dams, there are 2,389 miles of transmission and distribution lines, 4 main transmission substations, 5 switching stations, 48 distribution substations, 14 dedicated distribution substations, and 8 generation switchyards.

LOS Standard + Forecast of Future Needs

Over the past decade or so, Tacoma Power has experienced a period of stable customer demand that they have been able to meet comfortably with existing power sources and prudent investment in energy efficiency. However, a combination of new potential sources of growth in demand (building and vehicle electrification, growth of data centers, etc.) and changes to the next contract with Bonneville Power Administration may alter that picture slightly in the coming decades. While Tacoma Power continues to have sufficient energy to meet customer demands and deliver on its level of service, as described in Exhibit 3, into the future under most scenarios, there are some scenarios in which Tacoma Power might need to supplement its current power supply with additional resources. As dictated by Tacoma Municipal Code 13.16, Tacoma Power's LOS standard is subject to concurrency, which means Tacoma Power will need to find ways to maintain and ensure its level of service as the city experiences growth.

Exhibit 3. Tacoma Power LOS Standard

Measure	LOS Standard
Voltage Level	+/- 5%
Average Annual System Outage Duration	75 minutes or less
Average Annual System Outage Frequency	0.95 or less

Source: 2023-2024 City of Tacoma Biennial Budget

Tacoma Power prepares an Integrated Resource Plan ("IRP") to assess the utility's ability to meet customer demand over the next 20 years and it recommends an action plan to meet the demands. Tacoma Power's last IRP was completed in 2022, and it recommended that the utility acquire 10 megawatts of demand response to shore up risks under extremely low water conditions. Tacoma Power is currently in the process of updating its analyses for the 2024 IRP, which will consider several different scenarios of demand growth from electrification and new large industrial loads.

While Tacoma Power has sufficient energy to meet forecast loads, different areas within Tacoma Power's service area will experience load growth. For example, the South Service Area (which includes communities of south Tacoma), the Tideflats (which includes the Port of Tacoma), and downtown Tacoma are expected to experience the most load growth compared to other areas within the service area.

Tacoma Power anticipates transmission constraints in meeting future load growth, system reliability and operational flexibility. It will be necessary to address these transmission constraints in order to operate and maintain a reliable and safe system. Certain high load growth areas will also require one or more new distribution substations and the expansion of the existing distribution substations to meet the future load. Furthermore, aging electrical facilities require replacement programs to ensure the system is reliable.

Capital Improvements

Tacoma Power organizes its projects into 5 main categories as seen in Exhibit 4. For the next 6 years, Tacoma Power plans to spend over $600 million dollars to maintain its facilities and assets, and to ensure system reliability.

Exhibit 4. 2025-2030 Power Capital Projects + Funding Sources

Project	2025 – 2030 Estimated Costs	Funding Sources
General Plant Improvements	$97,691,000	Utility-funded project
Power Generation	$173,188,000	Utility-funded project
Power Management	$30,900,000	Utility-funded project
Transmission and Distribution (T&D) Projects	$239,349,000	Utility-funded project
Utility Technology Services – Smart Grid	$70,671,000	Utility-funded project
TOTAL	**$611,844,000**	

Source: Draft Tacoma 2025-2030 Capital Facilities Program

For more detailed project information, the City of Tacoma's CFP documents the proposed projects and financing for these proposed projects.

General Municipal Facilities and Other Community Facilities Projects

General government service buildings are designed to meet a broad spectrum of needs, including buildings that directly serve the public and those that house City employees as they work to assure that public governmental responsibilities are met.

In addition to general municipal facilities, the City also makes capital investments in other types of community facilities projects including arenas, stadiums and theaters; exhibition and convention facilities; community and human service facilities; and community development projects.

Facilities

The City's four general municipal facilities provide locations to directly serve the public and to house City employees. Those facilities include the Fleet Services located at 3639 S Pine Street; Municipal Service Center located at 1224 Martin Luther King Jr. Way; Tacoma Municipal Building located at 747 Market Street; and Tacoma Municipal Building North located at 733 Market Street.

Neighborhood and community service facilities include three Senior Centers, one Learning Center, and one Resource Center for individuals with disabilities. Cultural facilities include the Tacoma Dome, Cheney Stadium, Rialto Theater, Pantages Theater, Theatre on the Square, and Greater Tacoma Convention Center.

LOS Standard + Forecast of Future Needs

The recommended LOS standard that the City of Tacoma uses for general government municipal facilities and cultural facilities are based on aligning the facility size with the population size. The facility LOS for general government municipal buildings is 0.88 square feet per capita, described in Exhibit 5. The recommended LOS standard for cultural facilities, specifically within the venue industry, is 0.98 square feet per capita for exhibition and convention facilities and 0.18 seats per capita for arenas, theaters, and stadiums, described in Exhibit 6. General government municipal facilities, community services facilities, and cultural facilities are not subject to Tacoma's concurrency standard.

Exhibit 5. General Government Municipal Facility LOS

General Government Service Buildings				
Time Period	**Population**	**Square feet Recommended (0.88 per capita)**	**Building Space Currently Available**	**Net Reserve or Deficiency**
2020	219,025	192,742	218,800	25,258
2028	259,665	228,505	218,800	(10,505)

2050				

Source: 2023-2024 City of Tacoma Biennial Budget

Exhibit 6. Cultural Facility LOS

Exhibition and Convention Facilities				
Time Period	**Population**	**Square feet Recommended (0.98 per capita)**	**Building Space Currently Available**	**Net Reserve or Deficiency**
2020	219,025	216,578	343,589	203,261
2028	259,665	256,764	343,589	153,028
2050				
Arenas, Theaters, and Stadiums				
Time Period	**Population**	**Seats Recommended (0.18 per capita)**	**Seats Currently Available**	**Net Reserve or Deficiency**
2020	219,025	39,529	33,100	(6,429)
2028	259,665	46,864	31,100	(13,764)
2050				

Source: 2023-2024 City of Tacoma Biennial Budget

While certain facilities may adequately serve Tacomans based on the LOS described in Exhibit 5 and Exhibit 6, a 2023 Facilities Condition Assessment[3] found that many facilities do not meet the operational needs of staff or address emerging community needs. Additionally, aging municipal buildings pose health and safety risks to the City's workforce and members of the public. The long backlog of deferred maintenance for municipal facilities has contributed significantly to these facilities' suboptimal conditions.

The effects of the COVID-19 pandemic have also impacted workplace needs. In the immediate recovery of COVID-19, many sectors, including government, still offer hybrid working environments, which is reducing the need for physical office space. Determining what to do with these facilities remain unknown and require more examination. To the extent possible, the Facilities Condition Assessment recommends exploring the feasibility of adaptive reuse of municipal facilities. Designing facilities that can be converted from one use to another can help the City adapt to changing technology, evolving service delivery, and unanticipated community needs.

Evolving community needs is an important consideration to determine whether municipal facilities are adequately serving the public. Many municipal facilities need to adapt or modernize to align with those needs. For example, demands for homeless and mental health services are increasing and the public expects adequate facilities to provide those services.

[3] https://www.cityoftacoma.org/UserFiles/Servers/Server_6/File/OMB/FAC_Final_Report_.pdf

Capital Improvements

Within the next six years, there is a need to maintain existing facilities and address the backlog of deferred maintenance for municipal facilities. As recommended by the Facilities Conditions Assessment, the capital investments should prioritize safe and healthy working conditions for City employees and the public. Additional capital investments should prioritize community spaces that can meet the changing needs of the public.

The following Exhibit 7 and Exhibit 8 summarizes the maintenance and improvement projects slated for the next six years.

Exhibit 7. 2023–2028 General Municipal Facility Capital Projects + Funding Sources

Project	2023 – 2028 Estimated Costs	Funding Sources
Deferred Repair and Replacement Program	$53,620,000	City – General Fund
Tenant Improvement Program	$10,320,000	City – General Fund
CityNet MPLS Phase 2	$305,572	City – Reserve 1431
Municipal Complex Exterior Repairs	$10,000,000	Unidentified
Public Works Maintenance Facility	$54,000,000	City – General Fund City – REET 1
TOTAL	**$128,245,572**	

Source: Tacoma 2023-2028 Capital Facilities Program

Exhibit 8. 2023-2028 Community & Cultural Facilities Capital Projects + Funding Sources

Project	2023 – 2028 Estimated Costs	Funding Sources
Beacon Activity Center Improvements	$4,488,000	City – General Fund City – REET 1
Performing Arts Theaters Capital Projects Management	$3,000,000	City – REET 1
Prairie Line Trail Historic Interpretation Project	$440,000	City – Open Space Reserve 1195 Washington State Capital Heritage Grant
Tacoma Dome South Addition	$11,500,000	City – General Fund
NCS Readiness Site	$2,350,000	City – General Fund Federal Grant City – REET 2
NCS Youth Shelter (Teen Home, Overnight Center)	$2,511,993	NCS Special Revenue Reserve 1185 City – General Fund
Infrastructure Fund (CED)	$407,233	City – General Fund City – REET 2
Park Plaza North Renovation	$550,000	City – General Fund

Foss Waterway – Site 8 Demolition	$300,000	Unidentified
TOTAL	**$26,547,226**	

Source: Tacoma 2023-2028 Capital Facilities Program

Fire and Emergency Medical Service

The Tacoma Fire Department (TFD) has served the community for over 140 years. It delivers the following services: fire suppression, fire prevention, emergency rescue and response, emergency medical services, marine operations, hazardous materials operations, and emergency management and disaster preparedness. Its 72.1-mile service area includes the cities of Tacoma, Fife, and Fircrest as well as Pierce County Fire District 10.

Facilities

TFD has 16 fire stations and 10 support facilities. These include the TFD Headquarters, fire training center, fire garage, fire prevention, electrical shop, electrical maintenance building, emergency operations center, fire communications center, marine security operations center, and former fire station 15. The City of Tacoma owns most of its fire facilities; Stations 12 and 17 are owned by the City of Fife, and the City of Fircrest, respectively. TFD's fire assets also include 37 fire apparatus (ladder trucks, engines, ambulances, fireboats, command units, air units, hazardous materials units, water tender units, technical rescue support vehicles, and emergency medical support vehicles and units).

Level of Service (LOS) + Forecast of Future Needs

Fire, EMS, and other emergency response services use Standards of Cover (SOC) as the LOS standards for their facilities and services. The SOC is based on risk and response standards in accordance with accepted federal guidelines recommended by the National Fire Protection Association (NFPA). These recommended standards are also mostly consistent with best practices published by the Commission on Fire Accreditation International. In addition to response time LOS, TFD also monitors that there is sufficient staffing, available apparatuses (vehicles), and equipment to respond to incidents. TFD has 20 staffed fire apparatuses and 14 staffed EMS units, which meet the recommended LOS indicated in Exhibit 10.

These standards are not subject to Tacoma's concurrency standard**.**

Exhibit 9. Response Time LOS Benchmarks

Response Benchmarks	Performance Goal (Minutes) at 90% Reliability
Call Processing/Dispatch	1:30
Crew Turnout	1:20
First-Unit Travel	4:00

First-Due Call to Arrival	6:50
Multiple-Unit Effective Response Force (ERF) Travel	8:00
Multiple-Unit ERF Call to Arrival	10:50

Source: 2023 TFD Community Risk Assessment and Standards of Cover Study

Exhibit 10. Fire Apparatus + EMS LOS Recommendations

Vehicle Type	Recommended Available Apparatus/Unit
Fire Apparatus	22 vehicles
EMS Units	10 vehicles

Source: 2023 TFD Community Risk Assessment and Standards of Cover Study, 2023-2024 City of Tacoma Biennial Budget

In 2023, TFD completed a Community Risk Assessment and Standards of Cover Study. As reported in this study, TFD is struggling to meet current EMS demands. Further, Tacoma's population growth has strained TFD's response times. Call volumes grew more than 40% between 2001 and 2019. EMS calls grew 60% between 2001 and 2019.

Capital Improvements

In early 2024, TFD completed its Fire Facilities Master Plan, which helped evaluate facility needs, plan for future growth, and identify opportunities to improve service and response while maintaining and protecting firefighter health and safety. The Fire Facilities Master Plan found that many TFD's facilities have exceeded their useful life, are not seismically reinforced, and are undersized for service needs. Consequently, the Fire Facilities Master Plan recommends phased investments which will lead to: the relocation of Stations 7,10, 12, 14, 17; relocation of the Fire Garage, Training Center, and Admin Building; renovations of Stations 2, 3, 4, 5, 6, 8, 11, 13; renovations of the Electrical Shop, EMB, FCC/EOC, and MSOC; rebuilding Stations 1, 15; and building three new fire stations. The estimated combined cost for these projects is $360 million (in 2026 dollars). The estimated costs are for capital improvements and do not include the costs of land acquisition.

Projects proposed in the 2023-2028 Capital Facilities Plan were identified prior to the completion of the Fire Facilities Master Plan. These projects are summarized in Exhibit 10. Projects proposed in the 2024-2029 Capital Facilities Plan will align with the highest priority projects identified in the Fire Facilities Master Plan, selected to address:

- Facilities with the poorest conditions rating or most severely undersized
- Invest in facilities with the highest call volume or highest level of use
- Focus on facilities located in areas with low access to opportunity as identified in the Tacoma Equity Index

- Increase capacity and help cover service gaps

Exhibit 11. 2023-2028 Fire Capital Projects + Funding Sources

Project	2023 – 2028 Estimated Costs	Funding Sources
Fire Station #11 – Renovation & Expansion	$8,500,000	Unidentified
Fire Station #4 – Renovation & Expansion	$8,500,000	Unidentified
New Fire Station #7	$13,000,000	Unidentified
New Fire Station #15	$2,000,000	Unidentified
Fire Facilities Security Improvements	$750,000	City – REET 1
Float Installation (MSOC)	$2,599,966	City – REET 1 Debt – LTGO Bonds Private Contributions
TOTAL	**$35,349,966**	

Source: Tacoma 2023-2028 Capital Facilities Program

Libraries

Tacoma Public Library (TPL) provides library services to residents of Tacoma by delivering free access to information and supporting learning for all ages. King and Pierce County residents are also eligible for services through reciprocal borrowing agreements. TPL currently offers approximately 1,220,000 physical and electronic items. Additional library resources include access to public computers, printers, mobile Wi-Fi hotspot kits, podcast kits, the Tacoma Tool Library, and free passes to local museums and outdoor venues. In addition to access to TPL's collection, the public can reserve available rooms within library facilities to host meetings or community gatherings. All TPL facilities operate on a 40-hour a week schedule. Facilities are open Tuesday through Saturday and closed Sunday through Monday.

Facilities

TPL provides in-person services at eight library branches, which includes a Main Library and seven neighborhood libraries. The Main Library temporarily closed for renovations in September 2023 and is expected to reopen in Fall 2024. In 2022, TPL received funds to study the best way to restore library services to the Eastside and Hilltop neighborhoods, which were formerly served by the Martin Luther King Jr. Branch and the Swan Creek Branch; these branches were closed in 2011 due to financial challenges as the result of the Great Recession. The City of Tacoma no longer owns these properties, having sold the properties in 2012 and 2013, respectively. TPL is working to identify funding to build new libraries, which will likely lead to a bond (for construction) and a levy lid lift (for operations) on local ballots.

Level of Service (LOS) + Forecast of Future Needs

The LOS standard for TPL is based on aligning the facility size with the demand, represented by the circulation of materials in the library's collection according to population size. The facility LOS for TPL is .078 square feet per capita in the service population and is not subject to Tacoma's concurrency standard. It is important to note that 2020 circulation figures are drastically lower due to the COVID-19 pandemic mandated library closures.

Exhibit 12. Library LOS

Time Period	Population	Circulation at 10.23 per capital	Square feet required (0.078 per circulation)	Facility Space Available	Net Reserve or Deficiency
2020	219,025	2,240,626	174,769	163,328	(11,441)
2028	259,665	2,656,373	207,197	163,328	(43,869)

Source: 2023-2024 City of Tacoma Biennial Budget

TPL has seen an increase in use of digital resources and community services in recent years and anticipates that this demand will continue to grow. For example, from 2020 through 2024 TPL partnered with the Tacoma Pierce County Health Department to distribute over 26,000 COVID-19 test kits. In 2023, the TPL partnered with the Tacoma Needle Exchange to dispense NARCAN at Moore Library through a vending machine, resulting in the distribution of over 3,000 doses. In order to meet the increased demand, TPL actively partners with institutions and schools throughout Tacoma to promote access to library resources and use of services throughout the City.

Over the coming years, the City plans to address facility issues at existing library locations. Investments in current facilities will extend the useful life of several buildings and ensure the comfort of patrons. Important upgrades like HVAC replacements, window replacements, and building envelope repairs will improve several branches: Wheelock, Swasey, Fern Hill, and Moore. All existing TPL facilities were designed and built before the advent of the internet and modern library services have evolved dramatically in the last 30 years. While the physical buildings are structurally sound, they are not equipped or designed for contemporary library services. TPL is currently in the process of getting more accurate LOS and Forecast to replace the antiquated calculations in this section.

Currently, facilities are open 40 per week and could be open as much as 65–70 hours per week with the proper funding. Capital projects planned for the next six years are listed in Exhibit 12.

Capital Improvements

Library projects for the next six years are summarized in Exhibit 13 below.

Exhibit 13. 2023–2028 Library Capital Projects + Funding Sources

Project	2023 – 2028 Estimated Costs	Funding Sources
Library Branch Renovations	$100,000,000	Unidentified
Library Building Repairs	$3,641,000	City – REET 1
New Library Branches	$100,000,000	Unidentified
Main Library - Remodel	$6,028,401	City – General Fund City – REET 1
TOTAL	**$209,669,401**	

Source: Tacoma 2023-2028 Capital Facilities Program

Police

The Tacoma Police Department provides law enforcement for the City of Tacoma. The Police Department is comprised of three bureaus:

- **Administrative Services Bureau**, which includes Hiring, Training, Finance, Crime Analysis, Accreditation, Harrison Range, Information Technology and Internal Affairs
- **Investigations Bureau**, which includes Criminal Investigations, Special Investigations and Forensics Services
- **Operations Bureau**, which includes Patrol, Community Policing, Traffic, K-9, Animal Control, School Resource Program, Gang Unit and Special Teams to include the Special Weapons & Tactics Team (SWAT), Marine Services, Mobile Command, Explosive Ordnance Detail (EOD).

Facilities

Police facilities include the Police Headquarters located at 3701 South Pine Street, five substations, a firing range and a warehouse. Their combined square footage is 141,392 feet.

Level of Service (LOS) + Forecast of Future Needs

Tacoma's LOS standard for police facilities is 288.58 square feet per 1,000 people and is not subject to Tacoma's concurrency standard. The City is currently exceeding this standard. However, based on Tacoma's population growth target, the City will require an additional 9,582 square feet by 2040 to maintain this standard.

Exhibit 14. Police Facility LOS

Time Period	Population	Square feet Required (0.289 per capita)	Building Space Currently Available	Net Reserve or Deficiency

2020	219,025	63,298	143,892	80,594
2028	259,665	74,943	143,892	68,958

Source: 2023-2024 City of Tacoma Biennial Budget

In 2020, the Police Department conducted a study to assess the department's staffing needs of each police function. The study found that in two major core service areas, sector patrol and investigations, workloads were above the levels required to deliver services effectively.

Capital Improvements

The City will consider expanding existing facilities or constructing a new facility to meet the projected need for additional police facilities. For example, the police department needs a training facility to support a monthly patrol tactics class, which officers and students throughout the region attend. Additionally, there is a need for a facility to store specialty team vehicles, which currently are scattered at different locations that are not suitable for these vehicles.

The police department has adequate capacity for the next six years and more. Capital projects planned for the next six years are listed in Exhibit 15 and are focused on maintaining existing facilities.

Exhibit 15. 2023–2028 Police Capital Projects + Funding Source

Project	2023 – 2028 Estimated Costs	Funding Sources
Harrison Range Improvements	$750,000	TDP Special Revenue – Fund 1267
Police Headquarters – Energy Efficiency Improvements	$2,500,000	Unidentified
TOTAL	**$3,250,000**	

Source: Tacoma 2023-2028 Capital Facilities Program

Solid Waste

The Solid Waste Management (SWM) Division of the Environmental Services Department, a utility that has been serving Tacoma since 1929, is deeply committed to providing solid waste collection and disposal services. This commitment extends to all residents, including single and multi-family housing units, commercial and industrial customers, and all other solid waste customers within the City limits. Every other week garbage collection service is mandatory for all residents. Recycling and food/yard waste collection is an optional biweekly service that is available at no additional cost to residential customers. There are self-haul options for garbage, recycling, yard waste and household hazardous waste disposal at the Tacoma Recovery and Transfer Center and satellite recycling stations. SWM also offers Call-2-Haul curbside collection

services for residential and commercial customers to dispose of bulk items that are not part of customer's regular curbside pick-up.

The City has contracts for processing, and sale or disposal, of municipal solid waste, recyclables, and organics.

Facilities

Since 1960, the City has owned and operated an approximately 235-acre municipal waste site at 3510 South Mullen Street, known as the Tacoma Landfill. This site was declared a federal superfund site by the U.S. Environmental Protection Agency in 1983 and has been operating under a Federal Consent Decree since 1988. All remedial actions required under the consent decree have been completed, including final closing and capping of 115 acres of filled area, a gas migration control system and a ground water extraction and treatment system. The final active landfill cell, which is referred to as the Central Area, was closed and the final landfill cap installed in 2013. With the closure of the active landfill, the site continues to operate as a base of operations for SWM and as a transfer station and material recovery facility. The site's name was changed in 2014 to the Tacoma Recovery and Transfer Center (RTC) to reflect the changes in the operation. A household hazardous waste (HHW) facility is also located at the RTC. An inter-agency agreement established between the City of Tacoma and the Pierce County Solid Waste Division in 1992 ensured access to the HHW facility for all residents of Pierce County. SWM completed an operations plan for the RTC in 2021 and intends to develop a Master Site Plan for the RTC. SWM is also installing compactors downtown to enable efficient collections as the City densifies.

Through a contract with Pierce County, the City delivers all items that cannot be processed (i.e. non-recyclable materials) and waste to the 304th Street Landfill located in Pierce County. The contract is effective through February 1, 2030.

The City operates its own fleet of automated collection vehicles. Fifty-five of the 69 collection trucks have been converted from diesel to compressed natural gas (CNG). Six additional CNG fueled trucks will join the fleet. There are also 12 electric vehicles in the fleet. The City plans to continue to convert the remaining collection trucks to CNG. An integrated Automatic Vehicle Location (AVL) Collections Management Solution is being installed on collection vehicles and equipment which utilizes "Smart Truck" technologies to improve fleet safety, sustainability, efficiencies, maintenance, and customer service using vehicle telematics. A 1.4-acre property was recently purchased and improvements are underway.

Level of Service (LOS) + Forecast of Future Needs

The LOS for solid waste is 1.24 tons per capita per year and is subject to concurrency.

Current landfill capacity is expected to be sufficient for at least five years. The City has a contract with the 304th Street landfill in Pierce County through February 1, 2030. The City does not anticipate constructing a new landfill in the future.

Exhibit 16. Solid Waste LOS

Time Period	Population	Annual Demand (1.24 tons per capita per year)	Currently Available	Net Reserve or Deficiency
2020	219,025	271,471	270,000	(1,471)
2028	259,665	321,864	270,000	(51,864)

Source: 2023-2024 City of Tacoma Biennial Budget

SWM is currently working to develop a waste management plan and is studying ways to divert waste from the landfill, which may help to reduce the rate of increasing demand for solid waste service between now and 2040. Additionally, the development of an asset management plan will support effective planning for asset maintenance and replacement. Equipment investments aim to support increased resource recovery and thus diversion from the landfill will be a priority.

Capital Improvements

Capital projects planned for the next six years are summarized in Exhibit 16.

Exhibit 17. 2023–2028 Solid Waste Capital Projects + Funding Sources

Project	2023–2028 Estimated Costs	Funding Sources
Containers	$15,589,359	Utility-funded project
Facilities Upgrades and Maintenance	$13,788,400	Utility-funded project
Environmental Remediation	$330,000	Utility-funded project
Equipment	$48,243,228	Utility-funded project
Special Projects	$1,011,481	Utility-funded project
TOTAL	**$78,962,468**	

Source: Tacoma 2023-2028 Capital Facilities Program, SWM 2025-2030 CIP, SWM 2023-2024 CIP Updates

Stormwater

Between 1880 and 1928, the City's collection systems for sanitary sewage and stormwater were separately constructed and were interconnected only at the head of ravines or near the points of final disposal. Between 1928 and 1946, a combined system was constructed where sanitary sewage and stormwater from stormwater runoff were conveyed to Commencement Bay in the same pipe. During the late 1950s and throughout the 1960s, the City sold bonds to finance both the construction of new stormwater systems (both large diameter pipes and holding basins) and the separation of the combined systems from the 1930s and 1940s. A stormwater utility was formed in 1979 to provide funding for these activities. Today, the Environmental Services

Department is responsible for constructing new storm lines and oversees the operation and maintenance of the existing ones.

The stormwater within the City is conveyed to various receiving waters in and around Tacoma. All stormwater eventually ends up in Puget Sound.

Tacoma has a Phase I Municipal NPDES Stormwater Permit issued by the Washington State Department of Ecology that it operates under. The Permit requires Tacoma to do a variety of activities to be in compliance.

Facilities

As of June 2024, the City's stormwater infrastructure includes over 663 miles of pipe and ditch flow paths, 32 holding basins and ponds, three pump stations, 153 outfalls, 800 discharge points (pipes to open channels), over 11,000 manholes and over 19,000 catch basins. Once stormwater enters the system, it is conveyed to various watercourses or bodies in and around the City. All stormwater eventually ends up in Puget Sound. There are a limited number of streets within the City that have no storm pipes or ditches. Stormwater on these streets flows to the nearest stormwater facility or is absorbed into the ground. These streets are not concentrated in any particular area.

Stormwater runoff is treated to remove pollutants for sixteen percent of the City's area via private and city owned stormwater treatment. These facilities and/or flow control facilities are scattered throughout the city. Most facilities are small and treat/retain stormwater runoff from a parcel or part of a parcel. The City operates several large regional stormwater treatment facilities ranging from treating stormwater runoff from an acre or less up to 350 acres.

Level of Service (LOS) + Forecast of Future Needs

The existing stormwater system was designed to handle a selected design storm at the anticipated level of development at the time of design (1950-60s) and during early system expansion. The collection system capacity is not uniformly distributed throughout the system and no guarantee can be made that there is capacity in every line for every new development. Increasing development in the city over the past 50 years and increasingly intense storms have caused localized flooding. As the area's population grows, determinations are made by the City on a case-by-case basis for new developments to ensure that capacity is either available in the existing collection system or is required to be provided by the applicant.

The LOS for stormwater is monitored and measured in four ways: on-site management, conveyance system capacity, flow control or detention facility capacity, and treatment facility capacity. The LOS for stormwater is subject to concurrency.

On-Site Management

The LOS for the on-site management is low impact development performance standard (model or list approach) to extent feasible. This is a requirement for redevelopment and new

development. Projects that meet or exceed certain thresholds outlined in the current Stormwater Management Manual are required to infiltrate, disperse, and retain stormwater runoff on-site to the extent feasible without causing flooding or erosion impacts.

Conveyance System Capacity

The LOS for the conveyance system is to identify and evaluate offsite water quantity, erosion, slope stability, and impacts to receiving waterbodies that may be caused or aggravated by a proposed project, and to determine measures for preventing impacts and for not aggravating existing issues. This is measured by how the system responds according to a design storm, which refers to a specific magnitude of a rainfall event over a specific duration as defined in the current stormwater management manual. Private and public projects that discharge stormwater directly or indirectly to any of the following may have to provide mitigation for Infrastructure Protection:

- To a conveyance system without capacity to convey the fully developed design event as determined through a full backwater quantitative analysis and/or Inlet and Gutter Capacity Analysis, or
- To a capacity problem downstream of the project as determined by Environmental Services/Site Development Group, or
- To any other problem, such as downstream stabilization issues, as determined by Environmental Services/Site Development Group.

Mitigation may include upsizing the existing stormwater conveyance system, installing additional catch basins, onsite stormwater detention or other mitigation measures.

Flow Control/Detention Facility Capacity

Projects that meet or exceed certain thresholds outlined in the current Stormwater Management Manual, are required to construct flow control facilities and/or land use management BMPs.

The LOS standard for flow control facilities is as follows:

- Stormwater discharges shall match developed discharge durations to pre-developed discharge durations for the range of pre-developed discharge rates from 50% of the 2-year return period flowrate up to the full 50-year return period flowrate or per the current Stormwater Management Manual.

Treatment Facility Capacity

Projects that meet or exceed certain thresholds outlined in the current Stormwater Management Manual, are required to construct stormwater treatment facilities. All new treatment facilities shall be designed using either the water quality design flow volume, or the water quality design flow rate.

- The water quality design flow volumes shall be calculated using an approved continuous simulation model, assuming a 15-minute timestep or per the current Stormwater Management Manual.

The City is developing a comprehensive stormwater plan in 2024-2025. This plan will provide a long-term strategy for: compliance with the stormwater NPDES Permit, operating and maintaining City's stormwater infrastructure and facilities, anticipating expansion of stormwater services for growth and where none exists, and evaluate climate change modeling estimates impacts on current requirements.

Capital Improvements

The City is constantly working to maintain, upgrade and expand its stormwater system. It anticipates continuing to do so for the foreseeable future, with an increasing emphasis on green infrastructure. Determinations are made by the City on a case-by-case basis regarding whether there is adequate capacity to serve new development within established level of service standards. If this cannot be accomplished, detention facilities are required that comply with the current Stormwater Management Manual. Capital projects planned for the next six years are listed in Exhibit 18.

Exhibit 18. 2023–2028 Stormwater Capital Projects + Funding Sources

Project	2023 – 2028 Estimated Costs	Funding Sources
Collection System Improvements	$91,538,513	Utility-funded project
Repair and Maintenance	$15,324,105	Utility-funded project
Treatment and Low Impact Projects	$45,248,942	Utility-funded project
TOTAL	**$152,111,560**	

Source: Environmental Services Department, City of Tacoma 2023-2024 Adopted Biennial Operating & Capital Budget

Wastewater

Community sewers were first constructed in Tacoma in 1880. They were designed to follow the shortest route to the tidewaters of Commencement Bay. In 1944, voters passed a $3 million bond issue for the construction of essential sewers and a wastewater treatment plant to serve central, southern, and eastern parts of Tacoma. Construction of the main sewers began in 1949. In the late 1950s, the City began a stormwater/wastewater separation program. By mid-1990s, the City had disconnected the majority of its storm drains from the wastewater sewer system.

The City continues to occasionally identify some public storm drains that are connected to the wastewater system that; these will need to be disconnected as the stormwater system is extended.

In 1962, the City built a second treatment plant, known as the Western Slopes Treatment Plant, along the Tacoma Narrows to serve the western section of the city. When more stringent water quality controls called for secondary treatment before discharge, the City closed the Western Slopes plant in 1990. Wastewater from Tacoma's Western Slopes service area is conveyed to the Pierce County Chambers Creek Facility for treatment.

The Central Treatment Plant and North End Wastewater Treatment Plant were built in 1952 and 1968, respectively. The North End Wastewater Treatment Plant and the Central Wastewater Treatment Plant were renovated and upgraded in the 1980s and 1990s, bringing them both up to award-winning secondary treatment standards.

The Central and North End Wastewater Treatment Plants provide sanitary sewer service to Tacoma, Ruston, Fircrest, Fife, Milton, parts of Federal Way, and parts of unincorporated Pierce County including Dash Point and Browns Point. Apart from the City of Ruston, whose wastewater flows to the North End Treatment Plant, all other contract service areas flow to the Central Treatment Plant.

Tacoma has two NPDES Wastewater Discharge Permits issued by the Washington State Department of Ecology that it operates under for the Central and North End Treatment Plants. The Permits require Tacoma to complete monitoring and operational activities to be compliant.

Facilities

Tacoma's wastewater infrastructure and facilities include more than 700 miles of wastewater sewer pipes, 50 pump stations, and two treatment plants: the Central and North End Wastewater Treatment Plants.

Level of Service (LOS) + Forecast of Future Needs

Exhibit summarizes the permitted treatment capacity for the City.

Exhibit 19. Wastewater Permitted Capacity

Description	Central Treatment Plant	North End Treatment Plant[1]	Pierce County Interlocal Agreement Flows	Total Permitted Capacity
Maximum Month Flow (MGD)	60	11.6	3.9	75.5
Peak Maximum Daily Flow (MGD)	150	39	3.9	192.9

1. The North End Treatment Plant completed a Rerate Study, which has been submitted to the Washington State Department of Ecology. The values in these columns represent the recommended ratings from that study.

The collection system capacity is not uniformly distributed throughout the system and no guarantee can be made that there is capacity in every line for every new development. As the area's population grows, determinations are made by the City on a case-by-case basis for new developments to ensure that capacity is either available in the existing collection system or is required to be provided by the applicant.

Exhibit 2021. Wastewater LOS

	Flow Demand			Capacity Available[2]		Net Reserve or Deficiency	
Time Period	**Population[1]**	**Max. Month Flow (MGD)**	**Peak Hourly Flow (MGD)**	**Permitted Max. Month (MGD)**	**Permitted Max. Daily Flow (MGD)**	**Max. Month (MGD)**	**Peak Hourly (MGD)**
2020	376,643	52.6	164.0	75.5	192.9	22.9	28.9
2040	547,580	59.1	171.6	75.5	192.9	16.4	21.3

Source: 2021 Flow and Load Projections Memorandum for Comprehensive Wastewater Plan Update

1. The Central and North End Wastewater Treatment Plants provide sanitary sewer service to Tacoma, Ruston, Fircrest, Fife, Milton, parts of Federal Way and parts of unincorporated Pierce County including Dash Point and Browns Point. Tacoma's Western Slopes area sewage is sent to Pierce County for treatment but population for this area is included here. A population equivalent factor for employment and industrial customers was included in the population and flow projections.
2. The North End Treatment Plant completed a Rerate Study, which has been submitted to the Washington State Department of Ecology. The values in these columns represent the recommended ratings from that study.

The City is planning to develop a comprehensive sewer plan in the next few years. This plan will provide a long-term strategy for the City's wastewater facilities. It is anticipated that expanded wastewater capacity will be required before 2040. To meet this need, the City will consider upgrading existing facilities, contracting for additional service or building new facilities. The City also plans to maintain and expand the existing collection system to serve projected growth.

Capital Improvements

Capital projects planned for the next six years are listed in Exhibit 22.

Exhibit 22. 2023–2028 Wastewater Capital Projects + Funding Sources

Project	2023 – 2028 Estimated Costs	Funding Sources
Treatment Facilities	$57,350,118	Utility-funded project
Pump Station	$9,095,161	Utility-funded project
Collection System	$86,542,281	Utility-funded project
Repairs	$6,427,327	Utility-funded project
TOTAL	**$159,414,887**	

Source: Environmental Services Department

Water

Tacoma Water is a division of Tacoma Public Utilities (TPU) and provides water service to residences, businesses and industries located in the cities of Tacoma, University Place, Puyallup, Bonney Lake, Fircrest, Lakewood, Federal Way, the town of Ruston and portions of Pierce and King Counties. TPU also provides wholesale water supplies to independent water purveyors operating in Pierce and King Counties and is a participant in a regional partnership known as the Regional Water Supply System formed by Tacoma Water, the Lakehaven Utility District, the City of Kent and the Covington Water District.

The Green River, located in King County, is Tacoma Water's primary source of water. The Green River First Diversion Water Right can supply up to 73 million gallons of water each day but is subject to minimum river flows as established in an agreement reached with the Muckleshoot Indian Tribe. The supply under this water right can be replaced with water from seven wells when water in the Green River is turbid, or cloudy. The Green River Second Diversion Water Right can provide up to 65 million gallons of water each day. The supply under the Second Diversion Water Right is subject to minimum streamflow standards and is the source of supply for the Regional Water Supply System. This water right allows water to be stored in the spring behind the Howard Hanson Dam for use in the summer. In addition to surface water sources in the Green River Watershed, Tacoma Water also utilizes groundwater sources that can supply up to approximately 60 million gallons of water with existing infrastructure.

Tacoma Water is regulated by the Washington State Department of Health (DOH) and is substantially in compliance with drinking water regulations. The Water System Plan represents Tacoma Water's primary long-term planning document, which has been approved by DOH for use through January of 2030.

Facilities

TPU's water utility facilities include three office buildings located at S. 35th St. and S. Union Ave, 130th Ave E. and Reservoir Road and at the Green River Filtration Facility, 1,290 miles of distribution mains, 150 miles of large transmission mains, 25 pump stations, 14 reservoirs, five standpipes, and 32 wells.

Level of Service (LOS) + Forecast of Future Needs

Tacoma Water conducted a demand forecast in 2022, which took into account peak day requirements and a 0.8% annualized population growth rate and determined that the utility has sufficient water capacity through 2060. Additional integrated supply and demand planning has identified the need to increase the reliability of groundwater supply to ensure adequate supply through 2070 while also minimizing the frequency of mandatory curtailments. The Public Advisory Committee for the Integrated Resource Plan agreed to a Resource Adequacy Standard (RAS) of no more than one mandatory curtailment per 25 years on average. To

ensure Tacoma Water meets the RAS, the utility continues to increase water use efficiency through conservation efforts and works to increase available water supply.

RAS represents Tacoma Water's supply level of service and is described as firm yield, which is the "minimum" amount of water that can be reliably produced on any day of a given year. Tacoma Water's firm yield is 107 million gallons per day. Tacoma Water's typical water use is 184 gallons per day (gpd) per equivalent residential unit (ERU). The firm yield and typical water use are used to analyze whether Tacoma Water is able to meet RAS in the future. This usage rate is subject to concurrency.

Capital Improvements

Capital projects planned for the next six years are listed in Exhibit 23.

Exhibit 23. 2023–2028 Water Capital Projects + Funding Sources

Project	2023–2028 Estimated Costs	Funding Sources
General Improvements	$24,898,455	Utility-funded project
Regional Water Supply System Cost Share Eligible Projects	$10,484,128	Utility-funded project
Water Distribution	$29,262,304	Utility-funded project
Water Quality	$7,876,250	Utility-funded project
Water Supply/Transmission/Storage	$52,339,618	Utility-funded project
TOTAL	**$124,851,755**	

Source: City of Tacoma 2023-2024 Adopted Biennial Operating & Capital Budget

1.2 Public Facilities and Services Provided by the City and Other Entities

Parks

Park service in Tacoma is provided by the City and by Metro Parks Tacoma. For City-owned facilities, the City of Tacoma's 2023-2028 Capital Facilities Program provides an inventory of existing facilities, forecast of future needs, proposed projects and financing for proposed projects. Metro Parks' System and Strategic Plan in combination with its current Capital Improvement Program provides the same information for Metro Parks Tacoma. These plans are adopted by reference herein. A summary of this information is provided below. For further information, see Parks and Recreation Element.

Facilities

There are almost 3,000 acres of active parks managed and owned by Metro Parks. The City manages and owns over 400 acres of passive open space through its Open Space Program. There is an additional 3,400 acres of open space within the City of Tacoma that is privately owned and managed. Parks and open space areas are distributed throughout the city. Active parks are parks intended to meet community needs for a wide range of recreational activities, such as playing team sports, practicing individual physical activities such as running or bicycling, playing on play equipment, having a picnic, and hosting events and classes. Passive open space includes properties that function in a healthy natural state for many public benefits including, but not limited to, stormwater management. Generally, these areas are undeveloped and vegetated, but many areas operate under regulation identified in the City's Critical Areas Preservation code. Not all open space is publicly accessible due to physical environmental constraints as well as environmental protections.

Level of Service (LOS) + Forecast of Future Needs

The City and Metro Parks Tacoma have identified a need to maintain and expand parks facilities in the future. Additionally, community members have provided input that Tacoma's parks should have greater connectivity, be managed in a way that promotes environmental stewardship, provide programming that is accessible to all community members, and provide opportunities for special events and activities that improve cultural awareness and support economic development. The City and Metro Parks Tacoma continue to partner on potential transfers of City-owned parks to Metro Parks Tacoma. Over the next 20 years, the City aims to engage in more habitat restoration efforts in passive open space properties. To do so, more resources may be required to facilitate these efforts.

The City's LOS for its parks are measured by acres per capita.

Exhibit 24. City Parks and Open Space LOS

Public Facility	LOS Standard
Local Parks	0.003 acres per capita Within ¾ mile of all residents
Regional Parks	0.007 acres per capita
Open Space	0.002 acres per capita

Source: 2023-2024 City of Tacoma Biennial Budget

Metro Parks Tacoma's LOS is measured by a 10-minute walkshed. Parks are not subject to Tacoma's concurrency standard.

Capital Improvements

Capital projects planned by the City for the next six years are listed in Exhibit 23.

Exhibit 25. 2023–2028 City Parks Capital Projects + Funding Sources

Project	2023–2028 Estimated Costs	Funding Sources
Chinese Reconciliation Park (New Phase)	$10,550,000	Unidentified
Downtown Fountains – Reconditioning	$1,300,000	Unidentified
Fireman's Park Improvements	$635,357	Unidentified
Gas Station Park	$320,000	City – General Fund City – REET 1
Melanie Jan LaPlant Dressel (Central) Park	$5,400,000	Unidentified
Prairie Line Trail - Art Park	$3,900,000	Unidentified
Waterway Park	$6,250,000	Unidentified
TOTAL	**$28,355,357**	

Source: Tacoma 2023-2028 Capital Facilities Program

Metro Parks Tacoma 2023-2028 Capital Improvement Plan focuses on neighborhood and community parks in underserved areas, primarily the Southeast, Southwest and Central planning areas while preserving flexibility to fulfill commitments to partners and respond to community needs as they arise. The priority is to continue to make progress on equity investment projects and to work to improve park sites in historically underserved neighborhoods. Over $18.9 million across six years of the plan is budgeted for neighborhood and community parks. Anticipated funding sources include a 2014 bond, state funding, federal grant funding, Metro Parks Tacoma Foundation support, partnerships, donations, funding from the City of Tacoma and other sources. Exhibit 26 summarized Metro Parks Tacoma's capital projects for the next six years.

Exhibit 26. 2023–2028 Metro Parks Tacoma Capital Projects + Funding Sources

Project	2023–2028 Estimated Costs	Funding Sources
Point Defiance Zoo & Aquarium	$11,344,673	ZEED Capital Projects Fund
Regional Parks	$18,681,570	Parks & Planning Projects Fund
Waterfront Parks & Facilities	$35,323,436	Capital Planning and Project Renovation Fund, Parks & Planning Projects Fund
Historical & Cultural Landmarks	$3,665,672	Capital Planning and Project Renovation Fund
Community Parks	$6,818,722	Parks & Planning Projects Fund, UTGO Bond Fund
Neighborhood Parks & Small Caps	$12,135,278	Parks & Planning Projects Fund, UTGO Bond Fund
Community Centers	$459,755	Capital Planning and Project Renovation Fund

Sports Complexes & Athletic Fields	$11,125,667	Capital Planning and Project Renovation Fund
Open Space, Trails & Natural Areas	$2,518,896	Open Space Fees Fund
Land Acquisition	$1,524,500	Parks & Planning Projects Fund
System Efficiencies	$15,249,641	Capital Planning and Project Renovation Fund, Parks & Planning Projects Fund
TOTAL	**$118,847,810**	

Source: Metro Parks Tacoma 2023-2024 Biennium Operating & Capital Budget

Telecommunications

Telecommunications in Tacoma are provided mainly by private companies. Their infrastructure is located throughout the City and includes lines, poles, cables, antenna, towers and system hubs. Providers available in Tacoma are: Comcast, CenturyLink, Quantum Fiber, Verizon, T-Mobile, Viasat, HughesNet, EarthLink, Lightcurve, Starlink, and Astound Broadband.

The City has a franchise agreement with private cable provider Comcast. Century Link is another private cable provider that serves the City; it is not required to have a franchise agreement under State Law due to the length of time the company has been in operation.

TPU transferred operational control of Click! Network in 2020 to Lightcurve (formerly known as Rainier Connect North, LLC). TPU through Tacoma Power continues to own the network.

Transportation

Tacoma's regional setting has a strong influence on travel patterns and future capital improvement needs. The City is bounded by the Puget Sound and Commencement Bay (a deep water harbor of international significance), as well as the communities of Ruston, Fife, Federal Way, Fircrest, Lakewood, University Place, and unincorporated Pierce County. Tacoma sits just north of a major military installation, the Joint Base Lewis McChord (JBLM), and is home to the Port of Tacoma. The City is bisected by two major state facilities (I-5 and SR 16) and includes other highways of regional importance (I-705 and SR 509). The City also hosts a segment of the SR 167 gap, which is among the State's top priorities for completing the highway system and is currently under construction.

Tacoma is served by Pierce Transit, Sound Transit, and numerous regional recreational trails, and other state services such as the Tahlequah Ferry and Amtrak. Given the City's location, transportation conditions in the City are strongly influenced by forces beyond the City's control, including pass-through JBLM employees, freight vehicles from the Port, and travelers commuting between Pierce County communities and employment centers to the north.

The City coordinates its transportation planning with a variety of jurisdictions, including Pierce County, Puget Sound Regional Council (PSRC), Puyallup Tribe of Indians, Port of Tacoma,

transit agencies (e.g. Sound Transit and Pierce Transit), and the State of Washington. Through the Tacoma Public Works Department, the City maintains and improves maintenance and improvements of transportation facilities, such as arterial and non-arterial streets, bridges, traffic signals, signs, lighting, trails, sidewalks, and bicycle routes.

Facilities

Within Tacoma, there are 760 miles of streets, 1,160 miles of sidewalks, 43 bridges, 37 miles of shared bike lanes, and 4.2 miles of city-owned trails maintained by the Tacoma Public Works Department. There are 17 support facilities; these include asphalt plants, materials building, tool shop, equipment and material sheds, fleet garages, and storage garages.

Level of Service (LOS) + Forecast of Future Needs

The City anticipates the need for significant investments in transportation facility improvements over the next 25 years given planned growth within the City and the larger region. The Draft Transportation Plan includes a travel demand forecast and new multimodal level of service standards to ensure that the City's transportation system is built at a rate equal or ahead of the pace of development and in a manner that is sustainable, safe, and equitable.

The performance measures as outlined in the Transportation Plan will evaluate the transportation system as a whole and track progress over time. In order to complete the vision outlined in the Transportation Plan, new funding strategies, such as impact fees, will be required.

Capital Improvements

The City of Tacoma's 2023-2028 Capital Facilities Program and Draft Transportation Program provide an inventory of existing facilities, forecast of future needs, proposed projects and financing for proposed projects. A summary of this information is provided below.

Exhibit 27. 2023–2028 City Transportation Capital Projects + Funding Sources

Project Type	2023 – 2028 Estimated Costs	Funding Sources
Active Transportation	$196,476,000.50	City Fund 1060 (Gas Tax), City Fund 1140 (Gas Tax), City Fund 0010 (General Fund), REET contribution, City Fund 1060 (Transportation Capital), City Fund 1065 (Street Operations), City Fund 1085 (Street Initiative), City Fund 1195 (open Space), state grants, federal grants, private contribution, additional funding TBD
Street Construction	$63,513,563.50	City Fund 1060 (Gas Tax), REET contribution, City Fund 1060 (Transportation Capital), City Fund 1085 (Street Initiative), debt financing,

		utility participation, state grants, federal grants, private contribution, additional funding TBD
Street Maintenance & Rehabilitation	$115,950,387	City Fund 1060 (Gas Tax), City Fund 0010 (General Fund), REET contribution, City Fund 1065 (Street Operations), City Fund 1085 (Street Initiative), City Fund 1195 (open Space), debt financing, state grants, federal grants, private contribution, additional funding TBD
Bridges	$127,131,777.50	City Fund 0010 (General Fund), REET contribution, City Fund 1065 (Street Operations), City Fund 1085 (Street Initiative), debt financing, state grants, federal grants, private contribution, additional funding TBD
Local Improvement District	$6,308,329.50	REET contribution, City Fund 1085 (Street Initiative), debt financing, utility participation, state grants, private contribution, additional funding TBD
TOTAL	**$509,380,058**	

Source: City of Tacoma Draft 6-Year Comprehensive Transportation Improvement Program Amended 2024 and 2025-2030, Tacoma 2023-2028 Capital Facilities Program

1.3 Public Facilities and Services Provided by Other Entities

Natural Gas

Natural gas service is provided to Tacoma residents and businesses by Puget Sound Energy (PSE). PSE is a private utility providing natural gas and electric service to homes and businesses in the Puget Sound region of Western Washington and Central Washington, covering 10 counties and approximately 6,000 square miles. As of 2021, PSE provides natural gas service to nearly, 38,000 customers within the City of Tacoma. PSE does not provide electric services to the City of Tacoma.

PSE's operations and rates are governed by the Washington Utilities and Transportation Commission (WUTC). PSE natural gas utility operations and standards are further regulated by the U.S. Department of Transportation (DOT), including the Pipeline and Hazardous Materials Administration (PHMSA).

PSE purchases 100 percent of its natural-gas supplies. About half the natural gas is obtained from producers and marketers in British Columbia and Alberta, and the rest comes from Rocky

Mountain States. PSE controls its gas-supply costs by acquiring gas, under contract, from a variety of gas producers and suppliers across the western United States and Canada.

Facilities

To provide the City of Tacoma and adjacent communities with natural gas, PSE builds, operates, and maintains an extensive system consisting of transmission and distribution natural gas mains, odorizing stations, pressure regulation stations, heaters, corrosion protection systems, above ground appurtenances and metering systems. Transmission and distribution mains are located along public right of way throughout the City.

All the gas PSE acquires is transported into PSE's service area through large interstate pipelines owned and operated by Williams Northwest Pipeline. Once PSE obtains possession of the gas, it is distributed to customers through more than 26,000 miles of PSE-owned gas mains and service lines. PSE buys and stores significant amounts of natural gas during the summer months, when wholesale gas prices and customer demand are low, and stores it in large underground facilities and withdraws it in winter when customer usage is highest; ensuring a reliable supply of gas is available. Located in Tacoma, a Liquefied Natural Gas (LNG) Facility is one of PSE's natural gas storage facilities. Commissioned in 2022, the Tacoma LNG facility has the ability to liquefy up to 250,000 gallons of LNG a day and store the product in an 8-million-gallon LNG storage tank.

Level of Service (LOS) + Forecast of Future Needs

PSE updates and files an Integrated Resource Plan (IRP) with the WUTC every two years. Currently, PSE is conducting engagement for its 2025 IRP cycle. The IRP identifies methods to provide dependable and cost-effective natural gas service that address the needs of retail natural gas customers over a 20-year time period.

According to the 2023 Gas Utility IRP, PSE's design standard ensures that natural gas supply can meet firm loads on a 13° design peak day, corresponding to a 52-heating degree day (HDD).

The 2023 Gas Utility IRP selected a zero-growth sensitivity portfolio scenario. Under this preferred portfolio, there would be no new gas customer growth. The lower demand over time reduces supply-side resources because of the reduced year-round pipeline capacity from not renewing some capacity contracts. The pipeline non-renewals are partly from reduced resource need from lowered demand and partly from displacement by other cost-effective resources alternatives, such as conservation and on-system alternative fuels (e.g. renewable natural gas and green hydrogen). As a result, there would be net negative supply-side resources through 2050.

Natural gas energy use is declining — down 7% for residential and 3% for commercial in 2023 and PSE forecasts a continued decline over the next five years. This is driven by a number of factors including building code changes, the elimination of allowances for gas line extensions, continued energy efficiency and warmer winters on average that mean less demand for heating.

PSE's commitment to a clean energy transition and the passage of state policies such as the Clean Energy Transformation Act (CETA), the Climate Commitment Act (CCA), and House Bill 1589 is impacting PSE's approach to delivering energy to customers. In line with CETA requirements PSE set targets to reach net zero carbon emissions[4] for natural gas used in customer homes and businesses by 2045, with an interim target of a 30% emissions reduction by 2030. PSE plans to transform its natural gas distribution business through renewable natural gas, new technologies, and policies that would aid in the transition. PSE recently launched a targeted electrification pilot for 10,000 of its natural gas customers to transition to more efficient and sustainable electric technologies for space conditioning and water heating. As PSE works towards compliance with the state's climate change policies, the utility will likely explore different strategies to meet emission reduction goals, which will impact natural gas customers.

Capital Improvements

PSE plans for ongoing work to maintain the integrity and reliability of its natural gas system. Major infrastructure projects support the operations and maintenance of its natural gas plants, system upgrades, replacing and installing new pipes, wires, and new technology equipment.

Schools

Tacoma Public Schools (TPS) is the third largest district in Washington State serving more than 28,000 children in kindergarten through grade 12. The district includes almost all of Tacoma, Browns Point, Dash Point, Ruston, most of Fircrest, plus portions of Lakewood, Midland, and University Place. The district has 36 elementary schools, 12 middle schools, 10 high schools (comprehensive, magnet, and alternative), and 11 alternative learning sites. TPS is governed by a Board of Directors, an elected body of five citizens representing the entire district. Each board member is elected from the district at-large to serve a six-year term.

Voters approved construction bonds in 2020 and in 2024 that support the replacement or historic modernization of 13 schools. Six of those are now open, and two more will be complete by 2027. The opening dates for the remaining five are being determined. A new skill center, Maritime|253, is slated to open in the fall of 2026. This regional Career and Technical Education (CTE) education center will be a landmark campus on the Tacoma waterfront and will serve high school students from multiple school districts. TPS will operate the Maritime 253 Skills Center, offering students from districts across the South Sound the opportunity to enroll in courses and access career-focused programming.

The voter-approved construction bonds also provide for needed improvements across Tacoma, including replacement of aged and deteriorating roofs; retrofitting buildings for earthquake safety; improvements on playgrounds, playfields and athletic facilities to meet safety standards;

[4] Net-zero refers to achieving a balance between all greenhouse gas emissions produced and removed. It usually involves reducing emission as much as possible first before offsetting remaining emissions. PSE has additional goals to be carbon-free, which means no carbon emissions are produced at all from the outset.

Americans with Disabilities Act accessibility improvements; and heating, ventilation and plumbing upgrades for clean air and safe water.