



## PRESENTATION(S)

Meeting on October 2, 2024

<u>Agenda Item(s)</u>	<u>Page</u>
1. <b>Planning Commission Annual Report and Work Program</b> (PowerPoint slides for Discussion Item F1)	3 – 20
2. <b>One Tacoma Update – Urban Form, Housing</b> (PowerPoint slides for Discussion Items F2 and F3)	21 – 60



The City of Tacoma does not discriminate on the basis of disability in any of its programs, activities, or services. To request this information in an alternative format or to request a reasonable accommodation, please contact the Planning and Development Services Department at (253) 905-4146 (voice) or 711 (TTY) before 5:00 p.m., on the Monday preceding the meeting.

¿Necesitas información en español? Cần thông tin bằng tiếng Việt? 한국어로 정보가 필요하십니까? ត្រូវការព័ត៌មានជាភាសាខ្មែរ?  
Нужна информация на русском? Потрібна інформація українською мовою? Contact TacomaFIRST 311 at (253) 591-5000.



# Planning Commission Annual Report 2023-2024 Work Program 2024-2026

Planning Commission Meeting  
October 2, 2024

Brian Boudet, Planning Manager  
Planning and Development Services Department



# AGENDA

- Reporting Requirement and Reporting Schedule
- Accomplishments 2023-2024
- Proposed Work Program for 2024-2025 (*initial draft*)
- Action Requested: Feedback



# REPORTING REQUIREMENT

## TMC 13.02.040 Duties and responsibilities.

The Planning Commission is hereby vested with the following duties and responsibilities:

.....

L. To develop the work program for the coming year in consultation with the City Council and provide an annual report to the City Council regarding accomplishments and the status of planning efforts undertaken in the previous year.



# REPORTING SCHEDULE

Date	Actions
May 1, 2024	Mid-Year Check-in – Planning Commission
July 24, 2024	Mid-Year Check-in – IPS
October 2, 2024	Draft Report Review – Planning Commission
October 16, 2024	Draft Report Approval – Planning Commission
November 20, 2024	Report Review/Concurrence – IPS
March/April 2025 ( <i>tentative</i> )	Mid-Year Check-in – Planning Commission
May 2025 ( <i>tentative</i> )	Mid-Year Check-in – IPS



# PLANNING COMMISSION ANNUAL REPORT JULY 2023 – JUNE 2024



# ACCOMPLISHMENTS

- Home In Tacoma Project – Phase 2
- Design Review Program
- Proctor Neighborhood Plan
- STGPD – Moratorium
- College Park Historic District – Resubmittal
- Local Historic Districts – Moratorium
- Capital Facilities Program
- Permit Level of Service Code Update
- Comprehensive Plan Periodic Update – “One Tacoma”
- Pacific Avenue Corridor Subarea Plan and EIS – “Picture Pac Ave”
- STGPD – Code Update
- South Tacoma Way Neighborhood Plan
- Tideflats Subarea Plan and EIS





# ADDITIONAL NOTES AND EFFORTS

- 5 Public Hearings (Urban Design Project Review, Historic District Moratorium, Home In Tacoma Phase 2, Capital Facilities Program, and Permitting Level of Service Code Update)
- Transit-Oriented Development Task Force (with Transportation Commission)
- Housing Equity Task Force (with Human Rights Commission)
- Design Review Project Advisory Group
- Home In Tacoma Community Meetings
- Spotlight South Tacoma Community Meetings
- One Tacoma Community Meetings
- Neighborhood Planning events (McKinley, Proctor, and South Tacoma Way)
- Facilities Advisory Committee



# PROPOSED WORK PROGRAM 2024-2026



# SOURCES

- Previous/current Work Program
- Previously postponed projects
- Mandates (state, regional, and local)
- Planning Commission feedback and suggestions
- City Council initiatives and actions
- One Tacoma Comprehensive Plan High Priority Implementation Measures
- Feedback, requests, or applications from community members and stakeholders



# EXPECTED COMPLETION IN 2024

- Home In Tacoma Phase 2
- Permitting Level of Service Code Amendment
- Capital Facilities Program

November 2024 (Council)

December 2024 (Council)

December 2024 (Council)



# WORK PROGRAM FOR 2025 *(PRELIMINARY)*

## GMA-Mandated “One Tacoma” Comprehensive Plan Periodic Update

### Key Focus Areas:

- New Growth Allocations
- Transportation & Mobility Plan Update
- 15-Minute Neighborhoods
- Puyallup Tribal Comprehensive Plan
- Historic Preservation Plan
- South Tacoma Groundwater Protection District (policies)
- Public Health, Safety and Equity
- Economic Development Element
- Actionable Goals and Performance Measures
- Minor Code Amendments

# WORK PROGRAM FOR 2025 *(PRELIMINARY)*

- South Tacoma Way Neighborhood Plan
- South Tacoma Groundwater Protection District – Phase 1B (Code Update)
- Tideflats Subarea Plan and EIS
- Historic Districts Nomination Process Code Update
- Cushman/Adams Substation Reuse Study
- Pacific Avenue Corridor Subarea Plan and EIS (“Picture Pac Ave”)
- Neighborhood Planning Program – Program Evaluation
- Critical Areas Preservation Ordinance Update

# WORK PROGRAM FOR 2026 *(VERY PRELIMINARY)*

- Enhanced Services Facilities/Special Needs Housing Code Update
- Marijuana Equity Program Code Update
- Mixed-Use Centers Code Update
- Parking Update
- Commercial Zoning Update – Phase 2
- Landscaping/Tree Code Improvements
- 2026 Amendment Package *(including private applications)*
- 2027-2032 Capital Facilities Program
- Neighborhood Planning Program – Additional Planning Efforts *(pending program evaluation and budget consideration)*



# OTHER NOTABLE UPCOMING PROJECTS

- Home In Tacoma 3-year Review – *To be completed in 2027*
- Shoreline Master Program Update – *Required by State to be completed in 2029*
- New Comprehensive Plan Climate Element – *Required by State to be completed in 2029*
- Mid-Cycle (5-year) Comprehensive Plan Review – *Required by State to be completed in 2029*





# OTHER ON-GOING ISSUES *(SUCH AS...)*

- Six-Year Comprehensive Transportation Program
- Transportation & Mobility Plan Implementation, in coordination with Transportation Commission and TOD Task Force (*e.g. impact fees study, transportation network planning, streetscape design guidance, signature trails development, light rail expansion, Pierce Transit Long-Range Plan*)
- Historic Preservation, in coordination with the Landmarks Preservation Commission
- Regional Coordination (*e.g. VISION 2050, Pre-annexation planning, PCRC population allocations, Pierce County Climate Collaborative*)
- Citizen Participation, Notification, Language Access, and Public Outreach Enhancements
- Urban Forestry Implementation, in coordination with Environmental Services
- Subarea and Neighborhood Plans Implementation and Tracking



# EMERGING ISSUES *(SUCH AS...)*

- South Tacoma Economic Green Zone *(pending budget consideration)*
- Health Impact Assessments *(in partnership with TPCHD)*
- Crime Prevention Through Environmental Design
- Corridor Plans *(focused on TOD corridors, such as South 19<sup>th</sup>, Portland Ave., 6<sup>th</sup> Ave)*
- Station-Area Planning *(such as Portland Ave./I-5 area, "Four Corners")*
- Street Typology and Designation System Review
- Sustainability Issues *(such as wildfire adaptation/mitigation, urban heat island considerations)*
- Parks and Open Space Planning *(in partnership with MPT and TSD)*
- Pre-Annexation Planning *(in coordination with Pierce County)*
- Zoning Code Conversion *(to web-based, linked format)*



# ACTION REQUESTED

- Feedback and suggestions
- *Final review and approval is tentatively scheduled for October 16<sup>th</sup>*



# Planning Commission Annual Report 2023-2024 Work Program 2024-2026

Planning Commission Meeting  
October 2, 2024

Brian Boudet, Planning Manager  
Planning and Development Services Department



A young girl with a pink backpack is painting a green wall with handprints. The wall is part of a larger structure, possibly a playground or school building. The girl is wearing a blue dress and white gloves. The background shows green bushes and a building.

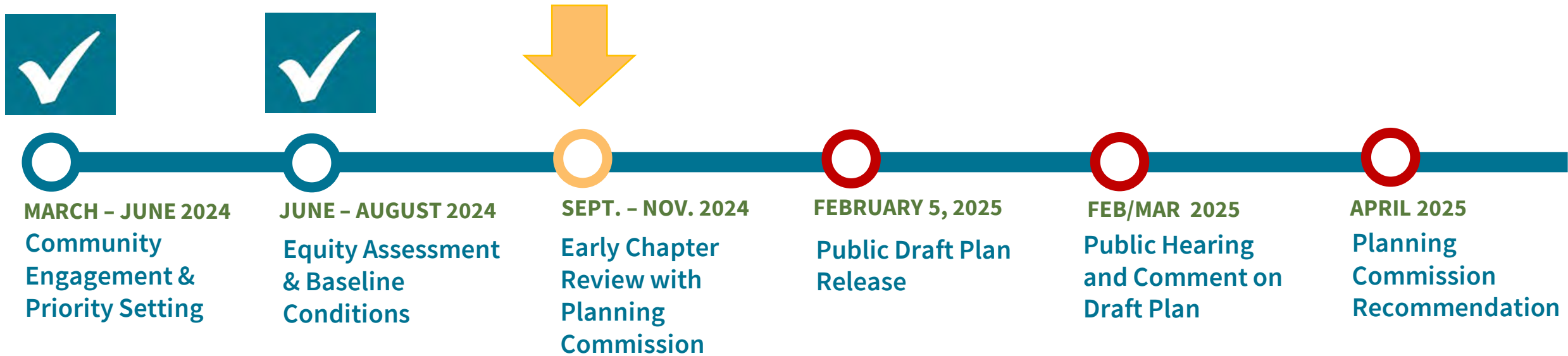
# ONE TACOMA

A Comprehensive Plan for a  
Vibrant, Connected and Sustainable City

# Agenda

1. Comprehensive Plan Timeline
2. Schedule for Commission Presentations
3. Plan Overview
4. Urban Form Element: Policy Framework & Growth Strategy
5. Anticipated Changes in this Update

# Project Timeline



# Planning Commission Briefings<sup>24</sup>

A series of 6 briefings from September – November will allow the project team to share key policy updates for Plan elements and hear feedback from the Commission before a draft plan is published.

**1 Sept 4 – Parks and Recreation**  
Leads: Alyssa Torrez, Alisa O’Hanlon

**2 Sept 18 – Public Facilities**  
Leads: Wesley Rhodes, Nick Anderson

**3 Oct 2 – Urban Form, Housing**  
Leads: Wesley Rhodes, Stephen Atkinson, Ted Richardson

**4 Oct 16 – Historic Preservation**  
Lead: Reuben McKnight

**5 Nov 6 – Transportation, Design + Development**  
Leads: Carrie Wilhelme, Stephen Antupit, Carl Metz

**6 Nov 20 – Economic Development, Environment, Engagement**  
Leads: Paul Bakker, Adam Nolan, Maryam Moeinian, Alyssa Torrez



# 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.



**ONE TACOMA**  
VISION FOR A 15 MINUTE CITY

## FOCUS AREAS

Five cross-cutting priority themes to integrate in policy writing.

### EQUITY

Every resident shares in community progress.

### OPPORTUNITY

Neighborhoods where residents can reach their full potential.

### PUBLIC HEALTH

Support to maintain healthy minds and bodies.

### SAFETY

A place where everyone feels safe to live, work, and play.

### SUSTAINABILITY

Achieving climate goals and planning for future Tacomans.

# What will be in the Plan?

## 10 Policy Elements or “Chapters”

**Urban Form**

Enabling a mix of home types and businesses across neighborhoods

**Design + Development**

Guiding the design and development of our city’s buildings

**Housing**

Providing fair and accessible housing for all Tacoma residents

**Transportation**

Building an accessible and affordable transportation network

**Engagement + Administration**

Connecting with community and running efficient and effective departments

**Public Facilities + Services**

Providing services and facilities such as roads, utilities, parks, education, and safety

**Parks + Recreation**

Creating fair access to parks and recreation services that showcase the unique cultures and natural settings in our city

**Environment + Watershed Health**

Protecting our watersheds, trees, open spaces, and wildlife habitats

**Economic Development**

Boosting economic opportunities for all residents

**Historic Preservation**

Highlighting communities' histories and the human stories behind them

# Planning Context



## City of Tacoma

 137,000 new residents

 59,000 new homes

 94,000 new jobs

# Urban Form



# Fulfilling GMA Goals Comprehensive Planning

## RCW 36.70A.020

- (1) Urban growth
- (2) Reduce sprawl
- (3) Transportation
- (4) Open space and recreation
- (5) \*Climate change and resiliency

*\*(NEW - Tacoma not required to fully comply until 2029)*



# Fulfilling GMA Goals Urban Form

## RCW 36.70A.070

- Future Land Use Map
  - Population, Employment, Housing Projection & Allocation
  - Open Space & Recreation
- Water Protection, Environmental & Health Disparities
- Promote Physical Activity, Reduce VMT & GHG
- Climate Resilience, esp. Wildfire



# Consistency with VISION 2050

## Regional Growth Strategy

- Implement the **Regional Growth Strategy**
- Maintain **urban growth area** with adequate **density** & capacity
- Support growth in **Centers** and near **high-capacity transit**

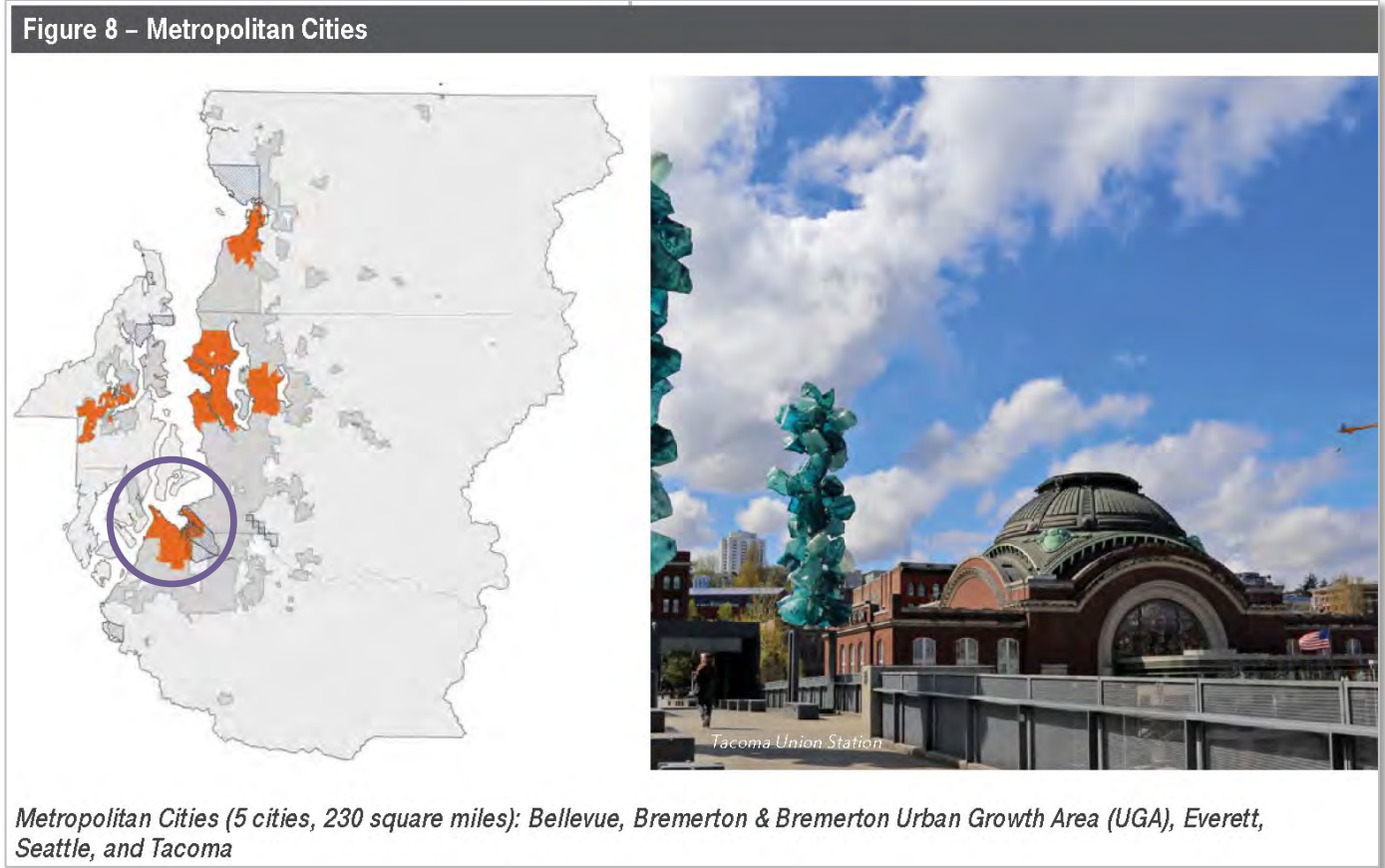
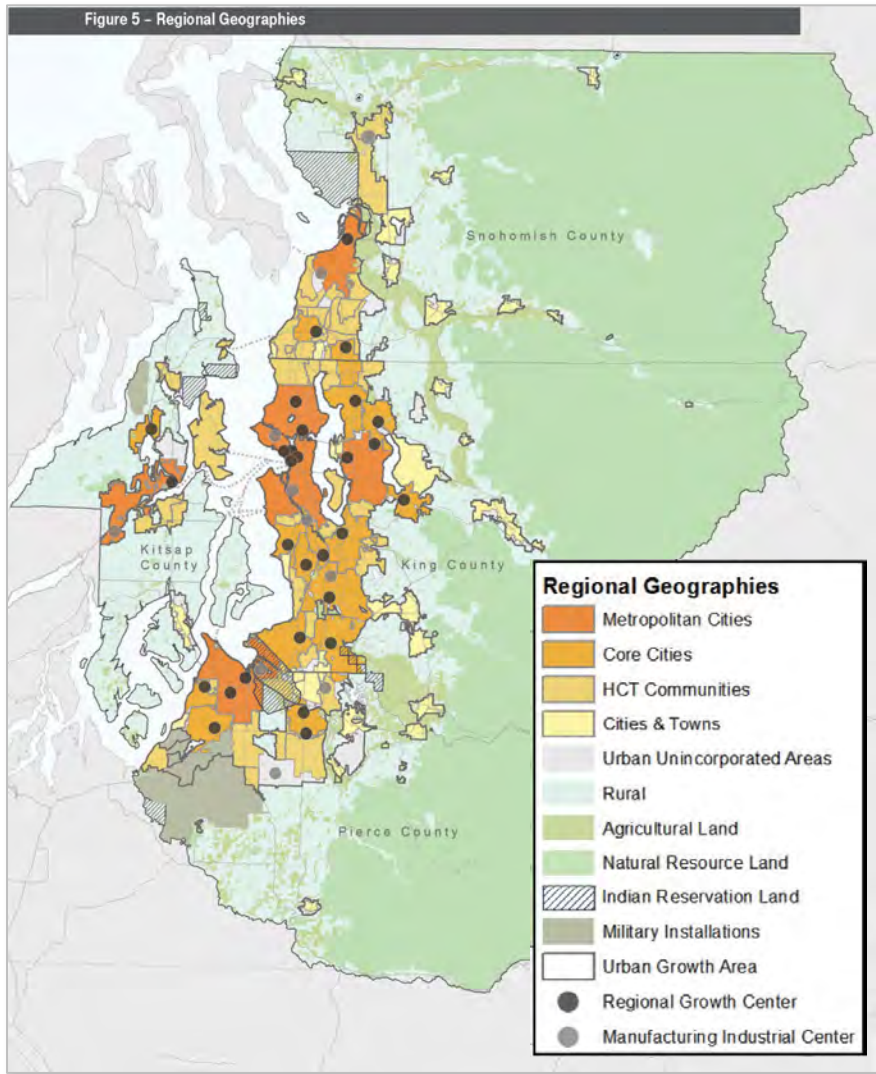
## Land Use/Development Patterns

### Emphasis on **EQUITY**

- Build **thriving** urban communities
- Promote **healthy** communities
- Support **centers as connections to opportunity**
- Support **annexation & incorporation**
- Conserve and enhance **important uses**
  - Such as **tribal reservation lands** and **manufacturing & industrial centers (MICs)**



# Regional Growth Strategy



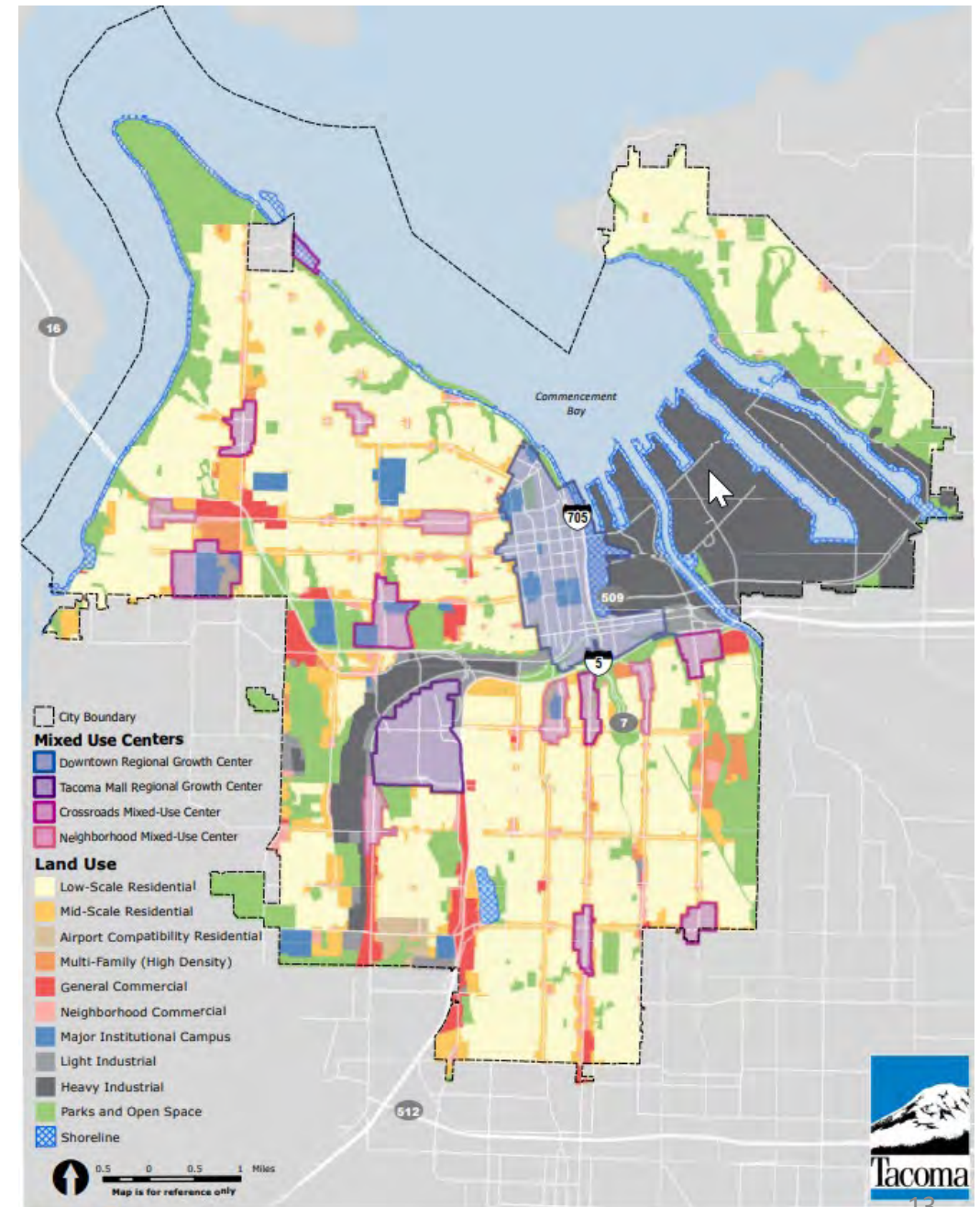


# Tacoma's Growth Strategy:

33

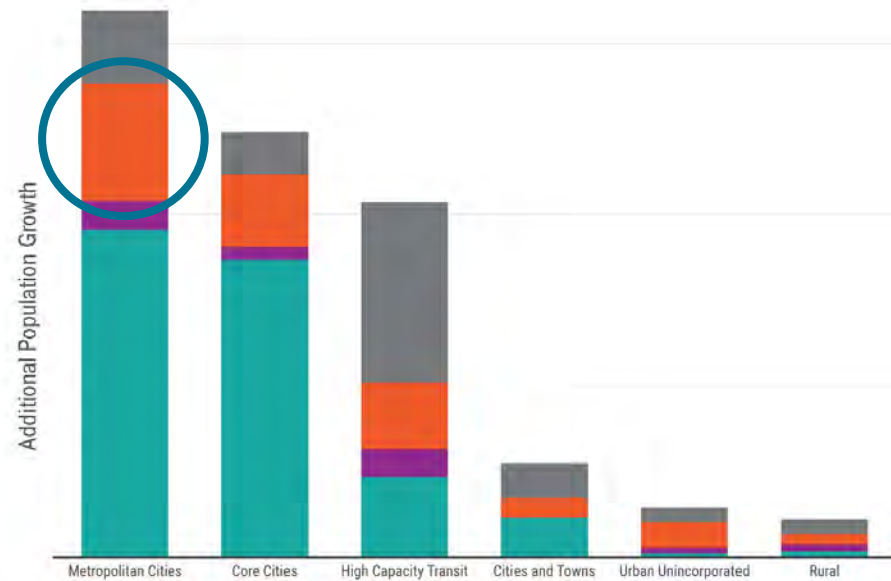
## 15-Minute Neighborhoods

- Encourage infill development and preserve open space
- Increase housing options including affordable and middle housing across the City and encourage safe and walkable access to daily essentials (groceries, parks, schools, restaurants, etc.)
- Support growth in Centers and near high-capacity transit (station areas and corridors) as anchors of 15-minute neighborhoods
- Create a public realm that encourages safe active transportation and enhances Tacoma's vitality



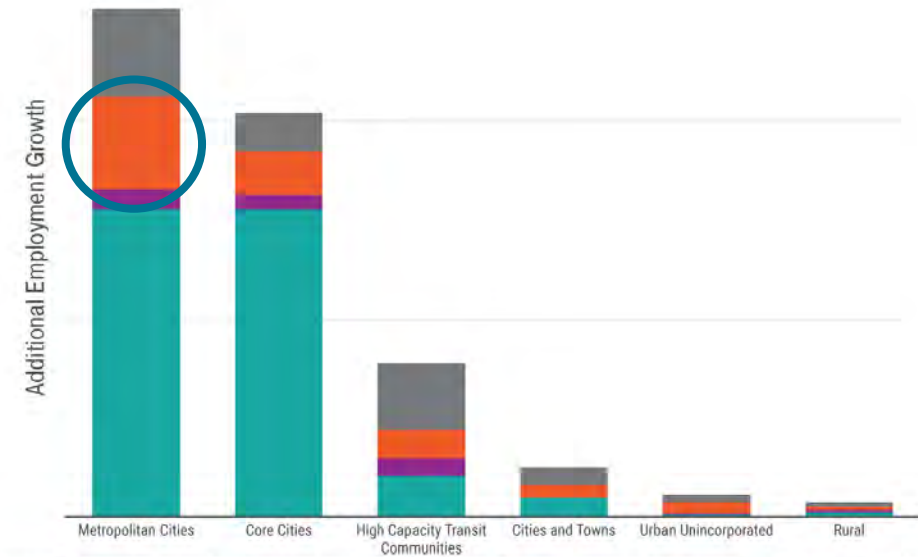
# Regional Growth Allocations

Figure 6 – Population Growth by Regional Geography and County, 2017-50



	Metropolitan Cities	Core Cities	High Capacity Transit Communities	Cities and Towns	Urban Unincorporated	Rural	
Snohomish	20% - 87,000	12% - 50,000	50% - 210,000	9.5% - 40,500	4% - 18,000	4.5% - 18,500	24% - 424,000
Pierce	38% - 137,000	23% - 85,000	21% - 77,000	7% - 25,000	8% - 29,000	3% - 11,000	21% - 364,000
Kitsap	34% - 33,000	16% - 15,000	36% - 34,000	0% - 0	6% - 6,000	8% - 8,000	5% - 97,000
King	44% - 381,000	40% - 346,000	11% - 92,000	5% - 44,000	0% - 4,000	1% - 6,000	50% - 872,000
<b>TOTAL GROWTH</b>	<b>36% - 637,000</b>	<b>28% - 496,000</b>	<b>24% - 413,000</b>	<b>6% - 109,000</b>	<b>3% - 57,000</b>	<b>2% - 43,000</b>	<b>100% - 1,756,000</b>
2017 BASE	1,222,000	921,000	878,000	338,000	172,000	536,000	4,067,000

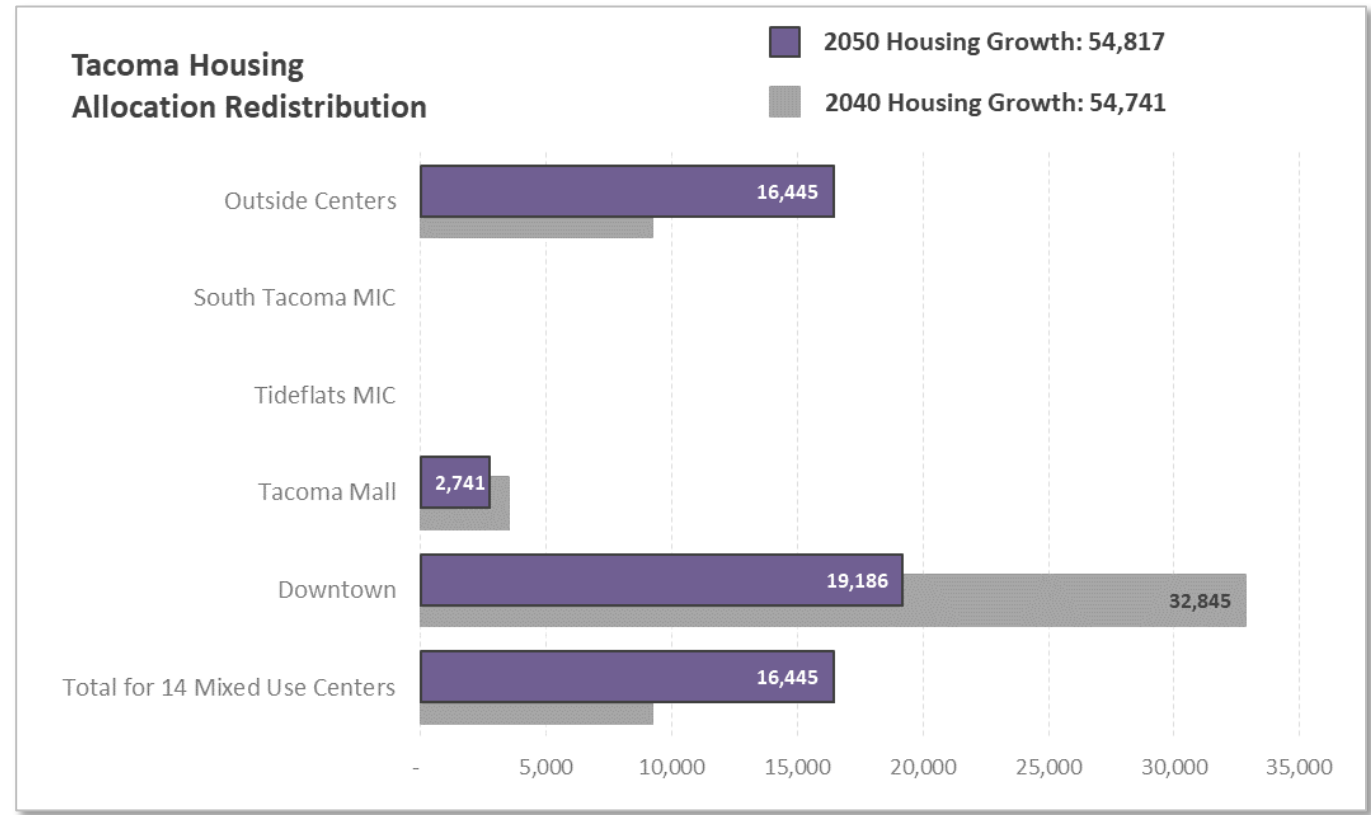
Figure 7 – Employment Growth by Regional Geography and County, 2017-50



	Metropolitan Cities	Core Cities	High Capacity Transit Communities	Cities and Towns	Urban Unincorporated	Rural	
Snohomish	39% - 89,000	17% - 39,000	30% - 68,000	8% - 18,000	3% - 7,000	2% - 4,000	19% - 225,000
Pierce	48% - 94,000	23% - 44,000	15% - 29,000	6% - 13,000	6% - 12,000	2% - 3,000	17% - 195,000
Kitsap	35% - 20,000	26% - 15,000	32% - 18,000	0% - 0	2% - 1,000	5% - 3,000	5% - 57,000
King	46% - 311,000	45% - 310,000	6% - 40,000	3% - 18,000	0% - 1,000	0% - 3,000	59% - 682,000
<b>TOTAL GROWTH</b>	<b>44% - 514,000</b>	<b>35% - 407,000</b>	<b>13% - 155,000</b>	<b>4% - 49,000</b>	<b>2% - 21,000</b>	<b>1% - 13,000</b>	<b>100% - 1,158,000</b>
2017 BASE	1,047,000	642,000	269,000	100,000	81,000	95,000	2,233,000

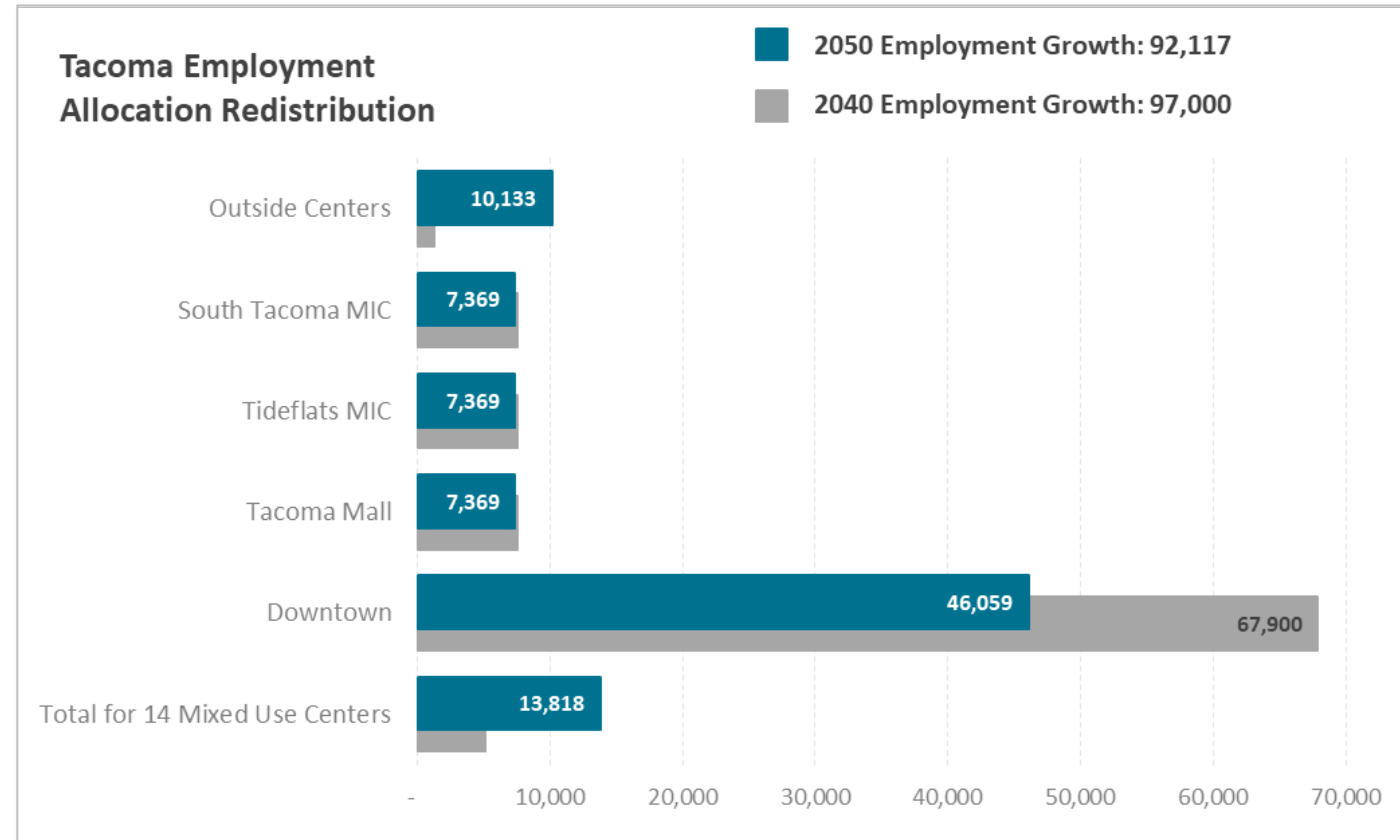
# 15-Minute Neighborhoods: Population Allocations

	2015 Comp Plan (to 2040)	2025 Comp Plan (to 2050)
Outside Centers	17%	30%
Tacoma Mall	6%	5%
Downtown	60%	35%
In Mixed-Use Centers	17%	30%



# 15-Minute Neighborhoods: Employment Allocations

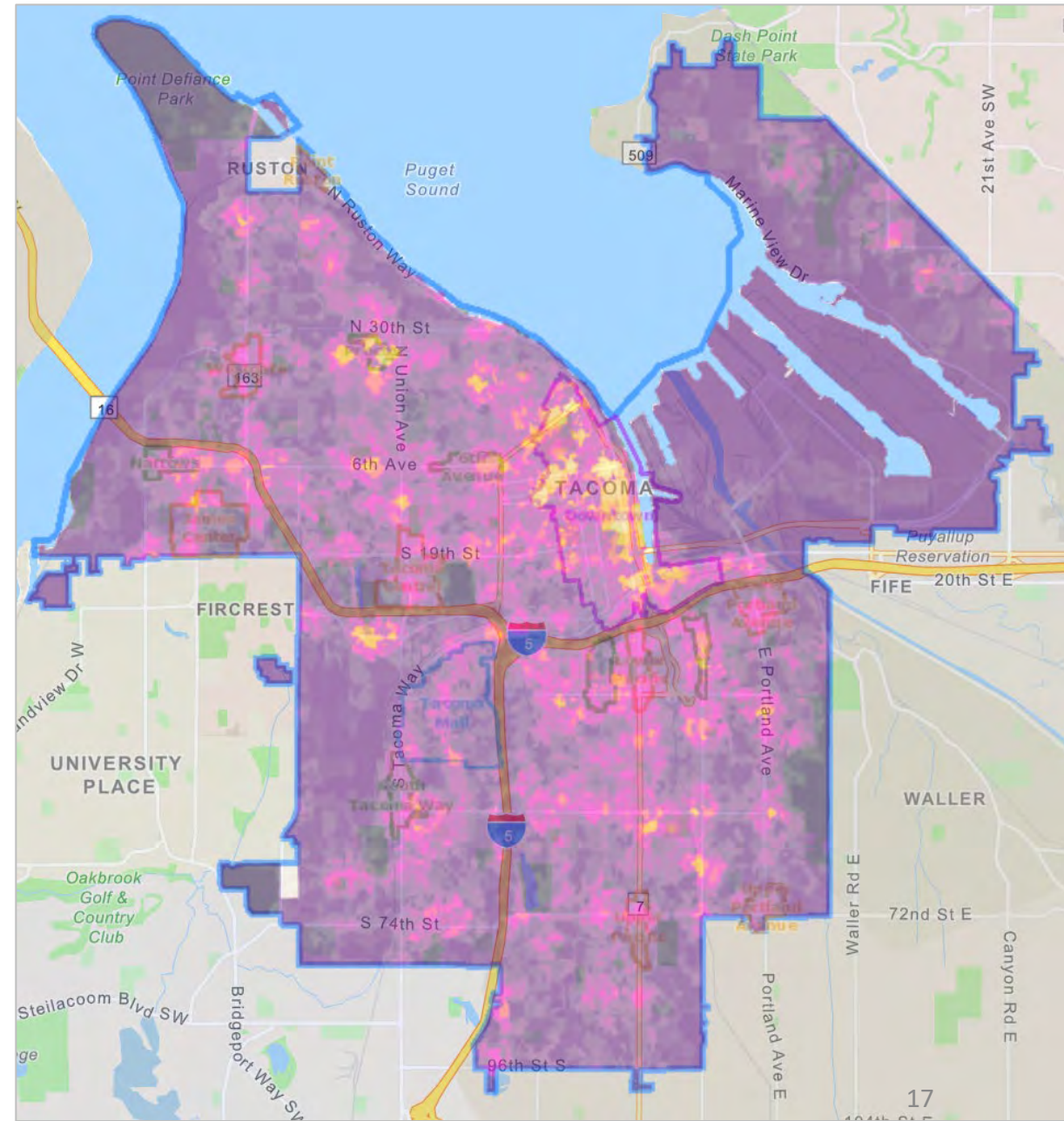
	2015 Comp Plan (to 2040)	2025 Comp Plan (to 2050)
Outside Centers	1%	11%
South Tacoma MIC	8%	8%
Tideflats MIC	8%	8%
Tacoma Mall	8%	8%
Downtown	70%	50%
In Mixed-Use Centers	5%	15%



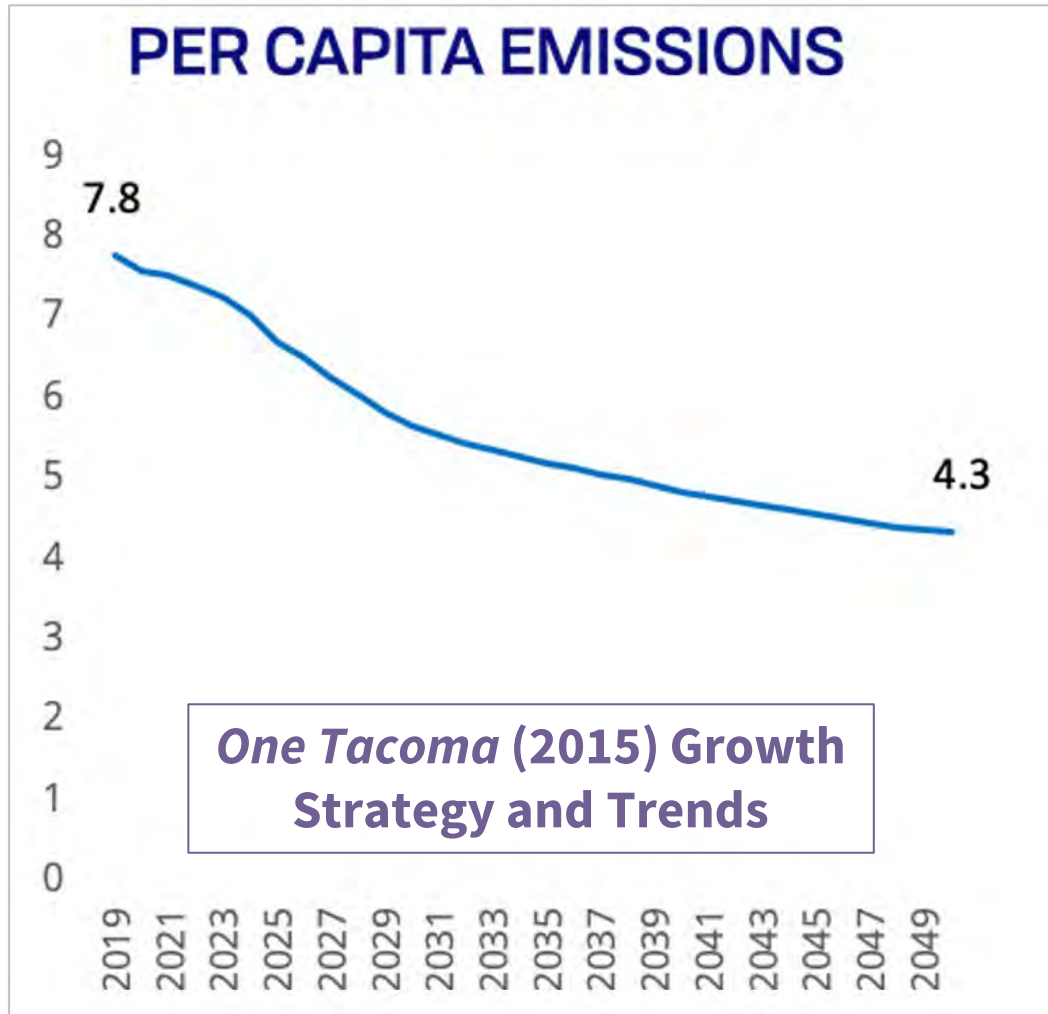
# 15-Minute Neighborhoods: Monitoring & Evaluation

## Heat Map

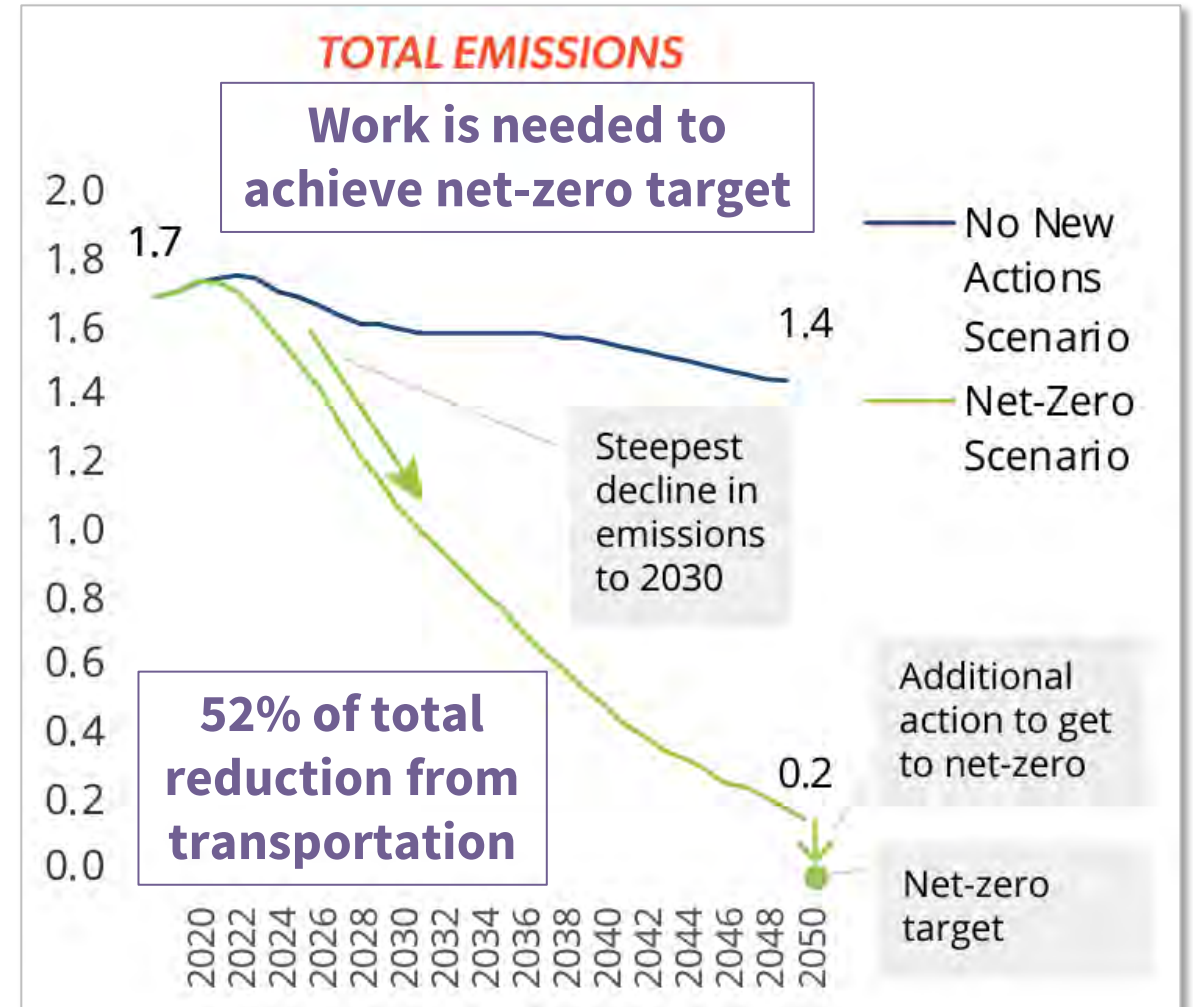
- Currently under development
- Heat map showing the number of daily essentials that are within about a 15-minute walk
- Tool can be used to better understand the spatial and equitable distribution of 15-minute neighborhoods across Tacoma
- Can be used as a tracking tool over time as one measure for ongoing monitoring and evaluation



# Urban Form & GHG Targets



Source: Tacoma Climate Action Plan FIGURE 6 p. 9



Source: Tacoma Climate Action Plan FIGURE 16 p. 18

# Urban Form - Proposed Updates

THEME  
**15-Minute  
Neighborhoods**

**Coordination**

**Substance**

**Structure**



# Urban Form Structure

## User Experience

- **Remove mixed-use center profiles (pp. 2-21 to 2-45)**
  - Consider periodic monitoring of performance
- **Consolidate signature trails to Park + Rec, TMP (pp. 2-59 to 2-60)**
- **Move Historic Pattern Areas to D+D (GOAL UF-13 pp.2-60 to 2-71)**
- **Add Potential Annexation Areas from PF+S (pp. 9-7 to 9-9)**





# Urban Form Coordination

## Consistency, Clarity, & Unity

- **Equitable transit-oriented development & public realm (TMP, D+D) (pp. 2-49 to 2-57)**
  - Ex. FIGURE 6 Transit Network map (p. 2-50)
  - Ex. FIGURE 7 Corridors map (p. 2-53)
- **Vehicle miles travelled , energy use, & green house gas goals (TMP, CAP)**



# Urban Form Substance

## 15-Minute Neighborhoods

- **Potential Element name change**
- **Vision & growth strategy (pp. 2-3 to 2-15)**
  - **Future Land Use Map (FLUM) & growth allocations**
  - **Anti-displacement strategies**
- **Employment area typologies (pp. 2-46 to 2-48)**
- **Equitable transit-oriented development & Public Realm (pp.2-49 to 2-57)**
  - **FIGURE 6 Transit Network map (p. 2-50)**
  - **FIGURE 7 Corridors map (p. 2-53)**
  - **Designated corridor types & transit station areas (pp. 2-54 to 2-57)**
- **Growth strategies & GHG targets**
  - **Active transportation & VMT, open space, energy emissions, cost efficiencies**





**Questions about the proposed amendments?  
Are there additional policies that this Element should address?**

# Housing

# Agenda

1. Housing Element: Policy Framework
2. Review of Housing Trends
3. Anticipated Changes in this Update

# Planning Requirements

## Growth Management Act

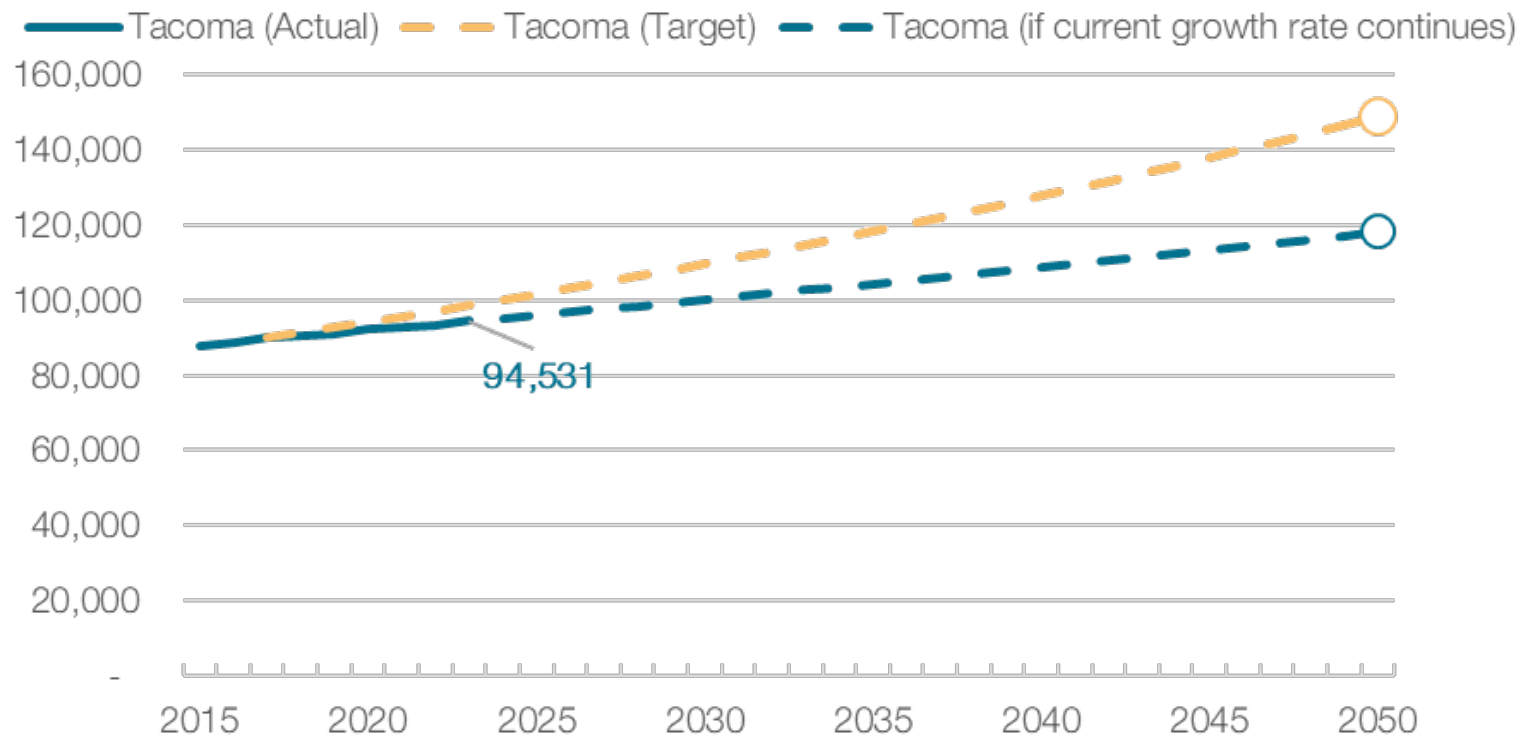
- Inventory and analysis of housing need
- Adequate provisions for all economic segments
- Address racially disparate impacts
- Anti-displacement

## VISION 2050

- Assess housing need
- Increase housing supply and choices
- Support development and preservation of affordable housing
- Address inequities in access to housing

# Housing: Growth Targets

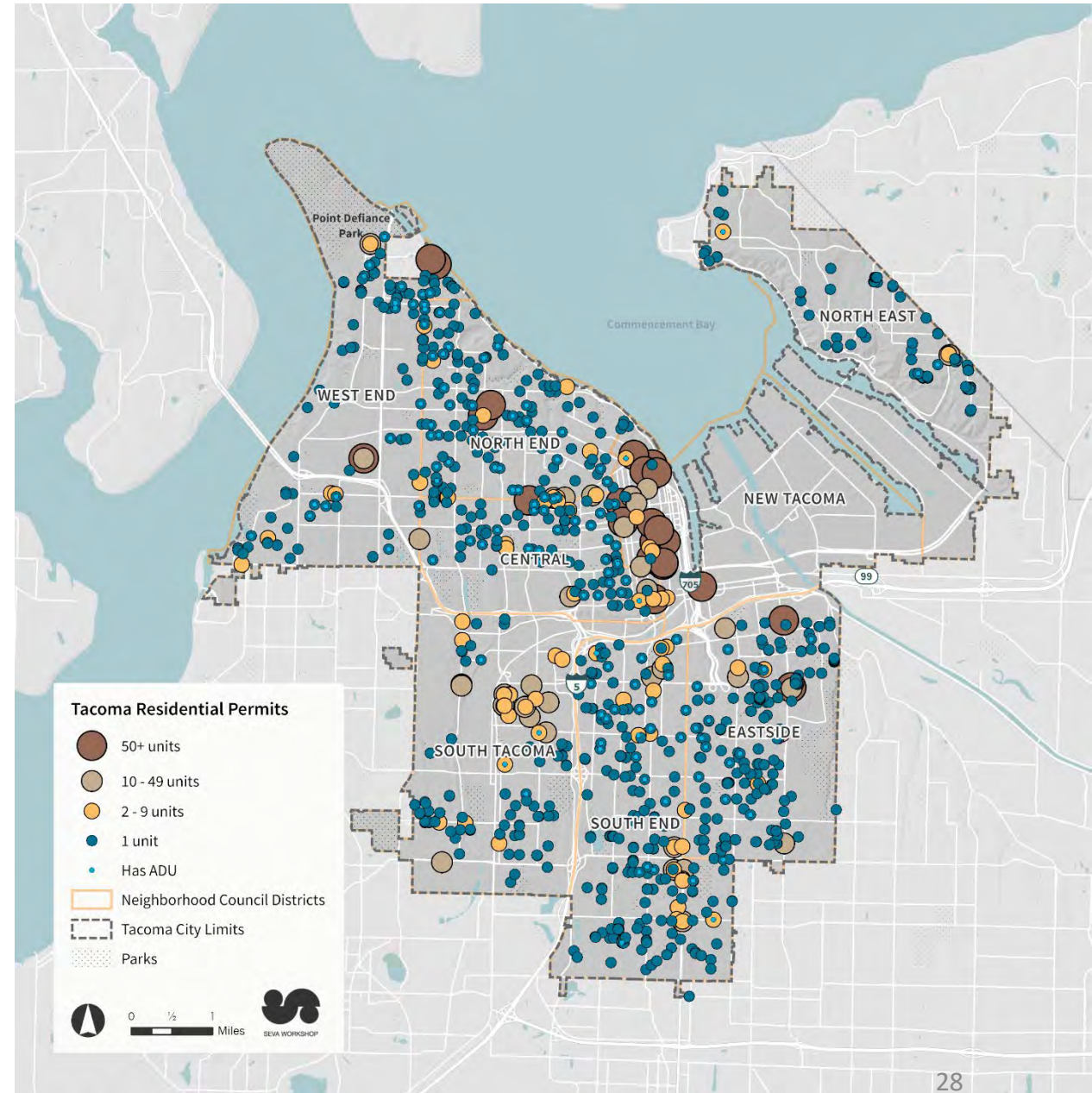
Tacoma Housing Units, Actual and Target 2015-2050.



As of 2023, there is a gap of **54,464 housing units to fill by 2050** to achieve regional growth targets in Tacoma. Production rates need to double to meet 2050 targets.

# Housing: Production

- Production 2017-2023 is **80% units in multifamily buildings**, 15% single family, 3% duplexes, and 2% ADUs
- Production rate of **867 units/year**
- **40% of new units since 2017 have been built Downtown.**



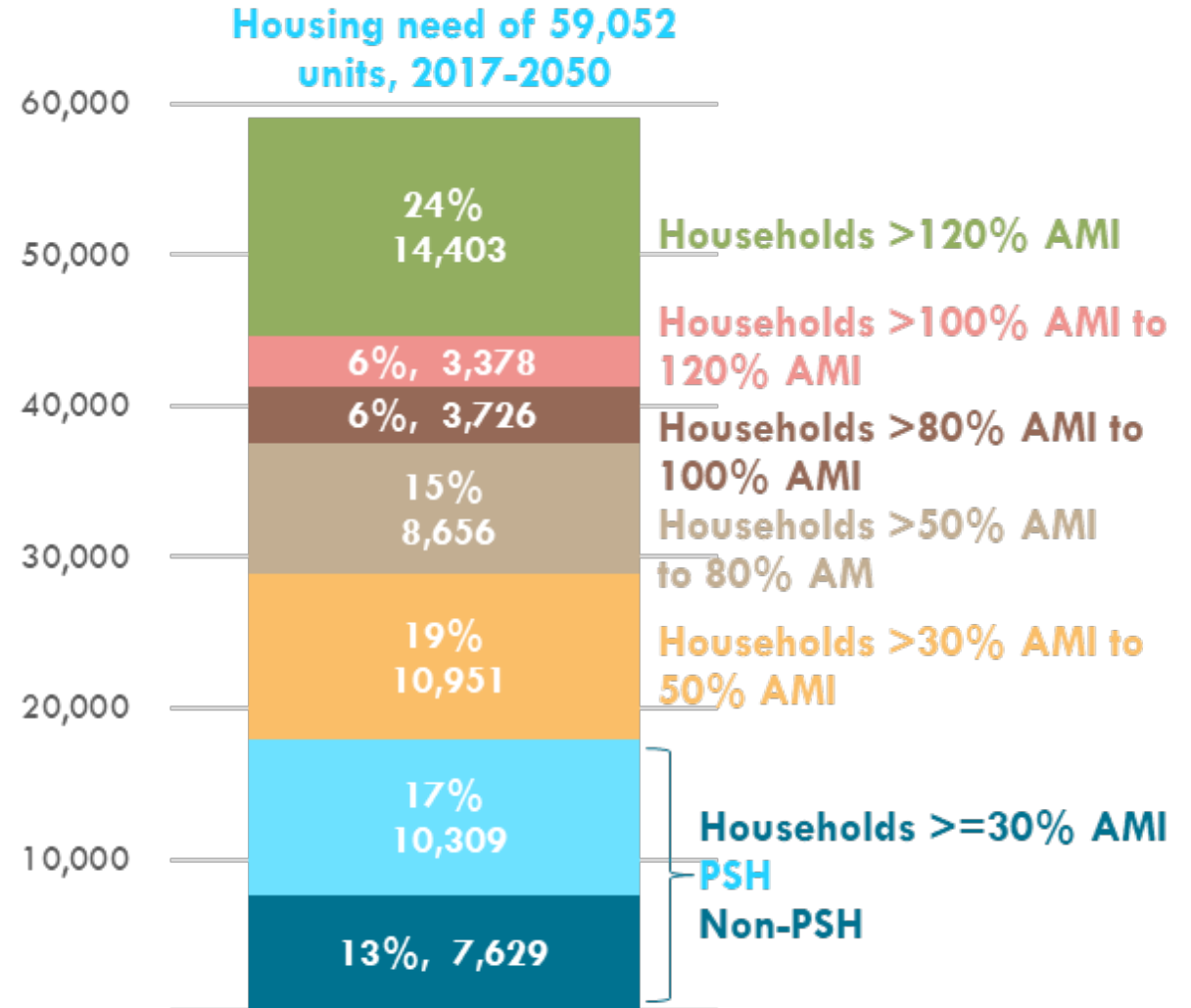


# Housing: Affordability

New state requirements (HB 1220) outline a methodology for studying the quantity and affordability levels needed to meet housing targets equitably.

**70% of new housing need through 2050 is for households earning 80% AMI or less.**

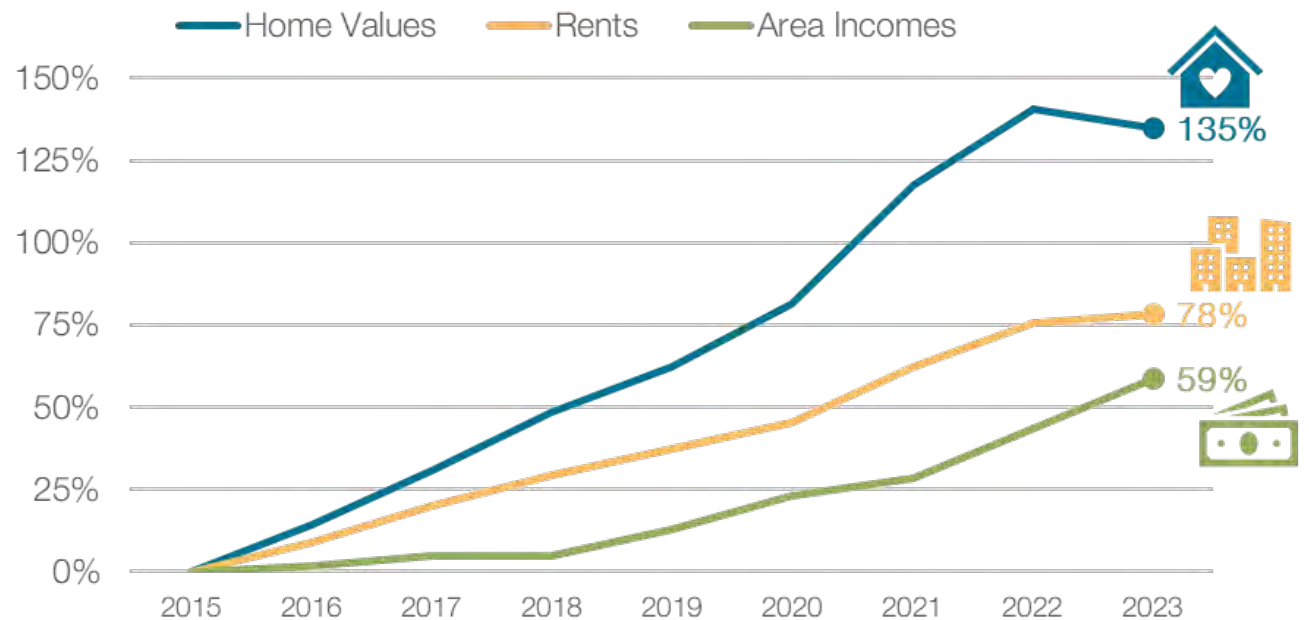
Zoning alone will not address this need. Significant investment is required.



# Housing: Affordability

- **48% of renters** are cost-burdened from housing, along with **27% of homeowners**.
- **Homeownership is increasingly out of reach** for many. The cost of housing has increased at more than double the rate of incomes 2015-2023.

Housing Cost and Income Increases as a % Change from 2015 in Tacoma, 2015-2023.



# Housing: Racial Disparities

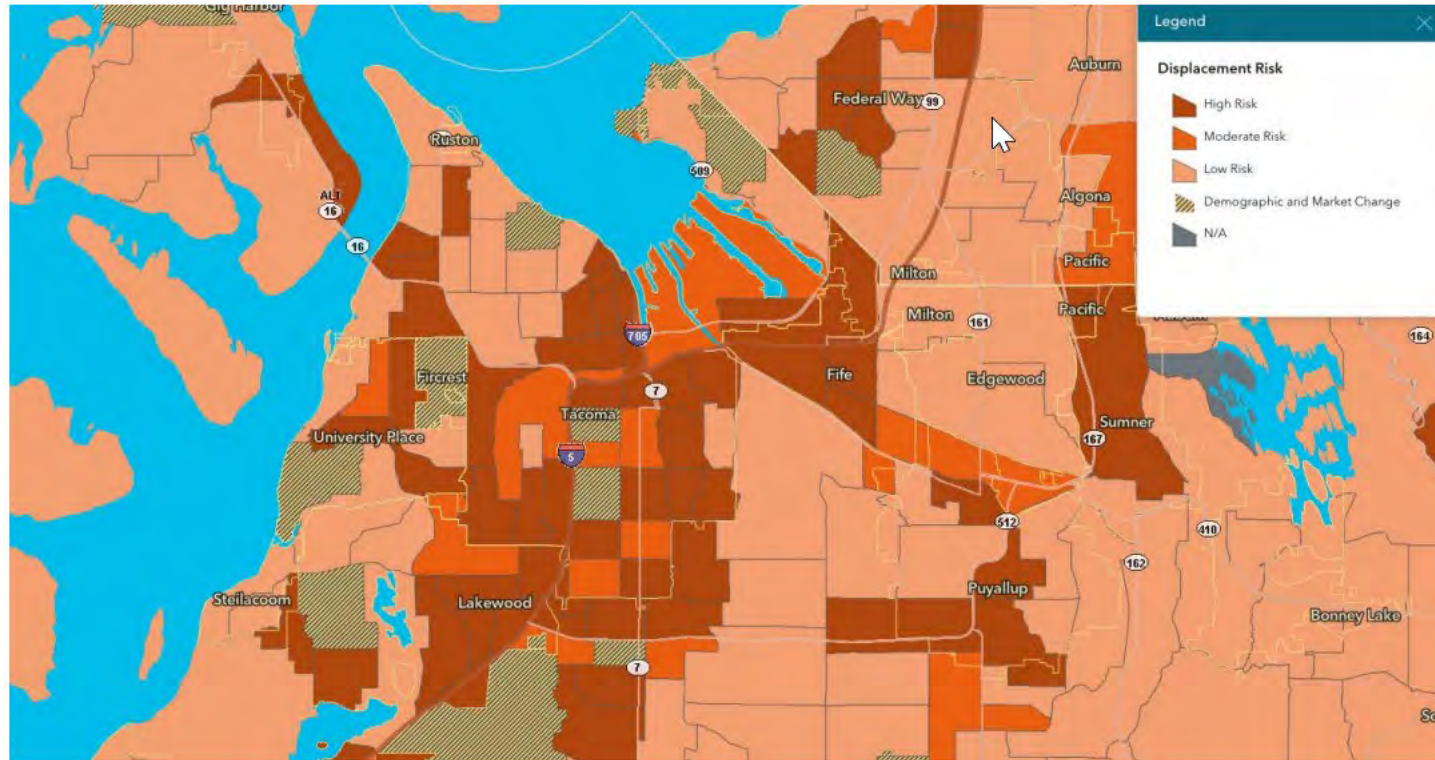
Patterns of underrepresentation for People of Color perpetuate among new homebuyers, especially for Black, NHOPI, and AIAN households.

	First-time homebuyers by race/ethnicity	All households by race/ethnicity	Delta
American Indian or Alaska Native	1%	2%	-1%
Asian	11%	7%	4%
Black or African American	6%	10%	-4%
Native Hawaiian or Other Pacific Islander	0%	3%	-3%
White	72%	68%	4%
Multi-race household	10%	9%	1%
Hispanic or Latino	14%	12%	2%
Not Hispanic or Latino	86%	88%	-2%



# Housing: Anti-Displacement

## The Geography of Displacement



## Areas most at risk:

- Hilltop
- South Tacoma
- Hosmer
- East Tacoma
- McKinley

Analyses: 1. Dept. of Commerce Displacement Risk Map; 2. PSRC Displacement Risk Tool  
3. Urban Displacement Project; 4. Evictions Study Map; 5. Equity Index

# Housing: Anti-Displacement

Objective 1: Create more homes for more people

Objective 2: Keep housing affordable and in good repair

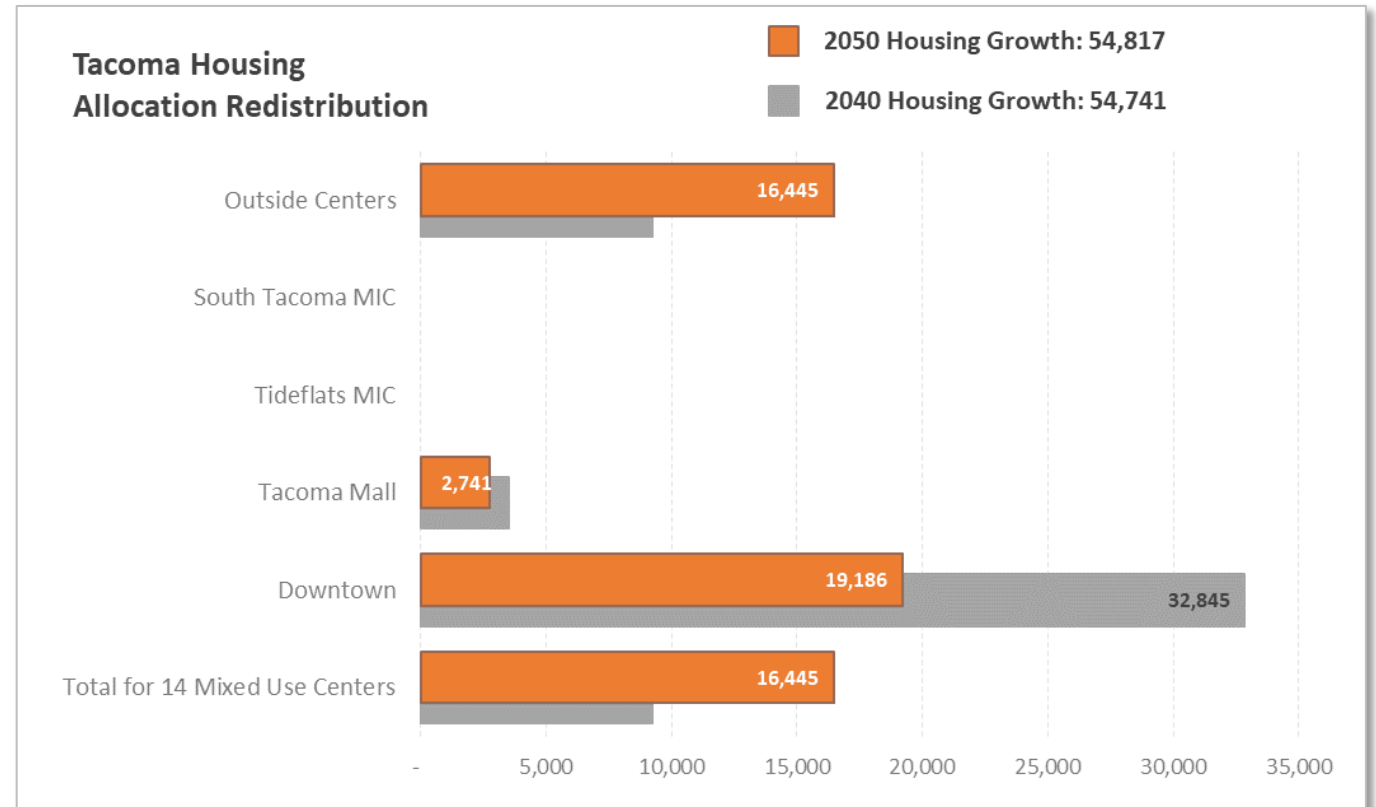
Objective 3: Help people stay in their homes and community

Objective 4: Reduce barriers for people who often encounter them

- Anti-Displacement Strategy Identifies 21 Key Actions to support these objectives

# 15-Minute Neighborhoods Housing Growth

	2015 Comp Plan (to 2040)	2025 Comp Plan (to 2050)
Outside Centers	17%	30%
Tacoma Mall	6%	5%
Downtown	60%	35%
In Mixed-Use Centers	17%	30%



# Priority Outcomes for the Housing Element

The project team has identified 19 outcomes reflecting a holistic picture of community wellbeing. The Housing element and is directly tied to these outcomes:

1. **First-time homebuying**
2. **Housing cost-burden**
3. **Homelessness**

Goals and policies will address these topics, with an emphasis on improving outcomes in areas with the lowest scores today.



# Updates in the Housing Element

Re-organize goals and eliminate redundancy



Avoid using subjective terms like “attractive”

Use specific language about price points and housing types within “affordable housing”



Be specific about equitable distribution – according to what metrics?





# Key Updates in the Housing Element

- Integrate Home in Tacoma and Anti-Displacement Strategy
- Connect to 1220 requirements and incorporate new affordable housing targets
- Link to growth strategy
- Consolidate and re-organize for clarity
- Identify further land use and programmatic actions to address affordability, equity, anti-displacement





**Questions about the proposed amendments?  
Are there additional policies that this Element should address?**

# Planning Commission Briefings<sup>59</sup>

## What's Next?

**1** Sept 4 – Parks and Recreation  
Leads: Alyssa Torrez, Alisa O’Hanlon

**2** Sept 18 – Public Facilities  
Leads: Wesley Rhodes, Nick Anderson

**3** Oct 2 – Urban Form, Housing  
Leads: Wesley Rhodes, Stephen Atkinson, Ted Richardson

**4** Oct 16 – Historic Preservation  
Lead: Reuben McKnight

**5** Nov 6 – Transportation, Design + Development  
Leads: Carrie Wilhelme, Stephen Antupit, Carl Metz

**6** Nov 20 – Economic Development, Environment, Engagement  
Leads: Paul Bakker, Adam Nolan, Maryam Moeinian, Alyssa Torrez

# ONE TACOMA

A Comprehensive Plan for a  
Vibrant, Connected and Sustainable City

**THANK YOU!**

[onetacoma@cityoftacoma.org](mailto:onetacoma@cityoftacoma.org)