



AGENDA

MEETING: Regular Meeting (Hybrid)
DATE/TIME: Wednesday, May 1, 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

There are no meeting minutes to approve.

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, sent to the Commission, and posted on the Commission's webpage at www.cityoftacoma.org/PlanningCommissionAgendas.
- To comment virtually, join the meeting using Zoom. 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. 2025-2030 Capital Facilities Program Process

- Description: Review the process to review the proposed projects for the 2025-2030 Capital Facilities Program (CFP), including updates for transparency.
- Action: Informational.
- Staff Contact: Nick Anderson (NAnderson@cityoftacoma.org)

2. Permitting Level Of Service and Public Notice Code Amendment

- Description: Review draft code changes in response to mandates from the State of Washington regarding land use permit level of service and public notice.



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.

- Action: Consider Releasing for Public Review.
- Staff Contact: Jana Magoon (JMagoon@cityoftacoma.org)

3. Planning Commission (PC) Annual Report and Work Program – Mid-Cycle Update; PC Meeting Operations – Review

- Description: Review the Commission’s Work Program for 2023-2025; and review a summary of input gathered from the Commissioners during annual individual meetings over the past few months.
- Action: Informational with Potential Action.
- Staff Contact: Brian Boudet (BBoudet@cityoftacoma.org)

G. Upcoming Meetings (Tentative Agendas)

- (1) Agenda for the May 8, 2024, special meeting includes:
 - Home In Tacoma – Potential Amendments
- (2) Agenda for the May 15, 2024, meeting includes:
 - Capital Facilities Program
 - Home In Tacoma – Potential Amendments
- (3) Agenda for the June 5, meeting includes:
 - Capital Facilities Program – Public Hearing
 - Permitting Level Of Service Code Amendment – Public Hearing
 - Home In Tacoma – Potential Amendments/Recommendation

H. Communication Items

- (1) **Reports/Communications from Staff**
- (2) **Status Reports by Commissioners** – Housing Equity Taskforce, Picture Pac Ave, Facility Advisory Committee, and the TOD Task Force.
- (1) **IPS Agenda** – The Infrastructure, Planning, and Sustainability Committee’s next hybrid meeting is scheduled for Wednesday, May 8, 2024, at 4:30 p.m.; the agenda (tentatively) includes a presentation on the City’s electric vehicle (EV) charging stations plan. (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 and Development Services

Agenda Item
F1

To: Planning Commission
From: Nick Anderson, Office of Management & Budget
Subject: **2025-2030 Capital Facilities Program Process**
List Meeting Date: May 1, 2024
Memo Date: April 24, 2024

Action Requested:
Informational

Discussion:

At the next meeting on May 1, 2024, staff from the Office of Management & Budget will provide an overview of the process to review the proposed projects for the 2025-2030 Capital Facilities Program (CFP). The staff presentation will highlight updates for transparency—such as the ongoing process of creating a project map and highlight the prioritization work of the Facility Advisory Committee (FAC). These improvements will provide guidance for staff as they develop the proposed project list for the 2025-2030 update to the CFP. At the meeting, staff will also outline the calendar of additional meetings and public hearings, as required by law, before the Planning Commission on this topic.

This presentation builds on the one staff presented on March 20, 2024. In addition to the points listed above, staff will also answer questions from the Planning Commission from that meeting, including the main role of the Commission in the CFP process, interaction with the Transportation Commission, and the ultimate shape a recommendation might take. Finally, there will be additional briefings to the Commission on this topic at which further materials will be provided.

Summary:

The CFP and the *One Tacoma* Comprehensive Plan's Public Facilities and Services Element, jointly, fulfill the requirements of the State of Washington's Growth Management Act (GMA) that the comprehensive plan of each jurisdiction planning under the Act shall include a capital facilities plan element consisting of:

- An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;
- A forecast of the future needs for such capital facilities;
- The proposed locations and capacities of expanded or new capital facilities;
- At least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and
- A requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent. Park and recreation facilities are included in the capital facilities plan element (RCW 36.70A.070).



The CFP and the Public Facilities and Services Element are also intended to achieve, primarily, the following planning goal of the GMA:

“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 and use without decreasing current service levels below locally established minimum standards (RCW 36.70A.020).”

The CFP serves as a planning document for capital projects and enables the City to seek funding for potential projects. The element is updated each biennium through development of the City's budget process. Since the amendment of the CFP occurs concurrently with the adoption of the City's biennial budget, it is not processed along with the annual amendments to the *One Tacoma* Comprehensive Plan, which is an exception allowed by the GMA (per RCW 36.70A.130).

During this process, the Planning Commission will review and update the six-year CFP from 2023-2028 to 2025-2030 with a revised project list. The projects vary in size and location and fall into the following categories: Community Development, Cultural Facilities, General Government Municipal Facilities, Libraries, Local Improvement Districts, Parks and Open Space, Public Safety, Solid Waste, Surface Water, Tacoma Power, Tacoma Rail, Tacoma Water, Transportation, and Wastewater.

The CFP from 2023-2028 will be amended pursuant to the State Growth Management Act's requirements and will be considered and adopted by the City Council concurrently with the 2025-2026 Operating and Capital Budgets, currently expected in November 2024.

Prior Actions:

The Planning Commission reviews the Capital Facilities Plan on a biennial basis.

Staff Contact:

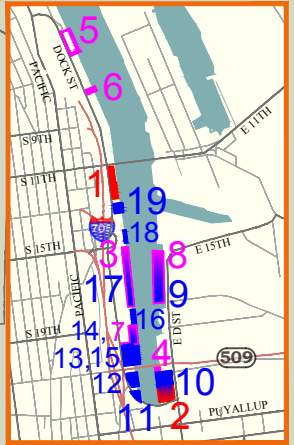
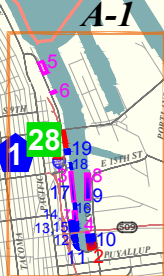
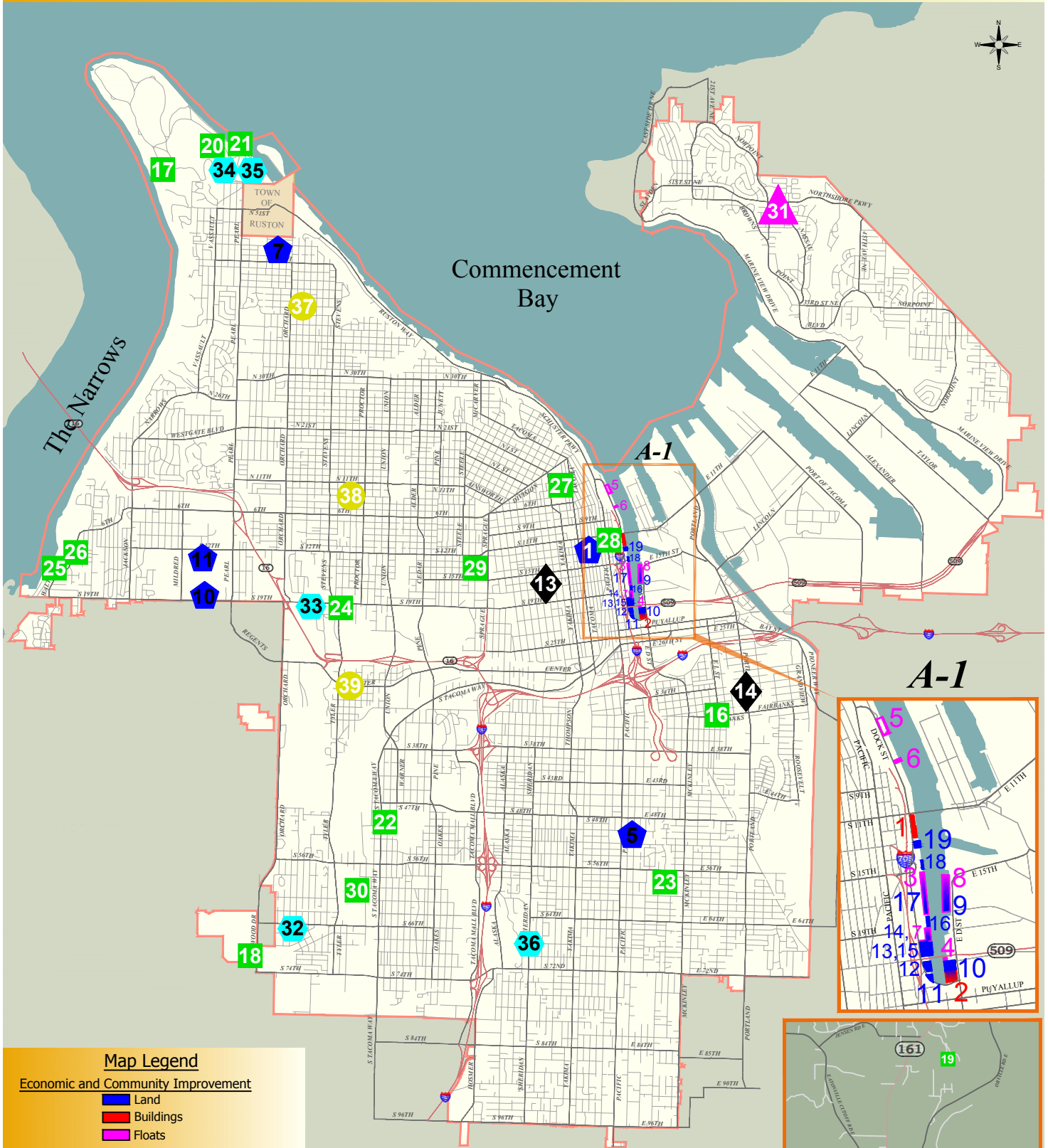
- Nick Anderson, Management Analyst: nanderson@cityoftacoma.org; (253) 591-5847

Attachments:

- Attachment 1: 2023-2028 CFP Inventory and Maps
- Attachment 2: 2023-2028 Planning Commission Transmission Letter
- Attachment 3: Public Facilities Element of the Comprehensive Plan (for reference)

c. Peter Huffman, Director

Community Development



Map Legend

Economic and Community Improvement

- Land
- Buildings
- Floats

Community and Human Service Facilities

- City of Tacoma Facilities
- Metro Park Community Resource Center
- Metro Park Mission-Led Specialty Center
- Metro Park Multi-Purpose Center
- Metro Park Other Facilities
- Metro Park Satellite Center



Economic and Community Improvement

The City continues to promote growth, vitality and diversity in Tacoma's economic base, through the acquisition, rehabilitation and construction of facilities along Thea Foss Waterway. Although these community and economic development projects are not directly related to the maintenance of a level of service standard, they are included here because the City expends funds for such projects.

Inventory of Buildings

ID #	Description	Address	Year Acquired		Size or Capacity (Sq. Ft.)
1	Sea Scouts/Tacoma Steam Plant Building	1131-1145 Dock Street	Pre 1950		13,416
2	Berg Scaffolding Building	2130 East D Street			17,098
Total: 30,514Sq. Ft.					

Inventory of Floats

ID #	Description	Address	Year Acquired		Size or Capacity (Linear Foot)
3	16 th Street Pier	1543 Dock Street			11 Slips
4	Kayak Float at Waterway Park	2104 East D Street	2008		110
5	North Moorage	535 Dock Street			1,200
6	Pier A	S. End of Seaport			185
7	Dock St. Marina	1817 Dock Street			77 Slips
8	Delin Docks	1616 East D Street			142 Slips

Inventory of Land

ID #	Description	Address	Year Acquired	Assessor's Office 2016 Values for 2017 Tax Assessor's Office Value	Size or Capacity (Acres)
9	Parcel # 8950001573	1616 E D Street		\$3,422,900	4.40
10	Berg (Parcel #8950001761, 8950001791) (includes Berg Bldg.)	2130 E. D Street		\$2,289,400	3.69
11	Head of Waterway (Parcel #2022000021) [3]	Dock Street		\$28,200	0.45
12	George H. Weyerhaeuser Jr. Park (Parcel #8950001832 & 8950001822))	2115/2101 Dock Street		\$664,600	.55
13	Waterfront Esplanade @ The Henry (Parcel # 8950001871)	1933 Dock Street		\$438,000	1.61
14	Waterfront Esplanade @ Albers Mill (Parcel #8950001851) [2]	1933 Dock Street	1990	\$178,000	2.77
15	Waterfront Esplanade (Parcel #8950001871) [2]	1955 Dock Street	1990	\$1,287,000	1.7
16	Waterfront Esplanade @ Museum of Glass (MOG) (Parcel #8950001843) [2]	1801 Dock Street	1990	\$104,500	0.68
17	Waterfront Esplanade of Development Sites 3, 4, 5 (Parcel #8950001881) [2]	1543 Dock Street	1990	\$1,812,900	3.03
18	Site 6 – Johnny's Seafood Waterfront Esplanade Parcel (Parcel # 8950002072) [2]	1195 Dock Street		\$99,000	.29
19	Central Park Site (Parcel # 8950001971)	1147 Dock Street		\$438,600	.70

20	Sites 8 & 9 (Parcel #8950001972, 950001973, 8950001974) (Merged 11/06/15)	1131 Dock Street 1137 Dock Street 1117 Dock Street	Pre 1950	\$1,735,100	2.25
21	Municipal Dock Site (Parcel #8950002101)	1025 Dock Street	Pre 1950	\$799,000	1.42
22	Site 10 (Parcel # 8950002082, 8950002184) [4] Includes FWDA land and Foss Harbor Storage Bldgs.	821 Dock Street		\$4,222,300	1.76
23	Seaport Parcel (#8950002172)	705 Dock Street		\$5,744,800	1.61
24	Port of Tacoma – Seaport Museum (Parcel #8950002173)	705 Dock Street		\$253,000	.40
25	Site 12 Parking Lot (Parcel #8950002155)	535 Dock Street		\$940,200	1.4
26	Dock Building Wharf (Parcel #8950002154) [1]	535 Dock Street	1990	\$1,437,100	.76
27	535 Wharf (Parcel #8950002141) (Egress from 535 Dock & portion of access drive to Thea's Park)	535 Dock Street		\$83,000	
Total: 29.47 Acres					

- [1] RCO: All or portions of these sites were purchased with Recreation Conservation Board funding, subject to use restrictions requiring public recreational uses.
- [2] Charter Properties: Pursuant to the City Charter provisions, these properties cannot be sold, and may only be leased for thirty years
- [3] Obtained from Nearon group
- [4] Assessor record reflects both land and building values.

Note: The Foss Waterway Development Authority is dissolved as of December 31, 2020.

Cultural Facilities



Map Legend

Arenas, Stadiums and Theaters

■ Arenas and Stadiums

● Theaters

Exhibition and Convention Facilities

▲ Facility



Exhibition and Convention Facilities

Inventory of Facility

ID #	Description	Address	Size or Capacity (Square Feet)
1	Exhibition hall	2727 East D Street	30,000.0
2	Tacoma Dome shell [1]	2727 East D Street	130,000.0
3	Greater Tacoma Convention and Trade Center	1500 Broadway	343,589.0
			Total: 503,589 Sq. Ft.

[1] Because the Tacoma Dome is a multi-purpose facility, it is also listed in the inventory of Arenas and Stadiums.

Arenas, Stadiums and Theaters

Inventory of Arenas and Stadiums

ID #	Description	Address	Size or Capacity (Seats)
1	Cheney Stadium (1,030 parking spaces)	2502 South Tyler	7,350.0
2	Tacoma Dome (1,770 parking spaces)	2727 East D Street	21,500.0
Total: 28,850 Seats			

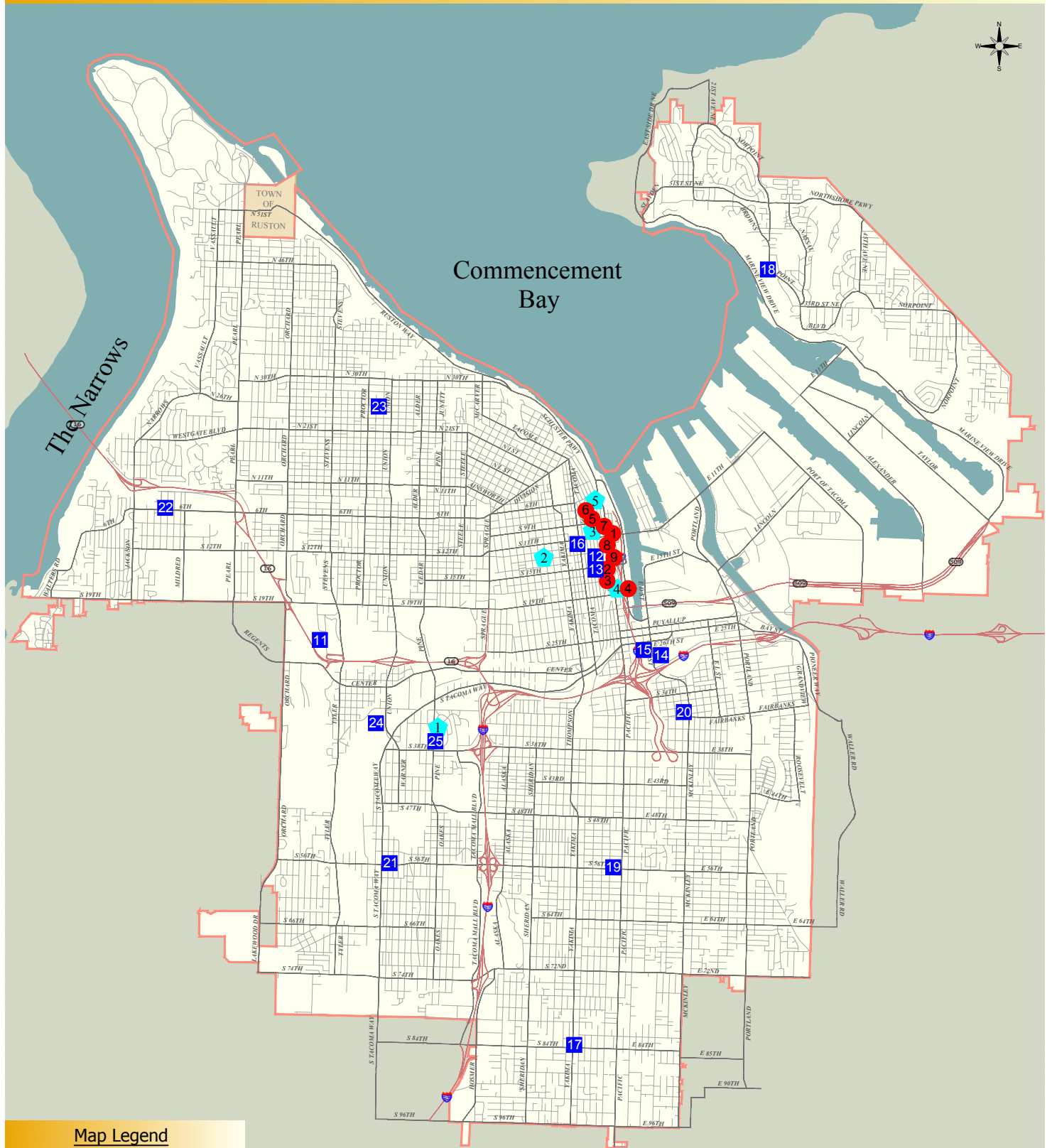
- [1] Because the Tacoma Dome is a multi-purpose facility, it is also listed in the Inventory of Exhibition Halls and Convention Facilities

Inventory of Theaters

ID #	Description	Address	Size or Capacity (Seats)
3	Pantages Theater	901 Broadway Plaza	1,170.0
4	Rialto Theater	310 South 9th	750.0
5	Theater on the Square	915 Broadway Plaza	300.0
Total: 2,220 Seats			

- [1] The City owns and manages the Jones Building. Various agencies rent office space including the Tacoma Youth Symphony, TAG Theater, etc. No City offices are located there.

General Government Municipal Facilities



Map Legend

General Government Service Buildings

Inventory of Facilities

Municipal Parking Facilities

Enterprise Facilities

Other Parking



General Government Service Buildings

Inventory of Facilities

ID #	Description	Address	Size or Capacity (Square Feet)
1	Fleet Services [1]	3639 S. Pine Street	67,000
2	Municipal Services Center	1224 Martin L. King, Jr. Way	6,857
3	Tacoma Municipal Building	747 Market Street	180,000
4	Tacoma Municipal Building North	733 Market Street	41,400
Total:			295,257 Sq. Ft.

Total Size is based on the building footprint; Usable Size is based on the space available for use.

- [1] The Fleet Services facility has an estimated total size of 140,000 square feet with 67,000 utilized by Fleet services and the remaining by Police. The area utilized by City General Government staff as office space is estimated at 15,000 square feet.
- [2] Union Station was transferred to the federal government September 2022.

Municipal Parking Facilities

A number of convenient parking facilities located in downtown Tacoma offer monthly, daily/hourly and event parking to patrons and employees in the area. Citizens transacting city business in the Tacoma Municipal Building may park in the Municipal Building parking lot located directly across Market Street for a nominal hourly or daily fee. Secure off-hour parking is also available at Park Plaza North, Pacific Plaza and the Tacoma Parking Garage. These three facilities provide access to monthly customers with valid card keys through vehicular entrances and any door after normal business hours. In addition, all three facilities have elevator access to Commerce or 'A' Street destinations, sky bridge access to Broadway, and provide for ADA parking accommodations. Park Plaza North parking facilities are open for downtown parades and events, along with shows performed in the Theater District. The Greater Tacoma Convention and Trade Center, offers staffed event parking, as well as ample hourly and daily public parking opportunities. Park Plaza North and the newly renovated Pacific Plaza are open evenings during major events, like First Night, and remain open after hours to accommodate Tacoma's nighttime visitors.

Inventory of Enterprise Facilities

ID #	Description	Address	Size or Capacity (Stalls)
1	A Street Garage (Tacoma Parking Garage) [1]	110 South 10th Street	507
2	Convention and Trade Center Garage and Lots	1500 Broadway	557
3	Carlton Parking Garage and Lot [2]	1551 Broadway	78
4	Museum of Glass Garage	1801 Dock Street	180
5	Municipal Building Garage [3]	747 Market Street	63
6	Municipal Parking Lot [4]	728 Market Street	73
7	Park Plaza North Garage [5]	923 Commerce Street	492
8	Park Plaza South Garage (Pacific Plaza)	1125 Commerce Street	483
9	South 14 th and Pacific Ave. Lot [6]	1415 Pacific Avenue	35
Total:			2,468 Stalls

- [1] Reflects the City's interest in this 3 party, condominium owned parking garage. There are currently 959 total stalls, 507 of which are City owned, including approximately 68 ground level public stalls.
- [2] There are 74 total spaces available for use by the Carlton Building at the Carlton garage and lot.
- [3] No public parking is available in the Municipal Building parking garage.
- [4] This lot accommodates the short term parking needs of visitors as well as the long term parking needs of employees of the surrounding area.
- [5] The City owns the air space above, and private investors own a portion of the ground below at the Park Plaza North parking garage.
- [6] The 35 stall 14th and Pacific lot services mainly DaVita Inc. employees.

Inventory of Other Parking

ID #	Description	Address	Size or Capacity (Stalls)
11	Cheney Stadium	2502 South Tyler	1,515
12	Murano Hotel Parking Garage [1]	1320 Broadway Plaza	227
13	Bicentennial Pavilion parking lots	15 th and Market	104
14	Tacoma Dome parking lots [2]	2727 ED St	1,497
15	Tacoma Dome parking lot 'L' (divesting)	2727 ED St	129
16	Tacoma Public Main Library parking	1102 Tacoma Ave., South	309
17	Fern Hill Library	765 South 84th St.	25
18	Kobetich Library	2120 Brown's Point Blvd., East	38
19	Moore Library	215 South 56th St.	31
20	Mottet Library	3523 East G St.	9
21	South Tacoma Library	3411 South 56th St.	22
22	Swasey Library	7001 Sixth Ave.	37
23	Wheelock Library	3722 North 26 th St.	20
24	Tacoma Public Utilities buildings	3628 S 35th	698
25	Tacoma Police/Fleet parking lots	3701 South Pine Street	250
26	On-street parking spaces downtown (approx.)	Downtown Tacoma	5,000
Total:			9,729 Stalls

[1] The City leases the parking garage to the Murano Hotel.

[2] Tacoma Dome removed 1, 645 stalls from their inventory for the LeMay Car Museum. Parking spaces at some of the outlying public facilities, such as parking at fire stations, parks, senior activity centers and Public Works facilities are not included.

Community and Human Service Facilities

Inventory of City of Tacoma Facilities

ID #	Description	Address	Size or Capacity (Square Feet)
1	Beacon Senior Center [1] (5 parking spaces)	415 South 13th St.	12,122.0
5	Lighthouse Senior Center [1] (38 parking space)	5016 A Street	8,777.0
7	Point Defiance/Ruston Senior Center [2] (43 parking spaces)	4716 North Baltimore	3,806.0
10	TACID (building only) [3]	6315 South 19th Street	10,367.0
11	Tacoma Learning Center [4] (24 parking space)	6316 South 12th Street	5,256.0
Total: 40,328 Square Feet			

[1] Owned and maintained by City of Tacoma

[2] Owned by City of Tacoma; Operated by The Franke Tobey Jones Home; City of Tacoma responsible for all maintenance.

[3] Building owned by City of Tacoma; Land owned by Tacoma Community College; Operated by Tacoma Area Coalition of Individuals with Disabilities; City of Tacoma responsible for major maintenance only.

[4] Building owned by City of Tacoma; Land owned by Tacoma Community College; Operated by Washington PAVE.; City of Tacoma responsible for major maintenance only.

Inventory of Metro Park Community Resource Center

ID #	Description	Address	Size or Capacity (Square Feet)
13	People's Center [1]	1602 M.L. King, Jr. Way	23,272.0
14	Portland Avenue Community Center [2]	E. 35th Street & E. Portland Ave.	7,528.0
Total: 30,800 Square Feet			

[1] Owned by City of Tacoma, maintained by Metro Parks

[2] Owned and maintained by Metro Parks

Inventory of Metro Park Mission-led Specialty Center/Facility

ID #	Description	Address	Size or Capacity (Square Feet)
16	Eastside Pool [4]	3524 EL St	7,538.0
17	Fort Nisqually [1]	5400 N. Pearl Street, #11	7,932.0
18	Meadow Park Golf Course [2]	7108 Lakewood Dr. West	0.0
19	Northwest Trek [2]	11610 Trek Drive East, Eatonville	27,804.0
20	Point Defiance Zoo and Aquarium [1]	5400 North Pearl Street	305,093.0
21	Point Defiance Boathouse Marina [1]	5400 North Pearl Street	139,500.0
22	South Park Community Center [2]	4851 S. Tacoma Way	12,300.0
23	Stewart Heights Pool [2]	402 E. 56th Street	23,858.0
24	Tacoma Nature Center [2]	1919 S. Tyler Street	5,338.0
25	Titlow Lodge[2]	8425 6th Ave.	4,750.0
26	Titlow Pool [2]	8355 6th AVE	37,300.0
27	W.W.Seymour Botanical Conservatory [2]	316S G Street	3,910.0
28	Heidelberg Davis Sports Complex [2]	1119 Pacific Ave	0.0
29	Peck Field [3]	South 14th & State	0.0
30	South End Recreation Area (SERA)	6002 S Adams	0.0
TOTAL			

[1] Land owned by City of Tacoma, buildings owned and maintained by Metro Parks

[2] Owned and maintained by Metro Parks

[3] Owned and maintained by Tacoma School District

[4] Owned by City of Tacoma, Tacoma School District and Metro Parks, maintained by Parks. Part of the 698 acres of Point Defiance Park

Inventory of Metro Park Multi-Purpose Center

ID #	Description	Address	Size or Capacity (Square Feet)
31	Centre at Norpoint [1]	4818 Nassau Ave. N.E.	45,000.0
			Total: 45,000 Square Feet

[1] Land owned by City of Tacoma, buildings owned and maintained by Metro Parks

Inventory of Metro Park Other Facilities

ID #	Description	Address	Size or Capacity (Square Feet)
32	Manitou Community Center [2]	4806 South 66th Street	34,000.0
33	Park District Headquarters [2]	4702 South 19th Street	18,000.0
34	Point Defiance Lodge [1]	5400 North Pearl Street	3,300.0
35	Point Defiance Pagoda [1]	5400 North Pearl Street	4,000.0
36	Wapato Bathhouse [2]	S. 68th Street & S. Sheridan Street	4,698.0
			Total: 63,998 Square Feet

[1] Land owned by City of Tacoma, buildings owned and maintained by Metro Parks

[2] Owned and maintained by Metro Parks

Inventory of Metro Park Satellite Center

ID #	Description	Address	Size or Capacity (Square Feet)
37	Jane Clark Fieldhouse [1]	N. 39th Street & N. Ferdinard Street	2,880.0
38	Jefferson Fieldhouse [1]	N. 9th Street & N. Monroe Street	2,880.0
39	Oakland Fieldhouse [1]	Center Street & S. Gunnison Street	2,000.0
			Total: 7,760 Square Feet

[1] Owned and maintained by Metro Parks

Libraries



Map Legend

Libraries

- Inventory of Facilities

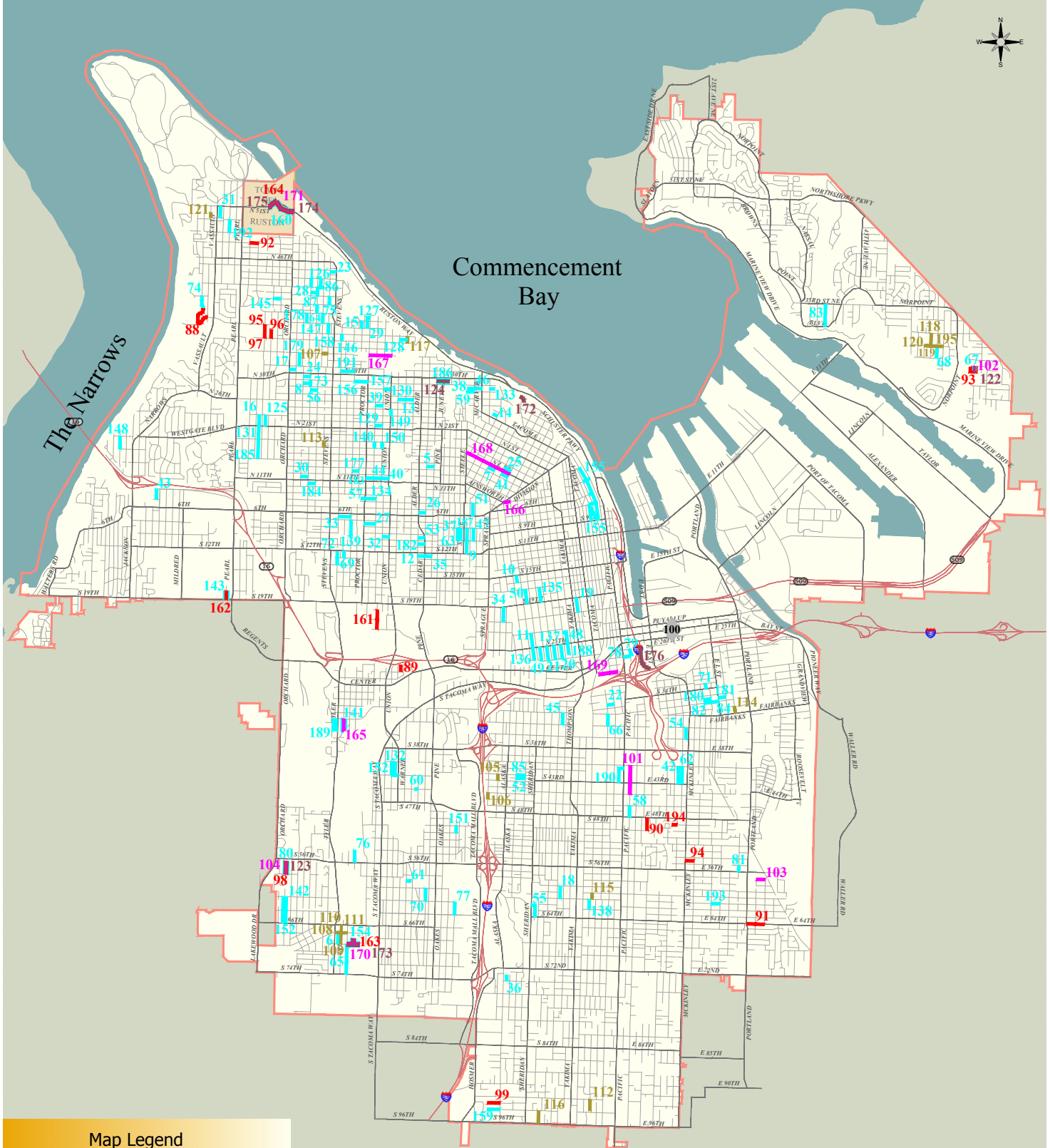


Library

Inventory of Facilities

ID #	Description	Address	Size or Capacity (Square Feet)
1	Main Library	1102 Tacoma Avenue	95,727.0
2	Fern Hill Branch Library	765 South 84th Street	7,996.0
3	Kobetich Branch Library	212 Browns Point Blvd. NE	5,000.0
4	Moore Branch Library	215 South 56th Street	15,487.0
5	Mottet Branch Library	3523 East G Street	5,025.0
6	South Tacoma Branch Library	3411 South 56th Street	7,475.0
7	Swasey Branch Library	7001 6th Avenue	9,686.0
8	Wheelock Branch Library	3722 North 26th Street	16,932.0
Total: 163,328 Sq. Ft.			

Local Improvement Districts



Map Legend

- Permanent Paving LIDs
- Sanitary Sewers LIDs
- ◆ Sidewalk LIDs
- Streetlighting LIDs
- Temporary 2" Asphalt Paving LIDs
- Underground Utility LIDs



Neighborhood and Business District Improvements

To facilitate Tacoma's Neighborhood Business Districts' sidewalk rehabilitation and facade improvements, funds are provided to promote economic growth in targeted areas. The improvements help increase the business vitality within the Business Districts.

Inventory of Permanent Paving LIDs

ID #	Description	Address	Size or Capacity
5	LID 8616	Alley N 13th-N 14 th from Junett	325.0
6	LID 8617	Alley Monroe - Tyler from S 67th to S 69 th	105.0
7	LID 8618	Alley 'L' - 'M' from N 9th to N 8th St	310.0
8	LID 8619	Alley N28th-N29th from Mullen to Ferdinand	328.0
9	LID 8622-1	Alley Trafton-Steele from S 10th to S 12th	597.0
10	LID 8622-2	Alley Cushman – Ainsworth from S 15 th to S 16 th St	312.0
11	LID 8622-3	Alley Sheridan - Cushman from S 23 – S 25 th St	695.0
12	LID 8622-4	Alley S 12th -S 13th from Cedar to Alder	305.0
13	LID 8623-1	Alley N26th-N27th St from Lawrence – Warner St	316.0
14	LID 8623-2	Alley Tacoma Ave N - N 'E' St. from N 11 th St NWly to DE	312.0
15	LID 8623-3	Alley Madison - Monroe from N 37t5 – N 38 th St	327.0
16	LID 8623-4	Alley Shirley - Winnifred from N 21 st – N 23 rd St	508.0
17	LID 8623-5	Alley N30th - N31st St from Huson- Orchard	283.0
18	LID 8627-1	Alley S'I' - S 'J' St from S59th -S61	284.0
19	LID 8627-2	Alley S 'G' - Yakima Ave from S 19 th – S 21 st St	692.0
20	LID 8627-3	Alley S 'J' - MLK Jr. Way from S 25 th St – S 27 th St	704.0
21	LID 8627-4	Alley S 'L' - 'M' St from S 25th - S27th	703.0
22	LID 8627-5	Alley S 34th St - S 35th St from 'D' St – Fawcett Ave	312.0
23	LID 8628-1	Alley N 44th - N 45th St from Stevens – Verde St	263.0
24	LID 8628-2	Alley N 29th - N 30th St from Mullen – Ferdinand St	320.0
25	LID 8628-3	Alley 'K' St - 'L' St from N 6th St – N 7 th St	353.0
26	LID 8628-4	Alley 6th Ave - N 7th St from Cedar – Alder St	322.0
27	LID 8628-5	Alley S 7th St - S 8th St from Adams – Proctor St	558.0
28	LID 8631-6	Whitworth St from N Gove St to N Mullen St	325.0
29	LID 8631-1	Alley Proctor Street & Madison St from N 37 th – N 38 th St	240.0
30	LID 8631-2	Alley North 11th St & North 12th St from Mullen – Ferdinand	325.0
31	LID 8631-3	Alley Bristol Street & Vassault Street N 50 th – N 31 st St	577.0
32	LID 8631-4	Alley South 9th St & So. 10th St from Union - Washington	325.0
33	LID 8631-5	Alley 6th Avenue and South 7th Street Monroe St – Mason Ave	621.0
34	LID 8631-7	Alley Wilkeson and Ash St from S 19 th St – S 21 st St	718.0
35	LID 8631-8	Alley South 12th and South 13th St from Junett – Cedar St	315.0
36	LID 8632	Alley Asotin St & Alaska from S 74 th St N 305 ft	320.0
37	LID 8581	Alley between Steele & 8th to S 10th	635.0
38	LID 8583	Alley between N 28th & N 29th St. from Carr – Steele St	390.0
39	LID 8585	Alley N 25th to N 26th St. from Washington – Adams St	342.0
40	LID 8586	Alley between North 11th and 12th from Union Ave – Washington St	300.0
41	LID 8587	Alley North 'L' and 'M' from N 6 th – N 7 th St	342.0
42	LID 8589	Alley Ea. F and Ea. G St. from E 40 th – E 43 rd St	885.0
43	LID 8592	Alley west of Skyline from No 7th to N 9 th St	483.0
44	LID 8594	Alley No 11th and 12th from Washington – Adams St	331.0
45	LID 8596	Alley between J & K from S 35 to 36	371.0
46	LID 8597	Alley No 28th and 29th from McCarver – Adams St	340.0

47	LID 8598	Alley State and Trafton from S 8 th – S 10 th St	617.0
48	LID 8599	Alley between I & J St. from S25th S	721.0
49	LID 8600	Alley 'M' St. & Sheridan Ave from S. 25 th – S 27 th St	678.0
50	LID 8601	Alley Sheridan & Cushman Ave from S 17 th – S 19 th St	724.0
51	LID 8602	Alley State St. & Trafton St. from 6 th Ave – N 8 th St	610.0
52	LID 8604	Alley S 42nd St. & S 43rd St. from Cushman Ave – Alaska St	440.0
53	LID 8606	Alley S 9th - S 10th from Cedar to Alder	300.0
54	LID 8608	Alley E 'G' St - McKinley Ave from E 36 th – E 37 th St	574.0
55	LID 8612	Alley 'M' St - Sheridian Ave. from S 64 th N 550 ft, west to Sheridan Ave	815.0
56	LID 8613	Alley N27th-N28th from Cheyenne - Mullen	350.0
57	LID 8614	Alley N 8th - N 9th From Proctor W 260 ft to DE	206.0
125	LID 8639-1	Alley Shirley Bennett, S, 21 to S 22nd	516.0
126	LID 8639-2	Alley Cheyenne – Gove, N 42 to N 43 St	418.0
127	LID 8640-1	Alley Proctor Madison, N 38th to Proctor	290.0
128	LID 8640-2	Alley N 35th-36th, Warner to Puget Sound	376.0
129	LID 8640-3	Alley N 21 N 22nd, Washington to Adams	368.0
130	LID 8640-4	Alley N 26th N 27th, Warner to Puget Sound	377.0
131	LID 8640-5	Alley Shirley - Winnifred, N 18 to N 21	632.0
132	LID 8647	Alley Warner Puget Sound, S 40 to S 43	648.0
133	LID 8644-1	Alley N 28th - N 29th St, Starr Ely 256 ft to DE	290.0
134	LID 8644-2	Alley N 8th -N 9th St, Adams -Proctor	530.0
135	LID 8644-3	Alley 'L' - 'M' St, S 17th - S 19th	700.0
136	LID 8644-4	Alley Sheridan – Cushman, S 25th - S 28th	600.0
137	LID 8644-5	Alley ML King Jr. Wy -'L' St, S 25th - S 28th St	715.0
177	LID 8652-1	Alley N 12th - N 13th, Madison - Monroe St	314.0
178	LID 8652-2	Alley Mullen - Ferdinand, N 37th - N 38th; ALSO N 38th St, Mullen - Ferdinand	739.0
179	LID 8652-3	Alley Ferdinand – Huson, N31st- N 33rd	615.0
180	LID 8653-1	Alley E 35th - Harrison, E 'J' - 'K' St	320.0
181	LID 8653-2	Alley E 35th - Harrison, E 'L' - E 'M' St	324.0
182	LID 8653-3	Alley S 10th - S 11th, Cedar - Alder St	319.0
183	LID 8654-1	Alley N 11th - N 12th, Adams - Proctor St	331.0
184	LID 8654-2	Alley N 10th - N 11th, Cheyenne - Mullen St	342.0
185	LID 8654-3	Alley Shirley - Winnifred, N 14th - N 18th St	961.0
186	LID 8654-4	Alley N 29th - N 30th, Pine - Junett; Also Pine, N 29th St northerly to the alley	541.0
187	LID 8659-1	Alley Steele - Prospect, S 8th - S 10th St	604.0
188	LID 8659-2	Alley 'I' - 'J', S 25th southerly to the top of the slope	560.0
189	LID 8659-3	Alley Tyler - Mason Ave, S 36th southerly to the dead end	624.0
190	LID 8659-4	Alley Pacific Ave - 'D' St, S 40th - S 43rd	925.0
191	LID 8660	Alley N 30th - N 31st, Monroe St - Mason Ave	636.0
58	LID 8573	Bell Street from S46th to S. 48th Street	500.0
59	LID 8575	North 28th Street from Carr Street to Steele St	372.0
60	LID 8576	South 45 th Street from Cedar Street to Alder St	275.0
61	LID 8577	South 59th Street from Montgomery E 200 ft	250.0
62	LID 8579	East 'G' Street from East 40th Street – E 43 rd St	858.0
63	LID 8580	Prospect Street from South 8th Street – S 10 th St	658.0

64	LID 8582	North Gove from N 38th -to N 39 th St	472.0
65	LID 8588	South Madison St. from 69th to 74 th	1,175.0
66	LID 8590	So Fawcett from Division to So 36 th	545.0
67	LID 8591	63rd Ave NE from 24th St. NE So 30	820.0
68	LID 8593	57th Ave NE from 27th St So. 250 ft	592.0
69	LID 8595	Tyler St. from So 12th to 13th St.	308.0
70	LID 8603	Junett St. from 60th to 62nd Street	628.0
71	LID 8605	Middle Road from Wright Ave to Ea. 34 th St	254.0
72	LID 8607	Mason Ave from S 12th to S 14th St	709.0
73	LID 8615	Mullen St from N 28th St to N 29th S	265.0
74	LID 8625	View Ridge Dr from Whitman St – Frace Ave & Frace Ave from View Ridge Dr – N 40 th St	2,175.0
75	LID 8629	Verde St from N 39th St to N 41st St	488.0
76	LID 8633	Proctor St from S 56th St N 600' m/l	597.0
77	LID 8635	Wapato St from S 62nd Street to S 64 th St	644.0
78	LID 8636	South 28th From 'A' Street to Pacific	305.0
79	LID 8637	'A' Street from South 28th north 210'	286.0
80	LID 8638	Huson Street from S 58th north 650'	659.0
81	LID 8624-1	East 'N' Street from E 55th St to E 56t	344.0
82	LID 8624-2	Harrison Street from E 'J' to E 'K' St.	458.0
83	LID 8626-1	39th Ave NE from 33rd St NE – Browns Pt Blvd	1,092.0
84	LID 8626-2	Harrison St from E 'K' to E 'L' St	384.0
85	LID 8630-6	42nd St. S. to Asotin St. S.	470.0
86	LID 8634-1	N 42nd St from Cheyenne to Gove	300.0
87	LID 8634-2	Gove Street from N. 41st St to N. 42n	539.0
138	LID 8630-1	G St from S 61 to S 63 rd	451.0
139	LID 8630-2	Monroe St from S 7 S 650 ft	650.0
140	LID 8630-3	Adams St from N 16 to N 18	336.0
141	LID 8630-4	Monroe St from S 36 to Manitou	588.0
142	LID 8630-5	Huson St, S 62th to S 64 th	703.0
143	LID 8641	Visscher St, S 19 to S 18 th	405.0
144	LID 8642-1	Mullen St, N 42nd to N 43 rd	444.0
145	LID 8642-2	N 40th St, Baltimore to Bennett	394.0
146	LID 8642-3	Mason St, N. 35th to N 36 th	344.0
147	LID 8642-4	Cheyenne St, N. 37 to N 38	519.0
148	LID 8642-5	Fir St, N 15 to N 17	702.0
149	LID 8643-1	Union Ave, N 24th to N 25 th	340.0
150	LID 8643-2	Washington, N 16 to N 18	266.0
151	LID 8643-3	Wapato, S 50 to S 51 st	366.0
152	LID 8643-4	Huson, S 64 to S 66	637.0
153	LID 8646	Puget Sound, S 40 to S 43 also S 43, Warner to Puget Sound	1,332.0
154	LID 8648	Proctor St from S 69 th St only 250' also 69 th St from Durango to Madison -Cooper Paving	947.0
155	LID 8645	Broadway from S 2nd - S 9th; St. Helens Ave - S 7th - S 9th; Market Street, St. Helens - S 9th St; S 4th St- Stadium Way to Broadway; S 7th St- Broadway to St. Helens Ave	6,035.0
156	LID 8651-1	N 29th St, Proctor St- Monroe St	686.0
157	LID 8651-2	N 28th St, Union Ave - Washington St	335.0
158	LID 8651-3	Verde St, N 36th St - North 37th St	495.0
159	LID 8651-4	S 94th St, Alaska St west to the DE	640.0
192	LID 8655-1	Defiance Street, from North 49th Street to North 50th Street	636.0
193	LID 8655-2	East 61st Street, from East 'K' Street to East 'L' Street	444.0
160	LID 8656	Ruston Way - N 49th - N 51st, realigning and constructing Baltimore St, Ruston Way sly approx 400 ft, Yacht Club Rd, Ruston Way nly approx 600 ft, N 51st St, Ruston Way wly approx 280 ft	4,100.0
xxx	LID 8661	Proctor Street from N 38 th Street to the dead end	245.0

xxx	LID 8662	Bennett Street from North 35 th Street to North 37 th Street	688.0
			Total: 79,219

Inventory of Sanitary Sewers LIDs

ID #	Description	Address	Size or Capacity (')
88	LID 3960	Frace Ave from View Ridge Dr N 700 ft	930.0
89	LID 3951	Alley Windom to Warner from S. 30t	347.0
90	LID 3953	E. 'C' St. from E. 50th St. N. 300	353.0
91	LID 3954	E. 64th St. (So side) from E. 'S' to P	350.0
92	LID 3955	N. 48th St. from Winnifred to Shirley	809.0
93	LID 3956	63rd Ave NE from 21stto 24th St N	327.0
94	LID 3957	Alley between Ea. 54th St. & Ea. 56th	1,312.0
95	LID 3959	Shirley Street from N 37th St. to N 35	475.0
96	LID3961-1	Bennett St from N37th to N35th St	475.0
97	LID 3961-2	Shirley St from N35th south 350' m/l	0.0
98	LID 3962	Huson Street from S 58th north 650'	830.0
99	LID 3963	In the greenbelt area between S 92nd & extended Sly in the greenbelt (open space) 630' west of and parallel with Alaska Street between S 92nd and S 93rd St thence east in S 93rd St approx 380 ft.	0.0
161	LID 3964	Adams Street Sanitary LID	975.0
162	LID 3965	Visscher St, S 19 to S 18	395.0
163	LID 3966	Cooper Sanitary - beginning at a manhole in Madison St, south of S 69th St, then extending southeasterly approx 24 ft to the centerline of a 20-foot right of way abutting the south line of Short Plat 77-134; then extending east approximately 293.25 ft; then extending north approximately 394 ft along a 15-foot wide easement through Lot 4 of Short Plat 77-134, and towards S Proctor St and continuing in Proctor St north 225 ft	1,036.0
164	LID 3967	Ruston Way - N 49th St NWly 710 ft, in a public sanitary sewer easement within a private roadway referred to as 'Main Street'; in proposed Yacht Club Road from a private roadway referred to as 'Cascade Avenue' sly 405 ft, proposed Ruston Way and proposed Yacht Club Rd sly 300 ft to an existing main in Baltimore St; in Yacht Club Rd from 'Cascade Ave', nly 185 feet, in Ruston Way from N 51st St SEly 310 feet	4,470.0
194	LID 3968	East 49th Street, extending east from the Timothy Meadows subdivision 390 feet, more or less	390.0
			Total: 13,474

Inventory of Sidewalk LIDs

ID #	Description	Address	Size or Capacity
100	LID 2619	East 25th St. & East 'G' St	0.0
Total: 0			

Inventory of Streetlighting LIDs

ID #	Description	Address	Size or Capacity
101	LID 6972	Bell St. from 40th to S 45th	1,155.0
102	LID 6973	63rd Ave NE from 24th St. NE So 300 ft, 23 rd St NE from 63 rd Ave NE W 250 ft	0.0
103	LID 6975	East 57th & East 58th Street from East E 57th & E 58th St from E 'Q' St easterly to the City of Tacoma's Pipeline R/W, & E 'S' St & E 'Q' St from E 57th St to E 58th St	1,738.0
104	LID 6977	Huson Street from S 58th north 650'	650.0
165	LID 6976	Monroe St from S 36 to Manitou	558.0
166	LID 6978-1	S 5 St from Cushman Ave - Ainsworth Ave	240.0
167	LID 6978-2	N 33 rd St from Union Ave to Proctor Street	1,060.0
168	LID 6978-3	'L' St from N 6 th St to Steele St	2,355.0
169	LID 6978-4	South 30 th Street from 'C' Street to Tacoma Avenue South	950.0
170	LID 6979	Proctor St from S 69 th St only 250' also 69 th St from Durango to Madison -Cooper Streetlights	672.0
171	LID 6980	Ruston Way - N 49th - N 51st, realigning and constructing Baltimore St, Ruston Way sly approx 400 ft, Yacht Club Rd, Ruston Way nly approx 600 ft, N 51st St, Ruston Way wly approx 280 ft	4,100.0
Total: 13,478			

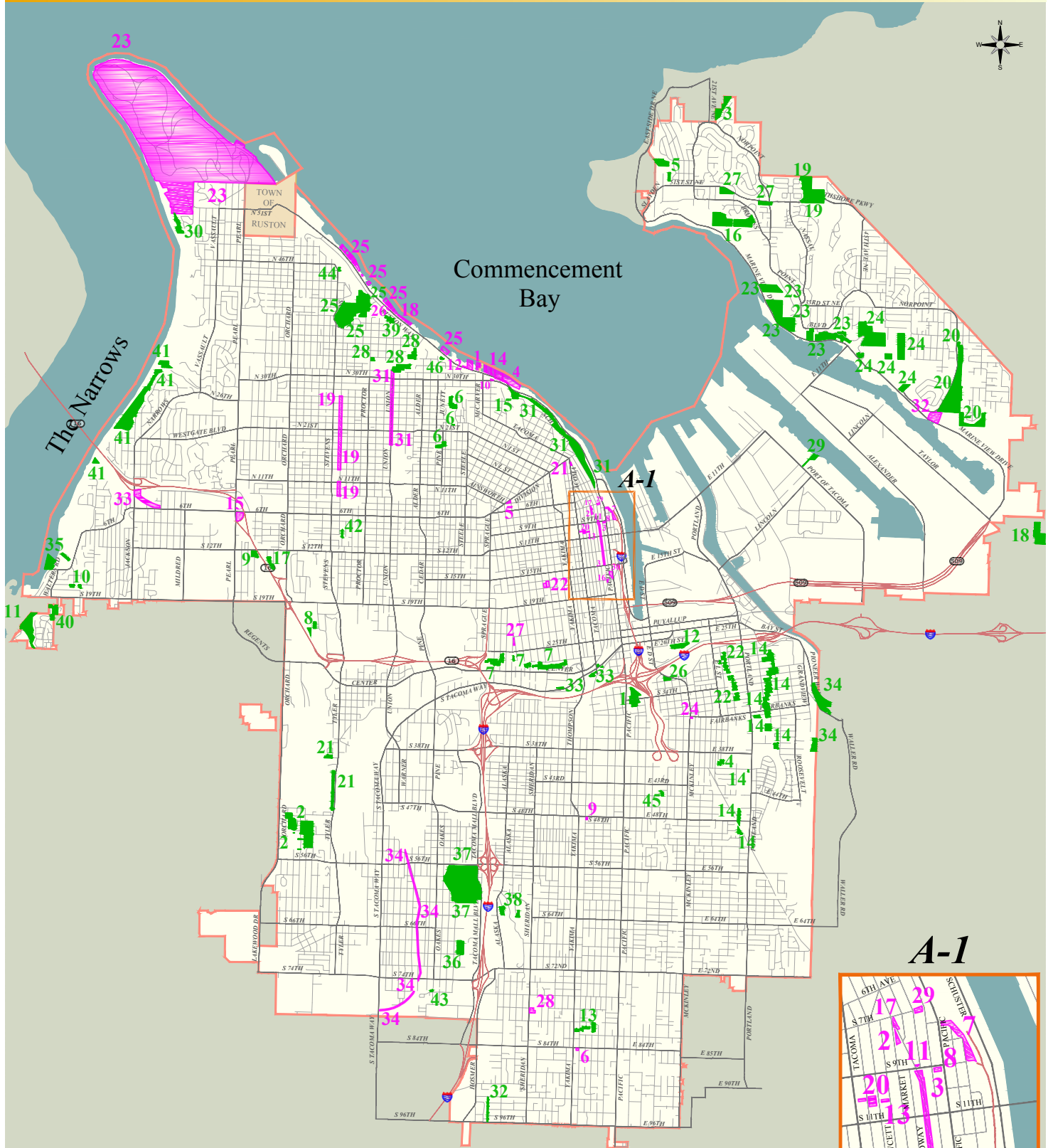
Inventory of Temporary 2 "Asphalt paving LIDs

ID #	Description	Address	Size or Capacity
105	LID 2633-1	Wilkeson St. from S 42nd to S 43rd St	264.0
106	LID 2633-2	Hosmer St from S 45th to S 46th St	405.0
107	LID 2633-3	North 33rd St from Verde to Cheyenne	245.0
108	LID 2618	South 67th Street from Monroe to Tyler St	278.0
109	LID 2621	Monroe Street from S. 67th to S 69th St	504.0
110	LID 2622	Monroe Street from S. 66th to S. 67th	401.0
111	LID 2623	South 67th Street from Madison to Monroe	284.0
112	LID 2624	Tacoma Ave from S. 92nd St. to S.94 th St	615.0
113	LID 2625	N. Verde St. from N 16th St. to N. 18	256.0
114	LID 2626	East N St. from Fairbanks to East Morton	299.0
115	LID 2627	So. G St. from 60th to 61st	259.0
116	LID 2628	So L St. From 94th to 96th	635.0
117	LID 2629	No Warner St. 35th to 36th	264.0
118	LID 2631	56th Ave NE from 27th Street NE to 29 th St NE	614.0
119	LID 2632-1	27th St NE from 56th Ave NE to 57th	293.0
120	LID 2632-2	27th St NE from 55th Ave NE to 56th	293.0
121	LID 2634	Whitman Street from N 50th to exist N 255 ft	295.0
195	LID 8659-5	27th Street NE, from 57th Avenue NE to 58th Avenue NE	239.0
Total:			6,443

Inventory of Underground Utilities LIDs

ID #	Description	Address	Size or Capacity
122	LID 7721	63rd Ave NE from 24th St NE S 300 ft, 23 rd St NE from 63 rd Ave NE W 250 ft	0.0
123	LID 7722	Huson Street from S 58th north 650 ft	0.0
124	LID 7723	Alley between North 29th Street and North 30th Street from White Street to Junett Street. Also, North 30th Street from 250 feet more or less east of White Street to Junett Street	2,340.0
172	LID 7724	Stadium Way from the inter of Stadium Way and Burrough Road northwesterly to the dead-end	400.0
173	LID 7725	Proctor St from S 66 th St to S 69 th St also 69 th St from Durango to Madison - Cooper UG Power	1,160.0
174	LID 7726	Ruston Way from North 49th Street northwesterly to the Tacoma City limits. Installation of an underground primary electrical distribution feeder system in a public electrical utility easement parallel with the City limits and a private roadway referred to as "Grand Avenue," northerly from Ruston Way 480 feet, more or less; Installation of an underground primary electrical distribution feeder system in a public electrical utility easement from the intersection of the realigned Ruston Way and a private roadway referred to as "Grand Avenue" northeast approximately 650 feet northeast in a public electrical utility easement parallel with the private roadway referred to as "Island View Corridor". Installation of an underground primary electrical distribution feeder system in a public electrical utility easement along the northeasterly side of building 2-B to a private roadway referred to as "Bayview Corridor" southeasterly 460 feet, more or less, thence southerly 50 feet, more or less within said "Bayview Corridor" roadway	3,000.0
175	LID 7727	To serve the Point Ruston Development within the Town of Ruston In a 15-foot public electrical utility easement parallel with proposed Ruston Way from North 51st Street southeasterly 660 feet, more or less; In a 15-foot public electrical utility easement parallel with proposed Baltimore Street from Ruston Way southerly 340 feet, more or less; In a 15-foot public electrical utility easement parallel with proposed Yacht Club Road from proposed Ruston Way northerly 550 feet, more or less; From the intersection of proposed Ruston Way and proposed North 51st Street northwesterly 110 feet, more or less, to the true point of beginning, thence northerly from proposed North 51st Street 160 feet, more or less, to a point within Tract 15, BLA 08.01 within the Town of Ruston, recorded under Auditor's File Number 200902065003, thence westerly 100 feet, more or less	1,725.0
176	LID 7729	To serve the LEMAY Museum An utility easement parallel with the northerly lot line of Parcel "A" and Parcel "B" Boundary Line Adjustment MPD 2009-40000137475, recorded under Pierce County Auditor's Fee Number 2010-05-11-5001. Also along the westerly lot line of Parcel "A"	1,020.0
Total:			9,645

Parks and Open Spaces



Map Legend

Parks and Open Spaces

- City Owned Open Space
- City Owned Urban Parks and Urban Amenities



A-1



Parks and Open Spaces

Inventory of City-Owned Passive Open Space

ID #	Description	Location	Size or Capacity (Acres)
1	34 th Street Gulch	S 34 th Street & Pacific Avenue	6.53
2	52 nd Street Wetlands	S Mullen Street & 52 nd Street	22.55
3	Agnes Road	21 st Avenue NE & Agnes Road NE	5.49
4	Blix Elementary	E Howe Street & E 40 th Street	0.89
5	Brown's Pt	51 st St NE & Varco Road	5.26
6	Buckley Gulch	N 21 st Street & Oakes Street	4.40
7	Center Street	Center Street & S "J" Street	11.91
8	Cheney Stadium	SR16 & Cheney Stadium	1.66
9	China Lake	South 12 th Street & SR16	1.46
10	Crystal Springs	6th Avenue & Crystal Springs	1.05
11	Day Island	Day Island Bridge Road	12.44
12	Dome Slope	E 27 th Street & Wiley Avenue	3.34
13	Fern Hill	S Park Street & E 82nd Street	3.04
14	First Creek	East Tacoma; E 34 th St to E 56 th St	23.55
15	Garfield Gulch	Schuster Parkway ramp & N 30 th St	1.17
16	Harbor Ridge	Cliff Side Dr & 45 th St NE	20.60
17	Hwy 16	SR16 & Baltimore	1.6
18	Hylebos Creek	E 47th St. & E 57th Ave.	8.96
19	Joe's Creek	N Shore Parkway – W of 42 nd Ave NE	20.73
20	Julia's Gulch	Norpoint Way NE near Pt Woodworth	41.66
21	Landfill	Tyler Street	3.49
22	M Street Slope	East M St; E 29 th to Harrison	6.77
23	Marine View Drive	Properties W of 11 th Street on MVD	43.61
24	Marine View Drive East	Properties E of 11 th Street on MVD	39.22
25	Mason Gulch	N Stevens St & 37 th Street	30.23
26	McKinley	McKinley Way & E 32 nd St	0.83
27	Northshore Parkway	Norpoint Wy NE & NShore Parkway	4.46
28	Puget Creek	N 31 st & Proctor; Upper/Lower Gulch	8.22
29	Rhone Poulenc	Blair Waterway; 1747 POT Rd	1.73
30	Salmon Beach Slope	N 51 st St & Salmon Beach S Parking	3.77
31	Schuster Slope	Slope b/t Stadium Wy & Schuster Pkway	22.36
32	South Ash Street	Ash Street and South 93 rd St	1.46
33	South Tacoma Way	S Tacoma Way & Delin St	0.86
34	Swan Creek	Pioneer Way & in park	11.43
35	Titlow Park	Tidelands at Titlow Beach	0.06
36	Trafton Slope	S. Trafton St. & S. 70th St.	3.86
37	Wapato Hills	S. 56 th Street and Tacoma Mall Blvd.	63.23
38	Wapato Lake	Asotin Ct/Ainsworth & S 63 rd St	2.38
39	Waterview	N 38 th Street & Adams	1.64
40	West Ridge	Westridge Ave W and S 19 th St	2.56
41	Western Slopes	N 23 rd St & N Jackson Ave	32.30
42	0220011001	S 9 th Street & Mason Ave	0.45
43	2235001190	S 76 th Street & Oakes Street	0.18
44	4500000020	N 45 th Street & N Stevens Street	0.19
45	7470013800	E 44 th Street & E "E" Street	0.48
46	8945000640	N 33 rd Street & Junett Street	0.22
Total			484.28

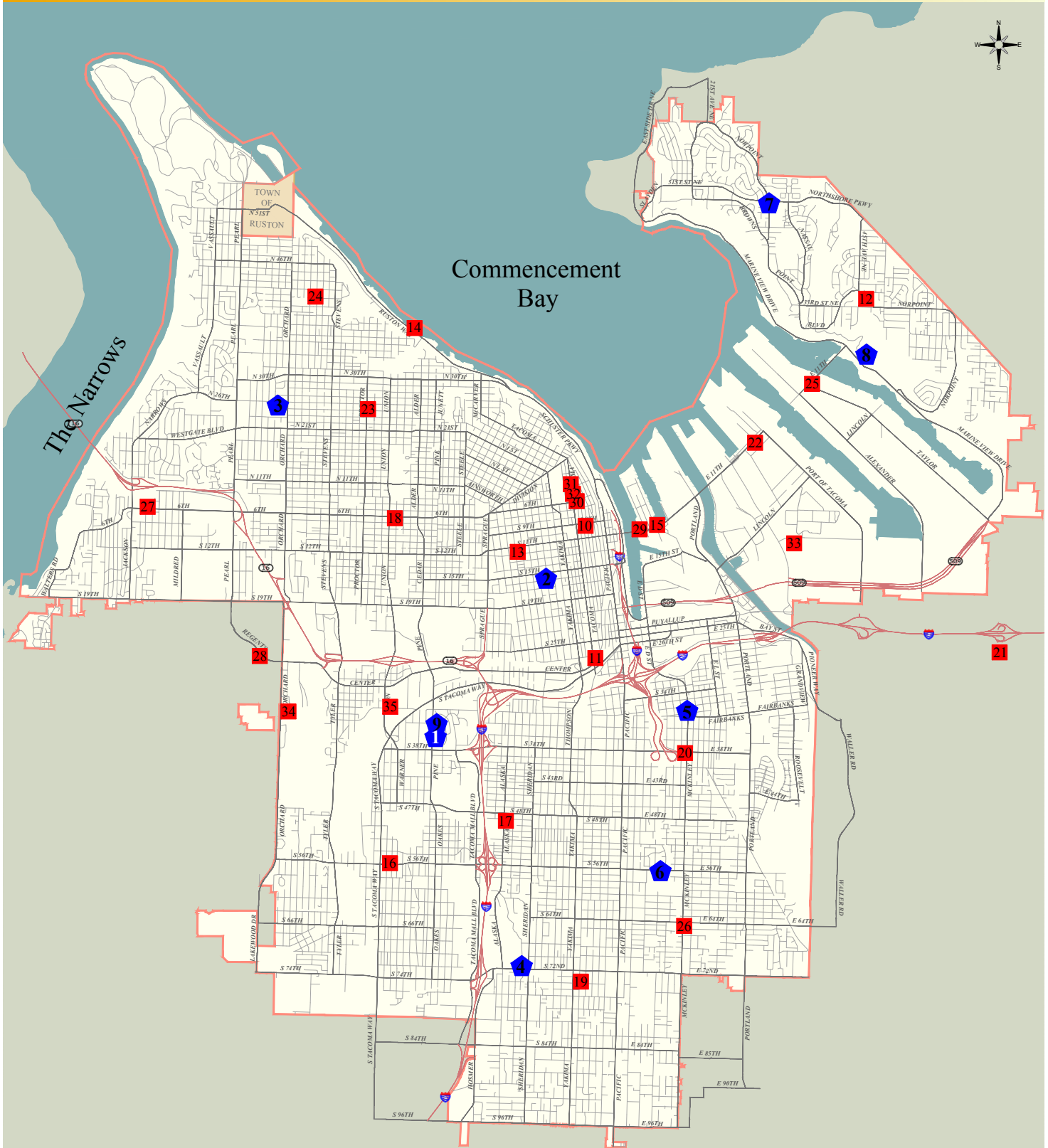
The City departments with primary management responsibility for these properties include Public Works - Real Property Services and Environmental Services.

Inventory of City-Owned Urban Parks and Urban Amenities

ID #	Description	Address	Size or Capacity (Acres)
1	Bayside Park	2217 Ruston Way	1.30
2	Ben Gilbert Park	Market St & St Helens Ave	0.12
3	Broadway Plaza	Broadway S 9th St to S 15th St	
4	Chinese Reconciliation Park	1741 Schuster Pkwy	6.31
5	Division Ave Mini Park	1505 S 5th St.	0.11
6	Fern Hill Playground	S 84th & Park Ave	0.30
7	Firefighter's Park	803 A St	1.79
8	Frost Memorial Park	S 9th St & Pacific Ave	0.13
10	Gateway Park	N 30th St & Starr St	0.10
11	Gunderson Point	S 9th & St Helens (NE corner)	
12	Hamilton Park	2319 Ruston Way	1.60
13	Harbor View Park	929 Fawcett Ave	0.11
14	Jack Hyde Park on Commencement Bay	1743 N Schuster Pkwy	8.13
15	Janelle's Pond	6th Ave & Pearl St (SE corner)	2.00
16	Jefferson Ave Mini Park	S 17th St & Jefferson Ave	0.02
17	Ledger Square	S 7th & St Helens (SE corner)	0.10
18	Judge Jack Tanner Park & Les Davis Pier	3427 Ruston Way	1.62
19	Mason Avenue Median	Mason Ave N 9th to N 28th St.	6.50
20	McCormick Park	Fawcett Ave & Ct E, 9th & 11th	0.56
21	Norton Memorial Park	Tacoma Ave & S 1st St	0.10
22	People's Community Center	1619 Martin Luther King Jr Way	1.53
23	Point Defiance Park	N Pearl St & N Park Ave	647.86
24	Ray C. Roberts Memorial Park	802 E Division Lane	0.14
25	Ruston Way Tidelands	Ruston Way	12.93
26	Ruston Way Slope	Ruston Way	0.08
27	South 23 rd & Alaska	South 23 rd & Alaska	0.26
28	South End Neighborhood Playfield	7801 S Sheridan St	1.56
29	Spanish Steps	701 Broadway	0.10
30	Tollefson Plaza	S 17th St & Pacific Ave	0.60
31	Union Avenue Median	Union Ave from 9th & 30th St	4.30
32	View Point Park	Norpoint Way & Marine View Dr	2.00
33	War Memorial Park	6th Ave & N Jackson Ave	0.60
34	Water Ditch Trail	South Tacoma	0.94
Total			704.03

The City departments with primary management responsibility for these properties include Public Works – Real Property Services and Street Operations Divisions, and Planning and Development Services.

Public Safety



Map Legend

Law Enforcement

Inventory of Facilities

Fire and Emergency Medical Services

Fire Buildings



Law Enforcement

Inventory of Facilities

ID #	Description	Address	Size or Capacity (Square Feet)
1	Police Headquarters	3701 South Pine Street	72,740.0
2	Sector 1 Substation (Central)	1524 MLK Way	3,600.0
3	Sector 2 Substation (North)	5136 North 26th Street	3,600.0
4	Sector 3 Substation (Wapato)	1501 South 72nd Street	3,600.0
6	Sector 4 Substation (Stewart Heights)	400 E. 56 th St.	3,600.0
7	Northeast Substation	4731 Norpoint Way NE	3,600.0
8	Harrison Range	101 McMurray Road N.E.	3,800.0
9	Police/Warehouse	3639 South Pine Street	46,852.0
Total:			141,392 Sq. Ft.

Fire and Emergency Medical Services

Two fire stations are located in Fife and Fircrest, owned by Pierce County Fire District No. 10 and the City of Fircrest respectively, as part of joint service agreements with those agencies to provide fire protection and EMS service.

Inventory of Fire Apparatus

ID #	Description	Address	Size or Capacity (Units)
1	Fire Ladder Trucks	Stations 1, 9, 12	3.0
2	Fire Tower Truck	Station 8	1.0
3	Fire Engines	Stations 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17	16.0
4	Fireboats [1]	Station 18	2.0
5	Battalion Chief Command Unit	Stations 2, 8, 9	3.0
6	Special Air Unit [2]	Station 17	1.0
7	Hazardous Materials Unit [3]	Station 12	1.0
8	Water Tender Unit	Fire Garage	1.0
9	Tech Rescue Support Vehicle [4]	Station 8	1.0
10	Emergency Medical Service Vehicle	Stations 2, 4, 6, 8, 11, 12, 16	7.0
11	Brush Rig	Station 15	1.0
Total:			37.0 Units

- [1] The Fireboats Defiance & Destiny are cross-staffed with the crew of Engine #14.
- [2] Special Air Unit #42 is cross-staffed from crew members of Engine #17.
- [3] HazMat Unit #44 is cross-staffed with staff from Station #12.
- [4] Tech Rescue Support Vehicle is cross-staffed with crew of Engine #8 and Tower #2.

Inventory of Fire Buildings

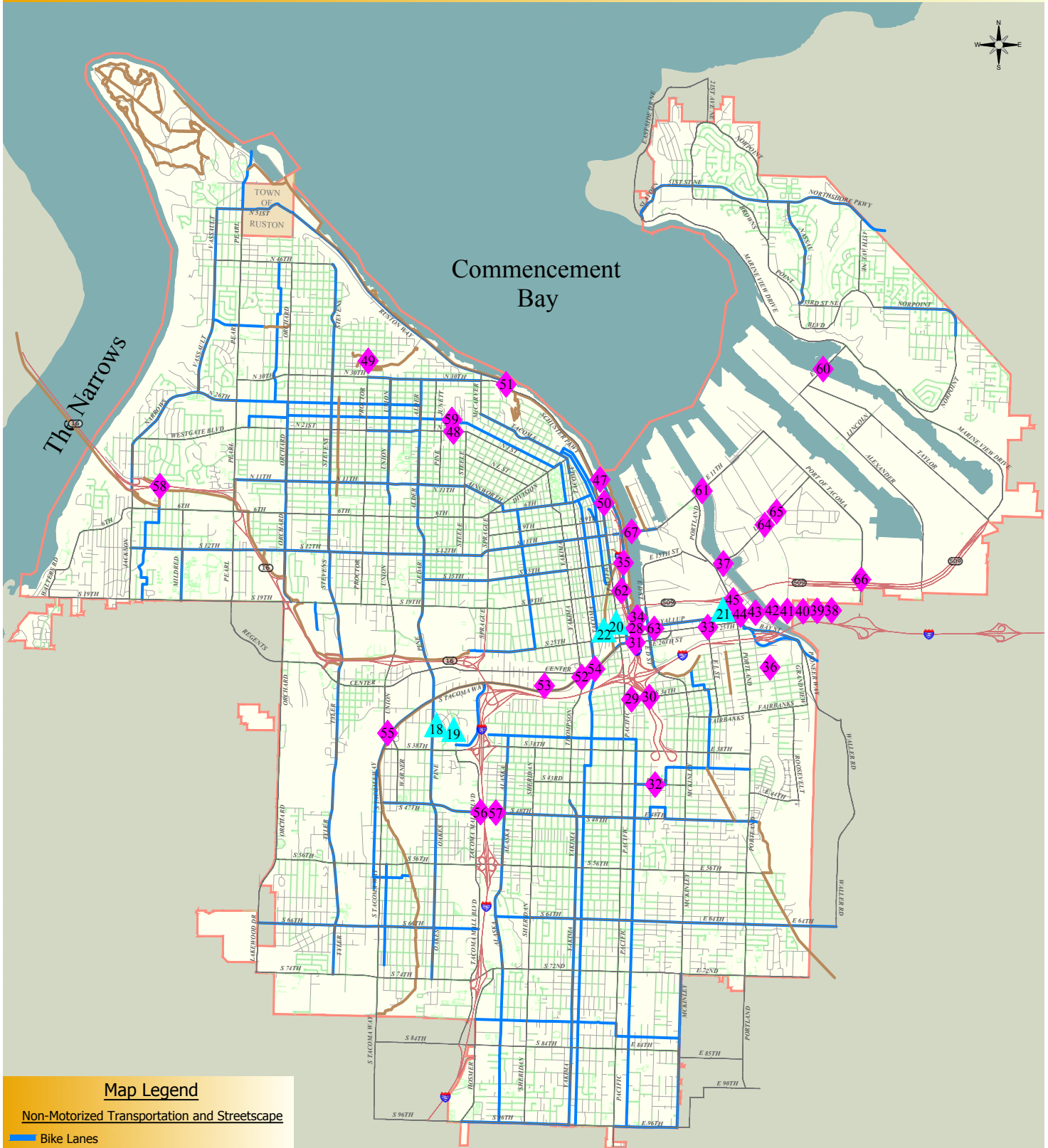
ID #	Description	Address	Size or Capacity (Sq. Ft.)
10	Fire Station No. 1	901 South Fawcett	22,157.0
11	Fire Station No. 2 [3]	2701 Tacoma Ave. South	8,122.0
12	Fire Station No.3	206 Browns Point Blvd.	2,816.0
13	Fire Station No.4 [3]	1453 South 12th	3,483.0
14	Marine Security Joint Operations Center	3301 North Ruston Way	1,940.0
15	Fire Station No.6	1015 East F St	4,205.0
16	Fire Station No. 7	5448 South Warner	2,081.0
17	Fire Station No. 8	4911 S. Alaska	16,000.0
18	Fire Station No. 9	3502 Sixth Avenue	5,222.0
19	Fire Station No.10 [3]	7247 South Park	1,716.0
20	Fire Station No. 11 [3]	3802 McKinley Ave	7,500.0
21	Fire Station No. 12 [1]	2015 54th Ave. East (Fife)	9,902.0
23	Fire Station No.13 [3]	3825North25th	1,963.0
24	Fire Station No. 14 [3]	4701 North 41st	3,270.0
25	Fire Station No. 5 (old #15) [3]	3510 East 11th	3,360.0
26	Fire Station 15 (new/temporary)	6415 McKinley Ave	2,400.0
27	Fire Station No. 16	7217 Sixth Ave	8,550.0
28	Fire Station No. 17 [2]	302 Regents Blvd. (Fircrest)	5,140.0
29	Fire Station No. 18 [3]	302 East 11th	1,472.0
30	Alarm Repair Bldg. [3]	425 Tacoma Ave. South	4,738.0
31	Central Fire Alarm [3]	415 Tacoma Ave. South	12,500.0
33	Training Center	2124 Marshall Ave.	8,000.0
34	Vehicle Shop	3550 South Mullen St.	1,452.0
35	Prevention Center	3471 South 35th Street	4,649.0
Total: 142,638.0 Sq. Ft.			

[1] Owned by Pierce County Fire District No. 10.

[2] Owned by the City of Fircrest.

[3] Listed on the Local and National Register of Historic Places.

Transportation



Map Legend

Non-Motorized Transportation and Streetscape

Bike Lanes

Trails

Sidewalks

Road Systems and Amenities

Bridges

Other Facilities



Transportation

Services Provided and Service Area:

The Public Works Department provides maintenance and improvements to transportation facilities, such as arterial streets, bridges, traffic signals, sidewalks, and bicycle routes.

Background:

Section 35.77.0.10 of the Revised Code of Washington (RCW) provides that each city shall annually update its Six-Year Comprehensive Transportation Program and file a copy of the adopted Program with the Secretary of the Washington State Department of Transportation (WSDOT) by July 1 of each year. The Program is necessary to allow cities and counties to obtain state and Federal funding. For a project to obtain funding from the state, it must appear in the agency's current program. Since the state also disburse federal highway funds, this requirement applies to federally funded projects as well. The program is based upon anticipated revenues versus desirable projects. There are always more projects than available revenues. Therefore, the primary objective of the program is to integrate the two to produce a comprehensive, realistic program for the orderly development and maintenance of our arterial street system. Several important points must be considered during the review of the proposed Program. The early years of the Program are quite definite; that is, it can be assumed that those projects will be constructed as scheduled. Projects in the later years are more flexible and may be accelerated, delayed, or cancelled as funding and circumstances change. It is also important to note that the adoption of the program does not irreversibly commit the City of Tacoma to construct the projects. A project may be cancelled at any time during the course of study or design. The usual reasons for cancelling a project are that it is environmentally unacceptable or contrary to the best interests of the community. The program may at any time be revised by a majority of the City Council, but only after a public hearing.

Project Description:

This chapter includes transportation projects also listed in the Six-Year Comprehensive Transportation Program including the Arterial Street, Street Rehabilitation, Bridge, Street Lighting, Traffic Signal, and Signal Upgrade program projects. The Nonmotorized and Landscape/Streetscape projects shown in the Six-Year Comprehensive Transportation Program are listed in the previous chapter. Projects listed in the Six-Year Comprehensive Transportation as Special Projects, Sidewalk & Curb Ramp, Neighborhood and LID Participation programs are listed separately in other chapters in this document including Neighborhood and Business Improvement, Economic and Community Improvement, and Communications Technology and System Improvement. This chapter also includes facilities that support the maintenance and improvement of the City's transportation system.

Inventory of Asphalt Plant

ID #	Description	Address	Size or Capacity (Square Feet)
1	B-1 Asphalt Plant	3210 Center Street	3,794
2	B-4 Asphalt Plant Office Building	3210 Center Street	2,350
3	B-5 Parts Building	3210 Center Street	324
4	B-6 Tank Building	3210 Center Street	702
5	B-7 Flammable Materials Building	3210 Center Street	200
6	B-8 Asphalt Plant Tool Shop	3210 Center Street	687
7	B-9 Aggregate Shed	3210 Center Street	5,856
8	B-10 Layton Box Shed	3210 Center Street	760
9	B-11 Cold Mix Shed	3210 Center Street	625
10	B-12 Sand Shed	3210 Center Street	2,479
11	B-13 Equipment Shed	3210 Center Street	2,135
12	B-14 Scale House	3210 Center Street	80
Total:			19,992 Square Feet

Inventory of Other Facilities

ID #	Description	Address	Size or Capacity (Square Feet)
18	Shop and Storage/Streets Parking Garage	3639 S Pine St (Costco Site)	12,500
19	Fleet Services Shop 3/Garage	3639 S Pine St (Costco Site)	117,000
20	Public Works Street Maintenance	2324 S C St	30,036
21	Environmental Services (Tagro) – Cavanaugh	1423 Puyallup Ave	25,920
22	Upper Yard/Storage Garage	2301 S Jefferson Ave	608,200
Total: 794,013 Square Feet			

Inventory of Streets

ID #	Description	Address	Size or Capacity (Miles)
24	Principal Arterials		84
25	Minor Arterials		69
26	Collector Arterials		69
27	Non-classified Arterials		13
28	Residential Streets		525
Total: 760 Miles			

Inventory of Bike Lanes

ID #	Description	Address	Year Acquired	Estimated Current Value	Size or Capacity (Miles)
1	Bike Lanes: Shared Lanes	Citywide	Various	\$0	37
Total: 37.0 Miles					

Inventory of City-Owned Trails

ID #	Description	Address	Year Acquired	Estimated Current Value	Size or Capacity (Miles)
2	Trails	Citywide	Various	\$4.5M	4.2
Total: 4.2 Miles					

Inventory of Sidewalks

ID #	Description	Address	Year Acquired	Estimated Current Value	Size or Capacity (Miles)
3	Sidewalks	Citywide	Various	\$0	1,160
Total: 1,160 Miles					

Inventory of Bridges

ID #	Description	Address	Size or Capacity (Square Feet)
01 4th St	S 4TH DOCK STREET		22,576.5
02 15th St	15TH AND DOCK ST	15th and Dock Street	19,950.0
03 E 23 St	EAST 23RD STREET	E D Street	12,442.5
04 D St OP	East D Street bridge	Railroad	16,036.0
05 26th St	EAST 26TH STREET	A to C Street	22,933.0
06 Puy Ave	PUYALLUP AVENUE	E 24th and B Street	13,328.0
07 L St	EAST L STREET BRIDGE	E 25th Street	8,360.0
08 TaSpurA	TAC SPUR STADIUM SB RMP	SR 705	21,400.0
09 TaSpurB	TAC SPUR SCHUSTER SB RMP	SR 705	15,575.0
10 TaSpurC	TAC SPUR SCHUSTER NB RMP	SR 705	14,760.0
11 TaSpurD	TAC SPUR STADIUM NB RMP	SR 705	21,016.6
12 MMB	MURRAY MORGAN BR CS2749	Foss Waterway	89,497.6
13 S 19 Orch	S 19th Short Span	Pedestrian trail	1,050.0
14 FWMB A	Fishing Wars Mem Br A	Puyallup River	67,313.4
15 FWMB B	Fishing Wars Mem Br B	Puyallup River	9,828.0
16 FWMB C	Fishing Wars Mem Br C	Puyallup River	4,370.0
17 FWMB D	Fishing Wars Mem Br D	Puyallup River	4,563.0
18 FWMB E	Fishing Wars Mem Br E	Puyallup River	19,182.0
19 Riv St	RIVER STREET VIADUCT	Puyallup Avenue	62,976.0
20 PT Culvert	PORT TACOMA RD Culvert	Private Access	4,320.0
21 Trus 11	E. 11th STREET Truss	Puyallup River	6,462.0
23 Lincoln	EAST LINCOLN AVENUE	Puyallup River	18,954.0
24 LincGR	Lincoln Avenue Grade Sep	Milwaukee Way	56,364.0
25 Auto	Auto Bridge	Lincoln Aveue	2,593.5
26 POT Rd	PORT TACOMA RD OVER RR	Railroad	36,633.0
27 Hylebos	HYLEBOS WATERWAY CS2746	Over Hylebos waterway	24,622.0

28 34thP-A	EAST 34TH STREET	Pacific to A Street	16,490.0
29 34OvSR7	Harold G. Moss Bridge	B to D Street	18,700.0
30 K-L-Bid	Ke-Lah-Bid Bridge	E32nd Street over Lister Gulch	10,280.4
31 M St	SOUTH M STREET	S 30th Street	11,900.0
32 Tac Ave	TACOMA AVENUE SOUTH	South Tacoma Way	19,413.9
33 Yakima	SOUTH YAKIMA AVENUE	South Tacoma Way	48,486.6
34 Union	UNION AVENUE VIADUCT	South Tacoma Way	83,980.0
35 43rd St	EAST 43RD STREET	C to D Street	8,010.0
36 48th St	SOUTH 48TH STREET	Over I-5	13,310.0
37 21st St	NORTH 21ST STREET	N Fife Street	10,890.0
38 Rstn Wy	SCHUSTER PKWY- RUSTON WY	Schuster Parkway	29,250.0
39 Proctor	NORTH PROCTOR	over proctor gulch	24,256.7
40 Taylor Way	Taylor Way Short Span	Over hylebos tributary	384.0
41 Tlow Culvert	Titlow Culvert Short span	over titlow creek	220.0
40Chuh-PED	CHIHULY BRIDGE OF GLASS	Over SR 705	9,600.0
41N23-PED	N 23rd Street Footbridge	Buckely Gulch	13,104.0
42Wilk-PED	SOUTH WILKESON STREET	over S 48th Street	863.6
43 Sky-PED	SKYLINE	Over SR 16	5,040.0
Total: 921,586 Square Feet			

Solid Waste



Map Legend

- Inventory of Land
- Inventory of Buildings



Solid Waste Management

Utility Overview

The Solid Waste Management (SWM) Division of the Environmental Services Department of the City of Tacoma (City) is an "enterprise" utility solely funded by rate revenues. The SWM Division has provided mandatory solid waste collection and disposal services within the City since 1929. The City owns and operates its own recovery and transfer station. Recycling and food/yard waste collection programs are also offered to City commercial and residential curbside customers, and a full-scale recycling and household hazardous waste drop-off facility is located at the Tacoma Recovery and Transfer Center (formerly Tacoma Landfill), which is open to both City and Pierce County residents. 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.

Collection Services

The City operates its own fleet of automated collection vehicles within the City limits. Solid waste collection service is provided for single- and multi-family housing units, commercial customers and all other solid waste customers within the City limits. Residential waste collection is accomplished by using containers provided by the SWM Division and is collected using automated pickup vehicles operated by one driver. Commercial waste collection is accomplished by using a variety of vehicles and container types, including drop-off and fork boxes, 300-gallon automated collection containers and smaller-sized automated containers. Every other week garbage collection service is currently mandatory for all residents. Recycling and yard waste collection is an optional every other week service that is available at no additional cost to residential customers.

Tacoma Landfill

Since 1960, the City has owned and operated an approximately 235 acre municipal waste site at 3510 South Mullen Street within the City limits. The Tacoma Landfill 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 with 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 name of the site was changed in 2014 to the Tacoma Recovery and Transfer Center to reflect the changes in the operation.

Waste to Energy - In late 2005, the City Council decided to end the SWM Division's consideration of refuse-derived fuel (RDF) plant operation.

Recycling

Curbside recycling began in the City in 1990. In 1997, a commingled recycling program was initiated that allows customers to place all recyclables, excluding glass, into one container and it increased the number of items that could be recycled. In conjunction with commingled recycling, the option for customers to select smaller solid waste containers at a lower price was provided to encourage customers to recycle more. Recycling containers and collection services are provided at no additional cost to residential customers. For single-family residents, curbside collection of recyclables is accomplished by using a combination of automated and semi-automated collection of containers of various sizes supplied by the SWM Division and chosen by the customers. In addition to curbside collection of recyclables, a drop-off recycling center at the Tacoma Recovery and Transfer Center allows customers to drop off their recyclable materials. The recycling center includes a facility that accepts household hazardous waste. In 2020 residential curbside glass collection will be eliminated and replaced with five satellite recycling stations.

Food Waste & Yard Waste Composting

Curbside pickup of yard waste was initiated in 1990 at no additional cost to residential customers. A program allowing residential food waste collection in the same curbside containers was initiated in 2012. Curbside collection of yard waste is accomplished by using automated collection and containers supplied by the SWM Division. SWM has a contract with Pierce County Recycling, Compost, and Disposal LLC to provide composting services. The agreement, which was effective in 2004, expires November 30, 2020 and has one five year renewal option remaining.

Long Haul to Third Party Landfill

The City, under a 20-year contract with Pierce County Recycling, Composting and Disposal, LLC, established in 2000 and extended to 2030, delivers all non-processable and non-recyclable materials and waste to the 304th Street Landfill located in Pierce County.

Funding

The SWM Division generates its revenues primarily from the collection and disposal of waste. The SWM Division charges its residential and commercial customers for collection and disposal service, which constitutes curbside pickup and disposal. Minimum residential service is mandatory. Residential customers may transport additional waste directly to the Tacoma Recovery and Transfer Center and pay for the disposal of only that waste.

Commercial customers also pay for collection and disposal services. Some of these customers have special permits to self-haul their own waste, which must be disposed of at the Tacoma Recovery and Transfer Center. Other sources of revenue include the sale of recycling and salvage materials.

Inventory of Buildings

ID #	Description	Address	Year Acquired	Estimated Current Value *	Size or Capacity (Square Feet)
1	Office & Shop Building	3510 S Mullen	2011	\$8,546,511	32,500
2	Scale House #1	3510 S Mullen	1998	\$166,866	400
3	Scale House #2	3510 S Mullen	1998	\$166,866	400
4	South Compactor Transfer Building	3510 S Mullen	1992	\$50,322	15,000
5	Hazardous Waste Facility	3510 S Mullen	1994	\$65,048	4,225
6	Recycling Center	3510 S Mullen	1994	\$217,418	28,350
7	Public Receiving Stations [1]	3510 S Mullen	1992	\$135,748	10,800
8	Truck Wash + Pre-Wash	3510 S Mullen	2006	\$896,616	1,300
9	White Goods Facility	3510 S Mullen	2006	\$2,587,702	8,000
10	Recovery and Transfer Center	3510 S Mullen	2011	\$22,310,499	75,000
11	Extruded PolyStyrene (EPS) Recycling Building	3510 S Mullen	2011	\$271,437	620
12	Envirohouse	3510 S Mullen	2004	\$150,000	1000
Total: 177,595 Square Feet					

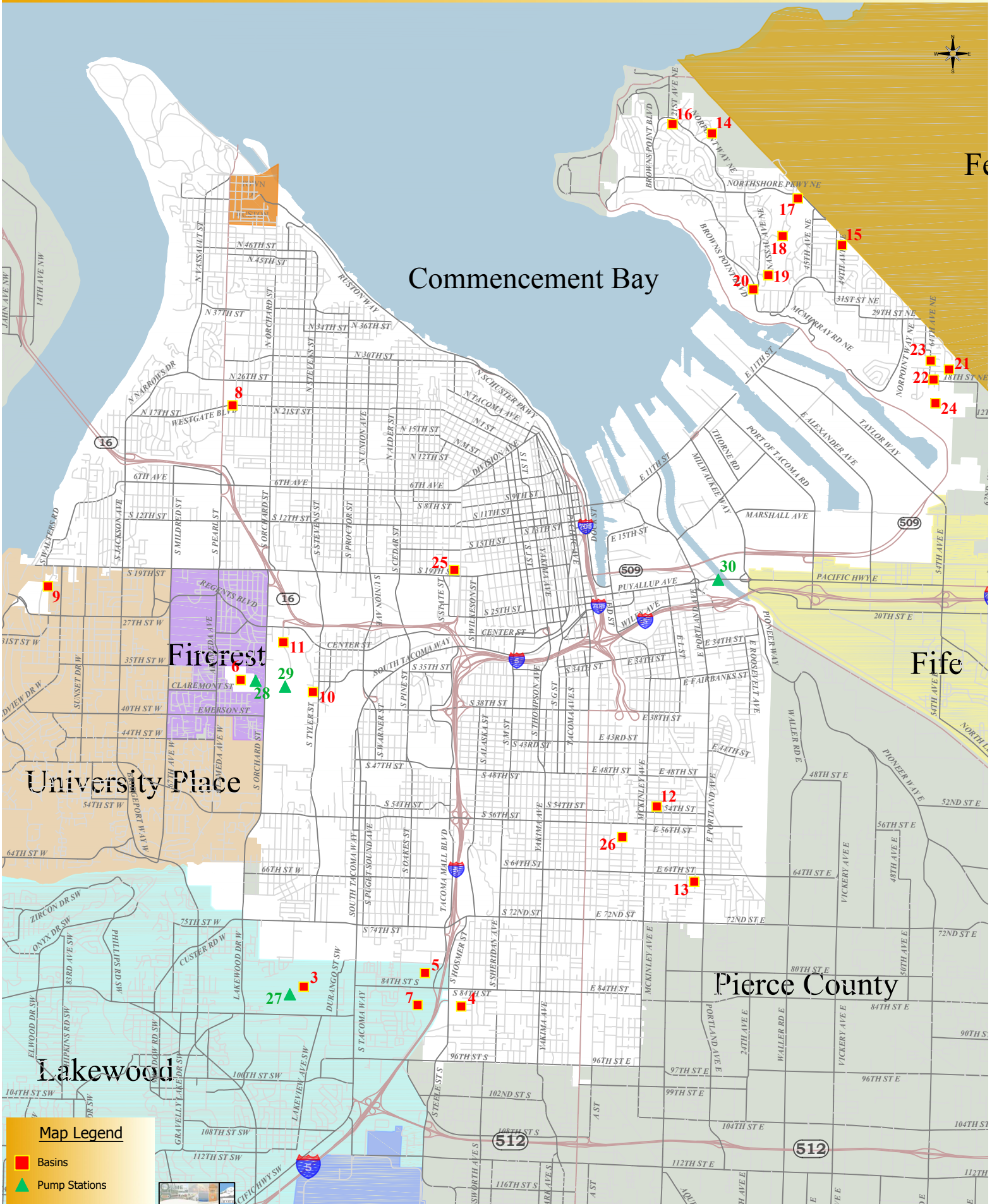
* Net Book Value (Original Purchase – Life to Date Depreciation)

Inventory of Land

ID #	Description	Address	Year Acquired	Estimated Current Value **	Size or Capacity (Acres)
1	Recovery and Transfer Center Land	3510 S Mullen	1960-2001	\$2,644,158	235
Total: 235 Acres					

** Based on Original Purchase Value

Stormwater⁴³



Stormwater Management

Utility Overview and Operation

Tacoma was founded in 1868 and construction of the first community sewers occurred in 1880. The sewers were installed to follow the shortest path to the tidewaters of Commencement Bay. From that time until 1928, 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, most collection system construction was of the combined type where sanitary sewage and stormwater runoff were conveyed to the Bay in the same pipe. Collection systems constructed since 1946 have been separate.

During the late 1950's and throughout the 1960's, 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 1930's and 1940's. Today, construction of new stormwater lines continues as well as operation and maintenance of the existing ones. A stormwater utility was formed in 1979 to provide funding for the stormwater utility.

The stormwater within the City is conveyed to various receiving waters in and around the City. Some of the stormwater, particularly in the southern portion of the City flows through lakes and/or holding basins before flowing into streams. There are also three major pumping stations in parts of the system. All stormwater eventually ends up in Puget Sound. The major lakes, holding basins and trunk lines are located on Map 5.

In general, for stormwater conveyance systems the level of service is to convey the 25-year, 24-hour design storm.

The existing stormwater system is generally designed to handle intense storms at the anticipated level of development. However, increasing development in the city over the past 50 years and increasingly intense storms causes localized flooding. Capacity limitations may be discovered as part of the permitting of development projects and may be remedied by the developer. Otherwise recurring capacity problems are rectified through the capital projects program.

In addition to capacity improvements, focus is growing on the age of the stormwater system and rehabilitation or replacement of pipe. The City has completed an analysis of the stormwater system network based on criticality factors and is continuing with the physical investigation and repair of the most critical pipes in the storm system.

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.

TMC 12.08D outlines the City's stormwater program and authorities.

Demand

The main demand for new stormwater pipe will be in areas of the City that do not currently have a designed and constructed stormwater system. When those systems are designed, they will incorporate level of service design parameters. In addition, when peripheral property is developed, stormwater will be addressed per the requirements of the stormwater program.

With some exceptions, the existing system capacity is generally adequate to handle the typical storm events that occur in Tacoma. No new major holding basins are planned but improvements are planned at several existing facilities. When new stormwater regulations require added facilities in order to comply with the new requirements, the strategy is to employ the use of Best Management Practices to comply.

New development and redevelopment within the City require stormwater practices/facilities, generally on-site, to comply with the stormwater regulations. Also, as further development occurs, additional stormwater pipes in city streets may need to be constructed, upgraded or replaced due to capacity, age and condition.

Resources

The need for new Stormwater infrastructure will depend upon the specific urban growth boundary lines, designated service areas, and future environmental regulations. Certain new development and redevelopment projects will construct stormwater facilities if required by regulations.

Private developers, as required by City code construct most stormwater line extensions. The other stormwater line construction is mainly accomplished through partnerships with Public Works on road repaving projects

Inventory of Flow Paths

ID #	Description	Address	Year Acquired	Size or Capacity (Miles)
1	Pipe		Varies	479.0
2	Ditches [1]		Varies	9
Total: 488 Miles				

[1] Approximate

Inventory of Detention Facilities

ID #	Description	Address	Year Acquired	Size or Capacity (Acre - Feet)
3	Flett Creek	South 84th & Tyler St.	1979	200.0
4	Hosmer Street	8821 South Hosmer	1965	150.0
5	Gravel Pit	2314 South 80th	Expanded 2016	230.0
6	Leach Creek	South 37th & Orchard St.	Expanded 1991	82.0
7	Wards Lake (City of Lakewood)	2500 South 86th St.	1959	100.0
8	N 21st St Flood Control Pond	21st, 500 feet east of Pearl St	2005	1.0
9	Westridge	2205 Westridge Ave	1989	7.0
10	Dumas Circle [1]	1915 Dumas Circle NE	1982	1.0
11	Tacoma Rescue Mission [1]	2922 S Adams St	2011	1.0
12	Kirkview	1032 E 49th St.	2000	5.0
13	Nguyen Plat	1414 E 65th St.	2001	5.0
14	Harbor Ridge Estates	5035 Norpoint Way NE	1993	3.0
15	Pim Estates	3904 49thAveNE	1993	6.0
16	Dashpoint Estates - Agnes Pond	5618 Norpoint Way NE	1993	8.0
17	Dash Pointe Plat	5301 42nd Ave NE	1990	5.0
18	North Shore Country Club	4901 49th St NE	1986	5.0
19	Northshore Golf Course, Ponds A, C, D	4101 Northshore BLVD	2000	10.0
20	Loma Vista	3215 Loma Court NE	1980	4.0
21	Northwood II	6735 21st St NE	1980	5.0
22	Korosumo	6622 21st St NE	1995	5.0
23	Northwood Meadows	6623 & 6629 22nd Ct NE	1996	5.0
24	Meadow Ridge Estates	6538 19th St NE	2001	5.0
25	Trolley Court Plat [1]	South 17th and State St.	2005	1.0
26	East 57th Street/McKinley Plat [1]	5712 East G St.	2005	1.0
27	Blix Ponds [1]	East 40th and L St	2018	1.0
28	Harbor View Pond [1]	2435 55th Ave NE	2016	1.0
29	Dry Gulch Pond [1]	5620 Upland Terrace NE	1993	1.0
30	Northshore Division IV [1]	3802 Northshore Parkway NE	1990	2.0
31	Scarsella [1]	5001 40th St NE	2012	2.0
32	Larabee Terrace [1]	1905 E Gregory St Ct	2007	1.0
33	Stonegate II – Div 1, 2, 3, 4 [1]	3411 55th Ave NE	1979	1.0
34	Heron Ridge [1]	4515 Heron Ridge Dr NE	1998	1.0
35	Browns Pt & 58 th Tank [1]	1850 58th St NE	1979	1.0
Total: 856 Acre - Feet				

Capacity is shown for the detention facilities; however, no information is available on the overall collection system capacity. [1] Capacity is less than or equal to 1.

The City-owned regional holding basins and detention facilities have been constructed to reduce the peak flow rates in downstream creeks, streams, and stormwater pipes of certain drainage basins. These facilities reduce erosion and the frequency of flooding. In several watersheds, no holding basins are necessary due to their direct discharge to Puget Sound. In other drainage basins, however, discharge is to a stream, or there are erosion and/or flooding problems due to either a lack of holding basins or storm drain pipes or insufficient capacity in those that do exist.

The requirement for stormwater detention is determined by pipe capacity and the type of receiving waterbody. If the

stormwater discharges directly or indirectly into a stream or a gulch/stream system, then stormwater detention may be required to protect that waterbody. If the stormwater is piped all of the way to an outfall in Puget Sound, then detention is not usually required. The Foss Watershed is an example of the type of system that is piped directly to Puget Sound. Detention is not required; however applicants are required to do a downstream analysis of the City stormwater system to ensure that the system downstream has capacity for the additional water. If the system doesn't have capacity, the applicant can either improve the system or install onsite detention.

To allow certain new development and redevelopment projects to continue in areas with insufficient capacity or that discharge to a stream, the City requires construction of on-site private detention facilities. This requirement is applicable to all proposed projects that meet or exceed the thresholds of the SWMM Minimum Requirement #7.

Inventory of Pump Stations

ID #	Description	Address	Year Acquired	Size or Capacity (GPM)
36	Flett creek (4 pumps)	4510 85th St SW	Upgrade 2013	40,500
37	Leach Creek (4 pumps)	3615 S Orchard St	1991	44,000
38	Cleveland Way (4 pumps)	2223 Cleveland Way	2016	123,000
				Total: 207,500 GPM

Inventory of Miscellaneous Stormwater Assets

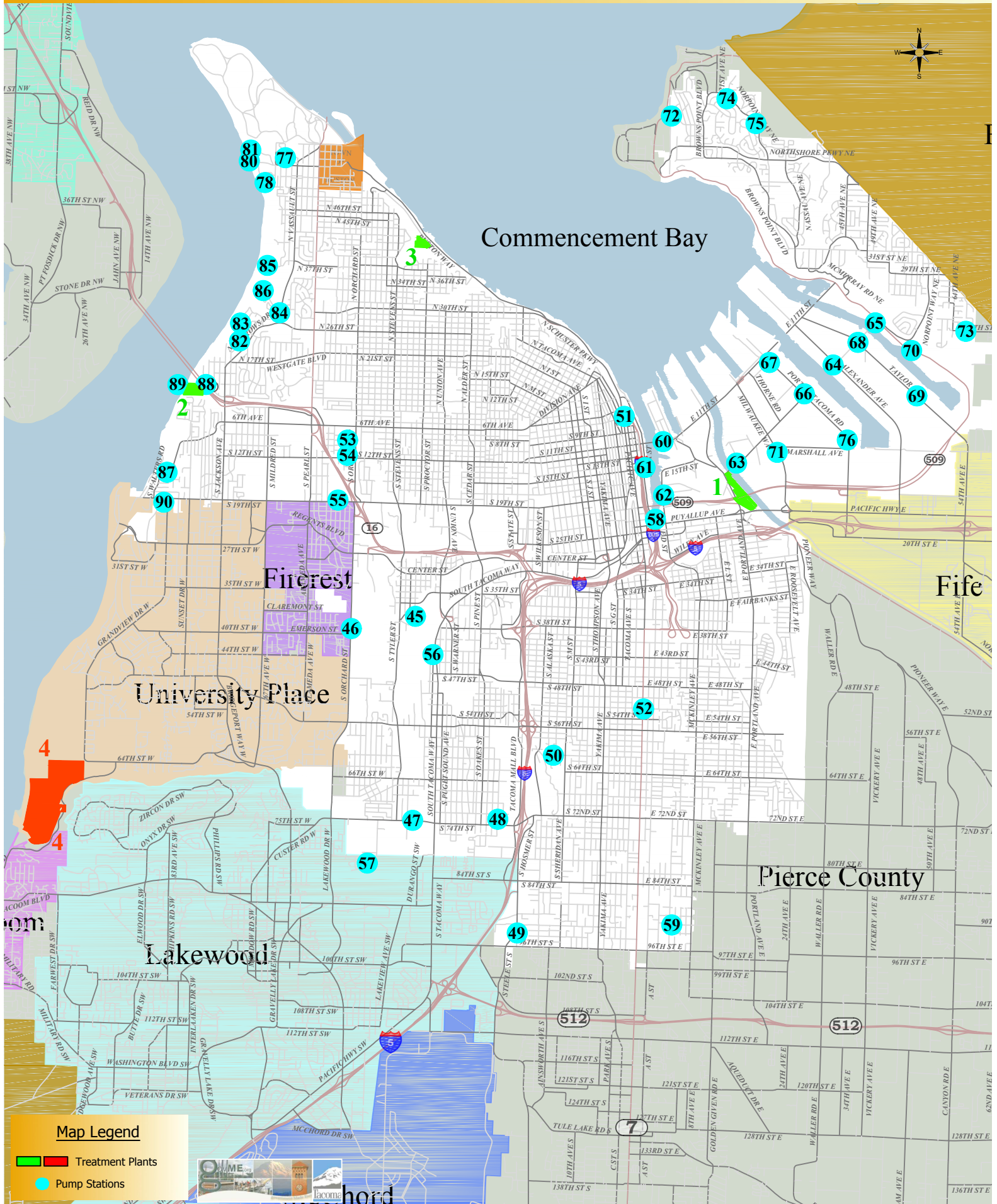
ID #	Description	Address	Year Acquired	Size or Capacity (Units)
39	Outfalls (includes OF into swales, ponds, etc.)		Varies	712
40	Manholes		Varies	10,868
41	Catch basins		Varies	18,998
				Total: 29,866 Units

The City has been divided into nine separate watersheds that are grouped into six areas as follows:

- Area 1: Western Slopes - the area that drains to the Narrows [1] [3]
- Area 2: Flett Creek - the area that drains to Flett Creek [2]
- Area 3: Lower Puyallup - the area that drains to First Creek [1] [3]
- Area 4: Northeast Tacoma & Joe's Creek - all of Northeast Tacoma [1] [3]
- Area 5: Leach Creek – the area that drains to Leach Creek [2]
- Area 6: North Tacoma and Thea Foss Waterway – the area that drains to Commencement Bay [1] [3]

- [1] Detention is required if discharge is directly or indirectly to a stream or gulch and if the project exceeds thresholds defined in the current Stormwater Management Manual.
- [2] Detention is required if the project exceeds thresholds defined in the current Surface Water Management Manual.
- [3] If detention is not required per note [1], applicants are required to perform an analysis of the downstream drainage system to which they propose discharging. If the analysis shows the system has deficient capacity, the applicant has the option of correcting this deficiency or providing flow control.

Wastewater



Map Legend

- Treatment Plants
- Treatment Plants
- Pump Stations



hord

Wastewater Management

Services Provided and Service Area

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 conveyed to the Pierce County Chambers Creek Facility for treatment.

Background

Tacoma was founded in 1868 and construction of the first community collection pipes occurred in 1880. The collection pipes were installed to follow the shortest path to the tidewaters of Commencement Bay. From that time until 1928, collection systems for wastewater and surface water were separately constructed and were interconnected only at the head of ravines or near the point of final disposal.

Between 1928 and 1946, most local collection system construction was of the combined type where wastewater and storm water from surface runoff were conveyed to the Bay in the same pipe. Collection systems constructed since 1946 have been separate. There is a network of approximately 700 miles of wastewater collection pipes and 47 pump stations that convey wastewater to the treatment facilities. The Utility owns and operates two wastewater treatment facilities, which are described below.

Central Wastewater Treatment Plant

In 1952, completion of the Central Wastewater Treatment Plant provided Tacoma with primary wastewater treatment. However, because of excessive hydraulic loading, Tacoma began a surface water and wastewater separation project in the late 1950's, which allowed Tacoma to defer enlargement of the plant until 1963. An additional improvement to the primary plant occurred between 1979 and 1982. Construction of a high purity oxygen secondary treatment facility was completed in 1989. A third major upgrade to the facility was completed in 2009 and primarily consisted of construction of a new peak wet weather treatment facility, new influent and effluent pumping stations, new grit removal process, and various upgrades to existing facility components. The plant is located at approximately 1.5 miles up on the Puyallup River. The Central Treatment Plant is the City's largest plant with a permitted maximum month treatment capacity of 60 million gallons per day (MGD). (Note: Maximum month flow is based on an average of the total daily plant flow throughout an entire month). This plant has a permitted peak hydraulic capacity of 150 MGD. This plant services the majority of wastewater flows from the Tacoma area, including the industrialized tide flats, northeast, central and south Tacoma, plus Fircrest, Fife, Milton and some bordering areas in Pierce County and Federal Way.

North End Wastewater Treatment Plant

The North End wastewater treatment plant began operating in 1969 and was completely upgraded in 1997. Today, utilizing an innovative physical/chemical treatment process provides a secondary level of wastewater treatment. The North End plant is located near Ruston Way at 4002 North Waterview Street. It has a permitted maximum month treatment capacity of 7.2 MGD. This plant has a permitted peak hydraulic capacity of 15.8 MGD. This plant services North Tacoma including the Town of Ruston. The majority of flow to this plant is domestic sewage. The North End Treatment Plant discharges treated wastewater to Commencement Bay through a dedicated deep-water marine outfall.

Western Slopes Area

Tacoma operated a third facility, the Western Slopes Wastewater Treatment Plant which began operating as a primary treatment plant in 1963 but was taken out of service in 1990. In 1990 pump stations were constructed to allow permanent pumping of wastewater from this area to Pierce County's Chambers Creek Wastewater Treatment Plant via an interlocal agreement. Flows from this area consist of mainly domestic wastewater. The County's Treatment Plant provides secondary treatment for this wastewater flow. The County's treatment plant also services other areas of the Pierce County.

Inventory of Flow Paths

ID #	Description	Address	Year Acquired	Size or Capacity (Miles)
1	Pipes	City-wide	Varies	699
				Total: 699 Miles

Inventory of Pump Stations

ID #	Description	Address	Year Acquired	Size or Capacity (GPM)
45 AN-2101	2101 - South Tacoma	3701 S. Madison St.	1986	12,000.0
46 AN-2102	2102 - 39th & Orchard	3901 S. Orchard Ave.	1972	500.0
47 AN-2103	2103 - S. 74 th	3900 S 74th St.	1961	600.0
48 AN-2104	2104 - 73rd & Wapato	7225 S. Wapato	1972	600.0
49 AN-2105	2105 – 93 rd & Hosmer	9401 S. Hosmer	2005	1,700.0
50 AN-2106	2106- 61st & Ainsworth	1724 S. 61st St.	1963	100.0
51 AN-2107	2107 - S. 7th & Pacific	600 S. Pacific Ave.	1980	235.0
52 AN2108	2108 - S. 52nd & Pacific	5203 Pacific Ave.	1990	3,000.0
53 AN-2109	2109 - Villard #1	1006 S. Villard	1991	90.0
54 AN-2110	2110-Villard#2	1108 S. Villard	1991	90.0
55 AN-2111	2111 - China Lake	1824S. Bennett	1991	3,000.0
56 AN2112	2112- S. 43 rd & Washington	4315 S. Washington St.	2003	10.0
57 AN2113	2113 - Creek Ridge	8038 46th Ave. S.W.	2001	110.0
58 AN-3101	3101 - Dock Street	2301 E. B St.	1978	6,000.0
59 AN-3102	3102- 91st & E. D St.	410 E. 91st St.	1960	300.0
60 AN-3103	3103 - 11th St. Bridge	400 E. 11th St.	1959	350.0
61 AN-3104	3104- 15th&Dock	1501 E. Dock St.	2008	700.0
62 AN-3105	3105- Picks Cove	402 E. 19th St.	1994	253.0
63 AN-4101	4101 - Lincoln Ave.	1300 E. Lincoln Ave.	2002	12,000.0
64 AN4102	4102 - Lincoln & Alexander	2200 E. Alexander Ave.	2014	7,000.0
65 AN-4103	4103 - Marine View Drive	2220 Marine View Dr. N.E.	2012	5,400.0
66 AN4104	4104- Lincoln & Port of Tacoma	2501 E. Lincoln Ave.	2002	1,370.0
67 AN4105	4105 - Ross & Port of Tacoma	1300 E. Ross Way	1972	800.0
68 AN4106	4106 - Lincoln & Taylor Way	2001 E. Taylor Way	1973	2,700.0
69 AN4107	4107- Taylor Way	3001 E. Taylor Way	1973	2,000.0
70 AN4108	4108 - Marine View Drive	1920 Marine View Drive	1973	1,000.0
71 AN-4109	4109 - Milwaukee Way	2002 E. Milwaukee Way	1974	600.0
72 AN-4110	4110- Overlook	5748 Overlook Ave. N.E.	1976	600.0
73 AN-4111	4111 - Hylebos	6700 19th St. N.E.	2013	254.0
74 AN-4113	4113 -Dash Point	1913 Dumas Circle N.E.	2016	310.0
75 AN-4114	4114- Harbor Ridge	5001 Norpoint Way	1989	105.0
76 AN-4116	4116- Marshall & Port of Tacoma	2612 E. Port of Tacoma Rd.	1977	500.0
77 AN-1301	1301 - Park Place	6503 N. Westwood Lane	1981	120.0
78 AN-1302	1302- Parkside	4910 N. Scenic Lane	1980	100.0
79 AN-1304	1304- Salmon Beach Lower	5306 Salmon Beach S.	2012	86.0
80 AN-1305	1305- Salmon Beach Upper	5306 Salmon Beach S.	2012	110.0
81 AN-1306	1306 – Henry Road	2701 North Henry Road	2008	10.0
82 AN-1307	Park Drive	921 North Park Drive	2008	10.0
83 AN-1201	1201 - Wingate	2300 N. Fremont Drive	2007	800.0
84 AN-1202	1202- Vista View	2531 N. Vista View Drive	2013	300.0
85 AN-1203	1203 - Narrows Drive	2828 N. Narrows Drive	1989	300.0
86 AN-1204	1204 - Marinera	6638 N. Marinera Drive	1983	115.0
87 AN-1205	1205 - Gold Creek	3016 N. Narrows Drive	1980	340.0
88 AN-2201	2201- Titlow	8427 6th Ave.	1985	2,400.0
89 AN-2202	2202 - Memorial Park	8203 Olympic Blvd. N.	1989	2,720.0
89 AN-2203	2203 - Western Slopes	8102 Olympic Blvd. N.	1989	500.0
91 AN-2204	2204 - Grandview	1913 86th Ave. W.	1989	4,440.0
				Total: 76,628 GPMs

[1] Capacity is total rated pump capacity in GPM with one pump in reserve.

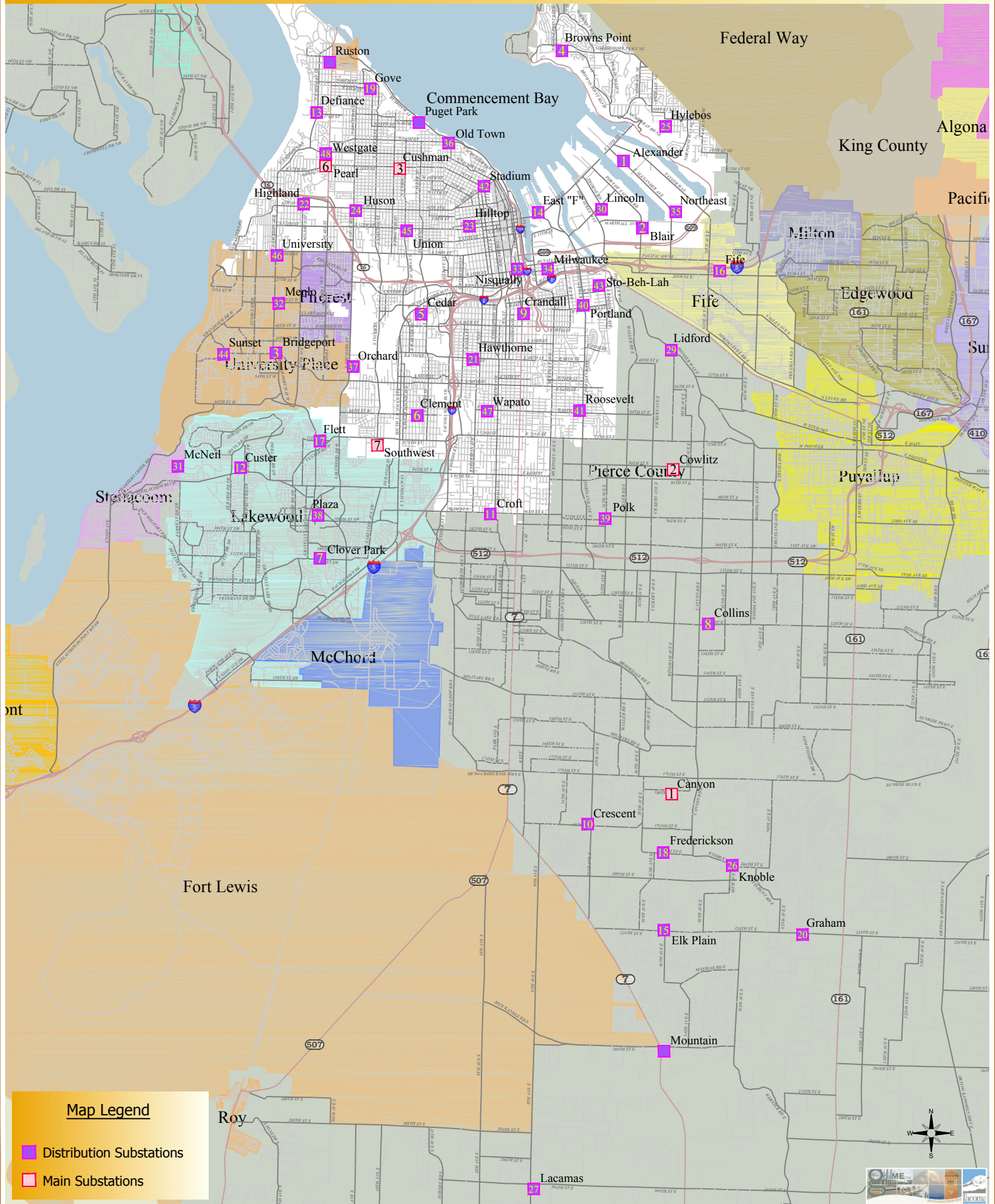
Inventory of Treatment Plants

ID #	Description	Address	Year Acquired	Estimated Current Value	Size or Capacity (MGD)
1	#1 - Central (includes 239 parking spaces) [1]	2201 Portland Ave	1952	\$1,000,000,000	60.0
2	#2 - Western Slopes (includes 12 parking space) [2]	8102 Olympic Blvd	1962	\$25,000,000	
3	#3 - North End (includes 6 parking spaces) [3]	4002 N Waterview	1968	\$100,000,000	7.2
4	Agreement with Pierce County [4]		0	\$0	1.3
Total:					68.5 MGD



Capacity is Maximum month treatment capacity in MGD.

- [1] Permitted Peak Hydraulic Capacity is 150.0 MGD
- [2] Western Slopes Treatment Plant has been mothballed
- [3] Permitted Peak Hydraulic Capacity is 15.8 MGD
- [4] Peak Hydraulic Capacity is 3.9 MGD

Tacoma Power



Map Legend

-  Distribution Substations
-  Main Substations

Tacoma Power

Historical View

Stable, low electricity prices and a high degree of cooperation and coordination among utilities have historically characterized the electric utility industry in the Pacific Northwest. The characterization arose partly because of the Bonneville Power Administration, which markets the power generated by numerous federal hydroelectric facilities. Bonneville predominantly markets to customer-owned utilities (municipal utilities, rural electric cooperatives, and public utility districts), to large industrial power users, and, to a lesser extent, to investor-owned utilities. With Bonneville as a central player, much coordination has centered on managing the federal resource base and equitably apportioning the benefits of the resource.

The industry has historically been characterized as a fully regulated industry with cost-based prices. The Federal Energy Regulatory Commission (FERC) regulates some aspects of the investor-owned utilities' operations within the region. State regulators regulate the rates and all non-FERC jurisdictional aspects of investor-owned utility operations. Customer-owned utilities' actions are regulated by their respective boards and elected officials. On a broader scale, the Western Electricity Coordinating Council (WECC) develops reliability criteria for electric utilities in the western United States, Canada, and northwestern Mexico.

Utility Overview and Operation

Tacoma Public Utilities 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. Tacoma Power operates as a division of Tacoma Public Utilities under the provisions of the Tacoma City Charter. The City Charter provides that the revenues of utilities owned and operated by the City may not be used for purposes other than the ongoing operations of the utilities and payment of debt service on utility debt. Utility funds may not be used to make loans to, or purchase the bonds of, any other utility, department, or agency of the City. The 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.

The service area consists of a 180-square-mile area, including all of the City of Tacoma, which is approximately 43 square miles (see Electric Utilities Map) and the cities of University Place, Fife, Fircrest and portions of Lakewood, plus part of unincorporated Pierce County. Tacoma Power is the exclusive provider of electrical service within its service area. Tacoma Power indirectly serves other portions of Tacoma's metropolitan area through sales to Joint Base Lewis-McChord and the Town of Ruston. Several publicly owned utilities and Puget Sound Energy serve areas adjacent to Tacoma Power's service area.

In 2020, Tacoma Power served approximately 181,630 customers, approximately 162,368 of which were residential, and 19,262 commercial and industrial.

Tacoma Power owns and operates generating facilities and transmission and distribution facilities to provide power to its customers. Each is described below.

Generating Facilities

Tacoma Power acquires its power primarily from hydroelectric resources. Tacoma Power's present power requirements are supplied from seven hydroelectric dams and eight powerhouses owned by Tacoma Power, as well as 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.

Transmission & Distribution Facilities

Transmission System - Tacoma Power'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.

Distribution System - Tacoma Power 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.

Telecommunications Network

Tacoma Power constructed a state-of-the-art hybrid fiber coaxial (HFC) telecommunications network to support reliability and customer service goals. Designed for reliability, future growth and flexibility, the carrier-grade network is used by Tacoma Power for transporting data from substations, remote terminal units and other intelligence gathering devices throughout its 180 square mile service area to a central Energy Control Center for load monitoring and management. The network supports Tacoma Power's project for installation and operation of licensed spectrum advance meters that will interconnect wirelessly to that portion of the HFC Network allocated to Tacoma Power, referred to as the Power Control & Operations Network.

While designed by Tacoma Power to support utility purposes, Tacoma Power provides use of the excess network capacity under the Infeasible Right to Use Agreement. The agreement, developed through a negotiated process with Rainier Connect, grants operational control of the Tacoma Power commercial network, consistent with policy goals adopted by the Board and City Council. 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.

Obligation to Serve

As an electric utility, Tacoma Power has the obligation to serve customers within its service area providing that certain policies and requirements are met. Chapter 12.06 of the Tacoma Municipal Code enumerates the Regulations and Rates under which Tacoma Power provides and customers obtain electric service. The Tacoma Municipal Code establishes a contractual obligation between Tacoma Power and its customers, subject to the general policies and requirements included in Tacoma Power's Customer Service Policies. The Customer Service Policies assist customers in obtaining electric service and guide Tacoma Power employees in providing such service to customers.

Planning

Tacoma Power prepares several plans that deal with different aspects of growth, replacement, or renewal within its service area. These plans include a 20-year Integrated Resource Plan (IRP), a 15-year Horizon Plan, and Six-Year Capital Facilities Plan. The latter two are developed utilizing the guidelines set forth in the System Planning Budget Process and T&D Planning and Reliability Criteria. The IRP provides a framework for evaluating generating and demand-side resources and considers a broad range of weather conditions, future wholesale market price conditions, and retail demand conditions. Tacoma Power uses the IRP to identify when resources might be required and to aid management in identifying the resources that will minimize the cost of meeting customers' energy needs. Our IRP conforms to state resource planning requirements and uses industry best practices in resource planning.

Capital facilities plans provide a framework to establish strategic capital projects that will ensure Tacoma Power's electrical system continues to operate in a safe and reliable manner. Using established system planning, design, and operation criteria, the plans identify a range of projects, including capacity upgrades, maintenance, and reliability improvement projects. Benchmarking is used to determine whether the projects are producing the intended results.

Tacoma Power also participates in numerous ongoing regional planning and coordination efforts, including those conducted by the Western Power Pool, the Northwest Power and Conservation Council, and the Pacific Northwest Utilities Conference Committee. Tacoma Power also monitors and participates in numerous regional and national processes that could significantly affect Tacoma and our region, as appropriate. These include several ongoing state rule-making processes related to the Clean Energy Transformation Act (CETA) and the Climate Commitment Act (CCA), as well as stakeholder processes for the development of potential new markets (e.g. CAISO Enhanced Day Ahead Market, Southwest Power Pool Markets+, and Western Markets Exploratory Group).

Rates

The Public Utility Board establishes electric rates for Tacoma Power subject to approval by the City Council. Tacoma Power's electric rates are among the lowest in the nation.

Meeting Future Challenges

Tacoma Power is prepared to meet a number of anticipated challenges facing its operations during the next five years. In recent years, several unprecedented changes have challenged the electric utility industry. Widespread changes in demand for grid services, retirement of carbon emitting resources, and integration of variable energy resources represent a major transition for the power system across the West. To enhance Tacoma Power's ability to succeed in the evolving electric utility industry, Tacoma Power is undertaking a number of efforts, including the following:

- ❖ Western Energy Imbalance Market (EIM): The Western EIM, which is operated by the California Independent System Operator (CAISO), provides participating utilities the ability to improve their balance of supply and demand for energy within time intervals as short as five and fifteen-minutes. Tacoma Power joined the Western EIM in March 2022.
- ❖ Western Resource Adequacy Program (WRAP): Regional utilities through the Western Power Pool (WPP) have launched an initiative to establish a resource adequacy program in the West. The objective of the program is to ensure reliability throughout the Northwest and to do so at a lower cost and risk for ratepayers than an uncoordinated effort. Tacoma Power is actively participating in the development of the WRAP and plans to make a final decision regarding whether or not to join by the end of 2022.
- ❖ Energy Risk management: Tacoma Power will monitor and analyze the utility's overall risk management strategies to ensure it continues to actively manage market risk.
- ❖ Customer service: Tacoma Power will continue to focus on providing good customer service and value, while building trust with customers.
- ❖ Technology: Tacoma Power will continue to leverage available technology to optimize system reliability and performance and to meet our customers' expected level of service.

System upgrades and renewal/replacement

Tacoma Power's capital facilities plans have identified several projects during the next six years that will meet state and federal regulatory requirements, preserve the electrical system asset through maintenance and replacement of infrastructure, and increase operational efficiency in the system.

Inventory of Circuit Miles by Line voltage

ID #	Description	Address	Size or Capacity (Circuit Miles)
1	230.0 - Overhead Transmission		44.0
2	115.0-OverheadTransmission		308.0
3	13.8 & 12.5- Overhead Distribution		1,172.0
4	13.8 & 12.5 -Underground Distribution		859.0
Total: 2,383 Circuit Miles			

Tacoma Power also owns a high-speed telecommunications system through a hybrid fiber coaxial network. Details are listed in the Communications, Technology and System Improvements section.

Inventory of Dedicated Substations

ID #	Description	Address	Size or Capacity (KVA)
1	Atlas		6,250.0
2	Commencement Bay		20,000.0
3	Ft Lewis Central		40,000.0
4	Ft Lewis South		20,000.0
5	Ginkgo		25,000.0
6	Madigan		20,000.0
7	McChord		20,000.0
8	Olympic Pipeline		7,500.0
10	Praxair		15,000.0
11	Schnitzer		20,000.0
12	Sequalitchew		25,000.0
13	Simpson		80,000.0
Total: 298,750 KVA			

Inventory of Distribution Substations

ID #	Description	Address	Size or Capacity (KVA)
1	Alexander		40,000.0
2	Blair		40,000.0
3	Bridgeport		25,000.0
4	Browns Point		25,000.0
5	Cedar		50,000.0
6	Clement		25,000.0
7	Clover Park		25,000.0
8	Collins		25,000.0
9	Crandall		25,000.0
10	Crescent		25,000.0
11	Croft		40,000.0
12	Custer		20,000.0
13	Defiance		25,000.0
14	East F		40,000.0
15	Elk Plain		25,000.0
16	Fife		50,000.0
17	Flett		25,000.0
18	Frederickson		40,000.0
19	Gove		25,000.0
20	Graham		37,500.0
21	Hawthorne		25,000.0
22	Highland		25,000.0
23	Hilltop		50,000.0
24	Huson		40,000.0
25	Hylebos		25,000.0
26	Knoble		25,000.0
27	Lacamas		25,000.0
28	LaGrande		9,375.0
29	Lidford		25,000.0
30	Lincoln		32,500.0
31	McNeil		25,000.0
32	Menlo		25,000.0
33	Nisqually		80,000.0
34	Milwaukee		25,000.0
35	Northeast		40,000.0
36	Old Town		25,000.0
37	Orchard		25,000.0
38	Plaza		12,500.0
39	Polk		25,000.0
40	Portland		25,000.0
41	Roosevelt		40,000.0
42	Stadium		40,000.0
43	Sto-Beh-Lah		50,000.0
44	Sunset		25,000.0
45	Union		25,000.0
46	University		25,000.0
47	Wapato		50,000.0
48	Westgate		25,000.0
Total:			1,501,875 KVA

Inventory of Operation Buildings at TPU Administration Campus

ID #	Description	Address	Size or Capacity (Square Feet)
1	Warehouse		84,980
2	Garage		72,000
3	Shops Building		58,729
4	Energy Control Center (ECC)		19,000
5	Other non-admin buildings		30,106
			Total: 264,815 Sq. Ft.

Office building information is located in the Municipal Buildings chapter

Inventory of Main Substations

ID #	Description	Address	Size or Capacity (KVA)
1	Canyon		400,000.0
2	Cowlitz		800,000.0
5	Northeast		1,000,000.0
7	Southwest		1,000,000.0
			Total: 3,200,000 KVA

[1] Cushman, Pearl, Farwest, St. Paul and Tideflats are switching stations.

Inventory of Production Plants outside the City

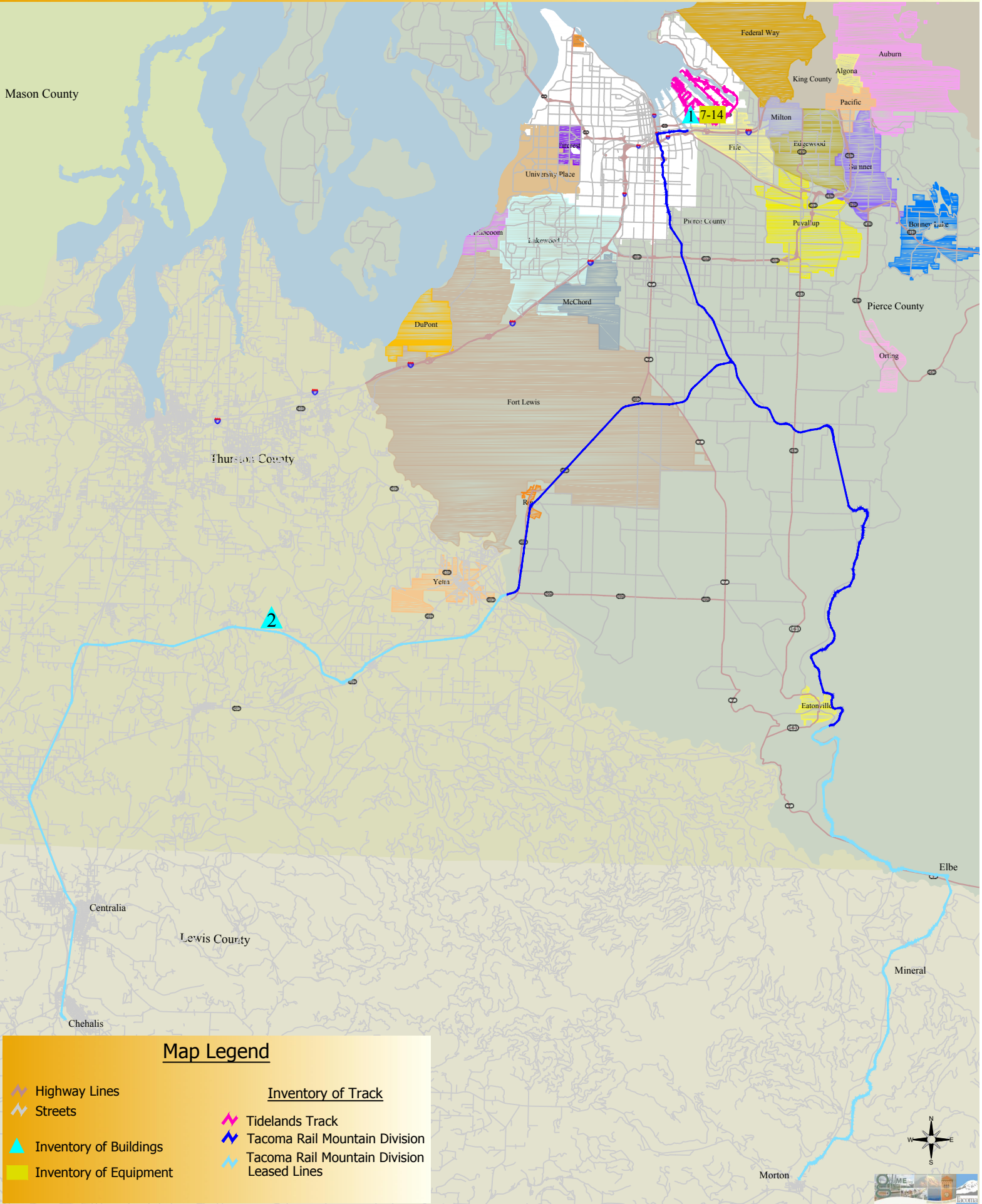
ID #	Description	Address	Size or Capacity* (KW)
1	LaGrande		65,000.0
2	Alder		50,000.0
3	Cushman #1		48,000.0
4	Cushman#2		90,000.0
5	Cushman Northfork		3,600.0
6	Mayfield		182,700.0
7	Mossyrock		378,700.0
8	Wynoochee		16,000.0
			Total: 834,000 KW

*Max allowable MW at full lake level

Inventory of Telecommunication network

ID #	Description	Address	Size or Capacity (Miles)
1	System miles		1,795
			Total: 1,795 Miles

Municipal Railway ⁵⁷



Map Legend

- Highway Lines
- Streets

Inventory of Track

- Tideland's Track
- Tacoma Rail Mountain Division
- Tacoma Rail Mountain Division Leased Lines

- Inventory of Buildings
- Inventory of Equipment



Tacoma Rail

Inventory of Buildings

ID#	Description	Address	Size or Capacity (Square Feet)
1	Tidelands Headquarters	2601 SR 509 N Frontage Rd	40,000

Inventory of Land

ID#	Description	Address	Size or Capacity (Acres)
2	Tidelands and Rights of Way		78.5

Inventory of Track

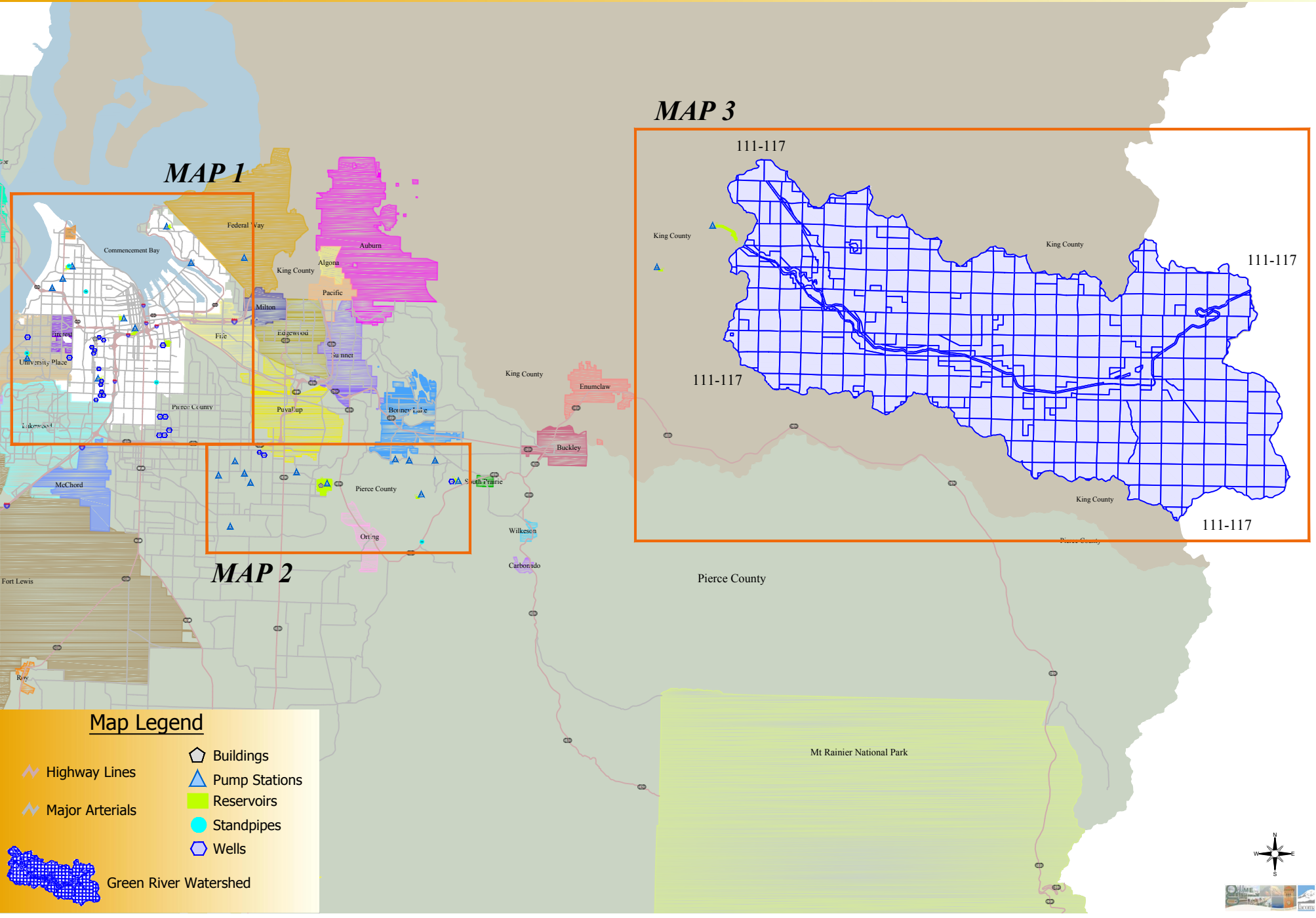
ID#	Description	Address	Size or Capacity (Miles)
3	Tidelands Yard	2601 SR 509 N Frontage Rd	32.0
4	Capital Lakewood Sub	Lakewood to South Tacoma	0.7

Inventory of Equipment

ID#	Description	Address	Size or Capacity (Units)
3	Locomotive EMD MP1500 (1500 HP)	2601 SR 509 N Frontage Rd	6
4	Locomotive NRE 3GS-21B-R (2100 HP)	2601 SR 509 N Frontage Rd	1
	Locomotive EMD GP40-710ECO (2200 HP)	2601 SR 509 N Frontage Rd	2
	Locomotive EMD GP23-710 ECO (2320 HP)	2601 SR 509 N Frontage Rd	1
	Locomotive EMD GP22-710 ECO (2320 HP)	2601 SR 509 N Frontage Rd	2
	Locomotive EMD GP38-2 (2000 HP)	2601 SR 509 N Frontage Rd	2
			Total: 14

Tacoma Water

Key Map



MAP 1

MAP 3

MAP 2

Map Legend

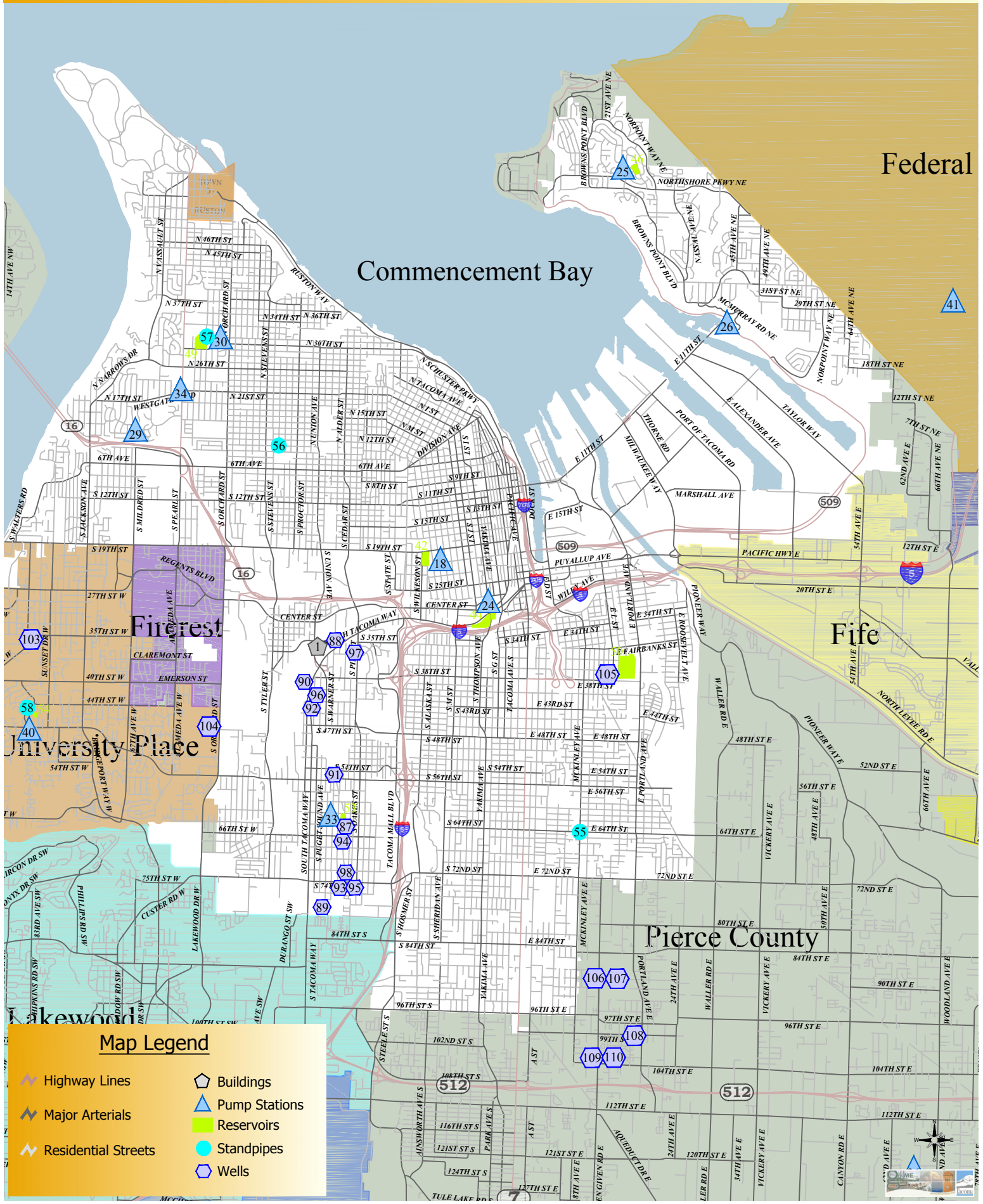
- Highway Lines
- Major Arterials
- Buildings
- Pump Stations
- Reservoirs
- Standpipes
- Wells

Green River Watershed



Tacoma Water

Map 1



Federal

Commencement Bay

Firecrest

Fife

University Place

Pierce County

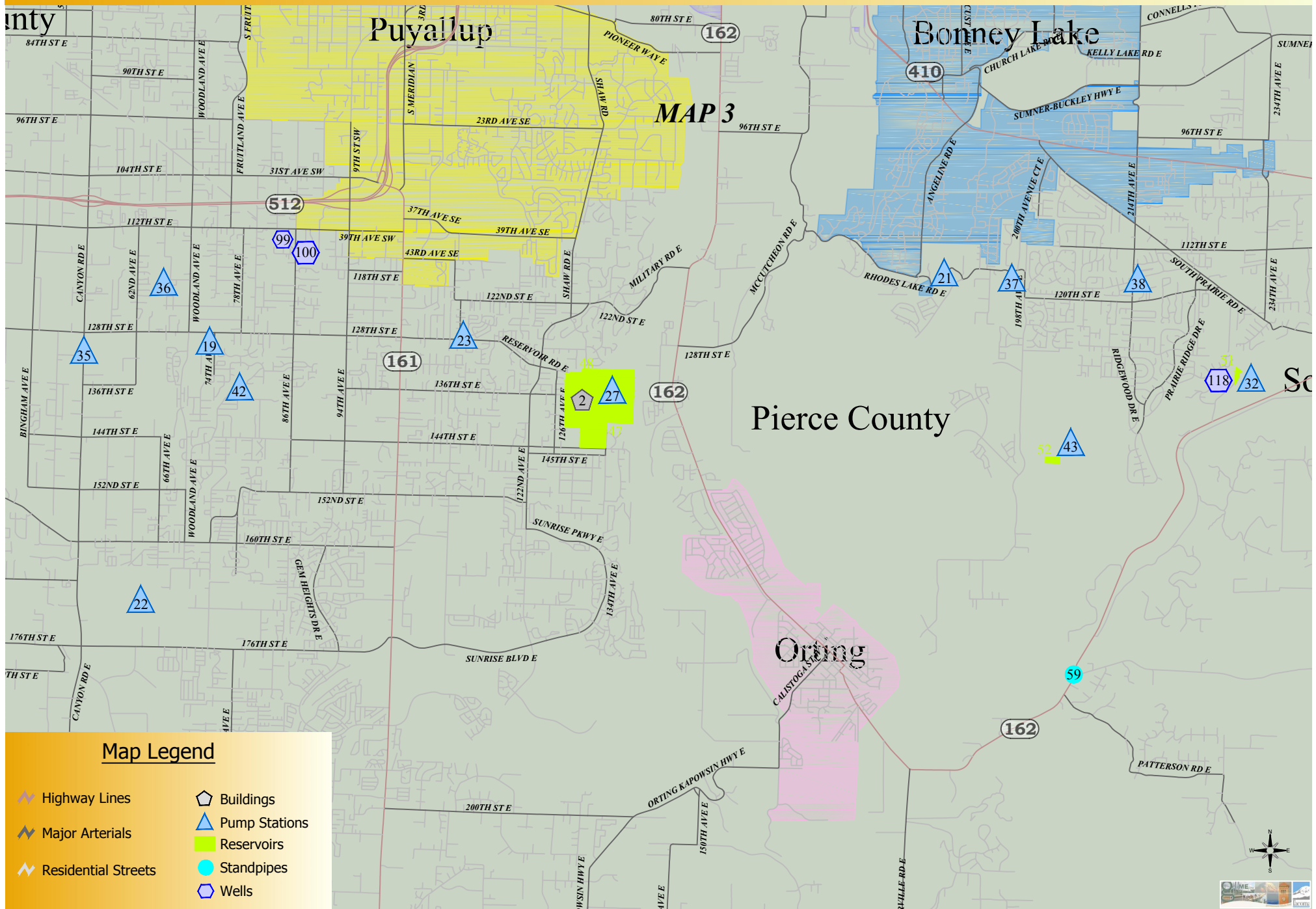
Map Legend

- Highway Lines
- Major Arterials
- Residential Streets
- Buildings
- Pump Stations
- Reservoirs
- Standpipes
- Wells



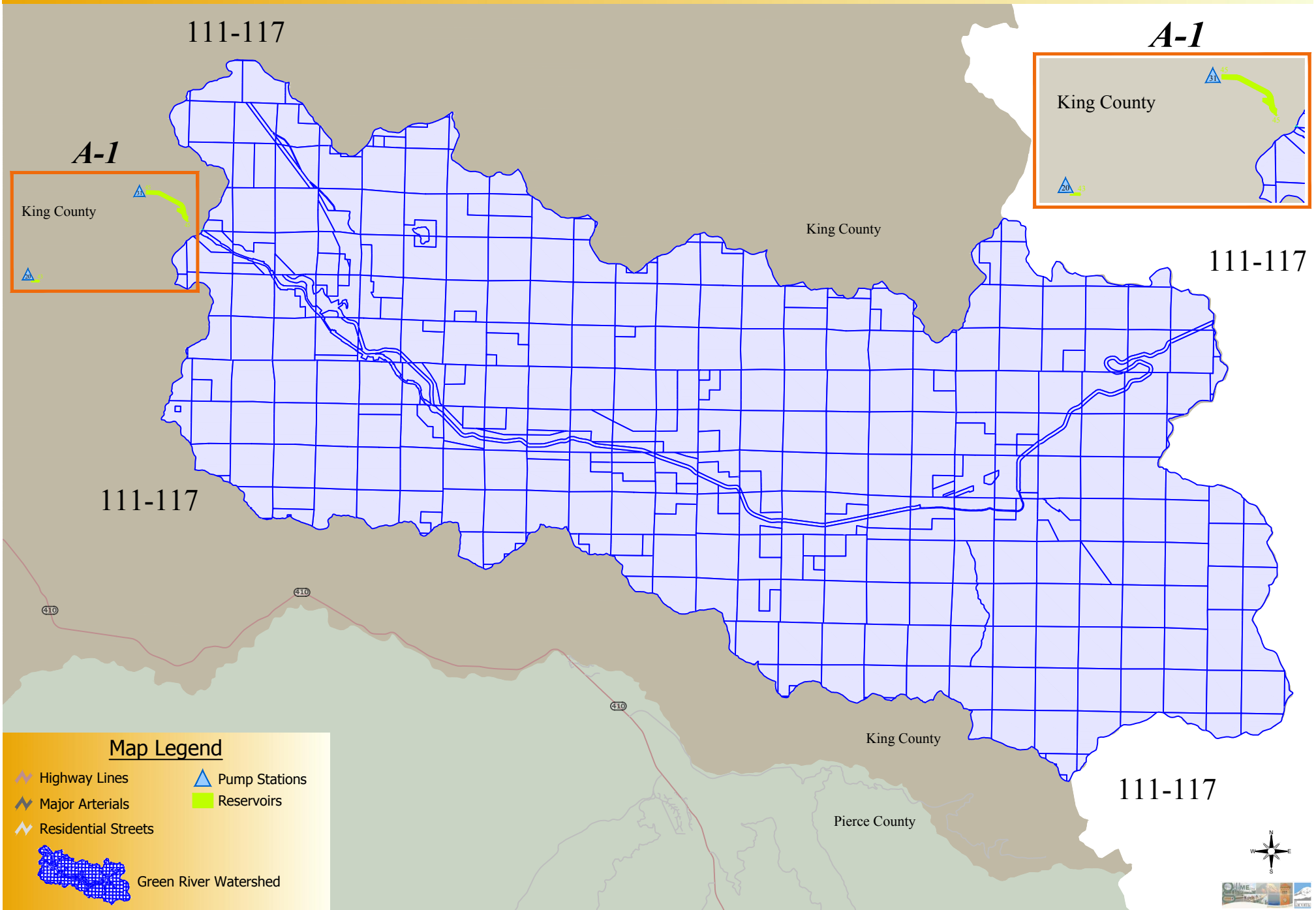
Tacoma Water

Map 2



Tacoma Water

Map 3



Tacoma Water

Sources of Supply

Tacoma Water relies on the conjunctive use of surface and groundwater to meet customers' demands for water. The Green River, located in King County, is Tacoma Water's primary source of water. Tacoma Water's Green River First Diversion Water Right (FDWR) can supply up to 73 million gallons of water each day. An agreement reached with the Muckleshoot Indian Tribe in 1995 requires Tacoma Water to guarantee minimum river flows. In the event the established flows are not met, Tacoma Water must reduce use of the First Diversion Water Right or use water stored at Howard Hanson Dam. Tacoma Water's Green River Second Diversion Water Right (SDWR) can provide up to 65 million gallons of water each day. This diversion is a Tacoma Water resource shared between Tacoma Water and its Second Supply Project Partners. This diversion is subject to minimum streamflow conditions and allows water to be stored in the spring for use in the summer.

The stored water is part of the Howard Hanson Additional Storage Project which allows the storage of 20,000 acre-feet behind the Army Corps of Engineers' Howard Hanson Dam at 95% reliability (19 in 20 years on average), at a rate not to exceed 65 MGD. Part of this project is construction of a fish passage facility by the Corps at Howard Hanson Dam, which has not yet occurred. Tacoma Water's share of the Second Diversion Water Right equals 27 million gallons of water a day. Tacoma Water's share of stored water equals up to 8,333 acre-feet: 30 million gallons a day if used at a uniform rate over an average 90-day period. Tacoma Water and the Partners have been voluntarily donating half the volume for instream flow support purposes in the absence of fish passage. Stored water is also used by Tacoma Water to support in-stream flow commitments.

In addition to surface water sources in the Green River Watershed, Tacoma Water also utilizes groundwater sources. Seven North Fork Wells in the watershed can provide supplemental flows to either the FDWR or SDWR up to a maximum pumping capacity of 84 MGD. The sustained capacity of the associated aquifer ranges from 12 MGD in summer to 72 MGD in the winter as long as it stays rainy.

In addition to the North Fork wells, Tacoma owns wells located in and around the city. Tacoma Water has up to approximately 42 MGD of wells nominally available at this time. This number could increase to approximately 47 MGD if wells with operational complications are used. However, factors such as the current age and condition of the pumping equipment negatively impact well reliability, and significantly reduce the total amount of well water actually available.

Planned renewals and improvements, which began in 2022, will increase dependability of a sufficient number of wells (and associated pump stations) to consistently produce the amount of water recommended now and several years out into the future. Water supply modeling developed alongside the Integrated Resource Plan (IRP) indicates that approximately 40 MGD should be available at all times, after considering that some facilities may be temporarily offline for maintenance or repairs.

Groundwater sources typically supply approximately 5% - 10% of total annual water requirements, usually for summer peaking and to help maintain Green River minimum instream flows. However, in years when the river source is stressed, wells may be used to provide up to 40% - 50% of summer demand. Note that continuing to run many wells for multiple weeks in a row may cause the amount of well water produced on a given day to decrease.

Future Water Resource Supply and Demand Balance

Under Washington State law, Tacoma Water is obligated to provide timely and reasonable water service to existing and projected new customers within its designated water service area. Tacoma Water's designated water service area includes Tacoma City limits, other incorporated municipalities and both urban and rural zoned unincorporated areas in Pierce and King Counties. Tacoma Water is regulated by the Washington State Department of Health (DOH). Tacoma Water must prepare a water system plan for approval by DOH. On January 6, 2020, DOH approved Tacoma Water's water system plan through January of 2030. It is through the development of a water system plan that Tacoma Water must provide timely and reasonable water service to existing and projected new customers. Specifically, the purpose of a water system plan is to:

- Identify present and future needs.
- Set forth means for addressing those needs.
- Prove the water system has the operational, technical, managerial, and financial capability to achieve and maintain compliance with all relevant local, state, and federal plans and rules.
- Demonstrate that the water system's physical capacity and water rights are sufficient for current and future needs. (Water System Design Manual, December 2009)

Based on Tacoma Water's current demand forecast (2022), Tacoma Water has excess supplies when considering peak-day account requirements through the year 2060.

Inventory of Buildings

ID #	Description	Address	Size or Capacity (Sq. Ft.)
1	Water Distribution Center	3506 S 35 TH Street	35,550
2	McMillin Distribution Center	130 th Ave E & Reservoir Rd	10,380
3	Green River Filtration Facility	36932 SE Green River Headworks Rd	7,090
Total:			53,020 Sq. Ft.

See Municipal Buildings section for office building information.

Inventory of Distribution System

ID #	Description	Address	Size or Capacity (Miles)
4	1 Water Mains		0.283
5	2 Water Mains		6.772
6	3 Water Mains		0.305
7	4 Water Mains		75.893
8	6 Water Mains		379.963
9	8 Water Mains		473.727
10	10 Water Mains		16.746
11	12 Water Mains		229.768
12	14 Water Mains		0.001
13	16 Water Mains		60.066
14	18 Water Mains		5.149
15	20 Water Mains		19.600
16	22 Water Mains		0.001
17	24 Water Mains		22.253
18	30 Water Mains		0.209
Total:			1,290.736 Miles

Inventory of Land

ID #	Description	Address	Size or Capacity (Acres)
19	Several Parcels in King County		99.8
20	Several Parcels in Pierce County		627.73
21	Green River Watershed		16,756.9
Total:			17,484.43 Acres

Inventory of Pump Stations

ID #	Description	Address	Size or Capacity (MGD)
22	Alaska St.	1616 S. 19 th	7.2
23	Alder Lane	12801 74 th Ave E	0.04
24	Cumberland	353 314 th Way SE	0.5
25	Fennel Creek	18002 Falling Water Blvd	2.45
26	Frederickson	6300 176 th St E	0.18
27	Highland	12715 111 th Ave E	1.48
28	Hood St.	3110 South I St.	15.12
29	Indian Hill #1 & #2	5225 NE Tower Dr.	4.08
30	Marine View Dr.	2950 Marine View	9.1
31	McMillin #1 & #2	12602 Reservoir Rd/13008 128 th St E	9.9
32	Mildred St.	906 N Newton	1.4
33	North End	5501 N. 31 st St.	8.64
34	Palmer	SE Green River Headworks Rd.	0.05
35	Prairie Ridge	13117 Spring Site Rd. E.	1.96
36	South Tacoma	6200 S. Clement	11.6
37	N 21 st Pearl	2102 N. Pearl St	3.24
38	Summit-Canyon	13001 Canyon Rd	1.1
39	62 nd Avenue East	6122 128 th St. E.	0.8
40	198th Avenue East	19601 117 th St. E.	3.46
41	214th Avenue East	11617 214 th Ave E	8.64
42	356th St. Pump Station	1502 S. 356 th St.	5.8
43	80 th Ave E & 132 nd Ln E	13212 80 Ave E	0.1
44	Prairie Ridge Pump Station	14403 198 th Ave	3.3
45	Pipeline 1 Finished Water Pump Station	Watershed	73.0
46	Westgate	5501 North 31 st Street	2.59
Total:			175.73

Pump stations are to boost pressure within the system, not to add supply.

Pump stations not associated with the direct delivery of water to customers are not included.

Capacity of South Tacoma Pump Station is currently approximately 11.6 MGD

Inventory of Reservoirs

ID #	Description	Address	Size or Capacity Million Gallons
47	Alaska St.	S 20th & Wilkeson	6.02
48	Cumberland	35420 Cumberland Way	0.13
49	Hood St	S 30th & I Street	10.24
50	GRFF Backwash	36932 Green River Headworks Road	10.0
51	Indian Hill	5225 NE Tower Dr	5.14
52	McMillin Reservoir #1	130th Ave E & Reservoir Rd	33.81
53	McMillin Reservoir #2	130th Ave E & Reservoir Rd	33.81
54	NorthEnd	N 31st & Shirley	10.33
55	Portland Ave.	3629 E. M Street	20.67
56	Prairie Ridge Springs	13117 Spring Site Rd E	0.2
57	Prairie Ridge	144th St E & 198th Ave E	2.48
58	South Tacoma	S 62nd & Cedar	0.5
59	University Place, Tank No.6	4521 83rd Ave W	0.97
60	Northfork Wells	36932 Green River Headworks Road	3.0
Total:			137.3 Million Gallons

Inventory of Clearwells

ID #	Description	Address	Size or Capacity (MGD)
61	Pipeline 1 Clearwell	Watershed	1.3
62	Pipeline 5 Clearwell	Watershed	6.6
Total:			7.9 MGD

Inventory of River Supply

ID #	Description	Address	Size or Capacity (MGD)
63	Green River*	Watershed	27.0
64	Green River	Watershed	73.0
Total:			100 MGD

* This figure excludes the Partners' combined share of 38 MGD. Also, stored water represents a prior exercise of the water right, so the total stored volume may sometimes be used at a higher rate.

Inventory of Standpipes

ID #	Description	Address	Size or Capacity Million Gallons
65	Bismark	E. 64th & McKinley	0.34
66	Fletcher Heights	S. 10th & Tyler	0.56
67	North End	N 31st & Shirley	1.35
68	University Place Tank No. 5	4521 83rd Ave W	0.39
69	Sunrise	12200 180th St. E	3.91
Total: 6.55 Million Gallons			

Inventory of Transmission System

ID #	Description	Address	Size or Capacity (Miles)
70	12" Water Mains		0.9
71	18" Water Mains		0.1
72	20" Water Mains		0.01
73	24" Water Mains		0.1
74	28" Water Mains		0.5
75	30" Water Mains		9.9
76	32" Water Mains		2.8
77	34" Water Mains		5.3
78	36" Water Mains		7.8
79	39" Water Mains		1.9
80	40" Water Mains		0.01
81	42" Water Mains		10.7
82	48" Water Mains		32.4
83	51" Water Mains		1.5
84	52" Water Mains		7.0
85	54" Water Mains		12.3
86	58" Water Mains		16.9
87	60" Water Mains		28.9
88	63" Water Mains		1.9
89	64" Water Mains		0.4
90	72" Water Mains		6.5
91	78" Water Mains		1.3
92	84" Water Mains		0.1
93	90" Water Mains		0.5
94	96" Water Mains		0.1
95	Concrete Tunnels		0.3
Total: 150.12 Miles			

Inventory of Wells

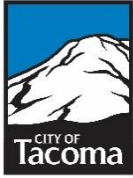
ID #	Description	Address	Size or Capacity (MGD)
96	1B	3102 South 63rd Street	3.5
97	2B †	3452 South 35th Street	2.0
98	2C ‡	3452 South 35th Street	2.9
99	3A	7815 South Warner Street	4.1
100	4A ‡	3816 South Tacoma Way	1.3
101	5A	3251 South 56th Street	6.5
102	6B	4331 South Tacoma Way	3.9
103	7B †	7402 South Cedar Street	1.2
104	8B	6700 South Clement Street	4.4
105	9A	3617 South Lawrence Street	4.5
106	10C †	7440 South Cedar Street	0.6
107	11A	4315 South Tacoma Way	8.8
108	12A	3542 South Pine Street	5.0
109	13A	7420 South Cedar Street	1.1
110	GPL1 *†	11302 East Pipeline Road	4.6
111	GPL2 *†	11423 86th Avenue East	3.2
112	UP1 *†	3516 Crestview Drive West	1.6
113	UP10 *†	9409 48th Street West	2.0
114	PA1 †	3702 East "M" Street	1.7
115	SE2 ‡	1117 90th St. E.	0.6
116	SE6 ‡	1117 90th St. E.	0.6
117	SE8 *†	1614 99th St. E.	0.6
118	SE11 *	1190 103rd St. E.	1.1
119	SE11A *	1190 103rd St. E.	0.6
120	NF1 †§	Watershed	12.0
121	NF2 §	Watershed	12.0
122	NF3 §	Watershed	12.0
123	NF4 §	Watershed	12.0
124	NF5 §	Watershed	12.0
125	NF6 §	Watershed	12.0
126	NF7 §	Watershed	12.0
127	Prairie Ridge Springs *	13117 Spring Site Rd E., Orting	0.8
Total: 50 MGD			

* Does not have corrosion control.

† Out of service. Capacity is not included in total.

‡ Only potentially used in unusual circumstances due to operational complications.

§ The North Fork Wells substitute river water and cannot be used to supplement water supply. Capacity is not included in total.



City of Tacoma
Planning Commission

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Christopher Karnes, Vice-Chair
Morgan Dorer
Ryan Givens
Robb Krebbiel
Brett Santhuff
Anthony Steele
Andrew Strobel
Alyssa Torrez

June 15, 2022

The Honorable Mayor and City Council
City of Tacoma
747 Market Street, Suite 1200
Tacoma, WA 98402

RE: Proposed Capital Facilities Program for 2023-2028

Mayor Woodards and Members of the City Council,

On behalf of the Tacoma Planning Commission, I am forwarding our recommendations on the proposed Capital Facilities Program for 2023-2028, which is an implementation element of the *One Tacoma* Comprehensive Plan.

Enclosed for your consideration is the "*Planning Commission's Findings of Fact and Recommendations Report, June 15, 2022*" that summarizes the proposal, the public review process, and the Commission's deliberations.

The Commission offers the following guidance to the City Council.

- **Consistency with the *One Tacoma* Plan.** The Commission finds that the proposed 6-year project list is generally consistent with the goals and policies of the *One Tacoma* Comprehensive Plan and promotes the general health, welfare, and safety of our community.
- **Growth, Level-of-service, and Equity.** The *One Tacoma* Plan prioritizes investments in neighborhoods that: 1. Are experiencing growth pressures; 2. Have service and facility deficiencies; and 3. Where there has been historic underinvestment and/or inequitable access to community services and facilities.
- **Areas of Improvement.** There are two main areas the Commission recommends the City work to improve the CFP process.
 - *Mapping.* As previously noted by the Commission, a lack of consistent mapping of proposed capital projects limits our ability to review the consistency of proposed projects with these specific goals as well as the cumulative impact of our investments over time. The Commission recommends that the City develop standard operating procedures for project mapping to ensure a more rigorous project evaluation and decision-making process.
 - *Prioritization Questions.* The City has utilized 13 questions to evaluate alignment with the *One Tacoma* comprehensive plan. Since it has been several cycles with these questions, it may be time to reevaluate them. The Commission recommends working with staff to craft new prioritization before the next CFP cycle.

The Honorable Mayor and City Council
Proposed Capital Facilities Program for 2023-2028
June 15, 2022
Page 2 of 2

With these considerations in mind, we recommend the 2023-2028 Capital Facilities Program for adoption by the City Council concurrently with the adoption of the City's Biennial Budget for 2023-2024.

Sincerely,



ANNA PETERSEN, Chair
Tacoma Planning Commission

Enclosure

DRAFT



**CAPITAL FACILITIES PROGRAM
2023-2028**

**TACOMA PLANNING COMMISSION
FINDINGS OF FACT AND RECOMMENDATIONS
(Approved on June 15, 2022)**

A. SUBJECT:

Proposed Capital Facilities Program for 2023-2028.

B. SUMMARY OF THE PROPOSAL:

The proposal would update the six-year Capital Facilities Program (CFP). The CFP identifies and describes projects that are proposed for funding during the 2023-2028 timeframe. Proposed projects are consistent with and implement the policies of the *One Tacoma* Comprehensive Plan. Projects vary in sizes, are located citywide, and fall into the following categories: Community Development, Cultural Facilities, General Government Municipal Facilities, Libraries, Local Improvement Districts, Parks and Open Space, Public Safety, Solid Waste, Surface Water, Tacoma Power, Tacoma Rail, Tacoma Water, Transportation, and Wastewater.

As an element of the Comprehensive Plan, the CFP provides a bridge between the City’s long-term plan and the budget process but does not appropriate funds. The CFP is prepared pursuant to the State Growth Management Act’s requirements (RCW 36.70A.130), and will be considered for adoption by the City Council in November 2022 concurrently with the 2023-2024 Operating and Capital Budgets.

The Growth Management Act requires communities to plan for capital facilities and utilities to ensure that there is an adequate level of service in place to meet community needs over time. These facilities are provided in Tacoma by the City and other agencies. The following table identifies these facility and service types and the 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

C. FINDINGS OF FACT:

1. **Comprehensive Plan and Development Regulations** – The City of Tacoma's Comprehensive Plan, *One Tacoma*, is the official statement concerning future growth and development and sets forth goals, policies and strategies for the health, welfare and quality of life of Tacoma’s residents. The Comprehensive Plan consists of various policy elements and implementing programs. The Land Use Regulatory Code, i.e., Title 13 of the Tacoma Municipal Code, contains development regulations and is the key regulatory mechanism that supports the Comprehensive Plan. The Comprehensive Plan was first adopted in 1993 by Ordinance No. 25360, pursuant to the State Growth Management Act, and has been amended once every year thereafter. The Land Use Regulatory Code has also been amended on an as-needed basis – in most cases, concurrently with the annual amendments to the Comprehensive Plan.

2. **Planning Mandates and Guidelines** – The Growth Management Act requires that any amendments to the Comprehensive Plan and/or development regulations conform to the requirements of the Act, and that all proposed amendments, with certain limited exceptions, shall be considered concurrently so that the cumulative effect of the various changes can be ascertained. Proposed amendments to the Comprehensive Plan and/or development regulations must also be consistent with the following State, regional and local planning mandates and guidelines:
 - The State Growth Management Act (GMA);
 - The State Environment Policy Act (SEPA);
 - VISION 2050, the Growth Management, Environmental, Economic, and Transportation Strategy for the Central Puget Sound Region;
 - Tacoma 2025 Strategic Plan;
 - Transportation 2050, the action plan for transportation in the Central Puget Sound Region;
 - The Countywide Planning Policies for Pierce County;
 - TMC 13.02 concerning the procedures and criteria for amending the Comprehensive Plan and development regulations and for area-wide zoning reclassifications.

3. **Capital Facilities Program (CFP) Updates** – In recent years, the CFP has been updated on a biennial basis to reflect the changing needs and status of capital projects and to better coordinate with the City's biennial budget process. The updates are prepared by the Office of Management & Budget in conjunction with the Planning & Development Services Department based on project information submitted by various City departments. The CFP updates are conducted in a manner consistent with the above-mentioned planning mandates and guiding principles; however, the CFP updates are adopted separate from other proposed amendments to the Comprehensive Plan, which is an exception allowed by the GMA because they occur concurrently with the adoption or amendment of the City’s budget [RCW 36.70A.130 (2)(a)(iv)].

4. **The 2023-2028 CFP Document** – The following table illustrates how the draft 6-year CFP document is organized. The project list is sorted first by prioritization tier and then by location. The full Capital Facilities Program book will be completed over the course of the 2022 budget development process.

DESCRIPTION OF PROPOSED AMENDMENT	
1. New Proposed Projects	There are 13 new projects proposed for addition to the Capital Facilities Program. This section identifies these new projects and the categories they are organized within, as well as the initial prioritization tier.

2. Proposed Project List	This attachment identifies the full proposed project list for the 2023-2028 CFP, including both new projects and projects carrying forward from the previous 2023-2028 Capital Facilities Program, sorted by prioritization tier and category.
3. Tier 1 Project Information	This section provides detailed information on all projects ranked within Tier 1. It is located in Attachment 3.
4. Tier 2 Project Information	This section provides detailed information on all projects ranked within Tier 2. It is located in Attachment 3.
5. Tier 3 Project Information	This section provides detailed information on all projects ranked within Tier 3. This tier also includes utility projects, listed at the end of the section. Both are located in Attachment 3.
6. Removed Projects List	This section identifies projects from the 2021-2026 CFP that are proposed to be removed from the 2023-2028 updated CFP and provides the reason for the removal. It is located in Attachment 4.
7. Future Projects List	This section includes a list of desirable future projects for which funding has not yet been identified and which are not prioritized for the 2023-2028 CFP. It is located in Attachment 5.
8. Proposed Projects by Location	This section includes two reports sorting proposed projects by Council District location. The first report is a list of the new proposed projects. The second report is a list of all proposed projects.

5. **Public Hearing and Public Review Document** – The Planning Commission conducted a public hearing on the proposed 2023-2028 CFP on June 15, 2022. A Public Review Document was compiled and disseminated for public review prior to the public hearing. The Public Review Document included the document as described above (in Section C.4.), plus an executive summary, and the environmental review of the proposal.
6. **Notification for the Public Hearing** – The public hearing notice was distributed to individuals and entities on the Planning Commission’s mailing list that included the City Council, Neighborhood Councils, business district associations, civic organizations, environmental groups, the development community, the Puyallup Tribal Nation, adjacent jurisdictions, major employers and institutions, City and State departments, and other interested parties on June 3, 2022. A City of Tacoma News Release was issued on June 8, 2022. An online advertisement was placed on The News Tribune for June 7, 2022. A legal notice was published on the Tacoma Daily Index on June 7, 2022. A notice was sent to Joint Base Lewis-McChord (per RCW 36.70A.530(4)) on June 3, 2022, asking for comments within 60 days of receipt of the notice. A letter was sent to the chairman of the Puyallup Tribe of Indians on June 3, 2022, to formally invite the Tribe’s consultation on the proposed CFP update. The proposal was posted on the website of the Office of Management and Budget at https://cityoftacoma.org/government/city_departments/office_of_management_and_budget/2023-2024_biennial_budget_development.
7. **Public Hearing Comments and Responses** – Staff note 6/8/2022: Public comments, should any be received, will be reviewed and properly addressed at the public hearing on June 15, 2022.

D. CONCLUSIONS AND RECOMMENDATIONS:

Consistency with the One Tacoma Comprehensive Plan. The Planning Commission concludes that the capital projects (new projects, in particular) included in the proposed Capital Facilities Program for 2023-2028 are consistent with the *One Tacoma* Comprehensive Plan (specifically the Public Facilities and Services Element, Policy PFS-4.10 concerning prioritization of capital improvements), are intended to enhance existing facilities (which is a primary goal of capital facility planning and programming), and where appropriate and applicable, are poised to leverage additional funds.

Growth, Level-of-service, and Equity. The One Tacoma Plan prioritizes investments in neighborhoods that: 1. Are experiencing growth pressures; 2. Have service and facility deficiencies; and 3. Where there has been historic underinvestment and/or inequitable access to community services and facilities.

Areas of Improvement. There are two main areas the Commission recommends the City work to improve the CFP process.

Mapping. As the Commission has previously noted, the lack of consistent mapping of proposed capital projects limits our ability to review the consistency of proposed projects with these specific goals as well as the cumulative impact of our investments over time. The Commission recommends that the City develop standard operating procedures for project mapping to ensure a more rigorous project evaluation and decision-making.

Prioritization Questions. The City has utilized 13 questions to evaluate alignment with the One Tacoma comprehensive plan. Since it has been several cycles with these questions, it may be time to reevaluate them. The Commission recommends working with staff to craft new prioritization before the next CFP cycle.

Recommendation to Adopt the 2023-2028 Capital Facilities Program. The Planning Commission recommends that the City Council adopt the proposed Capital Facilities Program for 2023-2028. The Commission acknowledged that the document is essentially a compilation of proposed capital projects, that it will be completed with additional, non-project information at the time of the City Council's consideration for adoption, and that upon adoption it will replace the existing capital facilities program element of the *One Tacoma* Comprehensive Plan

DRAFT



nine



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.

Book I: Goals + Policies

- 1 Introduction + Vision
- 2 Urban Form
- 3 Design + Development
- 4 Environment + Watershed Health
- 5 Housing
- 6 Economic Development
- 7 Transportation
- 8 Parks + Recreation
- 9 **Public Facilities + Services**
- 10 Container Port
- 11 Engagement, Administration + Implementation
- 12 Downtown

Book II: Implementation Programs + Strategies

- 1 Shoreline Master Program
- 2 Capital Facilities Program
- 3 Downtown Regional Growth Center Plans
- 4 Historic Preservation Plan



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

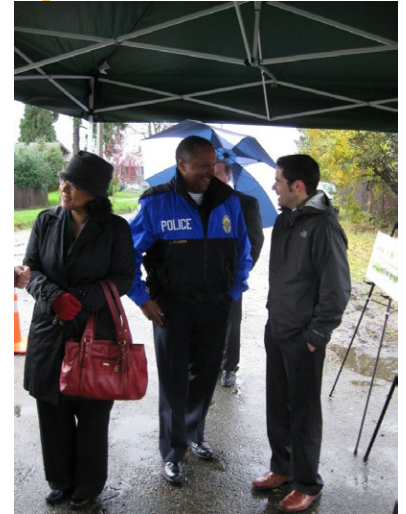
areas that not only manage stormwater and flooding, but also help provide places for recreation. Public services include things like public transportation and police, fire, and emergency response. In addition, services such as access to broadband technology, electricity and natural gas, and comprehensive 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

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



Tacoma School District bus



LINK light rail operated by Sound Transit

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.

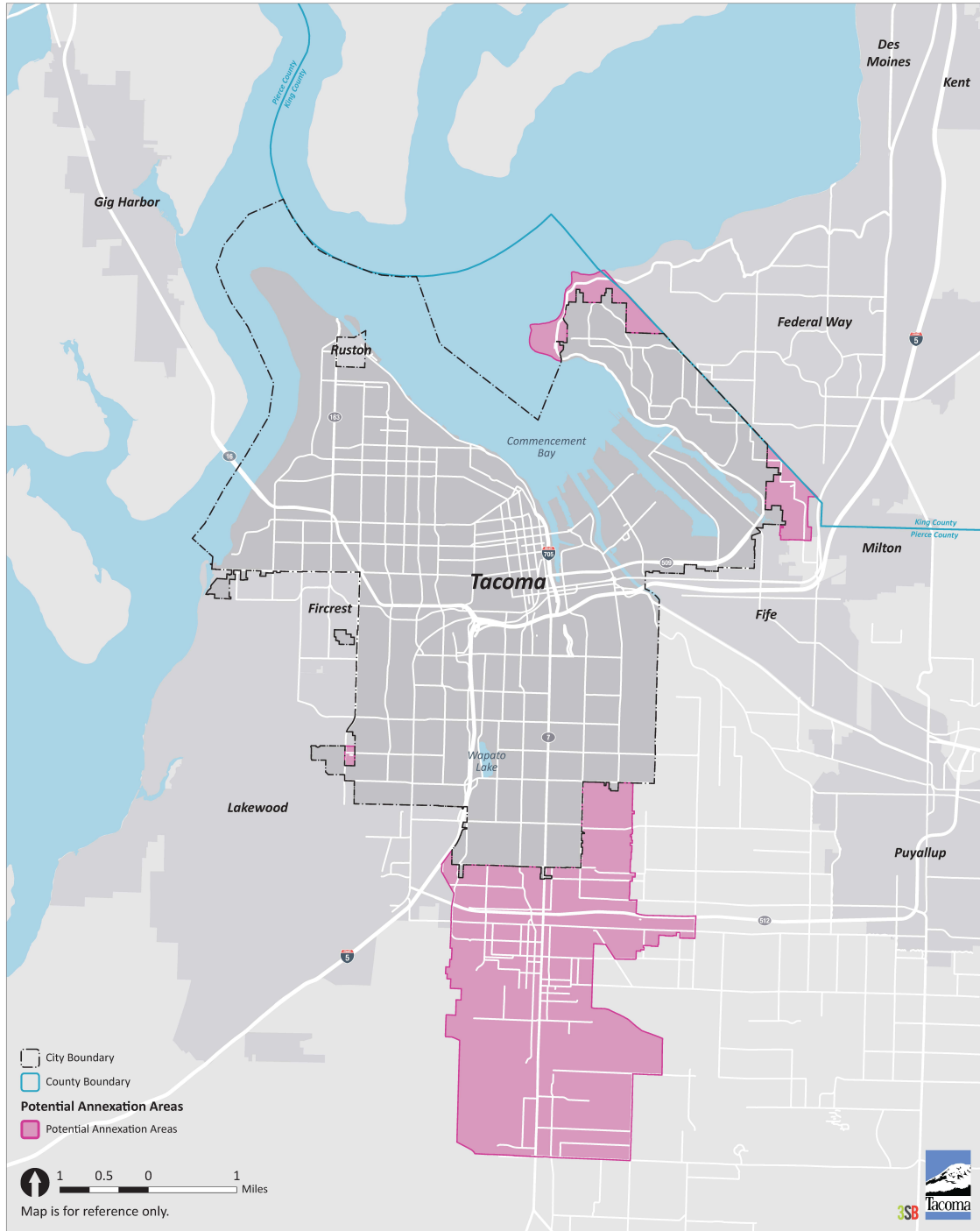


FIGURE 38. Potential Annexation Areas

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.

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.

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.

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



Tacoma Solid Waste

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).

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

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.

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	The system completeness LOS as defined in the <i>Transportation Master Plan</i>
Bicycle	
Transit	
Auto/Freight	
Sanitary Sewers	
Maximum Month Flow	200 gallons per capita per day (GPCD)
Peak Hydraulic or Peak—Instantaneous Flow	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	10 year, 24 hour design storm
All public facilities, and private facilities greater than or equal to 24 inches in diameter	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 ¼ 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



*Street sweeper operated
by Tacoma's Environmental
Services Department*

ECONOMIC DEVELOPMENT + NEIGHBORHOOD REVITALIZATION

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.

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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.

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.

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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.

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.



TacomaFIRST Customer Support Center at the Tacoma Municipal Building



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



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

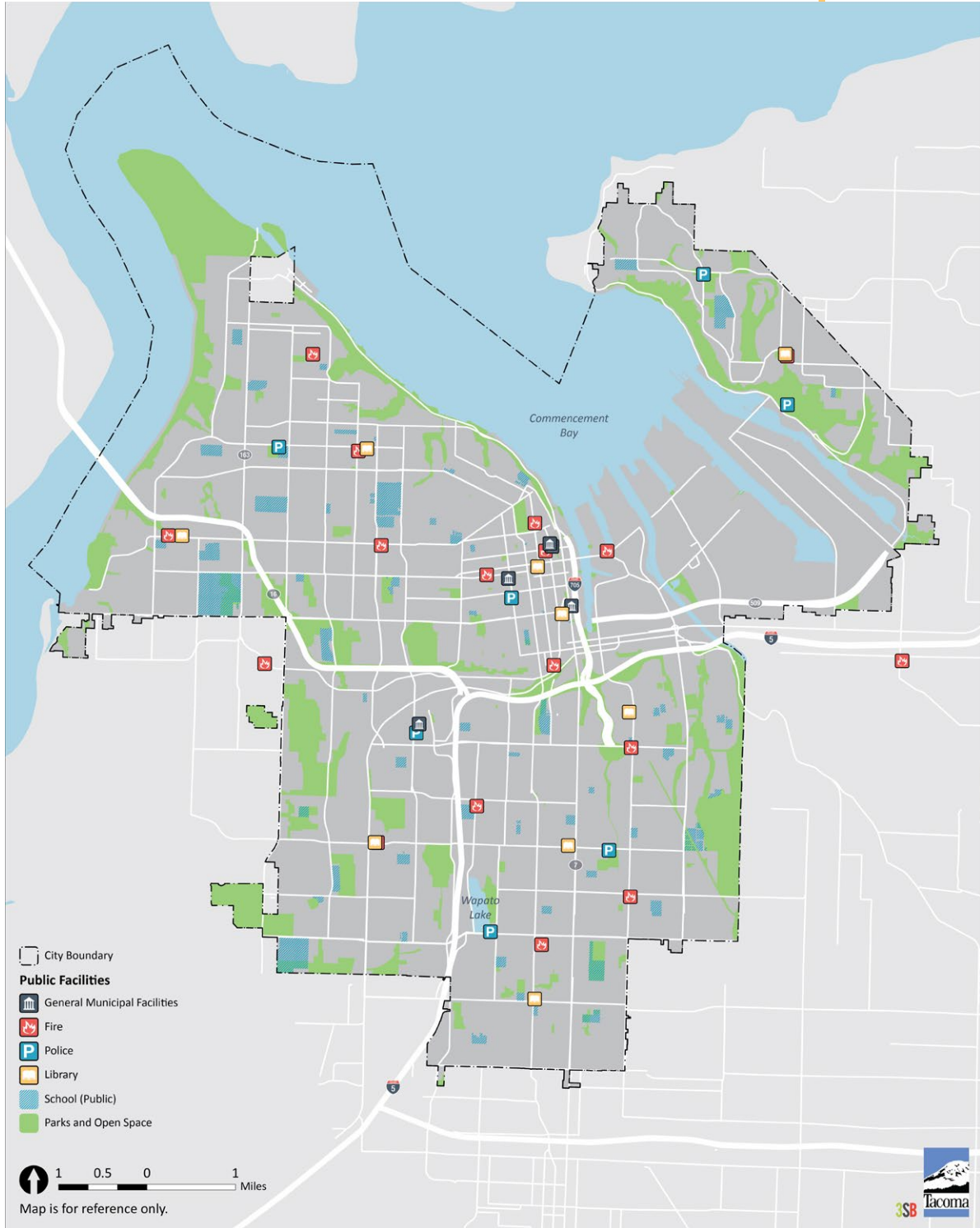


FIGURE 39. Key Public Facilities

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

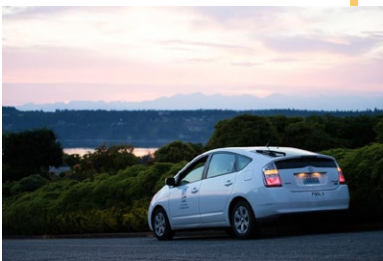
PROJECT	2015–2020 EXPENDITURES	FUNDING SOURCES
CLICK! Network & Electrical Systems Reliability	\$16,549,000	Utility participation
General Plant Improvements	37,591,440	Utility participation
Power Generation Facility Improvements	148,571,700	Utility participation
Power Management	65,743,000	Utility participation
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

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.



Environmentally friendly vehicle from the City of Tacoma fleet

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 Maintenance¹	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

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



Tacoma Fire Department

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 through 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.

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).



Tacoma Fire Department

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

Libraries



The Northwest Room and Special Collections at the Tacoma Public Library

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



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

Stormwater

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

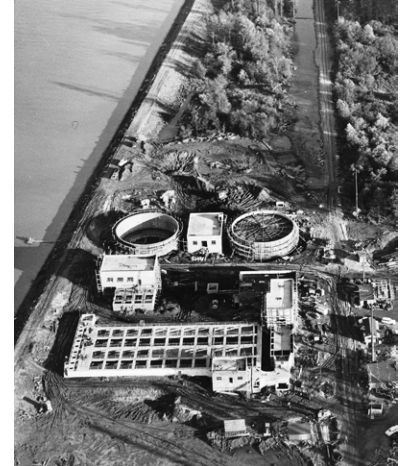
Wastewater

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.

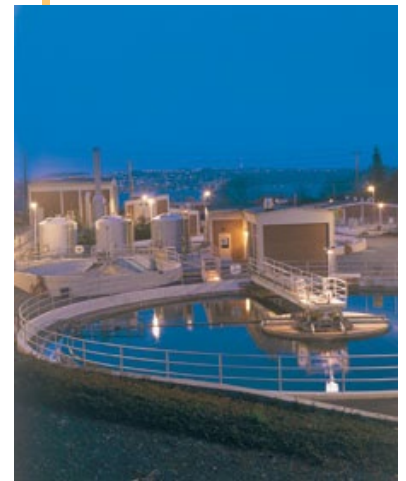
Tacoma's wastewater facilities include the Central, North End and Western Slopes Wastewater Treatment Plants, over 3.5 million feet of main and sewer flow paths and 45 pump stations. The Central and North End Wastewater Treatment Plants provide sanitary sewer service to Tacoma, Ruston, Fircrest, Fife, 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.

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.

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.



Construction of the Central Wastewater Treatment Plant



North End Wastewater Treatment Plant

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

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.



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



Roosevelt Park

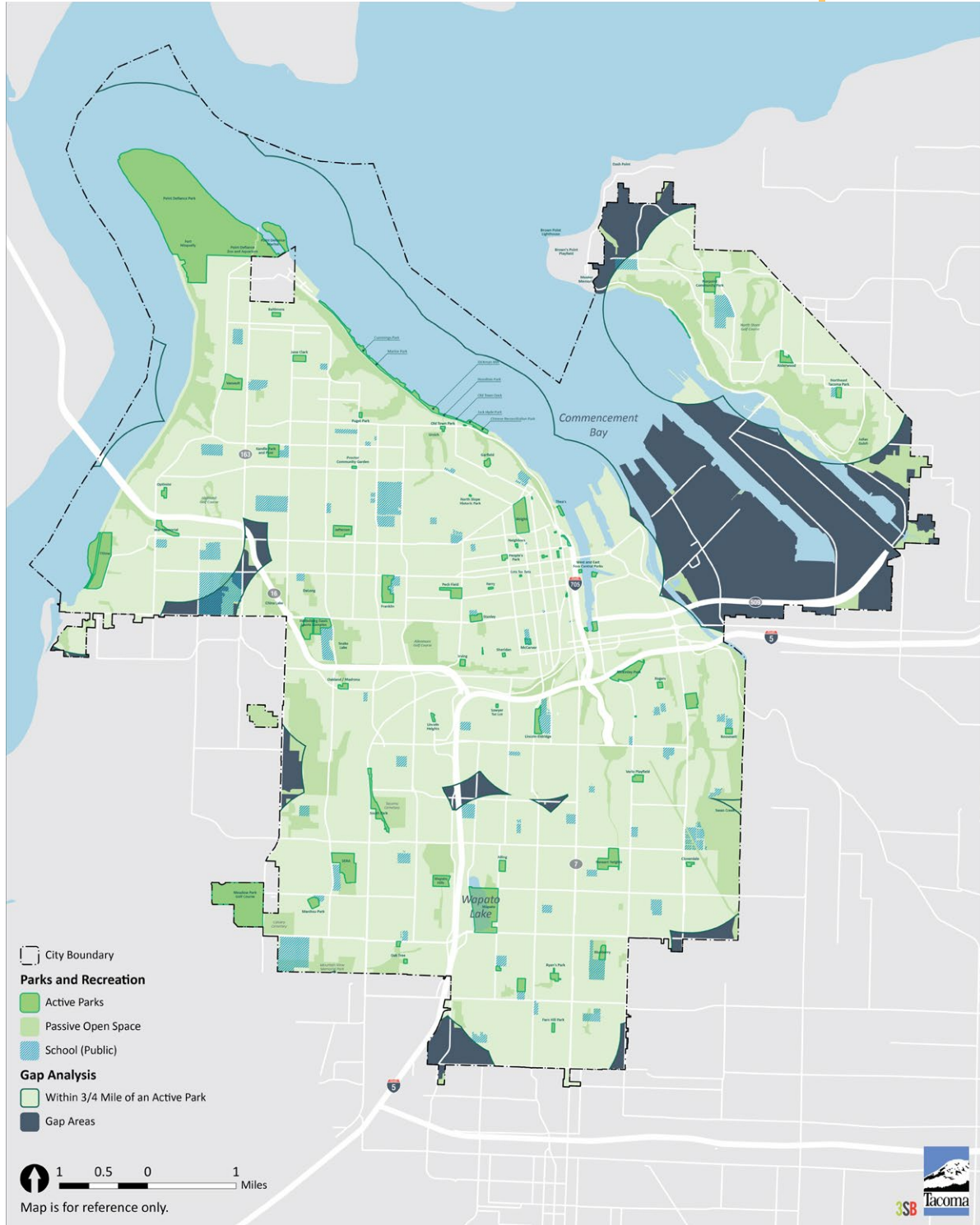


FIGURE 40. Park + Recreation Service Area Gaps

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 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.

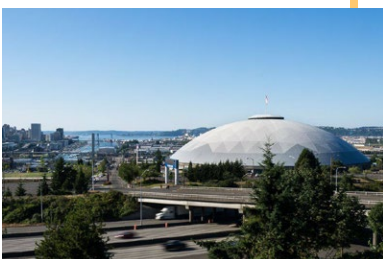
Tacoma's regional setting has a strong influence on travel patterns and future capital improvement needs. The City is bounded by Puget Sound and Commencement Bay (a deep water harbor of international significance), as well as the communities of Ruston, Fife, Federal Way, Fircrest, Lakewood, University 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 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 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 **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.

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.

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.

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



*Mixed-use development
in Point Ruston*

*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



To: Planning Commission
From: Jana Magoon, Division Manager, Land Use
Subject: **Permitting Level of Service and Public Notice Code Amendment**
Memo Date: April 24, 2024
Meeting Date: May 1, 2024

Action Requested:

Request to release exhibit for public review, set a public hearing date of June 5, 2024, and accept comments through June 7, 2024.

Description:

At the next Planning Commission meeting on May 1, 2024, staff will present draft code changes in response to mandates from the State of Washington regarding land use permit level of service and public notice. In summary, the State requires all jurisdictions, by January 1, 2025, to adopt new levels of service. Staff will provide a detailed overview of the State levels of service requirements and proposed code changes to meet these requirements. Staff requests that the staff analysis report and draft code changes be released for public review and a public hearing set for June 5, 2024.

Prior Action:

Not Applicable.

Staff Contact:

- Jana Magoon, jmagoon@cityoftacoma.org, (253) 882-9713

Attachments:

- Attachment 1: Substitute Senate Bill 5290
- Attachment 2: Substitute House Bill 1105
- Attachment 3: Draft Code
- Attachment 4: Staff Analysis

c. Peter Huffman, Director





Permitting Level of Service and Public Notice Code Amendment

Staff Analysis Report
May 1, 2024

An application to amend Tacoma Municipal Code (TMC) Section 13.05 in compliance with new state law related to new land use permit level of service and public notice comment periods.

Project Summary	
Project Title:	Permitting Level of Service and Public Notice Code Amendment
Applicant:	City of Tacoma
Location and Size of Area:	Citywide
Neighborhood Council Area:	Citywide
Staff Contact:	Jana Magoon, Land Use Division Manager, jmagoon@cityoftacoma.org
Staff Recommendation:	<p>Staff proposes:</p> <p>Implement Substitute Senate Bill 5290 by making below changes:</p> <ul style="list-style-type: none"> • Land Use Permits without public notice must have final decision in 65 days, rather than 30 days • Land Use Permit with public notice must have final decision in 100 days, rather than 120 days • Land Use Permit with a public hearing must have final decision in 170 days, rather than 180 days • Add 30 days to permit level of service when applicant's response takes longer than 60 days. • Provide clarity related to pre-application meeting <p>Implement Substitute House Bill 1105:</p> <ul style="list-style-type: none"> • Include first and last date to comment in public notice.
Project Proposal:	See Exhibit "A" – Draft Code



1. Area of Applicability

The proposed amendments would apply Citywide.

2. Background

The City is proposing code updates to ensure that the City can meet requirements set forth in legislation adopted at the State level regarding land use permit level of service and public notice requirements. The State of Washington is mandating (Substitute Senate Bill 5290) that local jurisdictions meet new levels of service related to land use permitting. The new levels of service go into effect on January 1, 2025. Staff are bringing forward changes to Tacoma Municipal Code (TMC) 13.05 to reflect the required levels of service. Specifically:

- (a) A final decision for a land use permit that does not require public notice (such as a Boundary Line Adjustment and a 2-4 lot Short Plat) must be issued within 65 calendar days from complete application.
- (b) A final decision for a land use permit that requires a public notice but does not require a public hearing (such as a Variance, Shoreline Permit, or Conditional Use Permit) must be issued within 100 calendar days of complete application.
- (c) A final decision for a land use permit that requires a public hearing (such as a subdivision or rezone) must be issued within 170 calendar days of complete application.

There are certain events that “stop the clock” and/or extend the allowed level of service. However, if the City does not meet the required level of service, the City will incur financial penalties. Staff propose a minor change to the pre-application requirement that we believe is necessary to set the city up for success to meet required level of service.

Small changes are being made to other sections in TMC 13.05 which will result in better application packages and closing inactive permits. Both are necessary to streamline the permit process consistent with the mandate to reduce level of service.

The State is also mandating (Substitute House Bill 1107) that the required Public Notice be modified to state the date that public notice starts and the date public notice stops. The City’s public notice currently just list the date public notices stop. This requirement goes into effect on June 6, 2024.

3. Analysis

Staff analysis of this application has been conducted in accordance with TMC 13.02.070.F.2, which requires the following four provisions be addressed, as appropriate:

- A staff analysis of the application in accordance with the elements described in 13.02.070.D;
- An analysis of the consistency of the proposed amendment with State, regional and local planning mandates and guidelines;
- An analysis of the amendment options identified in the assessment report; and

- An assessment of the anticipated impacts of the proposal, including, but not limited to: economic impacts, noise, odor, shading, light and glare impacts, aesthetic impacts, historic impacts, visual impacts, and impacts to environmental health, equity and quality.

a. A staff analysis of the application in accordance with the elements described in 13.02.070.D;

TMC 13.02.070.D, subsection 5.d.(1), requires that the following objectives shall be met by applications for the annual amendment:

- Address inconsistencies or errors in the Comprehensive Plan or development regulations:
Staff Response: This requested code change does not address inconsistencies or errors in the Comprehensive Plan or development regulations. Instead, the change is related to a state mandate.

b. An analysis of the consistency of the proposed amendment with State, regional and local planning mandates and guidelines;

The code change is necessary for the City to be in compliance with the State of Washington mandates detailed in Substitute Senate Bill 5290 and Substitute House Bill 1107. The new levels of service go into effect on January 1, 2025 and the new public notice requirement goes into effect on June 6, 2024.

City policies pertaining to the proposed code changes, as detailed in the Economic Development Element of the *One Tacoma Comprehensive Plan*, include:

- Policy EC–4.1 Provide a positive, accessible and customer-oriented atmosphere to those seeking municipal services.
- Policy EC–4.2 Promote a culture throughout the City organization that continuously improves the quality, predictability, timeliness and cost of the development process.
- Policy EC–4.3 Encourage predictability and consistency in the City’s land use regulations, while also allowing for flexibility and creativity in the site development process.

c. An analysis of the amendment options identified in the assessment report.

Not applicable. There are no significant options or alternative amendments under consideration. The code changes are needed in order for the City to be in in compliance with state law. If the proposed changes are not made, the City's code will not be in compliance with state law and the City. Regardless if the City adopts these amendments, the City is mandated to follow the state law and will do so accordingly.

- d. **An assessment of the anticipated impacts of the proposal, including, but not limited to: economic impacts, noise, odor, shading, light and glare impacts, aesthetic impacts, historic impacts, visual impacts, and impacts to environmental health, equity and quality.**

The proposed amendments do not affect the City's standards for development, only the timelines and procedures for issuing permit decisions. The permit level of service standards would apply city-wide depending on the type of application.

Specific to the new levels of service, the code does put the burden on the City to issue decisions quicker and may result in budget impacts if the City has to hire additional staff and/or refund fees. In theory, by issuing decisions faster, development will get built faster and the developer will incur less cost.

Specific to the new public notice requirement, this is intended to provide clarity to the community when they can comment on a project. Clear communication during the permit process is key to building trust with the community.

4. Public Outreach

Staff have communicated upcoming changes to the Tacoma Permit Advisory Task Force. Staff will conduct outreach to Neighborhood Councils, Neighborhood Business Districts, the Pierce County Master Builders Legislative Committee, and general public on the proposed changes.

5. Recommendation

Staff recommends that the Planning Commission forward the draft code to the public for review and schedule a public hearing.

6. Exhibit

- Exhibit "A" – Draft Code

7. Supplemental Information

- Attachment "A" - Substitute Senate Bill 5290
- Attachment "B" - Substitute House Bill 1105

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DRAFT CODE - Level of Service and Public Notice Updates

TACOMA MUNICIPAL CODE 13.05.020.C.2

2. Pre-Application Meeting

The pre-application meeting is a meeting between Department staff and ~~an potential~~ applicant for a land use permit to ~~discuss-review~~ the application submittal ~~requirements and pertinent fees~~ documents. A pre-application meeting is required prior to submittal of an application for rezoning, platting, height variances, conditional use permit, shoreline management substantial development (including conditional use, variance, and revision), wetland/stream/Fish and Wildlife Habitat Conservation Area (FWHCA) development permits, wetland/stream/FWHCA minor development permits, and wetland/stream/FWHCA verifications. This requirement may be waived by the Department. The pre-application meeting is optional for other permits.

* * *

TACOMA MUNICIPAL CODE 13.05.020.F

F. Inactive Applications.

1. If, upon request for payment, an applicant fails to pay within 30 days, the application may be considered inactive and the file may be closed.

2. If an applicant fails to submit information identified in the notice of incomplete application or a request for additional information within 120 days from the Department's ~~notification~~ mailing date, or does not communicate the need for additional time to submit information, the Department may consider the application inactive and, after notification to the applicant, may close out the file and refund a proportionate amount of the fees collected with the application.

* * *

TACOMA MUNICIPAL CODE 13.05.020.J

J. Time Periods for Decision on Application.

1. Upon issuance of Complete Application, a final decision, as defined in subsection 5, on applications considered by the Director shall be made within the time specified below. ~~120 days of complete application.~~

- Final decision on permits that do not require a public notice shall be made within 65 calendar days
- Final decision on permits that do require a public notice shall be made within 100 calendar days
~~Final decision that requires a public hearing shall be made within 170 days~~
- Applications within the jurisdiction of the Hearing Examiner shall be processed within the time limits set forth in Chapter 1.23. ~~The notice of decision on a land use permit shall be issued (and postmarked) within the prescribed number of days after the Department notifies the applicant that the application is complete or is found complete as provided in Section 13.05.010.D.3.~~

- The following time periods shall be exempt from the time period requirement:

a. Any period during which the applicant has been requested by the Department to correct plans, perform required studies, or provide additional required information due to the applicant's misrepresentation or inaccurate or insufficient information.

b. Any period during which an environmental impact statement is being prepared; however, in no case shall the time period exceed one year, unless otherwise agreed to by the applicant and the City's responsible official for SEPA compliance.

c. Any period after an applicant informs the local government, in writing, that they would like to temporarily suspend review of the project permit application until the time that the applicant notifies the local government, in writing, that they would like to resume the application. A local government may set conditions for the temporary suspension of a permit application; and

~~e~~d. Any period for administrative appeals of land use permits.

e. For Hearing Examiner Recommendations, that must be approved by City Council, any period after Hearing Examiner issued recommendation.

~~e~~e. Any extension for any reasonable period of time mutually agreed upon in writing between the applicant and the Department.

2. If, at any time, an applicant informs the local government, in writing, that the applicant would like to temporarily suspend the review of the project for more than 60 days, or if an applicant is not responsive for more than 60 consecutive days after the county or city has notified the applicant, in writing, that additional information is required to further process the application, an additional 30 days may be added to the time periods for local government action to issue a final decision for each type of project permit that is subject to this chapter. Any written notice from the local government to the applicant that additional information is required to further process the application must include a notice that nonresponsiveness for 60 consecutive days may result in 30 days being added to the time for review. For the purposes of this subsection, "nonresponsiveness" means that an applicant is not making demonstrable progress on providing additional requested information to the local government, or that there is no ongoing communication from the applicant to the local government on the applicant's ability or willingness to provide the additional information.

3. The time periods for a local government to process a permit shall start over if an applicant proposes a change in use that adds or removes commercial or residential elements from the original application that would make the application fail to meet the determination of procedural completeness for the new use, as required by the local government under RCW 36.70B.070.

~~24.~~ The ~~120-day~~ time period established in Section 13.05.020.J.1 for applications to the Director shall not apply in the following situations:

a. If the permit requires approval of a new fully contained community as provided in RCW 36.70A.350, master planned resort as provided in RCW 36.70A.360, or the siting of an essential public facility as provided in RCW 36.70A.200.

~~b.If, at the applicant’s request, there are substantial revisions to the project proposal, in which case the time period shall start from the date on which the revised project application is determined to be complete, per Section 13.05.020.E.3.~~

35. Decision when effective. A decision is considered final at the termination of an appeal period if no appeal is filed, or when a final decision on appeal has been made pursuant to either Chapter 1.23 or Chapter 1.70. In the case of a zoning reclassification, the City Council’s decision on final reading of the reclassification ordinance shall be considered the final decision.

46. If unable to issue a final decision ~~within the 120-day time period~~ within the specified timeframe, a written notice shall be made to the applicant, including findings for the reasons why the time limit has not been met and the specified amount of time needed for the issuance of the final decision.

57. Time Computation. In computing any time period set forth in this chapter, the day of the act or event from which the designated period of time begins to run shall not be included. The last day of the period so computed shall be included, unless it is a Saturday, a Sunday, or a legal holiday, in which event the period runs until the end of the next day which is neither a Saturday, a Sunday, nor a legal holiday. Legal holidays are described in RCW 1.16.050.

* * *

TACOMA MUNICIPAL CODE 13.05.070.F.2

F. Content of Public Notice and Notice of Application

* * *

2. The notice of application shall contain the following information, where applicable, in whatever sequence is most appropriate for the proposal, per the requirements of RCW 36.70B.110. The notice shall be made available, at a minimum, in the project’s online permit file, and by any other methods deemed appropriate:

* * *

i. Public comment period (not less than 14 nor more than 30 days), to include start date and end date of public comment period, statement of right to comment on the application, receive notice of and participate in hearings, request a copy of the decision when made, and any appeal rights;

* * *

TACOMA MUNICIPAL CODE 13.05.090.C

C. Timing of Decision.

~~After examining all pertinent information and making any inspections deemed necessary by the Director~~ Upon issuance of a Complete Application, the Director shall issue a decision as set forth below, ~~within 120 days from the date of notice of a complete application~~, unless additional time has been agreed to by the applicant, or for other reasons as stated in Section 13.05.020.

Permits that do not require public notice - final decision shall be issued within 65 days

Permits that require a public notice - final decision shall be issued within 100 calendar days

In the event the Director cannot act upon a land use matter within the time limits set forth, the Director shall notify the applicant in writing, setting forth reasons the matter cannot be acted upon within the time limitations prescribed, and estimating additional time necessary for completing the recommendation or decision.

CERTIFICATION OF ENROLLMENT
SECOND SUBSTITUTE SENATE BILL 5290

Chapter 338, Laws of 2023

68th Legislature
2023 Regular Session

PROJECT PERMITS—LOCAL PROJECT REVIEW—VARIOUS PROVISIONS

EFFECTIVE DATE: July 23, 2023—Except for section 7, which takes effect January 1, 2025.

Passed by the Senate April 17, 2023
Yeas 47 Nays 0

DENNY HECK

President of the Senate

Passed by the House April 10, 2023
Yeas 98 Nays 0

Laurie Jinkins

Speaker of the House of Representatives

Approved May 8, 2023 1:17 PM

JAY INSLEE

Governor of the State of Washington

CERTIFICATE

I, Sarah Bannister, Secretary of the Senate of the State of Washington, do hereby certify that the attached is **SECOND SUBSTITUTE SENATE BILL 5290** as passed by the Senate and the House of Representatives on the dates hereon set forth.

SARAH BANNISTER

Secretary

FILED

May 10, 2023

**Secretary of State
State of Washington**

SECOND SUBSTITUTE SENATE BILL 5290

AS AMENDED BY THE HOUSE

Passed Legislature - 2023 Regular Session

State of Washington 68th Legislature 2023 Regular Session**By** Senate Ways & Means (originally sponsored by Senators Mullet, Kuderer, Fortunato, Lias, Nobles, Saldaña, and C. Wilson; by request of Office of the Governor)

READ FIRST TIME 02/24/23.

1 AN ACT Relating to consolidating local permit review processes;
2 amending RCW 36.70B.140, 36.70B.020, 36.70B.070, 36.70B.080, and
3 36.70B.160; reenacting and amending RCW 36.70B.110; adding new
4 sections to chapter 36.70B RCW; creating new sections; and providing
5 an effective date.

6 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

7 **Sec. 1.** RCW 36.70B.140 and 1995 c 347 s 418 are each amended to
8 read as follows:

9 (1) A local government by ordinance or resolution may exclude the
10 following project permits from the provisions of RCW 36.70B.060
11 through 36.70B.090 and 36.70B.110 through 36.70B.130: Landmark
12 designations, street vacations, or other approvals relating to the
13 use of public areas or facilities, or other project permits, whether
14 administrative or quasi-judicial, that the local government by
15 ordinance or resolution has determined present special circumstances
16 that warrant a review process or time periods for approval which are
17 different from that provided in RCW 36.70B.060 through 36.70B.090 and
18 36.70B.110 through 36.70B.130.

19 (2) A local government by ordinance or resolution also may
20 exclude the following project permits from the provisions of RCW
21 36.70B.060 and 36.70B.110 through 36.70B.130: Lot line or boundary

1 adjustments and building and other construction permits, or similar
2 administrative approvals, categorically exempt from environmental
3 review under chapter 43.21C RCW, or for which environmental review
4 has been completed in connection with other project permits.

5 (3) A local government must exclude project permits for interior
6 alterations from site plan review, provided that the interior
7 alterations do not result in the following:

8 (a) Additional sleeping quarters or bedrooms;

9 (b) Nonconformity with federal emergency management agency
10 substantial improvement thresholds; or

11 (c) Increase the total square footage or valuation of the
12 structure thereby requiring upgraded fire access or fire suppression
13 systems.

14 (4) Nothing in this section exempts interior alterations from
15 otherwise applicable building, plumbing, mechanical, or electrical
16 codes.

17 (5) For purposes of this section, "interior alterations" include
18 construction activities that do not modify the existing site layout
19 or its current use and involve no exterior work adding to the
20 building footprint.

21 NEW SECTION. Sec. 2. A new section is added to chapter 36.70B
22 RCW to read as follows:

23 (1) Subject to the availability of funds appropriated for this
24 specific purpose, the department of commerce must establish a
25 consolidated permit review grant program. The department may award
26 grants to any local government that provides, by ordinance,
27 resolution, or other action, a commitment to the following building
28 permit review consolidation requirements:

29 (a) Issuing final decisions on residential permit applications
30 within 45 business days or 90 calendar days.

31 (i) To achieve permit review within the stated time periods, a
32 local government must provide consolidated review for building permit
33 applications. This may include an initial technical peer review of
34 the application for conformity with the requirements of RCW
35 36.70B.070 by all departments, divisions, and sections of the local
36 government with jurisdiction over the project.

37 (ii) A local government may contract with a third-party business
38 to conduct the consolidated permit review or as additional inspection

1 staff. Any funds expended for such a contract may be eligible for
2 reimbursement under this act.

3 (iii) Local governments are authorized to use grant funds to
4 contract outside assistance to audit their development regulations to
5 identify and correct barriers to housing development.

6 (b) Establishing an application fee structure that would allow
7 the jurisdiction to continue providing consolidated permit review
8 within 45 business days or 90 calendar days.

9 (i) A local government may consult with local building
10 associations to develop a reasonable fee system.

11 (ii) A local government must determine, no later than July 1,
12 2024, the specific fee structure needed to provide permit review
13 within the time periods specified in this subsection (1)(b).

14 (2) A jurisdiction that is awarded a grant under this section
15 must provide a quarterly report to the department of commerce. The
16 report must include the average and maximum time for permit review
17 during the jurisdiction's participation in the grant program.

18 (3) If a jurisdiction is unable to successfully meet the terms
19 and conditions of the grant, the jurisdiction must enter a 90-day
20 probationary period. If the jurisdiction is not able to meet the
21 requirements of this section by the end of the probationary period,
22 the jurisdiction is no longer eligible to receive grants under this
23 section.

24 (4) For the purposes of this section, "residential permit" means
25 a permit issued by a city or county that satisfies the conditions of
26 RCW 19.27.015(5) and is within the scope of the international
27 residential code, as adopted in accordance with chapter 19.27 RCW.

28 NEW SECTION. **Sec. 3.** A new section is added to chapter 36.70B
29 RCW to read as follows:

30 (1) Subject to the availability of funds appropriated for this
31 specific purpose, the department of commerce must establish a grant
32 program for local governments to update their permit review process
33 from paper filing systems to software systems capable of processing
34 digital permit applications, virtual inspections, electronic review,
35 and with capacity for video storage.

36 (2) The department of commerce may only provide a grant under
37 this section to a city if the city allows for the development of at
38 least two units per lot on all lots zoned predominantly for
39 residential use within its jurisdiction.

1 NEW SECTION. **Sec. 4.** A new section is added to chapter 36.70B
2 RCW to read as follows:

3 (1) Subject to the availability of amounts appropriated for this
4 specific purpose, the department of commerce must convene a digital
5 permitting process work group to examine potential license and
6 permitting software for local governments to encourage streamlined
7 and efficient permit review.

8 (2) The department of commerce, in consultation with the
9 association of Washington cities and Washington state association of
10 counties, shall appoint members to the work group representing groups
11 including but not limited to:

- 12 (a) Cities and counties;
13 (b) Building industries; and
14 (c) Building officials.

15 (3) The department of commerce must convene the first meeting of
16 the work group by August 1, 2023. The department must submit a final
17 report to the governor and the appropriate committees of the
18 legislature by August 1, 2024. The final report must:

19 (a) Evaluate the existing need for digital permitting systems,
20 including impacts on existing digital permitting systems that are
21 already in place;

22 (b) Review barriers preventing local jurisdictions from accessing
23 or adopting digital permitting systems;

24 (c) Evaluate the benefits and costs associated with a statewide
25 permitting software system; and

26 (d) Provide budgetary, administrative policy, and legislative
27 recommendations to increase the adoption of or establish a statewide
28 system of digital permit review.

29 **Sec. 5.** RCW 36.70B.020 and 1995 c 347 s 402 are each amended to
30 read as follows:

31 Unless the context clearly requires otherwise, the definitions in
32 this section apply throughout this chapter.

33 (1) "Closed record appeal" means an administrative appeal on the
34 record to a local government body or officer, including the
35 legislative body, following an open record hearing on a project
36 permit application when the appeal is on the record with no or
37 limited new evidence or information allowed to be submitted and only
38 appeal argument allowed.

39 (2) "Local government" means a county, city, or town.

1 (3) "Open record hearing" means a hearing, conducted by a single
 2 hearing body or officer authorized by the local government to conduct
 3 such hearings, that creates the local government's record through
 4 testimony and submission of evidence and information, under
 5 procedures prescribed by the local government by ordinance or
 6 resolution. An open record hearing may be held prior to a local
 7 government's decision on a project permit to be known as an "open
 8 record predecision hearing." An open record hearing may be held on an
 9 appeal, to be known as an "open record appeal hearing," if no open
 10 record predecision hearing has been held on the project permit.

11 (4) "Project permit" or "project permit application" means any
 12 land use or environmental permit or license required from a local
 13 government for a project action, including but not limited to
 14 (~~building permits,~~) subdivisions, binding site plans, planned unit
 15 developments, conditional uses, shoreline substantial development
 16 permits, site plan review, permits or approvals required by critical
 17 area ordinances, site-specific rezones (~~authorized by a~~
 18 ~~comprehensive plan or subarea plan~~) which do not require a
 19 comprehensive plan amendment, but excluding the adoption or amendment
 20 of a comprehensive plan, subarea plan, or development regulations
 21 except as otherwise specifically included in this subsection.

22 (5) "Public meeting" means an informal meeting, hearing,
 23 workshop, or other public gathering of people to obtain comments from
 24 the public or other agencies on a proposed project permit prior to
 25 the local government's decision. A public meeting may include, but is
 26 not limited to, a design review or architectural control board
 27 meeting, a special review district or community council meeting, or a
 28 scoping meeting on a draft environmental impact statement. A public
 29 meeting does not include an open record hearing. The proceedings at a
 30 public meeting may be recorded and a report or recommendation may be
 31 included in the local government's project permit application file.

32 **Sec. 6.** RCW 36.70B.070 and 1995 c 347 s 408 are each amended to
 33 read as follows:

34 (1) (a) Within (~~twenty-eight~~) 28 days after receiving a project
 35 permit application, a local government planning pursuant to RCW
 36 36.70A.040 shall (~~mail or~~) provide (~~in person~~) a written
 37 determination to the applicant(~~, stating~~).

38 (b) The written determination must state either:

39 (~~(a)~~) (i) That the application is complete; or

1 ~~((b))~~ (ii) That the application is incomplete and that the
2 procedural submission requirements of the local government have not
3 been met. The determination shall outline what is necessary to make
4 the application procedurally complete.

5 (c) The number of days shall be calculated by counting every
6 calendar day.

7 (d) To the extent known by the local government, the local
8 government shall identify other agencies of local, state, or federal
9 governments that may have jurisdiction over some aspect of the
10 application.

11 (2) A project permit application is complete for purposes of this
12 section when it meets the procedural submission requirements of the
13 local government ~~((and is sufficient for continued processing even~~
14 ~~though additional information may be required or project~~
15 ~~modifications may be undertaken subsequently)), as outlined on the
16 project permit application. Additional information or studies may be
17 required or project modifications may be undertaken subsequent to the
18 procedural review of the application by the local government. The
19 determination of completeness shall not preclude the local government
20 from requesting additional information or studies either at the time
21 of the notice of completeness or subsequently if new information is
22 required or substantial changes in the proposed action occur.
23 However, if the procedural submission requirements, as outlined on
24 the project permit application have been provided, the need for
25 additional information or studies may not preclude a completeness
26 determination.~~

27 (3) The determination of completeness may include or be combined
28 with the following ~~((as optional information))~~:

29 (a) A preliminary determination of those development regulations
30 that will be used for project mitigation;

31 (b) A preliminary determination of consistency, as provided under
32 RCW 36.70B.040; ~~((or))~~

33 (c) Other information the local government chooses to include; or

34 (d) The notice of application pursuant to the requirements in RCW
35 36.70B.110.

36 (4) (a) An application shall be deemed procedurally complete on
37 the 29th day after receiving a project permit application under this
38 section if the local government does not provide a written
39 determination to the applicant that the application is procedurally
40 incomplete as provided in subsection (1) (b) (ii) of this section. When

1 the local government does not provide a written determination, they
2 may still seek additional information or studies as provided for in
3 subsection (2) of this section.

4 (b) Within (~~fourteen~~) 14 days after an applicant has submitted
5 to a local government additional information identified by the local
6 government as being necessary for a complete application, the local
7 government shall notify the applicant whether the application is
8 complete or what additional information is necessary.

9 (c) The notice of application shall be provided within 14 days
10 after the determination of completeness pursuant to RCW 36.70B.110.

11 **Sec. 7.** RCW 36.70B.080 and 2004 c 191 s 2 are each amended to
12 read as follows:

13 (1) (a) Development regulations adopted pursuant to RCW 36.70A.040
14 must establish and implement time periods for local government
15 actions for each type of project permit application and provide
16 timely and predictable procedures to determine whether a completed
17 project permit application meets the requirements of those
18 development regulations. The time periods for local government
19 actions for each type of complete project permit application or
20 project type should not exceed (~~one hundred twenty days, unless the~~
21 ~~local government makes written findings that a specified amount of~~
22 ~~additional time is needed to process specific complete project permit~~
23 ~~applications or project types)) those specified in this section.~~

24 (~~The~~) (b) For project permits submitted after January 1, 2025,
25 the development regulations must, for each type of permit
26 application, specify the contents of a completed project permit
27 application necessary for the complete compliance with the time
28 periods and procedures.

29 (~~2~~) (c) A jurisdiction may exclude certain permit types and
30 timelines for processing project permit applications as provided for
31 in RCW 36.70B.140.

32 (d) The time periods for local government action to issue a final
33 decision for each type of complete project permit application or
34 project type subject to this chapter should not exceed the following
35 time periods unless modified by the local government pursuant to this
36 section or RCW 36.70B.140:

37 (i) For project permits which do not require public notice under
38 RCW 36.70B.110, a local government must issue a final decision within
39 65 days of the determination of completeness under RCW 36.70B.070;

1 (ii) For project permits which require public notice under RCW
2 36.70B.110, a local government must issue a final decision within 100
3 days of the determination of completeness under RCW 36.70B.070; and

4 (iii) For project permits which require public notice under RCW
5 36.70B.110 and a public hearing, a local government must issue a
6 final decision within 170 days of the determination of completeness
7 under RCW 36.70B.070.

8 (e) A jurisdiction may modify the provisions in (d) of this
9 subsection to add permit types not identified, change the permit
10 names or types in each category, address how consolidated review time
11 periods may be different than permits submitted individually, and
12 provide for how projects of a certain size or type may be
13 differentiated, including by differentiating between residential and
14 nonresidential permits. Unless otherwise provided for the
15 consolidated review of more than one permit, the time period for a
16 final decision shall be the longest of the permit time periods
17 identified in (d) of this subsection or as amended by a local
18 government.

19 (f) If a local government does not adopt an ordinance or
20 resolution modifying the provisions in (d) of this subsection, the
21 time periods in (d) of this subsection apply.

22 (g) The number of days an application is in review with the
23 county or city shall be calculated from the day completeness is
24 determined under RCW 36.70B.070 to the date a final decision is
25 issued on the project permit application. The number of days shall be
26 calculated by counting every calendar day and excluding the following
27 time periods:

28 (i) Any period between the day that the county or city has
29 notified the applicant, in writing, that additional information is
30 required to further process the application and the day when
31 responsive information is resubmitted by the applicant;

32 (ii) Any period after an applicant informs the local government,
33 in writing, that they would like to temporarily suspend review of the
34 project permit application until the time that the applicant notifies
35 the local government, in writing, that they would like to resume the
36 application. A local government may set conditions for the temporary
37 suspension of a permit application; and

38 (iii) Any period after an administrative appeal is filed until
39 the administrative appeal is resolved and any additional time period
40 provided by the administrative appeal has expired.

1 (h) The time periods for a local government to process a permit
2 shall start over if an applicant proposes a change in use that adds
3 or removes commercial or residential elements from the original
4 application that would make the application fail to meet the
5 determination of procedural completeness for the new use, as required
6 by the local government under RCW 36.70B.070.

7 (i) If, at any time, an applicant informs the local government,
8 in writing, that the applicant would like to temporarily suspend the
9 review of the project for more than 60 days, or if an applicant is
10 not responsive for more than 60 consecutive days after the county or
11 city has notified the applicant, in writing, that additional
12 information is required to further process the application, an
13 additional 30 days may be added to the time periods for local
14 government action to issue a final decision for each type of project
15 permit that is subject to this chapter. Any written notice from the
16 local government to the applicant that additional information is
17 required to further process the application must include a notice
18 that nonresponsiveness for 60 consecutive days may result in 30 days
19 being added to the time for review. For the purposes of this
20 subsection, "nonresponsiveness" means that an applicant is not making
21 demonstrable progress on providing additional requested information
22 to the local government, or that there is no ongoing communication
23 from the applicant to the local government on the applicant's ability
24 or willingness to provide the additional information.

25 (j) Annual amendments to the comprehensive plan are not subject
26 to the requirements of this section.

27 (k) A county's or city's adoption of a resolution or ordinance to
28 implement this subsection shall not be subject to appeal under
29 chapter 36.70A RCW unless the resolution or ordinance modifies the
30 time periods provided in (d) of this subsection by providing for a
31 review period of more than 170 days for any project permit.

32 (l)(i) When permit time periods provided for in (d) of this
33 subsection, as may be amended by a local government, and as may be
34 extended as provided for in (i) of this subsection, are not met, a
35 portion of the permit fee must be refunded to the applicant as
36 provided in this subsection. A local government may provide for the
37 collection of only 80 percent of a permit fee initially, and for the
38 collection of the remaining balance if the permitting time periods
39 are met. The portion of the fee refunded for missing time periods
40 shall be:

1 (A) 10 percent if the final decision of the project permit
2 application was made after the applicable deadline but the period
3 from the passage of the deadline to the time of issuance of the final
4 decision did not exceed 20 percent of the original time period; or

5 (B) 20 percent if the period from the passage of the deadline to
6 the time of the issuance of the final decision exceeded 20 percent of
7 the original time period.

8 (ii) Except as provided in RCW 36.70B.160, the provisions in
9 subsection (1)(i) of this section are not applicable to cities and
10 counties which have implemented at least three of the options in RCW
11 36.70B.160(1) (a) through (j) at the time an application is deemed
12 procedurally complete.

13 (2)(a) Counties subject to the requirements of RCW 36.70A.215 and
14 the cities within those counties that have populations of at least
15 ((~~twenty thousand~~)) 20,000 must, for each type of permit application,
16 identify the total number of project permit applications for which
17 decisions are issued according to the provisions of this chapter. For
18 each type of project permit application identified, these counties
19 and cities must establish and implement a deadline for issuing a
20 notice of final decision as required by subsection (1) of this
21 section and minimum requirements for applications to be deemed
22 complete under RCW 36.70B.070 as required by subsection (1) of this
23 section.

24 (b) Counties and cities subject to the requirements of this
25 subsection also must prepare an annual performance report((s)) that
26 ((include, at a minimum, the following information for each type of
27 project permit application identified in accordance with the
28 requirements of (a) of this subsection:

29 (i) Total number of complete applications received during the
30 year;

31 (ii) Number of complete applications received during the year for
32 which a notice of final decision was issued before the deadline
33 established under this subsection;

34 (iii) Number of applications received during the year for which a
35 notice of final decision was issued after the deadline established
36 under this subsection;

37 (iv) Number of applications received during the year for which an
38 extension of time was mutually agreed upon by the applicant and the
39 county or city;

1 ~~(v) Variance of actual performance, excluding applications for~~
2 ~~which mutually agreed time extensions have occurred, to the deadline~~
3 ~~established under this subsection during the year; and~~

4 ~~(vi) The mean processing time and the number standard deviation~~
5 ~~from the mean.~~

6 ~~(c) Counties and cities subject to the requirements of this~~
7 ~~subsection must:~~

8 ~~(i) Provide notice of and access to the annual performance~~
9 ~~reports through the county's or city's website; and~~

10 ~~(ii) Post electronic facsimiles of the annual performance reports~~
11 ~~through the county's or city's website. Postings on a county's or~~
12 ~~city's website indicating that the reports are available by~~
13 ~~contacting the appropriate county or city department or official do~~
14 ~~not comply with the requirements of this subsection.~~

15 ~~If a county or city subject to the requirements of this~~
16 ~~subsection does not maintain a website, notice of the reports must be~~
17 ~~given by reasonable methods, including but not limited to those~~
18 ~~methods specified in RCW 36.70B.110(4).~~

19 ~~(3))~~ includes information outlining time periods for certain
20 permit types associated with housing. The report must provide:

21 (i) Permit time periods for certain permit processes in the
22 county or city in relation to those established under this section,
23 including whether the county or city has established shorter time
24 periods than those provided in this section;

25 (ii) The total number of decisions issued during the year for the
26 following permit types: Preliminary subdivisions, final subdivisions,
27 binding site plans, permit processes associated with the approval of
28 multifamily housing, and construction plan review for each of these
29 permit types when submitted separately;

30 (iii) The total number of decisions for each permit type which
31 included consolidated project permit review, such as concurrent
32 review of a rezone or construction plans;

33 (iv) The average number of days from a submittal to a decision
34 being issued for the project permit types listed in subsection
35 (2)(a)(ii) of this section. This shall be calculated from the day
36 completeness is determined under RCW 36.70B.070 to the date a
37 decision is issued on the application. The number of days shall be
38 calculated by counting every calendar day;

39 (v) The total number of days each project permit application of a
40 type listed in subsection (2)(a)(ii) of this section was in review

1 with the county or city. This shall be calculated from the day
2 completeness is determined under RCW 36.70B.070 to the date a final
3 decision is issued on the application. The number of days shall be
4 calculated by counting every calendar day. The days the application
5 is in review with the county or city does not include the time
6 periods in subsection (1)(g)(i)-(iii) of this section;

7 (vi) The total number of days that were excluded from the time
8 period calculation under subsection (1)(g)(i)-(iii) of this section
9 for each project permit application of a type listed in subsection
10 (2)(a)(ii) of this section.

11 (c) Counties and cities subject to the requirements of this
12 subsection must:

13 (i) Post the annual performance report through the county's or
14 city's website; and

15 (ii) Submit the annual performance report to the department of
16 commerce by March 1st each year.

17 (d) No later than July 1st each year, the department of commerce
18 shall publish a report which includes the annual performance report
19 data for each county and city subject to the requirements of this
20 subsection and a list of those counties and cities whose time periods
21 are shorter than those provided for in this section.

22 The annual report must also include key metrics and findings from
23 the information collected.

24 (e) The initial annual report required under this subsection must
25 be submitted to the department of commerce by March 1, 2025, and must
26 include information from permitting in 2024.

27 (3) Nothing in this section prohibits a county or city from
28 extending a deadline for issuing a decision for a specific project
29 permit application for any reasonable period of time mutually agreed
30 upon by the applicant and the local government.

31 ~~((4) The department of community, trade, and economic~~
32 ~~development shall work with the counties and cities to review the~~
33 ~~potential implementation costs of the requirements of subsection (2)~~
34 ~~of this section. The department, in cooperation with the local~~
35 ~~governments, shall prepare a report summarizing the projected costs,~~
36 ~~together with recommendations for state funding assistance for~~
37 ~~implementation costs, and provide the report to the governor and~~
38 ~~appropriate committees of the senate and house of representatives by~~
39 ~~January 1, 2005.))~~

1 **Sec. 8.** RCW 36.70B.160 and 1995 c 347 s 420 are each amended to
2 read as follows:

3 (1) Each local government is encouraged to adopt further project
4 review and code provisions to provide prompt, coordinated review and
5 ensure accountability to applicants and the public(~~(, including~~
6 ~~expedited review for project permit applications for projects that~~
7 ~~are consistent with adopted development regulations and within the~~
8 ~~capacity of systemwide infrastructure improvements)) by:~~

9 (a) Expediting review for project permit applications for
10 projects that are consistent with adopted development regulations;

11 (b) Imposing reasonable fees, consistent with RCW 82.02.020, on
12 applicants for permits or other governmental approvals to cover the
13 cost to the city, town, county, or other municipal corporation of
14 processing applications, inspecting and reviewing plans, or preparing
15 detailed statements required by chapter 43.21C RCW. The fees imposed
16 may not include a fee for the cost of processing administrative
17 appeals. Nothing in this subsection limits the ability of a county or
18 city to impose a fee for the processing of administrative appeals as
19 otherwise authorized by law;

20 (c) Entering into an interlocal agreement with another
21 jurisdiction to share permitting staff and resources;

22 (d) Maintaining and budgeting for on-call permitting assistance
23 for when permit volumes or staffing levels change rapidly;

24 (e) Having new positions budgeted that are contingent on
25 increased permit revenue;

26 (f) Adopting development regulations which only require public
27 hearings for permit applications that are required to have a public
28 hearing by statute;

29 (g) Adopting development regulations which make preapplication
30 meetings optional rather than a requirement of permit application
31 submittal;

32 (h) Adopting development regulations which make housing types an
33 outright permitted use in all zones where the housing type is
34 permitted;

35 (i) Adopting a program to allow for outside professionals with
36 appropriate professional licenses to certify components of
37 applications consistent with their license; or

38 (j) Meeting with the applicant to attempt to resolve outstanding
39 issues during the review process. The meeting must be scheduled
40 within 14 days of a second request for corrections during permit

1 review. If the meeting cannot resolve the issues and a local
2 government proceeds with a third request for additional information
3 or corrections, the local government must approve or deny the
4 application upon receiving the additional information or corrections.

5 (2) (a) After January 1, 2026, a county or city must adopt
6 additional measures under subsection (1) of this section at the time
7 of its next comprehensive plan update under RCW 36.70A.130 if it
8 meets the following conditions:

9 (i) The county or city has adopted at least three project review
10 and code provisions under subsection (1) of this section more than
11 five years prior; and

12 (ii) The county or city is not meeting the permitting deadlines
13 established in RCW 36.70B.080 at least half of the time over the
14 period since its most recent comprehensive plan update under RCW
15 36.70A.130.

16 (b) A city or county that is required to adopt new measures under
17 (a) of this subsection but fails to do so becomes subject to the
18 provisions of RCW 36.70B.080(1)(1), notwithstanding RCW
19 36.70B.080(1)(1)(ii).

20 ~~((2))~~ (3) Nothing in this chapter is intended or shall be
21 construed to prevent a local government from requiring a
22 preapplication conference or a public meeting by rule, ordinance, or
23 resolution.

24 ~~((3))~~ (4) Each local government shall adopt procedures to
25 monitor and enforce permit decisions and conditions.

26 ~~((4))~~ (5) Nothing in this chapter modifies any independent
27 statutory authority for a government agency to appeal a project
28 permit issued by a local government.

29 NEW SECTION. Sec. 9. A new section is added to chapter 36.70B
30 RCW to read as follows:

31 (1) The department of commerce shall develop and provide
32 technical assistance and guidance to counties and cities in setting
33 fee structures under RCW 36.70B.160(1) to ensure that the fees are
34 reasonable and sufficient to recover true costs. The guidance must
35 include information on how to utilize growth factors or other
36 measures to reflect cost increases over time.

37 (2) When providing technical assistance under subsection (1) of
38 this section, the department of commerce must prioritize local

1 governments that have implemented at least three of the options in
2 RCW 36.70B.160(1).

3 **Sec. 10.** RCW 36.70B.110 and 1997 c 429 s 48 and 1997 c 396 s 1
4 are each reenacted and amended to read as follows:

5 (1) Not later than April 1, 1996, a local government planning
6 under RCW 36.70A.040 shall provide a notice of application to the
7 public and the departments and agencies with jurisdiction as provided
8 in this section. If a local government has made a threshold
9 determination under chapter 43.21C RCW concurrently with the notice
10 of application, the notice of application may be combined with the
11 threshold determination and the scoping notice for a determination of
12 significance. Nothing in this section prevents a determination of
13 significance and scoping notice from being issued prior to the notice
14 of application. Nothing in this section or this chapter prevents a
15 lead agency, when it is a project proponent or is funding a project,
16 from conducting its review under chapter 43.21C RCW or from allowing
17 appeals of procedural determinations prior to submitting a project
18 permit (~~(application)~~).

19 (2) The notice of application shall be provided within
20 (~~(fourteen)~~) 14 days after the determination of completeness as
21 provided in RCW 36.70B.070 and, except as limited by the provisions
22 of subsection (4)(b) of this section, (~~(shall)~~) must include the
23 following in whatever sequence or format the local government deems
24 appropriate:

25 (a) The date of application, the date of the notice of completion
26 for the application, and the date of the notice of application;

27 (b) A description of the proposed project action and a list of
28 the project permits included in the application and, if applicable, a
29 list of any studies requested under RCW 36.70B.070 (~~(or 36.70B.090)~~);

30 (c) The identification of other permits not included in the
31 application to the extent known by the local government;

32 (d) The identification of existing environmental documents that
33 evaluate the proposed project, and, if not otherwise stated on the
34 document providing the notice of application, such as a city land use
35 bulletin, the location where the application and any studies can be
36 reviewed;

37 (e) A statement of the public comment period, which shall be not
38 less than fourteen nor more than thirty days following the date of
39 notice of application, and statements of the right of any person to

1 comment on the application, receive notice of and participate in any
2 hearings, request a copy of the decision once made, and any appeal
3 rights. A local government may accept public comments at any time
4 prior to the closing of the record of an open record predecision
5 hearing, if any, or, if no open record predecision hearing is
6 provided, prior to the decision on the project permit;

7 (f) The date, time, place, and type of hearing, if applicable and
8 scheduled at the date of notice of the application;

9 (g) A statement of the preliminary determination, if one has been
10 made at the time of notice, of those development regulations that
11 will be used for project mitigation and of consistency as provided in
12 RCW 36.70B.030(2) and 36.70B.040; and

13 (h) Any other information determined appropriate by the local
14 government.

15 (3) If an open record predecision hearing is required for the
16 requested project permits, the notice of application shall be
17 provided at least fifteen days prior to the open record hearing.

18 (4) A local government shall use reasonable methods to give the
19 notice of application to the public and agencies with jurisdiction
20 and may use its existing notice procedures. A local government may
21 use different types of notice for different categories of project
22 permits or types of project actions. If a local government by
23 resolution or ordinance does not specify its method of public notice,
24 the local government shall use the methods provided for in (a) and
25 (b) of this subsection. Examples of reasonable methods to inform the
26 public are:

27 (a) Posting the property for site-specific proposals;

28 (b) Publishing notice, including at least the project location,
29 description, type of permit(s) required, comment period dates, and
30 location where the notice of application required by subsection (2)
31 of this section and the complete application may be reviewed, in the
32 newspaper of general circulation in the general area where the
33 proposal is located or in a local land use newsletter published by
34 the local government;

35 (c) Notifying public or private groups with known interest in a
36 certain proposal or in the type of proposal being considered;

37 (d) Notifying the news media;

38 (e) Placing notices in appropriate regional or neighborhood
39 newspapers or trade journals;

1 (f) Publishing notice in agency newsletters or sending notice to
2 agency mailing lists, either general lists or lists for specific
3 proposals or subject areas; and

4 (g) Mailing to neighboring property owners.

5 (5) A notice of application shall not be required for project
6 permits that are categorically exempt under chapter 43.21C RCW,
7 unless an open record predecision hearing is required or an open
8 record appeal hearing is allowed on the project permit decision.

9 (6) A local government shall integrate the permit procedures in
10 this section with ~~((its))~~ environmental review under chapter 43.21C
11 RCW as follows:

12 (a) Except for a threshold determination and except as otherwise
13 expressly allowed in this section, the local government may not issue
14 a decision or a recommendation on a project permit until the
15 expiration of the public comment period on the notice of application.

16 (b) If an open record predecision hearing is required, the local
17 government shall issue its threshold determination at least fifteen
18 days prior to the open record predecision hearing.

19 (c) Comments shall be as specific as possible.

20 (d) A local government is not required to provide for
21 administrative appeals of its threshold determination. If provided,
22 an administrative appeal ~~((shall))~~ must be filed within fourteen days
23 after notice that the determination has been made and is appealable.
24 Except as otherwise expressly provided in this section, the appeal
25 hearing on a threshold determination ~~((of nonsignificance shall))~~
26 must be consolidated with any open record hearing on the project
27 permit.

28 (7) At the request of the applicant, a local government may
29 combine any hearing on a project permit with any hearing that may be
30 held by another local, state, regional, federal, or other agency, if:

31 (a) The hearing is held within the geographic boundary of the
32 local government; and

33 (b) ~~((The joint hearing can be held within the time periods
34 specified in RCW 36.70B.090 or the))~~ The applicant agrees to the
35 schedule in the event that additional time is needed in order to
36 combine the hearings. All agencies of the state of Washington,
37 including municipal corporations and counties participating in a
38 combined hearing, are hereby authorized to issue joint hearing
39 notices and develop a joint format, select a mutually acceptable
40 hearing body or officer, and take such other actions as may be

1 necessary to hold joint hearings consistent with each of their
2 respective statutory obligations.

3 (8) All state and local agencies shall cooperate to the fullest
4 extent possible with the local government in holding a joint hearing
5 if requested to do so, as long as:

6 (a) The agency is not expressly prohibited by statute from doing
7 so;

8 (b) Sufficient notice of the hearing is given to meet each of the
9 agencies' adopted notice requirements as set forth in statute,
10 ordinance, or rule; and

11 (c) The agency has received the necessary information about the
12 proposed project from the applicant to hold its hearing at the same
13 time as the local government hearing.

14 (9) A local government is not required to provide for
15 administrative appeals. If provided, an administrative appeal of the
16 project decision and of any environmental determination issued at the
17 same time as the project decision, shall be filed within fourteen
18 days after the notice of the decision or after other notice that the
19 decision has been made and is appealable. The local government shall
20 extend the appeal period for an additional seven days, if state or
21 local rules adopted pursuant to chapter 43.21C RCW allow public
22 comment on a determination of nonsignificance issued as part of the
23 appealable project permit decision.

24 (10) The applicant for a project permit is deemed to be a
25 participant in any comment period, open record hearing, or closed
26 record appeal.

27 (11) Each local government planning under RCW 36.70A.040 shall
28 adopt procedures for administrative interpretation of its development
29 regulations.

30 NEW SECTION. **Sec. 11.** The department of commerce shall develop
31 a template for counties and cities subject to the requirements in RCW
32 36.70B.080, which will be utilized for reporting data.

33 NEW SECTION. **Sec. 12.** The department of commerce shall develop
34 a plan to provide local governments with appropriately trained staff
35 to provide temporary support or hard to find expertise for timely
36 processing of residential housing permit applications. The plan shall
37 include consideration of how local governments can be provided with
38 staff that have experience with providing substitute staff support or

1 that possess expertise in permitting policies and regulations in the
2 local government's geographic area or with jurisdictions of the local
3 government's size or population. The plan and a proposal for
4 implementation shall be presented to the legislature by December 1,
5 2023.

6 NEW SECTION. **Sec. 13.** Section 7 of this act takes effect
7 January 1, 2025.

Passed by the Senate April 17, 2023.

Passed by the House April 10, 2023.

Approved by the Governor May 8, 2023.

Filed in Office of Secretary of State May 10, 2023.

--- END ---

CERTIFICATION OF ENROLLMENT

SUBSTITUTE HOUSE BILL 1105

Chapter 171, Laws of 2024

68th Legislature
2024 Regular Session

NOTICE OF PUBLIC COMMENT PERIODS

EFFECTIVE DATE: June 6, 2024

Passed by the House March 4, 2024
Yeas 97 Nays 0

LAURIE JINKINS

**Speaker of the House of
Representatives**

Passed by the Senate February 28,
2024
Yeas 49 Nays 0

DENNY HECK

President of the Senate

Approved March 18, 2024 3:39 PM

JAY INSLEE

Governor of the State of Washington

CERTIFICATE

I, Bernard Dean, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **SUBSTITUTE HOUSE BILL 1105** as passed by the House of Representatives and the Senate on the dates hereon set forth.

BERNARD DEAN

Chief Clerk

FILED

March 19, 2024

**Secretary of State
State of Washington**

SUBSTITUTE HOUSE BILL 1105

AS AMENDED BY THE SENATE

Passed Legislature - 2024 Regular Session

State of Washington**68th Legislature****2023 Regular Session****By** House State Government & Tribal Relations (originally sponsored by Representatives Kloba, Abbarno, and Thai)

READ FIRST TIME 02/02/23.

1 AN ACT Relating to requiring public agencies to provide notice
2 for public comment that includes the first and last date and time by
3 which such public comment must be submitted; and adding a new section
4 to chapter 42.30 RCW.

5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

6 NEW SECTION. **Sec. 1.** A new section is added to chapter 42.30
7 RCW to read as follows:

8 (1) A public agency that is required by state law to solicit
9 public comment for a statutorily specified period of time, and is
10 required by state law to provide notice that it is soliciting public
11 comment, must specify the first and last date and time by which
12 written public comment may be submitted.

13 (2) An agency that provides a notice that violates this section
14 is subject to the same fines under the same procedures as other
15 violations of this chapter are subject to under RCW 42.30.120.

Passed by the House March 4, 2024.

Passed by the Senate February 28, 2024.

Approved by the Governor March 18, 2024.

Filed in Office of Secretary of State March 19, 2024.

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City of Tacoma
Planning and Development Services

**Agenda Item
F3**

To: Planning Commission
From: Brian Boudet, Planning Services Division
Subject: **Planning Commission Work Program – Mid-Cycle Update
 Planning Commission Meeting Operations – Review**
Memo Date: April 24, 2024
Meeting Date: May 1, 2024

Action Requested:
 Informational, Action.

Discussion:

At the meeting on May 1, 2024, staff will provide an update on the Commission's Work Program for 2023-2025. The current annual Work Program (attached) was approved by the Commission and concurred with by the Council's Infrastructure, Planning & Sustainability (IPS) Committee in December 2023. As discussed at that time, staff is providing a mid-cycle check-in with the Commission and the IPS Committee on the implementation of the work program. The IPS Committee update is scheduled for February 8, 2023.

Additionally, staff will provide a summary of input gathered from the Commissioners during our annual individual meetings over the past few months. The Commission may take the opportunity to review and consider certain logistical and administrative issues, if any, to improve its conduct of business and meeting operations. Just in case, staff has also provided a copy of the Commission's current Rules & Regulations (bylaws).

Staff Contacts:

- Brian Boudet, bboudet@cityoftacoma.org
- Stephen Atkinson, satkinson@cityoftacoma.org

Attachments:

- Attachment 1: Planning Commission Work Program for 2023-2025
- Attachment 2: Planning Commission Bylaws

c: Peter Huffman, Director





Planning Commission Work Program (2023-2025)

(As recommended by the Planning Commission and concurred with by the IPS Committee)

Expected Completion in 2023

- **2023 Annual Amendment Package:** *Council Action August 2023*
 - Mor Furniture Land Use Designation and Areawide Rezone (private application)
 - Shipping Containers for Storage (Sub Resolution #40955, 5/10/22)
 - Electric Fences – Expanded Allowances (Sub Resolution #40955, 5/10/22)
 - Delivery-Only Businesses
 - Commercial Zoning Update – Phase 1 (includes items in Ordinance #28798)
 - Minor Plan and Code Amendments
- **Proposed College Park Historic District (2.0)** *Commission Declined Review August 2023*
- **Design Review Program** *Commission Recommendation October 2023*
- **Potential Historic District Moratorium** *Commission Recommendation November 2023*
 - Resolution #41226 (6/20/23)
- **Proctor Neighborhood Plan** *Commission Recommendation expected December 2023*

Expected Work Program for 2024 (preliminary)

- **Neighborhood Planning Program – Proctor Neighborhood Plan**
- **South Tacoma Groundwater Protection District – Phase 2 (Code Update)**
- **Home in Tacoma Project – Phase 2:** zoning, standards, affordability, anti-displacement, infrastructure, and programmatic components (includes zoning-related items from ADU Accelerator discussion, evaluation of shipping containers for housing, etc.)
- **Tideflats Subarea Plan and EIS**
- **GMA 2024 Comprehensive Plan Periodic Update (potential key issues):**
Note: The extent of the 2024 Comp Plan Update, including whether all of these issues will be addressed and/or to what depth, will be partly dependent on available staff and funding resources, which is not yet fully determined. This list is also in no particular order/priority.
 - **Plan Updates:**
 - Coordination/integration with Tacoma 2035 Strategic Plan update (in coordination with CMO)
 - Growth Targets and Consistency with VISION 2050 (including new affordable housing targets)
 - Transportation Master Plan Update (in coordination with PW)
 - Tribal Lands Coordination and Compatibility
 - 20 Minute Neighborhoods and Performance Measures
 - Economic Development Element (in coordination with CEDD)

- Mixed-Use Centers Policy Updates (including Core/Pedestrian Street review and height bonus program)
- Commercial Zoning Policy Updates
- Climate Action Plan Integration (including GHG Targets and Implementation Actions)
- Watershed Plan Elements (in coordination with ES)
- Historic Preservation Plan Update and Integration (including policy/code review on local historic districts)
- Level of Service Standards and Priority Project Lists (multiple)
- Health, Equity and Anti-Racism Policy Updates (in coordination with TPCHD, OEHR, Housing Equity Task Force, etc.)
- Downtown Subarea Plan integration (including street designation review)

Code Updates:

- Critical Areas Preservation Ordinance Update (including biodiversity corridors)
 - Mixed-Use Centers Code Updates
 - Commercial Zoning Update – Phase 2
 - Landscaping code improvements – flexibility, planting guidelines, tree preservation (in coordination with ES)
- **Pacific Avenue Corridor Subarea Plan and EIS (“Picture Pac Ave”)**
 - **Design Review Program** (program launch)
 - **Neighborhood Planning Program – South Tacoma Neighborhood Plan**
 - **Cushman/Adams Substation Reuse Study** (in partnership with TPU)
 - **2025-2030 Capital Facilities Program (CFP)**
 - **Additional items from Home in Tacoma** (such as the Eastside View Sensitive District, commercial uses in mid-scale areas, and the Passive Open Space areas)
 - **South Tacoma Groundwater Protection District – Moratorium** (potential extension)
 - **Home Occupation Expansion** (Resolution No. 41259)

Expected Work Program for 2025 (*very preliminary*)

- **2025 Amendment Package** (including private applications)
- **Implementation of Senate Bill 5290 – Consolidating Local Permit Review Processes**
- **Further Implementation of House Bill 1110 – Middle Housing Bill**
- **South Tacoma Economic Green Zone – Subarea Plan** (pending budget consideration)
- **Home in Tacoma Project – Implementation and Refinement**
- **Design Review Program – Implementation and Refinement**
- **Neighborhood Planning Program – Implementation and Additional Planning Efforts** (pending budget consideration)

On-going Planning Issues

- Six-Year Comprehensive Transportation Program
- Joint Planning Commission/Transportation Commission TOD Task Force (per Council Resolution)

- Joint Meetings of the Planning Commission with appropriate groups (e.g., the Landmarks Preservation Commission, Transportation Commission, and Community Council)
- Transportation Master Plan Implementation, in coordination with the Transportation Commission (e.g., impact fees study, transportation network planning, streetscape design guidance, such as Tacoma Ave., signature trails development, etc.)
- Light Rail Expansion projects (including the Hilltop Links to Opportunity Program, ST3 Tacoma Dome Link Extension, Tacoma-TCC Link Extension, Sounder Station Access Improvements, etc.)
- Pierce Transit Long-Range Plan, Stream System Expansion Study (SSES) and Pacific Avenue BRT Project
- Historic Preservation, in coordination with the Landmarks Preservation Commission (e.g., Historic TDR, integration of Historic Preservation Plan with *One Tacoma* Comprehensive Plan, historic districts process and standards, preservation incentive tools, educational programs, etc.)
- Subarea Plan Implementation (and potential review/updates) – North Downtown, South Downtown, Hilltop, and Tacoma Mall Neighborhood
- Citizen Participation, Notification, Language Access, and Public Outreach Enhancements
- Proactive Equity/Social Justice/Anti-Racism integration in policies and programs
- Schuster Corridor Trail
- Fossil Fuel Tracking and Council Reporting
- Urban Forestry Implementation (landscaping and planting guidelines, tree preservation, open space, etc.)
- Zoning Code conversion to web-based, linked format

Regional and Cross-Jurisdictional Issues

- Regional Transportation Issues, in coordination with the Transportation Commission (e.g., Tacoma LINK and Central LINK Light Rail Expansions, Pierce Transit Long-Range Plan and BRT Project)
- PSRC Regional Centers Framework Update, Vision 2050 implementation, GMA review
- PCRC County-Wide Planning Policies, County-level Centers Update, Population Allocations, Buildable Lands, Annexations and Pre-Annexation Planning
- Regional/Countywide Climate planning and coordination (Pierce County Climate Collaborative)

Emerging Issues

These items are generally not integrated into the current work program and are dependent on future program space, priorities, funding, etc.

- Health Impact Assessments (*in partnership with TPCHD*)
- Crime Prevention Through Environmental Design (CPTED) policy and code review (*potentially coming out of Crime Prevention Plan*)
- Corridor Plans, focused on TOD corridor planning, such as 19th Street, Portland Avenue, 6th Avenue, etc.
- Station-Area Planning, such as Portland Avenue/I-5 area and “Four Corners” at James Center/TCC Mixed-Use Center
- Mixed-Use Centers Implementation Programming, Action Strategies/Master Plans
- Parking Update - RPA, refinements along light rail, Mixed-Use Centers, design, etc.
- Potential Local Historic Districts, such as Stadium (*coordinated with LPC*)

- Street Typology and Designation System Review
- Tribal Planning Coordination, including with their upcoming Comprehensive Plan
- Wildfire Adaptation and Mitigation (*from Sustainable Tacoma Commission*)
- Urban Heat Island review/considerations (*from Sustainable Tacoma Commission*)
- Parks and Open Space Planning (*in coordination with MetroParks Tacoma and Tacoma School District*)
- Subarea Plan review/updates – North Downtown, South Downtown, Hilltop and Tacoma Mall Neighborhood
- Sign Code Update
- Pre-Annexation Planning – Browns Point/Dash Point, Parkland/Spanaway (*with Pierce County*)
- Self-Storage Code Amendments - zoning and standards
- Pre-Approved Plans for ADUs (and possibly other middle housing types)
- Transfer of Development Rights program review
- SENCO SNAP review/integration
- Unified Development Code
- Institutional Master Plans
- “Dark Sky” lighting standards (from JBLM AICUZ study)
- Trail-Oriented Design Standards



TACOMA PLANNING COMMISSION
RULES AND REGULATIONS (“BY-LAWS”)

The following Rules and Regulations of the Tacoma Planning Commission were originally adopted by the Commission on July 6, 1954, and subsequently amended on January 29, 1964; April 20, 1970, July 21, 1980; September 4, 1991; August 16, 1993; August 21, 1995; May 21, 1997; June 7, 2000; October 20, 2004; November 18, 2009; December 1, 2010; August 5, 2015; June 1, 2016; December 6, 2017; August 1, 2018; August 21, 2019; and January 18, 2023. These Rules and Regulations conform to the statutory authority of the City Charter (Article III, Section 3.8 – City Planning Commission) and the Tacoma Municipal Code (TMC) (Title 13, Chapter 13.02 – Planning Commission).

The Rules and Regulations contain the following sections:

- I. Officers
- II. Advisory Committees and Task Forces
- III. Staffing
- IV. Meetings
- V. Records
- VI. Annual Report
- VII. Miscellaneous
- VIII. Rules and Regulations Amendments

Section I. Officers

- A. The Commission shall elect its own Chair, Vice-Chair, and such other officers as from time to time it may determine it requires, all of whom shall be members of the Commission.
- B. Nominations and elections of officers shall be conducted at the first meeting in September of each year or on a different date set by the Commission. New officers will assume duties after the meeting following their election.
- C. Officer Qualification Considerations – The Officers should be interested in holding the position(s); be able to devote sufficient time to Commission business and attend as many Commission meetings as possible; be prepared to make presentations to the City Council, citizens, committees, neighborhood groups, and service clubs regarding Commission responsibilities, projects, plans and policies; and have sufficient experience on the Commission to understand its role and functions and to have a basic understanding of the City's Comprehensive Plan policies and development regulations.
- D. The term of office shall be for one (1) year or until the next scheduled election. In case of any vacancy in office, the vacancy shall be filled by an election at the first regular meeting after the occurrence of such vacancy.
- E. Duties of Officers – The Chair shall preside over all meetings of the Commission. All resolutions adopted by the Commission and Commission correspondence shall be signed in his/her name as Chair of the Commission. In the event of the absence of the Chair or his/her inability to act, the Vice-Chair shall take his/her place and perform his/her duties. In the event

of the absences or inability to act of both the Chair and the Vice-Chair, the remaining members of the Commission shall appoint one of their members to temporarily act as Chair.

Section II. Advisory Committees and Task Forces

- A. Advisory Committees – The Commission may establish advisory committees as it deems appropriate, following the procedures set forth in TMC 13.02.015.
- B. Task Forces – The Commission may also establish task forces as it deems appropriate to conduct extended and supplemental analyses of issues identified and defined by the Commission. Task forces are ad-hoc and issue-oriented in nature and shall not be construed to have the same organization and operation as those of “advisory committees.” A task force shall be comprised of up to four (4) members of the Commission designated by the Commission by a majority vote. Chairpersons of task forces may be designated by the Chair of the Commission. There shall not be more than two task forces operating at any given time. Task forces shall serve at the discretion of the Commission and their duties and responsibilities shall be established by the Commission. All task force meetings shall be open to the public and conducted in accordance with these rules. Task forces may not conduct public hearings.

Section III. Staffing

The Long-Range Planning Division Manager and/or his/her designee (hereinafter referred to as Staff) shall organize and supervise clerical details of the Commission's business and shall be responsible to the Commission for the proper preparation and maintenance of records of meetings, hearings, official actions and all public records. Staff shall be responsible for providing such other services as may be required by the Commission within the limits of the budget for the Planning and Development Services Department as approved by the City Council.

Section IV. Meetings

- A. Regular Meetings – Regular public meetings of the Commission shall be held on the first and third Wednesday of each month at 5:00 p.m. in the Council Chambers of the Tacoma Municipal Building, or in another location designated by the Commission. If the regular meeting day falls on a legal holiday, the Chair of the Commission shall fix another day therefore and give notice of said meeting as hereinafter providing for “special meetings.” The notice for any regular public meeting shall indicate the date, time, place and business to be transacted, and be distributed prior to the meeting to those individuals and organizations listed on the mailing list that shall be maintained by Staff and may be subject to the Commission's approval.
- B. Public Hearings – Public hearings conducted by the Commission shall be held in the Council Chambers of the Tacoma Municipal Building or another location designated by the Commission and indicated in the notice of hearing. The date and time of the hearing shall be determined by the Commission and indicated on the notice of hearing. Notices for public hearings shall be distributed in accordance with TMC 13.02.057. Notices shall also be mailed, prior to the hearing, to those on the mailing list as hereinabove provided, to those individuals or organizations which have indicated in writing to the Planning and Development Services Department an interest in the subject(s) of the hearing, and to other interested parties as deemed appropriate by the Commission. An additional notice shall be required for matters continued for further hearing and continued to a time, date, and place certain.

- C. Special Meetings – Special meetings of the Commission set for a time different than regularly scheduled as hereinabove provided shall be held at such times as the Commission may determine, or may be called by the Chair for any time upon the written request of three members of the Commission. Special meetings shall be open to the public. Per RCW 42.30.080, special meetings require at least 24 hours' written notice. Such notice shall indicate the date, time, place and business to be transacted. Notices of special meetings shall be distributed to the same recipients of notices for regular public meetings, to the recipients on the special press mailing list on file with the City Clerk's Office, and to other interested parties as deemed appropriate by the Commission.
- D. Quorum – A quorum for the transaction of official business shall consist of a simple majority of appointed, filled positions of the Commission, per TMC 13.02.041.
- E. Electronic Participation in Meetings – Members of the Commission may participate in a meeting through electronic communications, teleconferencing, videoconferencing, or other appropriate technology available at the meeting location that enables all persons participating in the meeting to communicate with each other simultaneously and instantaneously. Participation in such a meeting shall constitute presence in person at such meeting, and that presence shall count toward a quorum of the Commission for all purposes.
- F. Absences – Members are expected to attend Commission meetings and to fully participate in and contribute to the work of the Commission. Any member anticipating absence from a meeting should notify the Chair or Staff in advance, so that the absence may be excused by the Commission at the meeting. Any member who is absent from three consecutive meetings without being excused or six meetings in a calendar year, whether excused or unexcused, should be deemed to have forfeited the office and the Chair should recommend to the City Council that a new member be appointed to fill the unexpired term. When a member misses three meetings within a six-month period, the Chair should discuss with the member the implications of their lack of attendance and options for improvement. If the circumstances are expected to continue unimproved, the member may be asked to consider resigning from the Commission before reaching the above mentioned threshold of absences. For the purpose of this provision, "meetings" shall mean "regular meetings" as defined in Section IV.A above.
- G. Every official act taken by the Commission shall be by resolution or by motion by an affirmative vote of a majority of the quorum. In the event that a member disqualifies themselves or passes, this is to be registered as "not voting". Notwithstanding Robert's Rules of Order, the Chair shall vote on all resolutions or motions.
- H. Conduct of Meetings
1. Order of Business – The following order of business may be modified for any meeting by a suspension of the rules, concurred in by a majority of the voting members present, except that consideration of matters set for public hearing must occur at or following the time indicated on the hearing notice:
 - (a) Call to Order and Quorum Call
 - (b) Approval of Agenda
 - (c) Approval of Minutes
 - (d) Public Comment – The Chair shall decide whether this item will be included in the agenda, and if so, how much time will be allowed for each speaker. Public comments, if included in the agenda, must be limited to items on the agenda that are not the topic of a recent public hearing.

- (e) Discussion Items – Matters set for public hearing shall be considered at such time as determined by the Commission and set forth in the hearing notice.
- (f) Communication – This may include other business brought forward by Commissioners, comments by Commissioners, and comments and additional information provided by Staff.
- (g) Adjournment

2. Conduct of Regular and Special Meetings:

- (a) The Chair shall preside over all regular and special meetings of the Commission.
- (b) The Chair introduces the agenda items.
- (c) Staff and/or presenters invited by staff summarize the information prepared or received by the staff responsible for the agenda item.
- (d) The Commission considers requests and may ask questions of the staff and/or other presenters. Comments by the public on the agenda item under consideration may be permitted, but only at the discretion of the Chair.
- (e) The Chair asks for reports from advisory committees or task forces, if appropriate.
- (f) The Commission takes appropriate action, if an action is required.

3. Conduct of Public Hearings:

- (a) The Chair shall preside over all public hearings conducted by the Commission.
- (b) The Chair calls the public hearing to order and announces the procedure for the public hearing as established by the Commission.
- (c) Staff summarizes the staff report or other information prepared or received by the staff responsible for the hearing item.
- (d) The Chair asks for reports from advisory committees or task forces, if appropriate.
- (e) The Commission receives oral testimony.
- (f) The Chair either closes the hearing and announces the date upon which the record of the hearing will remain open to receive additional written comments, or continues the hearing to a later date if there is a finding by the Chair that all interested parties have not been afforded an adequate opportunity to testify before the Commission or if new information is to be considered on which the Commission feels additional public testimony to be appropriate.
- (g) At a meeting(s) subsequent to the public hearing, the Commission considers all oral and written testimony concerning the hearing item and acts to approve, disapprove, modify, or defer the decision-making until the completion of additional analyses.

- I. Open Public Meetings Act and E-mail Exchanges – E-mail exchanges between members of the Commission can constitute a violation of the Washington State Open Public Meetings Act (OPMA), Chapter 42.30 RCW. Generally, if a majority of the members participate in an e-mail discussion of Commission business, the members are conducting a meeting in violation of the OPMA requirement that meetings must be “open to the public with prior notice.” It is suggested that Commission members observe the following guidelines to avoid OPMA problems with e-mail exchanges:

1. When possible, limit e-mail exchanges on issues related to Commission business to less than a majority of Commission members. Sending copies of an e-mail to less than a majority may not suffice if subsequent exchanges relay the content of the original exchange to a majority of members.
2. Never decide at an open meeting that a majority of the Commission will continue or complete discussion of an agenda item by e-mail.
3. One-sided (no response anticipated) informational e-mails to a majority or more of Commission members are probably consistent with the OPMA. In open meetings, the Commission members should verbally announce that they have sent this type of e-mail if it relates to the discussion at hand. Commission members are free to engage in e-mail exchanges with staff on one-sided e-mails, but not with each other.
4. E-mail exchanges on issues that the Commission will not address are consistent with the OPMA. However, if any reasonable chance exists that an issue relates to a vote that may or will come before the Commission, a majority of the Commission should not subject the issue to e-mail discussion.

Section V. Records

- A. The Commission's adopted summary minutes of the public meetings and public hearings, as well as the audio recordings of these meetings and hearings as long as they are retained, shall be the official records of proceedings and be maintained by Staff consistent with state law, RCW 40.14.
- B. Supplemental records pertaining to matters of public meetings and public hearings shall be kept on file in the Planning and Development Services Department as required by law. These supplemental records may include but not be limited to the following:
 1. Description of agenda items, including all submitted information therewith.
 2. Report of the Planning and Development Services Department, Commission Advisory Committees and Task Forces on the matter as presented to the Commission at a meeting thereof, including such material submitted in writing and in map form.
 3. Written communications concerning the matter.
 4. Facts concerning the matter.
 5. Records of all actions taken by the Commission in the matter (resolutions, motions, setting of dates for hearings, etc.).
 6. Record of actions taken by the City Council in the matter (ordinances, resolutions, results of hearings, etc.).
- C. Recorded transcripts or summary minutes of all official Commission proceedings shall be filed with the City Clerk and shall be opened to public inspection.

Section VI. Annual Report

Pursuant to TMC 13.02.040, the Commission shall annually report to the City Council regarding accomplishments and the status of planning efforts undertaken in the previous year, and if applicable, the outlook of planning issues for the coming year. Said report is typically prepared in July of each year and should, at the discretion of the Chair, take the form of a letter, a

memorandum, a summary report or a copy of relevant minutes of the Commission's meetings, and may be posted on the City's website.

Section VII. Miscellaneous

- A. Code of Ethics – Members of the Commission shall comply with the City of Tacoma's Code of Ethics pursuant to TMC 1.46 while conducting Commission business.
- B. Disclosure of Contacts – Individual members of the Commission may, but are not required to, participate in or initiate discussions with interested parties affected by issues under consideration by the Commission. Such meetings or contacts with citizens should be disclosed at the next scheduled meeting of the Commission. The intent of such disclosures in a public setting is to preserve the integrity of the Commission's process and provide a record and notice to other individuals who may also be affected or interested. If a Commissioner receives a request to meet/discuss but prefers not to do so, he/she may suggest the requesting parties to express their comments and concerns through the normal procedures, i.e., providing testimony at public hearings and/or providing comments to staff.
- C. Contact Information – The contact information of members of the Commission should be considered public information and made available for public access upon request.
- D. Conferences – Members of the Commission may attend, at their own expense, conferences, meetings and training courses closely related to Commission business.

Section VIII. Rules and Regulations Amendments

The Rules and Regulations may be amended by the Commission by a majority of vote at any meeting.

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