



AGENDA

MEETING: Joint Meeting with the Sustainable Tacoma Commission and Public Hearing (Hybrid)

DATE/TIME: Wednesday, March 5, 2025, 5:00 p.m.
(Public hearing beginning at approximately 6:00 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, distributed to the Commission, and posted on the Planning Commission's meeting webpage at www.cityoftacoma.org/PlanningCommissionAgendas.
- Written testimony on Public Hearing Item G1 must be submitted by March 7, 2025; by e-mail to planning@cityoftacoma.org. Oral testimony on this item will be accepted during the Public Hearing portion of this meeting.
- To comment virtually, join the meeting using Zoom and raise your virtual hand. To comment in person, sign in at the back of the Council Chambers. Where necessary, the Chair may limit the allotted time for comment.

E. Disclosure of Contacts and Recusals

F. Joint Discussion Item

1. One Tacoma Plan and Climate Action

- Description: Discussion with the Sustainable Tacoma Commission regarding air quality and climate related goals, policies and actions of the One Tacoma Plan, with a focus on actions relating to South Tacoma.
- Action: Informational.



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.

- Contact: Stephen Atkinson (SAtkinson@cityoftacoma.org);
Lakecia Farmer (lfarmer2@cityoftacoma.org)

G. Planning Commission Public Hearings

1. One Tacoma Comprehensive Plan Update

- Description: Conduct a public hearing on the draft One Tacoma Comprehensive Plan.
- Action: Receive testimony; Accept written comments through March 7, 2025.
- Contact: Stephen Atkinson (SAtkinson@cityoftacoma.org)

2. Minor Amendments to the Land Use Regulatory Code

- Description: Conduct a public hearing on the proposed minor amendments to the land use regulatory code.
- Action: Receive testimony; Accept written comments through March 7, 2025.
- Contact: Carl Metz (CMetz@cityoftacoma.org)

H. Upcoming Meetings (Tentative Agendas)

(1) Agenda for the March 19, 2025, meeting includes:

- Tideflats Subarea Plan and EIS
- South Tacoma Groundwater Protection District Code Update
- One Tacoma Comprehensive Plan Update – Debrief

(2) Agenda for the April 2, 2025, meeting includes:

- South Tacoma Groundwater Protection District Code Update
- One Tacoma Comprehensive Plan Update

I. Communication Items

(1) **Communications from Staff**

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

(3) **IPS Agenda** – The Infrastructure, Planning, and Sustainability Committee’s next meeting scheduled on March 12, 2025, has been canceled. Their following meeting, on Wednesday, March 26, 2025, at 4:30 p.m., (tentatively) includes a presentation on permit parking zones. (Held at 747 Market Street, Tacoma, WA 98402, Conference Room 248 or virtually at <http://www.zoom.us/j/87829056704>, passcode 614650)

J. Adjournment



City of Tacoma
Planning and Development Services

**Agenda Item
F1**

To: Planning Commission
From: Stephen Atkinson, Planning and Development Services
Subject: **Climate Action – Discussion with Sustainable Tacoma Commission**
Memo Date: February 28, 2025
Meeting Date: March 5, 2025

Action Requested:
Informational Meeting

Discussion:

At the March 5 Planning Commission meeting, the Planning Commission and Sustainable Tacoma Commission will conduct a joint discussion of the One Tacoma Plan and proposed planning actions for South Tacoma and how these planning efforts can support the City's Climate Action Plan.

Project Summary and Background:

One Tacoma Plan

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

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

The One Tacoma Plan includes specific climate related goals, policies, and actions in the Growth Strategy Chapter and the Environment and Watershed Health Chapter, and it integrates a focus on the Green Economy into the Economic Development Chapter.

South Tacoma Neighborhood Plan

Since January 2024, program staff have been working with the South Tacoma neighborhood through the engagement and planning phases. This work included



integration with other planning processes, including the Comprehensive Plan, South Tacoma Groundwater Protection District Code Update, South Tacoma Historic Survey, and early scoping for the requested Economic Green Zone. Staff has collaborated with community to prepare the draft plan and actions recommendation which are linked below.

- [South Tacoma Neighborhood Plan](#)

Staff Contacts:

- Stephen Atkinson, Principal Planner, satkinson@cityoftacoma.org
- Lakecia Farmer, Senior Sustainability Analyst, lfarmer2@cityoftacoma.org

Attachments:

- Attachment 1 – STC Comment Letter on the One Tacoma Plan
- Attachment 2 – STC Comment Letter on the Transportation and Mobility Plan

c. Peter Huffman, Director



Sustainable Tacoma Commission

February 27, 2025

Dear Chair Walker and IPS Committee,

The Sustainable Tacoma Commission (STC) appreciates the opportunity to provide feedback on the “One Tacoma Comprehensive Plan Update”. We commend the City’s commitment to sustainable growth, climate resilience, and equitable development. However, these goals must be backed by clear enforcement mechanisms, dedicated funding, and stronger policy commitments to ensure meaningful progress. Without these elements, Tacoma risks missing key climate, housing, and mobility targets.

Key Strengths of the One Tacoma Plan

The draft plan reflects important progress in several key areas:

- **Sustainable Growth & Housing Affordability** – Expanding 15-minute neighborhoods and prioritizing mixed-use development (Goals GS-1, GS-2).
- **Transportation & Connectivity** – Strengthening multimodal transportation investments and transit-oriented development (Goal GS-11).
- **Environmental & Climate Resilience** – Preserving open spaces, expanding green infrastructure, and supporting carbon sequestration efforts (Goal GS-12, Policy EN-4.41).
- **Equity & Environmental Justice** – Ensuring overburdened communities benefit from green infrastructure and climate adaptation efforts (Goal EN-3, GS-3).

While these are strong foundations, the lack of enforcement mechanisms and funding commitments weakens the plan’s ability to achieve these goals. Below, we highlight key areas that require action.

Key Areas for Strengthening the Plan

1. Climate Resilience & Environmental Protection

The City must ensure public infrastructure and environmental policies fully integrate climate risk assessments and enforce greenhouse gas reduction targets:

- a. **Expand climate adaptation strategies** – While the plan acknowledges climate risk, adaptation measures should be embedded across Public Facilities & Services (PFS-1, PFS-2, PFS-3, PFS-5) to prevent service failures due to climate hazards.
- b. **Strengthen enforcement of greenhouse gas reductions** – Policies on carbon sequestration and emissions reductions (Policy EN-1.1, EN-4.41) lack enforcement mechanisms. Clear compliance benchmarks should be established.
- c. **Increase funding for green infrastructure** – The plan recognizes the need for urban forestry, stormwater management, and resilience investments, but lacks dedicated funding sources. We recommend green bonds, stormwater fees, or grant-based funding mechanisms.

2. Housing & Displacement Protections

Tacoma’s housing strategy must go beyond affordability goals to include robust anti-displacement protections and a dedication to supporting affordable options for low- and fixed-income households:

- a. **Ensure housing affordability measures are enforceable** – The plan should require inclusionary zoning policies and affordability mandates to prevent displacement (Goals H-1, H-5). This should also include plans to preserve affordability in current affordable housing and commit to affordable development for low- and very-low income households.
- b. **Improve accessibility of anti-displacement programs** – Eviction prevention and relocation programs (H-2.2) should have clearer eligibility requirements and a simplified application process to ensure accessibility.
- c. **Integrate energy efficiency in housing sustainability** – Policy H-6.7 supports housing preservation but does not include partnerships with community organizations that specialize in energy-efficient retrofits. Strengthening these partnerships will expand access to sustainable housing improvements.

3. Economic Development & Industrial Growth

Sustainability must be fully integrated into Tacoma’s economic development strategy:

- a. **Mandate sustainability in procurement** – Current policies only encourage sustainability criteria for public contracts (Policies 3.15, 6.28, 6.29). The City should instead require sustainability standards for all municipal procurement.
- b. **Balance industrial growth with environmental protection** – The plan should explicitly state that Tacoma’s industrial expansion must not come at the expense of environmental health. Adding this language will clarify the City’s commitment to sustainable economic growth.

4. Transportation & Connectivity

As Tacoma grows, transportation investments must prioritize equitable access, aligning with the Transportation Mobility Plan to expand safe, multimodal options and reduce transportation-related emissions.

- a. **Ensure long-term funding and implementation of multimodal infrastructure** – Tacoma must commit to sustained investment in transit, pedestrian, and bike networks to support mobility for all residents and advance climate goals.

5. Enforcement & Funding Considerations

While the One Tacoma Plan sets ambitious sustainability goals, policy effectiveness depends on enforcement and funding commitments. Without clear implementation mechanisms, these policies risk remaining aspirational rather than actionable.

- a. **Regulatory enforcement** – Establish clear benchmarks and accountability measures for emissions reductions, affordable housing policies, and climate adaptation strategies.
- b. **Long-term sustainable funding** – Expand funding through state and federal grants, green bonds, and local financing mechanisms to ensure long-term investment in sustainability initiatives.
- c. **Health impact assessments** – Ensure air quality and public health data guide land use and urban planning decisions to protect vulnerable populations.

The “One Tacoma Comprehensive Plan Update” provides a strong vision for sustainability, climate resilience, and equitable urban development. However, without stronger enforcement mechanisms, dedicated funding, and specific implementation strategies, the City risks falling short of its climate and equity commitments.

STC looks forward to engaging in conversation with Council and staff on how to move forward and strengthen the areas indicated in this letter.

Thank you for your time and consideration.

Sincerely,

Evlondo Cooper III

Evlondo Cooper, Co-Chair
Sustainable Tacoma Commission

Casey Twiggs

Casey Twiggs, Co-Chair
Sustainable Tacoma Commission

Cc:

Stephen Atkinson, Principal Planner
Christina Caan, Policy Analyst
LaKecia Farmer, Senior Sustainability Analyst
Sonja Hallum, Interim Deputy City Manager
Peter Huffman, Director of Planning and Development Services
Chris Karnes, Planning Commission Chair
Kristin Lynett, Chief Sustainability Officer
Elizabeth Pauli, City Manager



Sustainable Tacoma Commission

February 27, 2025

Dear Chair Walker and IPS Committee,

The Sustainable Tacoma Commission is writing to express our feedback on the draft Transportation and Mobility Plan (TMP) created as part of the City of Tacoma's Comprehensive Plan update.

Because transportation is the largest source of greenhouse gas emissions throughout the Puget Sound region, reducing car dependency is a key strategy in addressing climate change. Every year, we learn more about the negative impacts of road pollution (such as brake dust and tire particulates) on our local waterways and the negative health outcomes such as asthma that are more prevalent in frontline communities. Prioritizing sustainable transportation in Tacoma means prioritizing our environment, community health, and equitable access and independence for all Tacomans.

We appreciate that the TMP is centered on equity, safety, sustainability, and community, per its stated goals. The TMP is strongly written to match the urgency of the issues it aims to address, including climate change and Tacoma's traffic violence crisis. While the goals and actions included in the plan are strong, we are concerned about the lack of policy and funding sources in place to ensure strong implementation of the plan's suggestions.

We encourage IPS to take the following additional actions to advance the TMP.

1. **Incorporate an understanding of climate impacts with respect to Tacoma's transportation planning.** It is essential that the community understand how critical improving our transportation system is, not only for mitigating regional climate impacts (by reducing greenhouse gas emissions), but also for creating local climate resiliency. Climate-fueled events like flooding and heat waves threaten human life and well-being as well as our transportation systems. And the most vulnerable people during these events are unsheltered pedestrians. We therefore recommend that the TMP articulate how the changing climate is expected to impact the movement of people and goods within and around Tacoma and how the City of Tacoma plans to build resiliency into our transportation system.

2. **Update the Complete Streets ordinance and Tacoma’s Design Manual.** Safety for all users is a primary theme of the TMP, reiterated throughout the document's strategies and actions. In determining project prioritization and design, the City often faces conflicting needs between modes. It is critical that policies be put in place to ensure adherence to the green transportation hierarchy and the prioritization of safety for vulnerable road users in all cases. While we applaud Tacoma’s commitment to the Vision Zero goal of zero traffic deaths or serious injuries by 2035, this goal will only be obtained by prioritizing bicyclist and pedestrian safety—especially in circumstances where it’s easier and cheaper not to do so.

The need for updated design standards is mentioned in almost every modal section of the TMP; crucially, this need is also highlighted in the Climate Action Plan (CAP). In the Auto section, the TMP contains an action to “update the Complete Streets ordinance and design guidelines while developing an internal process and project checklist to ensure safe, multimodal, and sustainable design features are considered in the initial planning and design phases.” This is a critical action for both climate and transportation that should be taken by the City as soon as possible.

3. **Identify additional funding sources to support safe mobility and transit access.** As noted in the TMP, “current funding falls short of meeting the demands of maintaining the existing transportation system, let alone supporting the upkeep of new multimodal infrastructure.” Effective change will require substantial investment in infrastructure updates and subsequent maintenance, which will only be possible if the City identifies additional sources for sustainable funding of transportation projects; in turn, those investments will help reduce traffic violence and save innocent lives. While Streets Initiative 2, if passed by voters in April, would provide significant funding for safety projects, it is also necessary for the City to show its commitment to sustainability, safety, and access through additional funding allocations. We recommend that the City of Tacoma explore new revenue sources such as impact fees and transportation benefit districts.

The plan refers multiple times to the need to “develop local source funding for transit,” as well as the need to “actively engage in transit service planning.” Reliable, frequent transit will play a significant role in encouraging mode shift away from single occupancy vehicle travel. While Pierce Transit and Sound Transit are separate entities, the City of Tacoma has a role to play in the support, development, and implementation of increased transit service. It is unclear in the draft TMP where such “local source funding” would come from. If Tacoma is serious about supporting transit, we must identify concrete ways to provide that support, including through supplemental funding. Additionally, the Climate Action Plan cites the hiring of a Transit Coordinator role as a needed action, which is in line with the need for increased staff capacity and knowledge around transit as referenced in the TMP.

4. **Build more Complete Streets and expand Tacoma’s tree canopy through planting and establishing more street trees.** Projects in the right-of-way present a unique

opportunity not only to reduce heat and polluted stormwater runoff through road diets, but also to incorporate trees and related green benefits into our neighborhoods. Street trees are a proven traffic calming treatment, slowing drivers down by visually narrowing the road. They also promote walkability and stimulate the local economy by shading sidewalks and combating the urban heat island effect. More active City installation and management of trees in the public right-of-way—as called for in the Urban Forest Management Plan—would help advance shared TMP and CAP goals.

5. **Increase accountability.** The fifth goal of the TMP is transparent decision-making, and we ask that this extend to accountability in adherence to the plan. We are interested in how success will be measured. We are also particularly interested in how multimodal level of service (MMLOS) will be applied, and how MMLOS data will impact decision-making in project prioritization and design.

The Sustainable Tacoma Commission would like to commend City staff for their dedicated integration of feedback in forming an inclusive Transportation and Mobility Plan draft with such important strategies and actions. We hope that our feedback will aid in further editing of this plan to make it more actionable and impactful, with emphasis on solidifying funding and passing congruent policy. Our feedback is focused on realizing long-term climate and community goals and building a healthy, equitable, and resilient Tacoma for generations to come. We hope that you share the understanding that when we meet our transportation and mobility goals, we will also meet our climate goals and make Tacoma a better place for all of us to live.

Sincerely,

Evlando Cooper III

Evlando Cooper, Co-Chair
Sustainable Tacoma Commission

Casey Twigg

Casey Twigg, Co-Chair
Sustainable Tacoma Commission

Cc:

Stephen Atkinson, Principal Planner
Christina Caan, Policy Analyst
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Sonja Hallum, Interim Deputy City Manager
Peter Huffman, Director of Planning and Development Services
Chris Karnes, Planning Commission Chair
Kristin Lynett, Chief Sustainability Officer

Bruce Morris, Transportation Commission Chair
Elizabeth Pauli, City Manager
Matt Stevens, Transportation Commission Chair
Carrie Wilhelme, Principal Transportation Planner



To: Planning Commission
From: Stephen Atkinson, Planning and Development Services
Subject: **One Tacoma Comprehensive Plan Update – Public Hearing**
Memo Date: February 28, 2025
Meeting Date: March 5, 2025

Action Requested:

Conduct a public hearing on the Draft One Tacoma Plan and Transportation and Mobility Plan and accept public comments through March 7, 2025, at 5:00 p.m.

Discussion:

At the March 5, 2025, the Planning Commission will conduct a public hearing on the Draft One Tacoma Plan and Transportation and Mobility Plan as required by Tacoma Municipal Code 13.02.070. In support of the public hearing, staff provided the following public notifications:

- 60-Day notice to the State Department of Commerce
- Letter to the Puyallup Tribe of Indians
- Letter to Joint-Base Lewis-McChord
- Submittal to the Puget Sound Regional Council
- Email distribution to the Planning Commission listserv, interested parties, Neighborhood Councils, and adjacent jurisdictions.
- Direct mailing to all taxpayers and occupants within the City of Tacoma
- Social media and traditional media ads including a legal notice in the Daily Index
- Press release

In addition, City staff conducted four outreach and engagement events, three in-person and one virtual, to provide information on the proposed Plan and to prepare community members to provide public comments to the Planning Commission.

Project Summary and Background:

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

The City of Tacoma amends its Comprehensive Plan on an annual basis as permitted by state law. In addition to these regular amendments, the [Growth Management Act](#) (GMA) requires



counties and cities to periodically conduct a thorough review of their plans and regulations to bring them in line with any relevant changes in the GMA, and to accommodate updated growth targets. [RCW 36.70A.130](#) establishes the review procedures and schedule for Comprehensive Plan amendments and periodic review. Tacoma last completed such a “periodic update” in 2015 and is mandated to undertake and complete another “periodic update”.

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

Prior Actions:

- February 5, 2025: Set a public hearing date and released the Draft One Tacoma Plan for public review and comment.
- December 18, 2024: Reviewed the Pierce Transit Long Range Plan and the proposed High Frequency Transit network of the Transportation and Mobility Plan.
- December 4, 2024: Reviewed the planning requirements for the Environment Element (part 2) and the Engagement Element.
- November 20, 2024: Reviewed planning requirements for the Economic Development and Environment Elements
- November 6, 2024: Reviewed planning requirements for the Transportation Element and Design and Development Element.
- October 16, 2024: Reviewed planning requirements for the Historic Preservation Element.
- October 4, 2024: Reviewed planning requirements for the Urban Form Element.
- September 18, 2024: Reviewed planning requirements for the Public Facilities + Services Element including opportunities to better align goals and policies with level of service standards and project prioritization criteria.
- September 4, 2024: Reviewed planning requirements for the Parks + Recreation Element including opportunities to better align goals and policies with the Metro Parks Tacoma System and Strategic Plan.
- June 21, 2023: Reviewed planning requirements for the Periodic Update and recent legislative updates pertaining to housing and climate policy.
- December 20, 2023: Recommended scope of work and engagement strategy.

Staff Contacts:

- Stephen Atkinson, Principal Planner, satkinson@cityoftacoma.org
- Maryam Moeinian, Senior Planner, mmoeinian@cityoftacoma.org
- Carrie Wilhelme, Principal Transportation Planner, cwilhelme@cityoftacoma.org

Attachments:

- Attachment 1 – Staff Report

- Attachment 2 – Draft One Tacoma Comprehensive Plan (hyperlinks)

[01- Intro and Vision DRAFT](#)

[02- Growth Strategy DRAFT](#)

[03- Complete Neighborhoods DRAFT](#)

[04- Environment and Watershed Health DRAFT](#)

[05- Housing DRAFT](#)

[06- Transportation DRAFT](#)

[07- Economic Development DRAFT](#)

[08- Parks and Recreation DRAFT](#)

[09- Public Facilities DRAFT](#)

[10- Historic Preservation DRAFT](#)

[11- Engagement and Admin DRAFT](#)

- c. Peter Huffman, Director



City of Tacoma Comprehensive Plan Periodic Update

Public Hearing - Staff Report

March 5, 2025

The One Tacoma 2050 Vision is that Every Tacoma resident is a safe and short walk, roll, bus, train, or bike ride away from daily essentials and community amenities, such as groceries, schools, parks, and healthcare. The chapters of the plan are focused on contributing to this vision and the focus areas of Equity, Opportunity, Public Health, Safety, and Sustainability.

One Tacoma - 2050 is a next-generation Comprehensive Plan. It articulates a possible blueprint for the future of all climate-friendly cities, moving away from a downtown-centric growth pattern to a pattern of complete neighborhoods and employment centers. In the context of global and regional changes related to climate and demography, this Plan uniquely takes a community-defined approach to direct resources toward the future Tacomans want. Based on several years' worth of community engagement findings, this Plan focuses in measurable and observable ways on local priorities of equity, opportunity, public health, safety, and sustainability.

Plan guidance is intentionally general, providing broad policy direction. The policy guidance established in the plan will be translated into action through specific implementation programs or regulatory actions developed by the City to fulfill the Plan's direction - it guides decisions on land use, transportation, housing, capital facilities, parks, and the environment. This Plan is also a living document, adaptable to evolving conditions, and offering a framework for the consideration of policy changes.

Focus Areas for the *One Tacoma* Comprehensive Plan Periodic Update

Five cross-cutting focus areas shaped this update. These focus areas capture priorities that were the result of many community conversations and reflect themes that Tacoma has already started to address in recent years.

OPPORTUNITY is best reflected in neighborhoods where residents can reach their full potential. This means that daily essentials, such as healthcare, healthy food, and schools are within easy reach. It also includes amenities – gyms, personal services, bookstores, arts experiences – that inspire wellbeing and open new opportunities.

EQUITY refers to the ability for every resident to share in community progress. As Tacoma grows, care and attention must be paid to ensure that the benefits of this growth are equitably distributed. This includes attention to potential displacement and to how processes for public investment and access to services can be improved.

PUBLIC HEALTH encompasses all the public supports that people need to maintain healthy minds and bodies. The quality of the built and natural environment can have great impact on the local population’s resilience against health hazards like heat events, water and air pollution, and behavioral health challenges.

SAFETY has been a top priority for the City of Tacoma and will continue to be in the future. This plan seeks to align policies and programs in a way that enables everyone to feel safe as they live, work, play, and move throughout Tacoma.

SUSTAINABILITY captures the intention to plan not only to 2050, but further beyond to consider the wellbeing of future generations of Tacomans and the natural environment in which Tacoma is situated. Integrating the Climate Action Plan and Adaptation Strategy in this update is a key part of planning for sustainability.

Background

Tacoma’s Comprehensive Plan, [One Tacoma](#), is the City’s official statement concerning its vision for future growth and development. It identifies goals, policies, and strategies for maintaining the health, welfare, and quality of life of Tacoma’s residents. The Comprehensive Plan is comprised of numerous individual elements, including elements addressing such important issues as urban form, design and development, environment and watershed health, parks and recreation, housing, economic development, and mobility and infrastructure.

The [Growth Management Act](#) (GMA) requires counties and cities to periodically conduct a thorough review of their plans and regulations to bring them in line with any relevant changes in the GMA, and to accommodate updated growth targets. [RCW 36.70A.130](#) establishes the review procedures and schedule for Comprehensive Plan amendments and periodic review. Tacoma last completed such a “periodic update” in 2015 and is mandated to undertake and complete another “periodic update”.

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

- [Dept. of Commerce Checklist](#)
- [Vision 2050 Checklist](#)

The draft Comprehensive Plan has been developed consistent with the substantive and procedural requirements of the Washington State Growth Management Act as well as multicounty planning policies and countywide planning policies. The table below identifies the specific goals in the GMA that are implemented through Comprehensive Plan policy elements.

Plan Overview

The following is a brief description of the core policy elements that comprise the One Tacoma Comprehensive Plan and the Growth Management Act Goals that they implement.

Element	Description and How it Supports the Vision	GMA Goal
Growth Strategy (GS)	This chapter describes which land uses are allowed in which places across the city—and how growth in population, housing, and employment will be distributed across these places. It also addresses key transportation connections between these places, to form an overall planned network for the city.	(1) (2) (3) (4) (5) (9) (10) (14)
Complete Neighborhoods (CN)	This chapter articulates how Tacoma’s unique neighborhoods should look and feel to the people that live in and visit them. This includes policies affecting local building and site design, such as energy and resourceefficiency, safety, views, public realm, and historic and cultural resource preservation. It also addresses connectivity at the neighborhood scale.	(13) (14)
Environment + Watershed Health (EN)	Using an ecological watershed approach, this chapter addresses ways in which Tacoma will invest in trees and forests, open space lands, and quality of air, water, and habitat to support healthy people and places.	(2) (9) (10) (14) (15)
Housing (H)	This chapter includes policies that support Tacoma’s housing goals, including the ability for all Tacomans to access and maintain safe and affordable housing that meets their household needs. This includes policies to grow overall housing diversity and stock and programs for anti-displacement and to create equitable access to housing.	(4)

Economic Development (EC)	Policies in this chapter promote access to a diversity of quality economic opportunities, including growth opportunities within an easy and accessible commute. This includes green economy strategies, and a favorable business climate for a range of priority industries.	(5)
Transportation and Mobility Plan (TMP)	This chapter includes the policies that affect how people move within Tacoma and connect to the regional transportation system. It describes the investments in mobility options necessary to achieve connected, compact, and equitable neighborhoods throughout Tacoma.	(3) (5) (10) (12) (14)
Parks + Recreation (P)	This chapter describes investments and programming to achieve a complete parks system for the residents of and visitors to Tacoma. A complete system reflects the City's unique cultural communities and ecological settings and provides high-quality equitable access to recreational opportunities for people of all walks of life.	(9) (12)
Public Facilities + Services (PFS)	This chapter sets standard levels of service and a plan to achieve and/or maintain them given anticipated development. Services and facilities such as police and fire response, libraries, utilities, and schools represent significant public investment and are a core part of a quality neighborhood experience.	(12) (14)
Historic Preservation (P)	This chapter defines the City of Tacoma's preservation goals, policies, and actions for preservation and neighborhood conservation. It provides a framework for organizations engaged in community-based initiatives with interests in protecting and experiencing cultural resources.	(13)
Engagement + Administration (AD)	As this chapter describes, continued equitable engagement, transparency, and accountability are fundamental to the work of plan implementation. Policies in this chapter describe the City's effort to build and sustain partnership with community members in planning for and realizing this vision for Tacoma.	(11)

Community Profile

The Community Profile was developed to help to understand the current context of the city and recent trends as a starting point for comprehensive plan research. It is also intended to serve as a key resource for shaping the community engagement process by summarizing information about City residents. The Community Profile is a working document, and each Comprehensive Plan chapter expands on this research in the process of developing specific policies. This Community Profile is developed using publicly available sources of data, including U.S. Census products, data products from the Department of Housing and Urban Development, and Washington State Office of Financial Management. Some findings from prior analysis and action planning efforts such as the Vision Zero Action Plan and the Analysis of Systemic Disparities in Achievable Housing Options report also appear in this document.

➤ [Community Profile](#)

Baseline Conditions Analysis

One of the primary objectives of this Comprehensive Plan periodic update is to improve the City’s ability to track and measure Plan performance over time, and, where feasible, to establish goals and targets that can be quantified. The Baseline Conditions analysis provides important context for each of the Plan elements and identifies available data to establish a baseline for metric for monitoring plan goals and performance. Certain elements have been developed to satisfy state and regional planning requirements. In addition, the City is required to conduct a Best Available Science review to support the development and update of policies and regulations to protect citywide critical areas.

- [Baseline Conditions](#)
- [Best Available Science Review](#)
- [Critical Areas Gap Analysis](#)

Public Outreach and Engagement

RCW 36.70A.130 of the Growth Management Act establishes the review procedures and schedule for Comprehensive Plan amendments and periodic review and RCW 36.70A.140 of the Act requires local jurisdictions to provide for “early and continuous public participation” during the periodic review and update of the Comprehensive Plan. However, beyond the required public comment and public hearing, much is up to local jurisdiction to decide how much to invest in ensuring equitable and inclusive public participation.

The City of Tacoma is updating its Comprehensive Plan *One Tacoma* (to 2050) concurrently with a refresh of the City’s Strategic Plan (to 2035) and the development of a Community Safety Action Strategy. All three plans require community engagement to inform policies and strategies and, locally, it is a longstanding priority of the City of Tacoma to invest in engagement in service of equity and empowerment in all policies.

The Tacoma community has been extensively engaged in recent years for many intersecting initiatives. Several partner agencies are planning community engagement on a similar timeline. However, there are likely to be remaining gaps. The community engagement strategy is intended to maximize leverage of existing data and existing engagement efforts to minimize respondent burden and confusion. Additional resources or “new engagement” have been focused on thematic gaps and/or gaps by community group.

Engagement activities included in-person and virtual workshops, pop-ups at community events, attendance at meetings of existing neighborhood groups, a website that hosted the Ideas Wall open public comment forum, and a community survey that was available in several languages. The City hosted a total of nine community visioning workshops, one per neighborhood and one virtual, and received a total of 402 comments on thematic gaps identified in the gap analysis. Workshops included creative hands-on activities to get feedback on topics and were supported with robust outreach and by the city’s language ambassador team. The community survey received roughly 800 responses. In sum, the city received roughly 1,600 comments through these engagement efforts. The overall findings from public comments across engagement activities show strong support for the 15-minute neighborhood concept. Community

members also prioritize public transit, bicycle and pedestrian mobility, safety, accessibility and increasing access to amenities and essential services. Community members want more small businesses and, specifically, those that reflect the city's demographic diversity. They also would like to have more economic opportunities with a diverse range of jobs and employers, and knowledge of different career paths and skills. The findings from this phase of community engagement will inform policy development for a range of City plans, including the One Tacoma Comprehensive Plan.

- [Public Engagement Plan](#)
- [Existing Engagement Gap Analysis](#)
- [Public Engagement Summary](#)

Equity Assessment

Equity and anti-racism is a key focus for the City of Tacoma and therefore this update. There are also statewide and regional efforts to articulate equity and orient policies and programs to achieve more equitable outcomes for Washington residents. For example, House Bill 1220 introduced new requirements related to housing equity in Growth Management Planning which the Comprehensive Plan will be subject to. To advance equity in the Comprehensive Plan update, staff developed an equity assessment framework to guide an audit of the existing plan against equity goals. The equity goals included in the framework were selected after research into the policy context of Tacoma's equity work and historical context. After selecting the equity goals, staff also conducted baseline data analysis to identify priority subgroups for each outcome. This document contains a summary of our contextual research and baseline analysis as a reference document. The accompanying Assessment Framework contains a summary of conclusions and is meant to be a tool for policy writers in the Comprehensive Plan update.

- [Equity Assessment Framework](#)
- [Equity Assessment Context, History, and Baseline](#)



To: Planning Commission
From: Carl Metz, Planning Services Division
Subject: **Public Hearing – 2025 Annual Amendment Package – Minor Amendments**
Memo Date: February 28, 2025
Meeting Date: March 5, 2025

Action Requested:

Conduct a public hearing considering the 2025 Annual Amendment package, consisting only of Minor Amendments, and keep the record open through March 7, 2025, to accept written comments.

Project Summary:

In accordance with TMC 13.05.030.D, The Planning Commission may recommend to the City Council amendments to the land use regulations in order to implement the goals and policies of the Comprehensive Plan. Procedures for amendments or supplements to the land use regulations shall be the same as those specified for development regulations in subsection 13.05.030.B.

The proposed amendments are considered to be “minor” in that they do not suggest substantive or policy-level changes to the Plan or the Code. They are intended to correct minor errors, address inconsistencies, keep information current, and clarify and improve provisions that, through implementation of the Plan and the Code, are found to be unclear or not fully meeting their intent.

Discussion:

At the next meeting on March 5, 2025, the Planning Commission will conduct a public hearing on the 2025 Minor Code Amendments consisting of the following items:

1. Add definition of “development site.”
2. Repeal of Residential Infill Pilot Program.
3. Conditional Use Permit uses and height Code reference correction.
4. Land use permit code enforcement – Replace existing Title 13 enforcement provisions with the city’s Uniform Enforcement Code for greater consistency citywide.
5. Pedestrian Street amendments to reflect changes made with Home in Tacoma phase I related to the locations of Mid-Scale Residential land use designations and other corrections and clarifications.
6. Add split zoning applicability to development sites consisting of more than one parcel of land.
7. Tacoma Mall residential use prohibition clarification.



8. Mixed-Use Center districts residential use maximum building setback correction.
9. Add retail marijuana limit exemption to be consistent with State law.
10. Shoreline sign regulation clarification.
11. Mass reduction building design standards clarification within Mixed-Use Center and Downtown zoning districts.
12. Add Commercial districts maximum setbacks exception for conflicts with public easements.

Public Review Document

The complete text of the proposed amendments and the associated staff analysis have been compiled in a Public Review Document, which is posted on the project's website at <http://www.cityoftacoma.org/codeamendments>. Attached for the record, are the public notices and Executive Summary, which includes brief descriptions of each of the Minor Amendment items (see Attachments A and B).

Environmental Evaluation

Since the proposed amendments do not suggest substantive or policy-level changes to the Code and that they are intended to correct minor errors, address inconsistencies, keep information current, and clarify and improve provisions that are found to be unclear or not fully meeting their intent, environmental review is not required.

Notification

Notification for the public hearing has been conducted to reach a broad-based audience, through the following efforts:

13. **Public Notices** – The notice for the public hearing was also e-mailed to individuals on the Planning Commission's interested parties list that includes the City Council, Neighborhood Councils, area business district associations, the Puyallup Tribal Nation, adjacent jurisdictions, City and State departments, and others.
14. **News/Social Media** – An online advertisement was placed in The News Tribune on February 14 and 27, 2025. An event page for the public hearing was posted on the City's Facebook.
15. **60-Day Notices** – A "Notice of Intent to Adopt Amendment 60 Days Prior to Adoption" was filed with the State Department of Commerce (per RCW 36.70A.106) on February 25, 2025. A similar notice was sent to the Joint Base Lewis-McChord (per RCW 36.70A.530(4) on February 7, 2025, asking for comments within 60 days of receipt of the notice.
16. **Tribal Consultation** – A letter was sent to the chairman of the Puyallup Tribe of Indians on February 7, 2025, to formally invite the Tribe's consultation on the 2025 Amendment.

Prior Actions

- 02/05/2025 – Staff introduced 13 potential minor amendments to the Planning Commission. At this meeting, the Commission released 12 of the amendments for public review and scheduled a public hearing for March 5, 2025.

Next Steps

Tentatively, next steps for the 2025 Annual Amendment include the following dates and actions:

- March 19 – Debrief - Commission review of public comments
- April 2 – Commission direction
- April 23 – Commission recommendations to the City Council
- May 6 – City Council resolution to set the public hearing
- June 3 – Council conduct a public hearing
- June 10 – Council debrief and propose amendments
- June 17 – Council first reading
- June 24 – Final reading

Staff Contacts:

- Carl Metz, Senior Planner, cmetz@cityoftacoma.org

Attachments:

- Attachment 1 – 2025 Minor Amendment Executive Summary
- Attachment 2 – Public notice email 2.11.2025
- Attachment 3 – Public notice, TNT 2.14.2025

c. Peter Huffman, Director



2025 ANNUAL AMENDMENT TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

Application: Minor Plan and Code Amendments

Executive Summary March 5, 2025

The Minor Plan and Code Amendments (“Minor Amendments”) process allows staff to periodically improve the clarity and effectiveness of the *One Tacoma* Comprehensive Plan and the Tacoma Municipal Code (TMC) – primarily Title 13 Land Use Regulatory Code. These annual applications compile issues identified by staff, customers of the Planning and Development Services Department, the Planning Commission, the Transportation Commission, the City Council, and/or the public. Those issues are generally not substantive enough to rise to the level of a stand-alone application for consideration during the annual amendment process.

Proposed amendments do not suggest substantive or policy-level changes to the Plan or the Code; they are intended to correct minor errors, address inconsistencies, keep information current, and clarify and improve provisions that, through implementation of the Plan and the Code, are found to be unclear or not fully meeting their intent.

This is an **Executive Summary** of the 12 items that make up the 2025 Minor Amendments to the Land Use Regulatory Code prepared for the Planning Commission's public hearing. The complete text of the proposed amendments and the associated staff analysis have been compiled in a Public Review Document, which is posted on the project's website at <http://www.cityoftacoma.org/codeamendments>.

2025 Minor Amendments

The 2025 Minor Amendment package includes 12 items, as briefly described below.

(1) Definition: Development site

This proposal adds a definition of the term “development site” to 13.01.060 Zoning definitions. “Development site” is a term that is used throughout the Code and adding a definition provides clarity. This is also related to item 6 regarding split zoning.

(2) Repeal of Residential Infill Pilot Program

This would repeal the remaining Residential Infill Pilot Program (RIPP) items that were not included with the recent Home in Tacoma Code amendments.

(3) Conditional Use Permit: Conditional uses and height

This amendment corrects a Code reference error.

(4) Land use permit code enforcement

This amendment would replace existing Title 13 enforcement provisions with the city's Uniform Enforcement Code for greater consistency citywide.

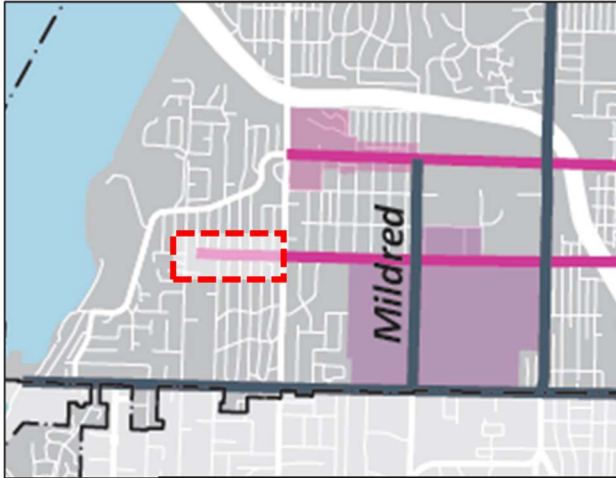
(5) Pedestrian Streets

These amendments would update Pedestrian Street tables to reflect changes made with Home in Tacoma phase I related to the locations of Mid-Scale Residential land use designations (see the Pedestrian



Street/Corridors Map and Future Land Use Map (FLUM) images below) and make other corrections and clarifications.

S 12th St

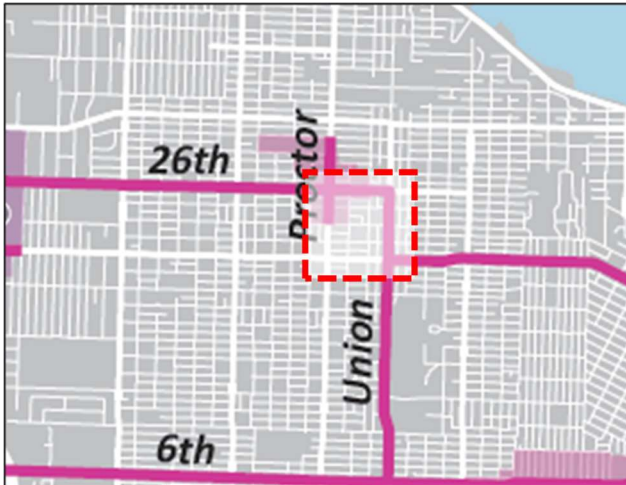


Pedestrian Streets/Corridors



Comprehensive Plan FLUM

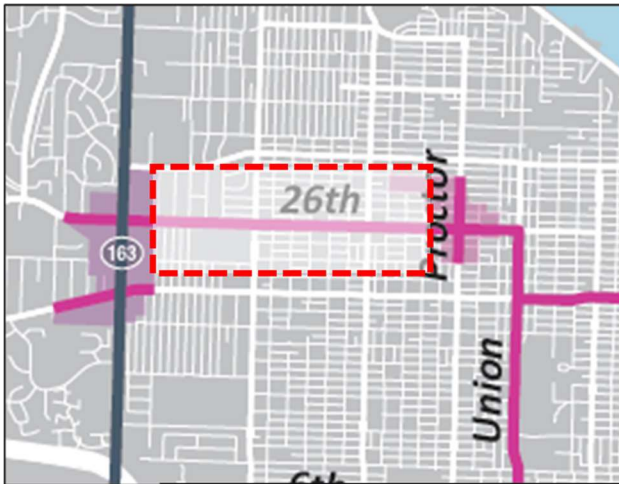
Proctor MUC: N 21st St/N 26th St/N Proctor St/N Union Ave



Pedestrian Streets/Corridors



Comprehensive Plan FLUM

N 26th St

Pedestrian Streets/Corridors

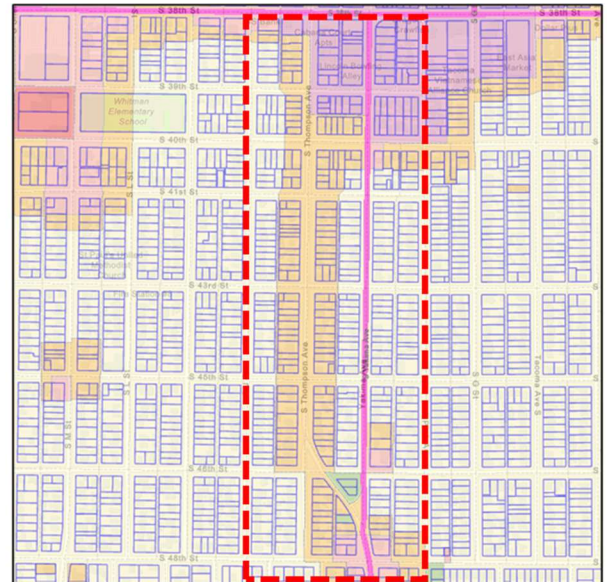


Comprehensive Plan FLUM

Lincoln MUC: S Thompson Ave/S Yakima Ave



Pedestrian Streets/Corridors



Comprehensive Plan FLUM

(6) Split zoning

This amendment would expand the applicability of split zoning provisions for development sites consisting of more than one parcel of land.

(7) Tacoma Mall residential use prohibition

This amendment clarifies the applicability of the existing prohibition of residential uses along I-5 within the Tacoma Mall RGC by correcting inconsistent terminology and adding specific Code citations.

(8) Mixed-Use Center districts residential use maximum building setback

This amendment corrects an inconsistency between the maximum setback requirements and the districts' minimum setbacks.

(9) Retail marijuana limits

This amendment expands the maximum number of retail marijuana stores to be consistent with the State’s Cannabis Social Equity program.

(10) Shoreline sign regulation

This amendment clarifies that signs located in areas subject to Shoreline regulations are subject to both general sign regulations as well as Shoreline District standards.

(11) Mass reduction building design standards: Mixed-Use Center and Downtown districts

This amendment adds clarity to when mass reduction requirements apply consistent with the intent of these requirements.

(12) Commercial districts maximum setbacks exception

This amendment adds an exception to maximum building setbacks where they conflict with public easements consistent with similar exceptions found elsewhere in the Code.

Comprehensive Plan and Land Use Regulatory Code

The *One Tacoma Plan*, adopted in 2015 by Ordinance No. 28335, is Tacoma's comprehensive plan as required by the State Growth Management Act (GMA). As the City's official statement concerning future growth and development, the Comprehensive Plan sets forth goals, policies and strategies for the health, welfare and quality of life of Tacoma’s residents. The *One Tacoma Plan* is a blueprint for the future character of our City. The plan can be viewed online at www.cityoftacoma.org/OneTacoma.

The Land Use Regulatory Code, Title 13 of the Tacoma Municipal Code (TMC), is the key regulatory mechanism that implements the *One Tacoma Plan*. Title 13 contains regulations and procedures for controlling land use, platting, shorelines, environment, critical areas, and historic preservation, among others. The Tacoma Municipal Code can be viewed online at www.cityoftacoma.org/MuniCode.

2025 Minor Amendment Process

The general timeline and schedule for the 2025 Minor Amendment is as follows:

Timeline	Activity
February 5, 2025	Assessment of the 2022 Amendment and release for public review
March 5, 2025	Planning Commission public hearing
April 2025	Planning Commission deliberates and makes recommendations to the City Council
May-June 2025	City Council review and adoption

Metz, Carl

Subject: FW: Public Hearing and Informational Sessions – Draft One Tacoma Comprehensive Plan Update

From: Crabtree, Mary <MCrabtree@cityoftacoma.org>

Sent: Tuesday, February 11, 2025 9:16 AM

To: Crabtree, Mary <MCrabtree@cityoftacoma.org>

Subject: Public Hearing and Informational Sessions – Draft One Tacoma Comprehensive Plan Update

Hello:

The City of Tacoma Planning Commission will hold a **public hearing** regarding the draft *One Tacoma* Comprehensive Plan update, on **Wednesday, March 5, 2025, at 6 p.m.** The meeting will be hybrid and can be attended in person or on ZOOM. To review draft documents, access meetings, and learn more about opportunities to provide comment, please visit cityoftacoma.org/onetacomaupdate.

In addition to the *One Tacoma* Comprehensive Plan update, the Planning Commission is also accepting comments on minor amendments to the City's development standards. A summary of these amendments is available at cityoftacoma.org/codeamendments.

Written comments can be emailed to planning@cityoftacoma.org or mailed to Planning Commission, 747 Market Street, Room 345, Tacoma, WA 98402. The Planning Commission will use the input received during the public comment period, which ends Friday, March 7th at 5 p.m., to finalize its recommendations to the City Council.

The City of Tacoma Planning and Development Services Department will host **informational sessions** in advance of the public hearing to provide updates on the draft plan's progress and encourage community feedback.

Upcoming Information Sessions:

- **South Tacoma** - February 20: STAR Center, 3873 S. 66th St., Tacoma, WA 98409, from 6-7:30 PM
- **Virtual event** - February 24: [Via Zoom](#) (Dial-in option: 253-215-8782; Webinar ID – 836 6932 7451), from 6-7:30 PM
- **North Tacoma** - February 27: Wheelock Library, 3722 N. 26th St., Tacoma, WA 98407 from 1-2:30 PM
- **Eastside** - March 1: Eastside Community Center, 1721 E. 56th St., Tacoma, WA 98404 from 1-2:30 PM

Community members with questions or who would like to request information in an alternate format can email onetacoma@cityoftacoma.org or call (253) 591-2051. More information is available at cityoftacoma.org/onetacoma.

Thank you.



Mary Crabtree (she/her)
 Administrative Assistant
 City of Tacoma - Planning & Development Services
 747 Market Street, Room 345, Tacoma, WA 98402
 Desk: 253-591-2051 | Cell: 253-331-3249



Tacoma Planning Commission Public Hearing “Draft *One Tacoma* Comprehensive Plan Update”

Public Hearing: March 5, 2025, 6:00 p.m. (Hybrid format)

Written Comments Due: March 7, 2025, 5:00 p.m.

The *One Tacoma* Comprehensive Plan is an important tool that establishes Tacoma’s future vision and policy direction and guides its growth and development over the next 25 years. It is currently being updated, and the City of Tacoma invites the community to learn about this once-in-a-decade update. Community members are also invited to participate in a series of informational meetings to provide input on the draft Comprehensive Plan. It is available online at cityoftacoma.org/onetacoma.

Information Sessions:

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For more information on proposals, accessing meetings, and opportunities to provide comment, please visit cityoftacoma.org/onetacoma. Public comment can be provided at the March 5, 2025, public hearing, and/or provide written comments by March 7, 5:00 p.m. to Planning Commission, 747 Market Street, Room 345, Tacoma, WA 98402, or by email at planning@cityoftacoma.org. Community members with questions or who would like to request information in an alternate format can email onetacoma@cityoftacoma.org or call (253) 591-2051. More information is available at cityoftacoma.org/onetacoma.

Publication:

February 14, 2025 (1-2 weeks before March 5 Public Hearing)