



PRESENTATION(S)

Meeting on October 16, 2024

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1. One Tacoma Update – Historic Preservation Element (PowerPoint slides for Discussion Item F1)	3 – 26
2. Planning Commission Annual Report and Work Program (PowerPoint slides for Discussion Item F2)	27 – 39



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¿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.

A young girl with a pink backpack is painting a green wall with handprints. The wall is covered in green handprints of various sizes. The girl is wearing a blue dress and white gloves. The background shows a green hedge and a building in the distance.

ONE TACOMA

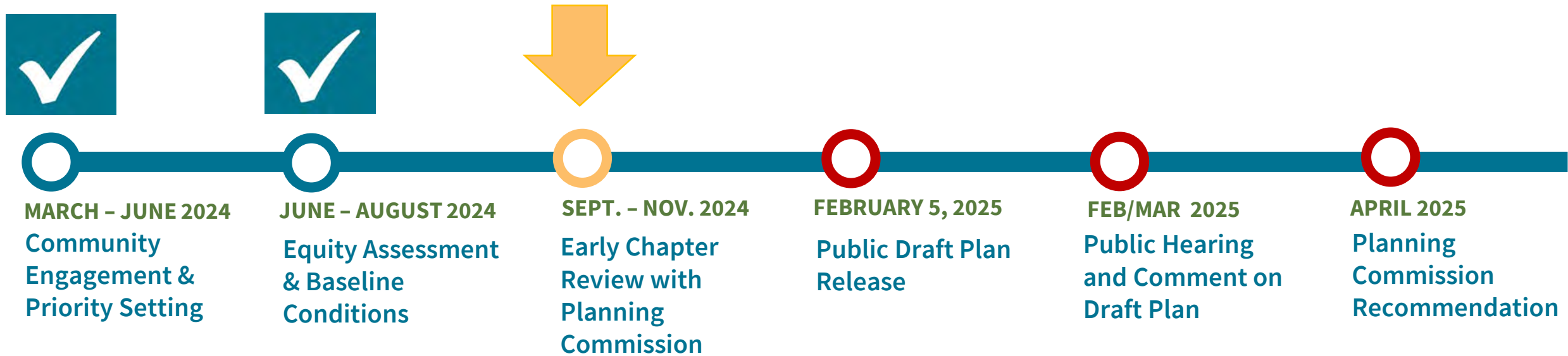
A Comprehensive Plan for a
Vibrant, Connected and Sustainable City



Agenda

1. Comprehensive Plan Timeline
2. Schedule for Commission Presentations
3. Plan Overview
4. Historic Preservation: Policy Framework
5. Anticipated Changes in this Update

Project Timeline



Planning Commission Briefings⁶

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

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

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

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

4 Oct 16 – Historic Preservation
Lead: Reuben McKnight

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

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

Vision

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

ONE TACOMA
VISION FOR A 15 MINUTE CITY



Cross-cutting themes

FOCUS AREAS

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

EQUITY

Every resident shares in community progress.

OPPORTUNITY

Neighborhoods where residents can reach their full potential.

PUBLIC HEALTH

Support to maintain healthy minds and bodies.

SAFETY

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

SUSTAINABILITY

Achieving climate goals and planning for future Tacomans.

What will be in the Plan?

10 Policy Elements or “Chapters”

Urban Form

Enabling a mix of home types and businesses across neighborhoods

Design + Development

Guiding the design and development of our city’s buildings

Housing

Providing fair and accessible housing for all Tacoma residents

Transportation

Building an accessible and affordable transportation network

Engagement + Administration

Connecting with community and running efficient and effective departments

Public Facilities + Services

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

Parks + Recreation

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

Environment + Watershed Health

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

Economic Development

Boosting economic opportunities for all residents

Historic Preservation

Highlighting communities’ histories and the human stories behind them

Planning Context



137,000 new residents



59,000 new homes



94,000 new jobs

Policy Audit Principles

Structure and Content:

- Strengthen the connection between goals and policies
- Remove redundant language
- Connect everything to the Vision Statement and Focus Areas and reinforce the overall growth strategy

Language:

- Use more people-centered language that focuses on the experience that the City aims to create.
- Identify accountable parties and parties where possible
- Use a consistent term or terms for those we intend to serve with the plan. Replace “citizen” with a more inclusive term, such as “community member”
- Be more specific about equity terms, existing disparities, and priority groups.



State and Regional Policy Framework for Historic Preservation

GMA and RCW 36.70A:

Goal 13: Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

PSRC and VISION 2050:

MPP-DP-6: Preserve significant regional historic, visual, and cultural resources, including public views, landmarks, archaeological sites, historic and cultural landscapes, and areas of special character.

MPP-DP-9: Support urban design, historic preservation, and arts to enhance quality of life, support local culture, improve the natural and human-made environments, promote health and well-being, contribute to a prosperous economy, and increase the region's resiliency in adapting to changes or adverse events.



Fulfilling GMA Requirements

The Historic Preservation Element is consistent with the Growth Management Act by providing policy guidance for the following:

- Identification of significant lands, sites, and structures that have historic or archaeological significance through survey and documentation, and review for development impacts on historic and culturally significant sites.
- Encourage the preservation of significant sites through the historic nomination and designation process, the use of preservation tools and incentives, and design review.



Historic Preservation

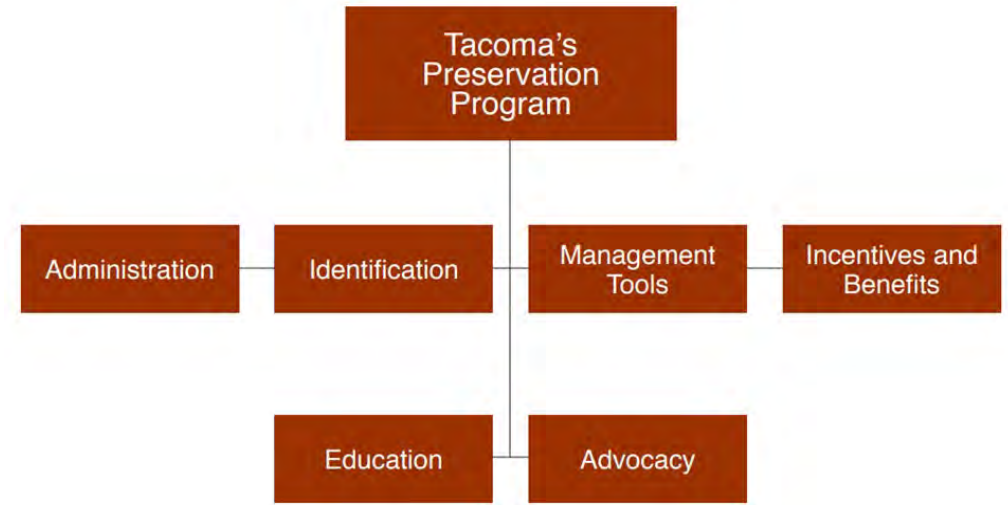
Preservation means **having properties and places of historic and cultural value in active use** and accommodating appropriate improvements to sustain their viability.

Preservation means keeping **cultural resources** intact for the **benefit of future generations**.

Development pressure and deferred maintenance can threaten the preservation of historic resources. **Identification and designation of these sites helps tell the story of Tacoma** for present and future generations.



Historic Preservation in Tacoma Today



Examples of program components

Identification - Survey and recognition of sites of cultural or historical significance

- Mixed use center surveys of South Tacoma, Lincoln, McKinley and Proctor
- Black History Survey

Management tools - mechanisms and regulation for protecting cultural and historic sites

- Design review
- Cultural resources (archaeology) review in coordination with Puyallup Tribe



Key Changes in the Historic Preservation Element

Overall – Improve consistencies between historic preservation policies and policies elsewhere in the Comprehensive Plan relating to housing, equity, and sustainability.

10 Goals that describe the future.



Historic Preservation Goals

**Livable
community with
a strong sense of
history**

**Sustainability &
climate goals**

**Black + other
underrepresented
communities**

**Indigenous
history**

**Equitable
Growth & Anti-
Displacement**

**Community
Partnerships**

Public Realm

**Efficient and
transparent**

Incentives

**Clear, easy to
use code**

Historic Preservation Goals

Livable
community
with a
strong sense
of history

- Maintain a **comprehensive, citywide inventory** of Tacoma's cultural and historic resources.
- **Inclusive context statements.**
- Integrate citywide survey into **community planning efforts.**
- Promote historic preservation's **role in sustainability.**

Sustainabilit
& climate
goals

Historic Preservation Goals



Black + other
underrepresented
communities

- **Evaluate and update local criteria** for architectural integrity, survey and assessment practices, and methods of defining eligible district boundaries to ensure they do not perpetuate exclusion of Black heritage.
- **Partner with community-based organizations** in neighborhoods with historically less access to preservation resources
- Allow **hardship exemptions**.
- Ensure **resources specifically for underserved neighborhoods**.
- **Commemorative/cultural register**.

Historic Preservation Goals

Indigenous
history is
prioritized

- Preserve **archaeological resources**.
- **Partner with indigenous communities**.
- Support **adaptive reuse**.
- Create and scale up programs and interventions that **address cultural displacement**.

Equitable
Growth &
Anti-
Displacement

Historic Preservation Goals



Community Partnerships

- Support **existing partnerships**.
- Encourage **new partnerships** that represent city's diversity.
- Establish **training and tools**.
- Maintain **interdepartmental dialogue**.
- **Maintain** historic resources.
- **Connect** historic facilities to their contexts.



Public Realm

Historic Preservation Goals ²¹

Efficient and
transparent

Incentives

Clear, easy
to use code

- Maintain a **certified historic preservation program**.
- Promote **collaboration** among LPC, City departments, boards and commissions.
- Create **communication materials in diverse and accessible** formats.
- **Streamline project review and enforcement** to promote preservation objectives.
- Adapt the Historic Preservation program to ensure that **social and cultural significance is prioritized within the nomination** process.
- **Reduce design review** requirements.
- **Clear and effective demolition review procedures**.

Historic Preservation Goals

**Livable
community
with a
strong sense
of history**

**Sustainability
& climate
goals**

**Black + other
underrepresented
communities**

**Indigenous
history is
prioritized**

**Equitable
Growth &
Anti-
Displacement**

**Community
Partnerships**

Public Realm

**Efficient and
transparent**

Incentives

**Clear, easy
to use code**

Planning Commission Briefings²³

What's Next?

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Questions or Comments?

ONE TACOMA

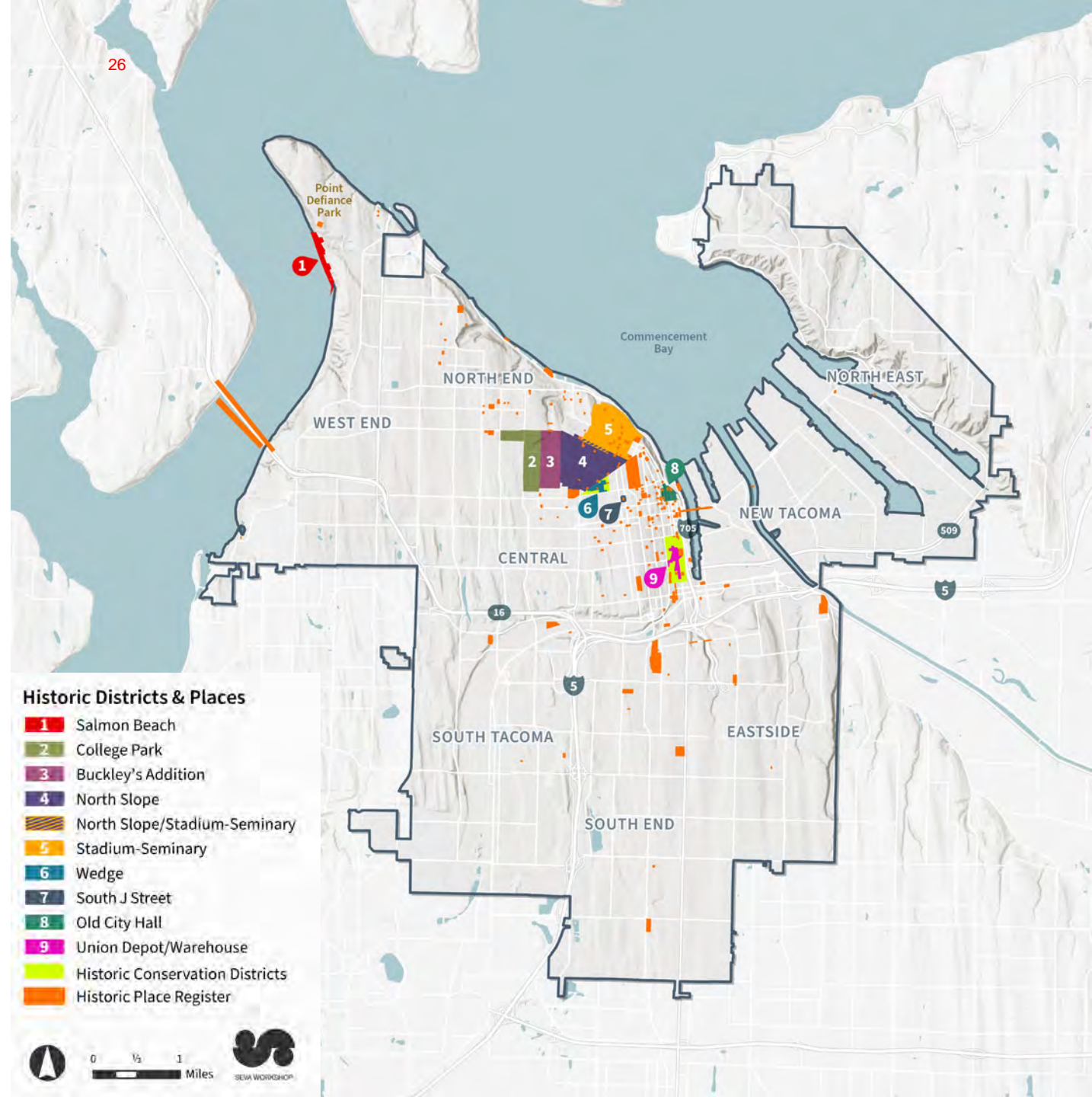
A Comprehensive Plan for a
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THANK YOU!

onetacoma@cityoftacoma.org

Landmarks & Historic Districts Today

8 Historic Districts
190 Landmarks



Historic Districts & Places

- 1 Salmon Beach
- 2 College Park
- 3 Buckley's Addition
- 4 North Slope
- North Slope/Stadium-Seminary
- 5 Stadium-Seminary
- 6 Wedge
- 7 South J Street
- 8 Old City Hall
- 9 Union Depot/Warehouse
- Historic Conservation Districts
- Historic Place Register



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

Planning Commission Meeting
October 16, 2024

Brian Boudet, Planning Manager
Planning and Development Services Department



AGENDA

- Proposed Work Program for 2024-2025 (*revised draft*)
- Schedule
- Action Requested: Final Review and Approval



PROPOSED WORK PROGRAM 2024-2026



EXPECTED COMPLETION IN 2024

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

November 2024 (Council)

December 2024 (Council)

December 2024 (Council)



WORK PROGRAM FOR 2025 *(PRELIMINARY)*

GMA-Mandated “One Tacoma” Comprehensive Plan Periodic Update

Key Focus Areas:

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

WORK PROGRAM FOR 2025 *(PRELIMINARY)*

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

WORK PROGRAM FOR 2026 *(VERY PRELIMINARY)*

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



OTHER NOTABLE UPCOMING PROJECTS

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



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

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



EMERGING ISSUES *(SUCH AS...)*

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



SCHEDULE

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



ACTION REQUESTED

- Final Review and Approval



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

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October 16, 2024

Brian Boudet, Planning Manager
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