



City of Tacoma  
Planning Commission

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(District No. 4 – vacant)

**PRESENTATION(S)**

**Meeting on April 16, 2025**

<b><u>Agenda Item(s)</u></b>	<b><u>Page</u></b>
<b>1. South Tacoma Neighborhood Plan</b> (PowerPoint slides for Discussion Item F1)	<b>3 – 24</b>
<b>2. South Tacoma Groundwater Protection District Code Update</b> (PowerPoint slides for Discussion Item F2)	<b>25 – 50</b>
<b>3. One Tacoma Comprehensive Plan Update</b> (PowerPoint slides for Discussion Item F3)	<b>51 – 70</b>



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# SOUTH TACOMA NEIGHBORHOOD PLAN

CITY OF TACOMA  
NEIGHBORHOOD  
PLANNING  
PROGRAM

PLANNING COMMISSION, APRIL 16, 2025

CITY OF TACOMA  
PLANNING AND DEVELOPMENT SERVICES



# AGENDA



- Intro/Lessons Learned
- Alignment
- Engagement Summary
- Major Ideas
- Implementation
- Next Steps



# LESSONS LEARNED

## Staff:

- Meeting community where they are
- Alignment and collaboration
- Equitable engagement, language access, and in-person outreach
- Trauma-informed engagement and cultural humility
- Acknowledgement of past harms

## Consultant:

- Greater consultant role in early phases with interactive activities
- Sustainable resources for implementation



# ALIGNMENT

See page 36

## What's Happening in South Tacoma

- Coordination with internal and external partners
- Policy alignment
- Community engagement collaboration



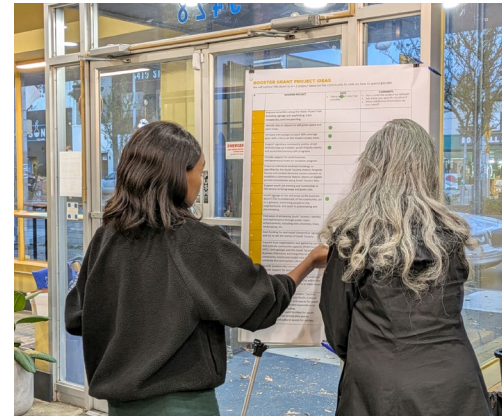
★ Current opportunity for you to share feedback



# STEERING GROUP

**Diverse mix of residents, local organizations, and business owners:**

- South Tacoma Neighborhood Council (2)
- South Tacoma Business District Association (2)
- Local business and property owners (4)
- Residents representing transportation, housing, environment, arts, education (10+)
- Local organizations, including South Tacoma library, STAR Center, APCC, Health Department, local manufacturing
- Districts 3 and 5 Council Members



# ENGAGEMENT SUMMARY

See page 47

## 1,300+ “engagements” with community members:

- **4 focused community events and meetings:** 200+ participants
- **13+ interview conversations** with key collaborators
- **2 online community surveys and interactive map:** 200+ replies
- **2 phases of multilingual outreach**(in 6 languages): 200+ responses in Vietnamese, Spanish, Korean, Russian, and Ukrainian
- **2 walking tours:** 50+ participants
- **4 pop-up events:** 190 comments received
- **2 focus groups:** 24 participants
- **Tabling at 3 community events:** 300+ participants
- **Community briefings** to the Neighborhood Council and Business District
- **Steering Group** (residents, businesses, organizations): 30 members





# ENGAGEMENT: PHASE 1 AND 2

## Phase 1: Engagement Launch

- **3 events:** 170+ participants
  - Spotlight on South Tacoma: Community Conversation
  - Plan-a-Thon Kick-off event
  - Open House
- **Targeted Community Interviews:** 13+



## Phase 2: Community Priorities and Goals

- **Community Survey:** 200+ responses
  - Included multi-lingual surveys in Spanish and Vietnamese
- **Historic walking tour:** 40+ participants
- **1 youth focus group:** 15 participants

# ENGAGEMENT: PHASE 3 AND 4

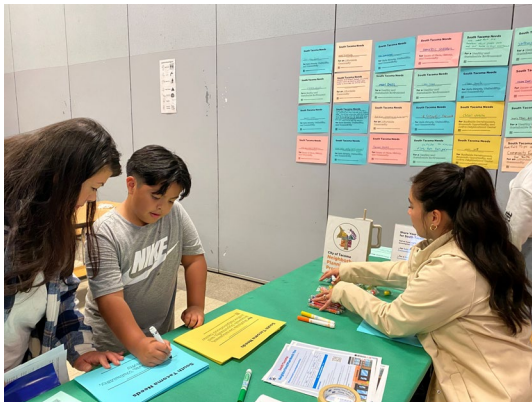
## Phase 3: Project Idea Generation

- **5 pop-up events:** 200+ participants
- **2 focus groups:** 24 participants
- **Interactive map and survey:** 100 responses
- **Multilingual survey (3 languages):** 100+ responses
- **Outreach to 2 Spanish-Speaking Businesses**

## Phase 4: Community Booster Voting

- **Tabling at 3 events**
- **2 voting stations:** STAR Center and South Tacoma Library
- **Online voting**

**Total votes: 687 Total respondents: 363**



# BOOSTER PROJECT

**Community Booster Voting** – 687 votes cast by 363 respondents

- **3 in-person events** (Santa Parade, Destiny Festival, Under the Big Top)
- **2 voting stations:** STAR Center and ST library
- **Online voting**

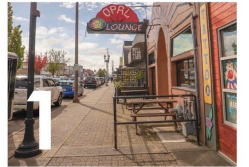
## Winning Projects:

- ✓ Tree Planting
- ✓ Signature Community Events/Programs for Youth and Seniors

## HOW DO YOU WANT TO SPEND

**\$50,000**

to support implementation of the South Tacoma Neighborhood Plan?



### 1 Business District Amenities

Add trees, signage and/or street furnishings to enhance identity of the South Tacoma business district (around South Tacoma Way and South 56th Street)



### 2 Support Signature Community Events

Such as: Street Festivals, Pop-Up Markets, and Youth-Friendly Events  
Partner with local organizations to build capacity for ongoing events in South Tacoma



### 3 Programs and Spaces for Youth and Seniors

Partner with local service providers to offer programs and spaces for youth, seniors, and other vulnerable populations



### 4 Interpretive Signage

Create and install interpretive signage and art to tell the diverse stories of South Tacoma



### 5 Tree Planting

Identify sites to remove pavement and plant trees, including along South Tacoma Way and other major streets



# PLAN OVERVIEW

- Puyallup Tribe of Indians Land Acknowledgement
- Welcome Letter from Council Members
- *Executive Summary (future item)*
- Introduction
  - Neighborhood Plan Approach
  - Historic Resources
- South Tacoma Major Characteristics
- Community Engagement Summary

## South Tacoma

### Neighborhood Plan

City of Tacoma



DRAFT February 2025

City of Tacoma  
Neighborhood  
Planning  
Program





# PLAN OVERVIEW (CONT.)

- ***Major Ideas Summary\****
- **Recommendations**
  - Transportation, Mobility, and Connectivity
  - Health and Environment
  - Economic Development and Opportunity
  - Sense of Place and Community
  - Affordability
- ***Implementation\****
- **Lessons Learned**
  - Staff
  - *Consultant\**

- ***Glossary\****
- ***Works Cited\****
- ***Appendices\****
  - A. *Historic Resources*
  - B. *Event Summaries*
  - C. *Survey and Interactive Map Summaries*

***\*New for second review***

# NEIGHBORHOOD PLAN VISION AND VALUES

*See page 66*

## VISION

**Diverse and vibrant neighborhood.** South Tacoma is culturally, demographically, and economically diverse, with varying types of businesses and entertainment along South Tacoma Way, several industrial uses, and schools and recreation areas adding to the neighborhood's vibrancy.

**Safe, healthy, comfortable and connected.** The Plan aims to improve safety, health, comfort, and connectivity in South Tacoma by reducing dangerous vehicle activity, improving air quality, increasing urban tree canopy, enhancing the public realm, supporting transit service improvements, and building more walking and biking connections into and throughout the neighborhood.

## VALUES

- **Healthy environment, safety, and comfort.**
- **Easy access to amenities.**
- **Economic prosperity and affordability.**
- **Equity and opportunity.**
- **Sense of community and identity (belonging).**
- **Transparency and trust.**

# RECOMMENDATIONS AND GOALS

See page 73

- **Transportation, Mobility, and Connectivity**

- Safe Streets
- Walkability & Connectivity

- **Health and Environment**

- Healthy, Sustainable Environment

- **Affordability**

- Affordable Community

- **Sense of Place and Community**

- Inviting, Accessible, Beautiful
- Celebrate History & Identities
- Sense of Community & Gathering

- **Economic Opportunity and Development**

- Active Neighborhood Center
- Socially Responsible Development
- Green Economic Opportunity

# LEGEND FOR ACTIONS TABLES

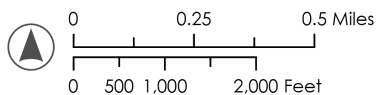
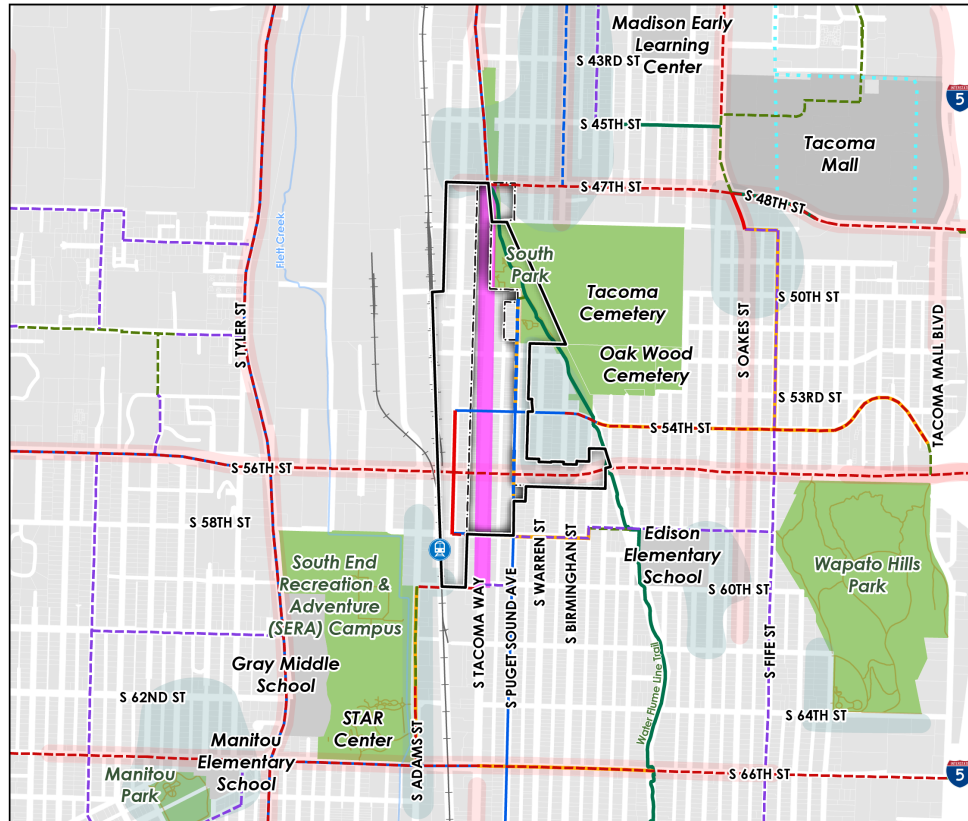
See page 73

- **Feasibility:**
  - Key implementation opportunities ★
  - Booster Project Opportunity 📦
- **Timing:** Short, Medium, Long
- **Responsible:** City department or external partner
- **Budget estimate:** Low, Medium, High, Major Project
- **Alignment with other plans or policies, e.g.:**
  - Comprehensive Plan, Tacoma Mall Art Plan, South Tacoma Groundwater Protection District Code Updates, Economic Green Zone





# EXAMPLE: Transportation, Mobility, and Connectivity See page 76



**NOTE:** This map is a draft per the draft Transportation Master Plan.

**NOTE:** Several of the bikeway projects connecting to the Sounder Station are currently in design as part of the Sound Transit Station Access projects and expected to be built by 2030.



- **SAFE STREETS** – Increase safety on South Tacoma streets by reducing dangerous vehicle activity impacting drivers, pedestrians, and property.
- **WALKABILITY & CONNECTIVITY** – Safely and comfortably connect South Tacoma residents to amenities and the rest of the city by improving infrastructure for people walking, biking, and rolling (i.e., wheelchair, stroller), and transit network and service.

# EXAMPLE: Transportation, Mobility, and Connectivity








SAFE STREETS	Implement <b>Road Safety Audit recommendations</b> along South Tacoma Way: <ul style="list-style-type: none"><li>- Conduct a corridor study and redesign, including a road diet through business district</li><li>- Improve pedestrian environment and public realm</li><li>- Look at opportunities from rechannelization, e.g. space for amenity zones and/or angled parking</li></ul>
	Prioritize safety improvements along <b>Vision Zero high-risk network</b> and based on the South Tacoma Way Road Safety Audit.
	Implement <b>traffic calming on neighborhood streets</b> , based on Neighborhood Traffic Calming Program prioritization, neighborhood greenways, and key community destinations like parks and schools, business district, and Sounder Station.
	<b>Upgrade signalized intersections</b> to improve ADA access, pedestrian and bicycle mobility, and safety for all roadway users.
	Improve <b>pedestrian-scale lighting</b> , prioritizing areas frequented by people who walk, bike, and roll.

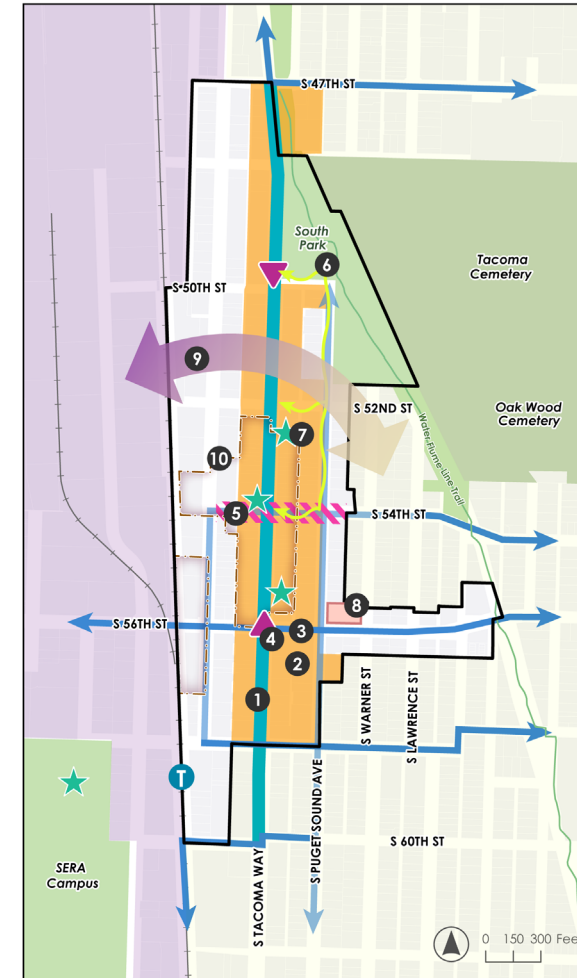










# MAJOR IDEAS SUMMARY

Page 66

## Location-specific actions:

-  1. Upgrade safety and public realm through South Tacoma Way corridor safety redesign
-  2. Support business district capacity-building and study a Business Improvement Area (BIA)
-  3. Connect pedestrian and bike connectivity between key destinations
-  4. Celebrate South Tacoma's identity with signage and art
-  5. Create a festival street on South 54th Street
-  6. Upgrade Water Flume Trail and improve connections to business district
-  7. Activate/improve existing small parks and gathering spaces



-  South Tacoma Station
-  Water Flume Trail
-  Parks
-  Cemeteries
-  Residential
-  Manufacturing and Industrial District
-  Business District
-  South Tacoma Mixed-Use Center

## Location-Specific Actions




- 1 Upgrade safety and public realm based on South Tacoma Way Road Safety Audit recommendations (■)
- 2 Support property owners/businesses in building their capacity (i.e., establishing a Business Improvement Area (BIA))
- 3 Improve pedestrian/bike connectivity and comfort between the Business District, transit, and key community destinations (→)
- 4 Celebrate South Tacoma's identity through art and signage in the Business District (■), at the entrances (▲), and along the Water Flume Trail (—)
- 5 Create a festival street to support community events and gathering (■)
- 6 Upgrade the Water Flume Trail (→) and improve connections to the Business District (—)
- 7 Activate/improve existing and create new small parks and gathering spaces (★)
- 8 Coordinate library service expansion with future opportunities at the fire station (■)
- 9 Ensure industrial-residential compatibility through transition zone and code updates
- 10 Explore historic preservation opportunities through commercial district nominations and landmark protections (■)

## Neighborhood-Wide Actions

- 11 Promote socially responsible development such as affordable housing and transit-oriented development
- 12 Pursue opportunities to increase tree canopy and improve air/stormwater quality
- 13 Support access to care and healthy, affordable foods through health partnerships
- 14 Grow the green economy with job training and economic development study

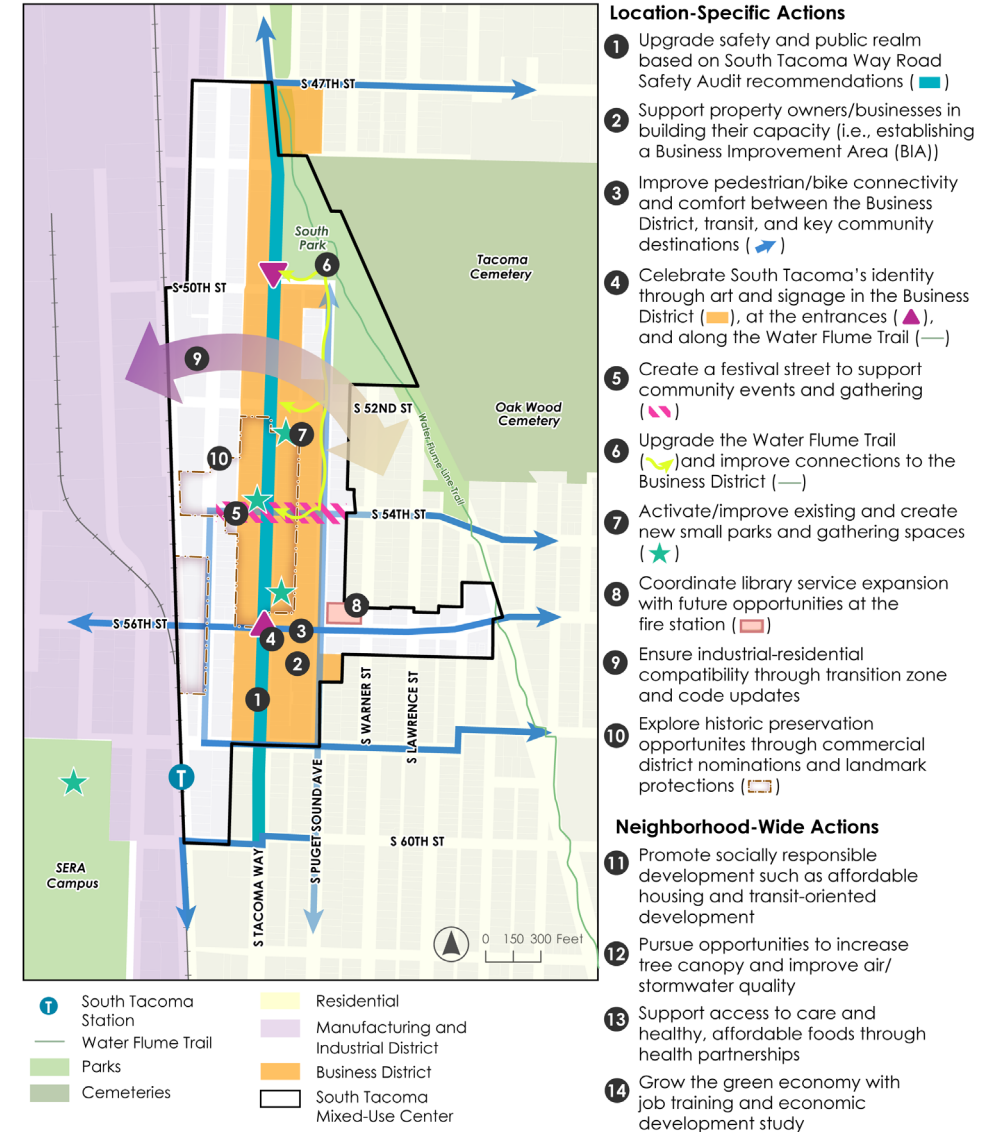
# MAJOR IDEAS SUMMARY

## Location-specific actions (continued):

-  8. Coordinate library service expansion
-  9. Ensure industrial compatibility through code updates
-  10. Explore historic preservation opportunities

## Neighborhood-wide actions:

- 11. Promote socially responsible development (e.g. open spaces, affordable housing)
- 12. Increase tree canopy and improve air and stormwater quality
- 13. Support access to care through health partnerships and healthy food
- 14. Green economy development study





# IMPLEMENTATION STRATEGY

*See page 111*

## Key opportunities:

- Some actions (Sounder Station access) are already supported through other city projects
- Others will be implemented opportunistically
- Top – priority actions need immediate community support and interagency coordination to achieve neighborhood plan goals

## Community stewardship

- Community advocacy
- Coordination with key partners

## Transformative actions:

- Safety redesign and public realm improvements for South Tacoma Way
- Tree planting strategy and actions
- Community and business district capacity-building
- Building community belonging: events, interpretation, landmarking
- Greening industry and supporting industrial compatibility

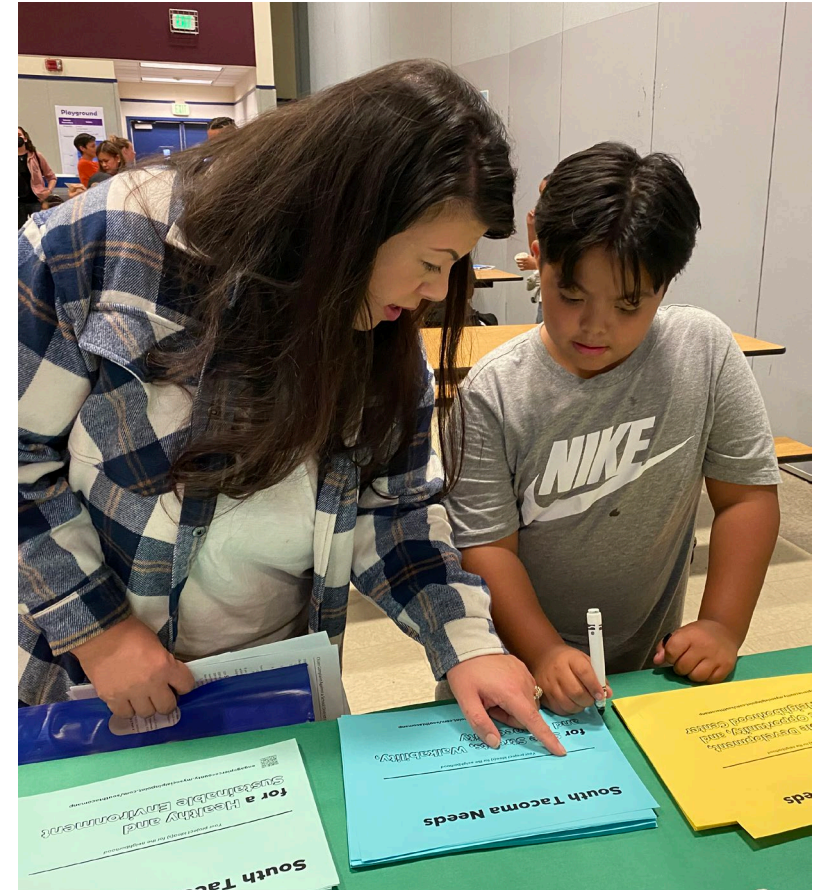
# PROPOSED NEXT STEPS

## PLAN ADOPTION

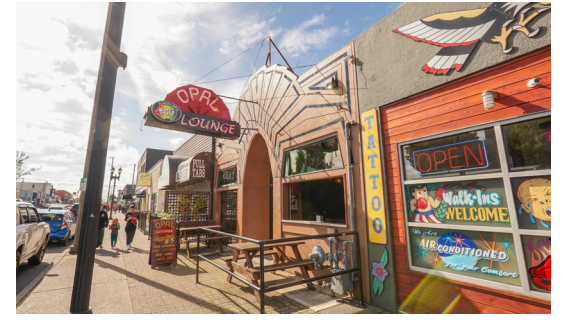
- Planning Commission Request for Recommendation to Council: *April 16 (TODAY)*
- Council Study Session: *May 13 (TBD)*
- Council Resolution: *June 10 (TBD)*

## IMPLEMENTATION PLANNING

- Steering Group Implementation Meeting: *April 24*
- Public Launch Event: *May/June*
- Collaboration with implementers: *Until June 2025*
  - **City:** e.g. Public Works, Office of Arts, Urban Forestry
  - **Partners:** Parks Tacoma, South Tacoma Business District Association, Tacoma Tree Foundation







# SOUTH TACOMA NEIGHBORHOOD PLAN

CITY OF TACOMA  
NEIGHBORHOOD  
PLANNING  
PROGRAM

PLANNING COMMISSION, FEBRUARY 19, 2025

CITY OF TACOMA  
PLANNING AND DEVELOPMENT SERVICES







# South Tacoma Groundwater Protection District Code Update

Planning Commission  
April 16, 2025

City of Tacoma | Long Range Planning



# MEETING OVERVIEW



## ▪ Purpose of the Meeting:

- Release the Draft STGPD Code for public review and comment; set a public hearing date.

## ▪ Agenda

- Background
- Updated Work Plan
- State Regulations
- Code Review & Recommendations
- Outreach and Engagement
- Next Steps
- Q&A

# CRITICAL AREAS & SOUTH TACOMA GROUNDWATER PROTECTION DISTRICT (STGPD)



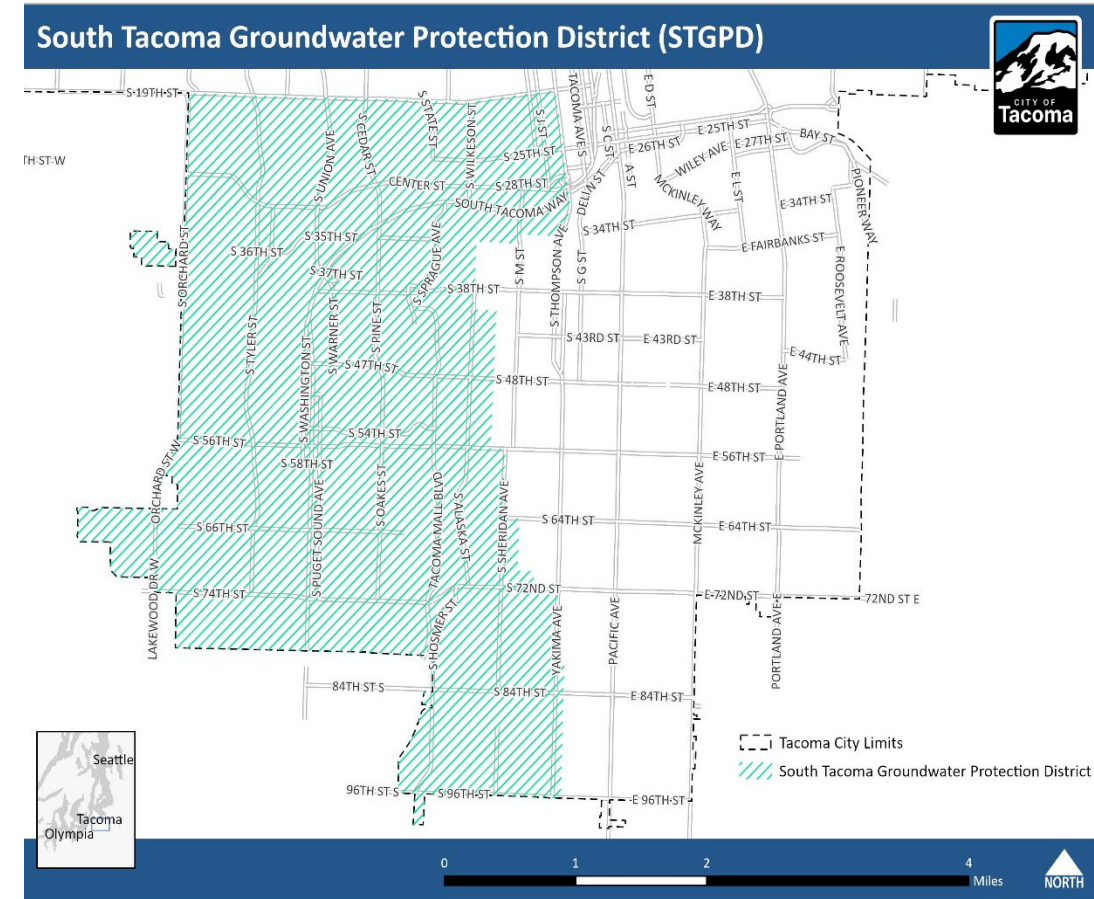
## ■ Growth Management Act (GMA) – Critical Areas

- *WAC 365-196-485 – Critical areas include the following areas and ecosystems:*

1. Wetlands
2. Critical Aquifer Recharge Areas (CARAs)
  - STGPD is one of Tacoma's CARAs
3. Fish and Wildlife Habitat Areas
4. Frequently Flooded Areas
5. Geologically Hazardous Areas

# STGPD BACKGROUND

- Created in 1988, prior to the State's establishment of the GMA and its guidance on CARAs
- **Purpose:** protect aquifer drinking water from contamination
- **Key Regulations in STGPD:**
  - Applies to businesses & commercial uses
  - Prohibits incompatible land uses
  - Establishes standards for:
    - Hazardous substance storage
    - Stormwater infiltration
    - Spill prevention
    - Inspections, testing and enforcement





# SCOPE OF WORK



- 1. Improve Integration with Critical Areas Ordinance (TMC 13.11)**
- 2. Code Location**
- 3. Map Refinements**
  - South Tacoma Aquifer and CARAs
- 4. High Impact Use Standards**
- 5. Definition of “Periodic Update”**
- 6. Enforcement & Monitoring**
- 7. General Program Awareness**
- 8. Infiltration Policy**
- 9. Impervious Surface Standards**
- 10. Landscaping & Tree Canopy Standards**
  - Industrial Zones in STGPD, South Tacoma Manufacturing and Industrial Center (STMIC), Tacoma Mall Regional Growth Center (RGC)
- 11. STGPD Health Impact Assessment (HIA)**

# STATE REGULATIONS – WAC 365-190-080: PROTECTING CRITICAL AREAS



- **No Net Loss**
  - Counties and cities must prepare development regulations that protect all functions and values of critical areas to ensure no net loss of ecological functions and values.
- **Best Available Science**
  - Counties and cities must use the best available science when designating critical areas and developing protective policies and regulations.
  - Special focus on anadromous fisheries; protection through both surface water and groundwater.
- **Coordinated Regional Protection**
  - Regional critical areas protection programs encouraged, combining interjurisdictional cooperation, public education, incentives to promote voluntary protective measures, and regulatory standards to protect critical areas.
- **Designate Critical Areas by Maps**
  - Maps raise public awareness but may not be precise for regulatory use.
  - Primary reliance should be on performance standards for land use decisions.

# STATE REGULATIONS – WAC 365-190-100: CRITICAL AQUIFER RECHARGE AREAS



## ▪ Groundwater and Recharge Areas

- Groundwater quality and quantity are linked to recharge areas.
- Counties and cities should use available studies or geological data to classify and designate recharge areas. Evaluate land uses that may pose contamination risks.

## ▪ Classifying Recharge Areas by Vulnerability

- **High Vulnerability:** Hydrogeological conditions that facilitate contamination, especially with land uses that contribute to degradation.
- **Low Vulnerability:** Hydrogeological conditions that prevent contamination, and land uses unlikely to contribute to degradation.
- **Factors to consider:** Depth to groundwater, aquifer properties, soil characteristics, land use, and proximity to contamination sources.

## ▪ Examples of Critical Recharge Areas

- Sole source aquifers (Federal Safe Drinking Water Act)
- Wellhead protection zones
- Areas near marine waters vulnerable to saltwater intrusion
- Areas critical to fish and wildlife habitat conservation

# DOES THE STGPD COMPLY WITH STATE REQUIREMENTS?



Checklist item	Addressed in code?	Location in code	Notes
<p>If groundwater is used for potable water, do regulations protect the quality and quantity of groundwater?</p> <p>[Referenced regulations include RCW 36.70A.172(1), RCW 36.70A.070(1), and WAC 365-196-485(1)(d)]</p>	Yes	<p>TMC 13.06.070D (5)</p> <p>TMC 13.06.070D (6)</p>	<p>Stormwater element is tied to STGPD Infiltration Policy, which in turn references the City's Stormwater Management Manual.</p>
<p>Are the critical aquifer recharge regulations consistent with current mapping of these critical areas?</p> <p>[Referenced regulation: WAC 365-190-100]</p>	Partially	TMC 13.06.070D (1-c)	<p>The STGPD boundary is not fully in alignment with WHPA and SSA boundaries.</p> <p>This is fundamental to many recommendations noted later.</p>
<p>Consider limiting impervious surfaces to reduce stormwater runoff, as required under municipal permits.</p>	Partially	TMC 12.08D.150.D	<p>Impervious surfaces are not strictly limited, but "effective impervious surfaces" are limited through LID and BMPs (City's Stormwater Management Manual)</p>



# 1. INTEGRATE WITH CAPO (TMC 13.11)



## ■ Current Status

- The STGPD code does not currently reference or connect to the Critical Areas Preservation Ordinance (TMC 13.11).
- Lacks clear alignment with the Growth Management Act (GMA) and designation of CARAs.

## ■ Recommendation *(See Packet Pages 281-282)*

- Add language establishing the **STGPD** as a **CARA** under GMA and TMC 13.11.
- Acknowledge that the **STGPD** is part of the **Central Pierce County Sole-Source Aquifer (SSA)**.

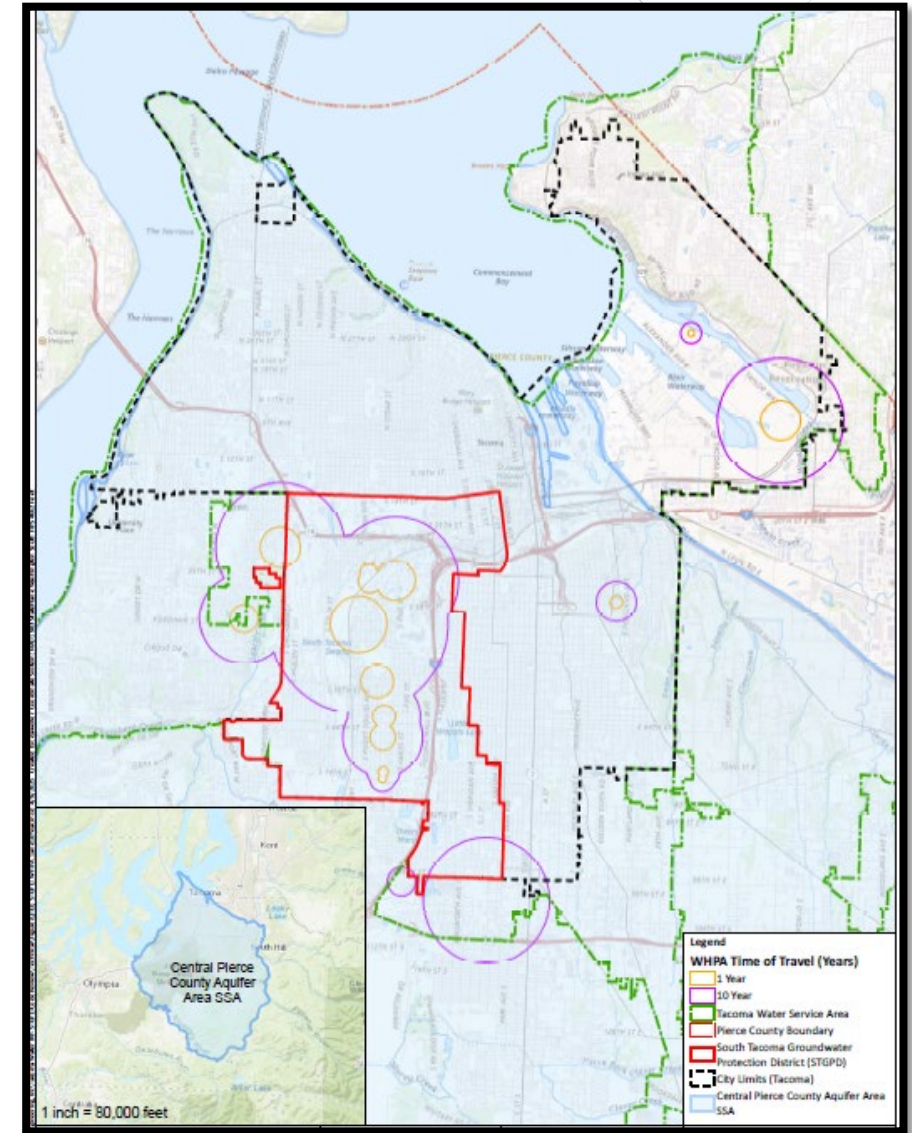
## 2. CODE LOCATION

### ■ Current Status

- Groundwater protection regulations in the code are limited to the STGPD
- Code does not contain broader CARA regulations applicable to recharge areas outside the STGPD boundary

### ■ Recommendation

- Retain the current code location in the STGPD section—it effectively protects this high-priority area.
- Apply **tiered protections** based on vulnerability, using Wellhead Protection Area (WHPA) **Time of Travel zones (TOT)**.
- Develop **broader CARA regulations** for Tacoma's portion of the SSA, beyond the STGPD as part of the CAPO update.



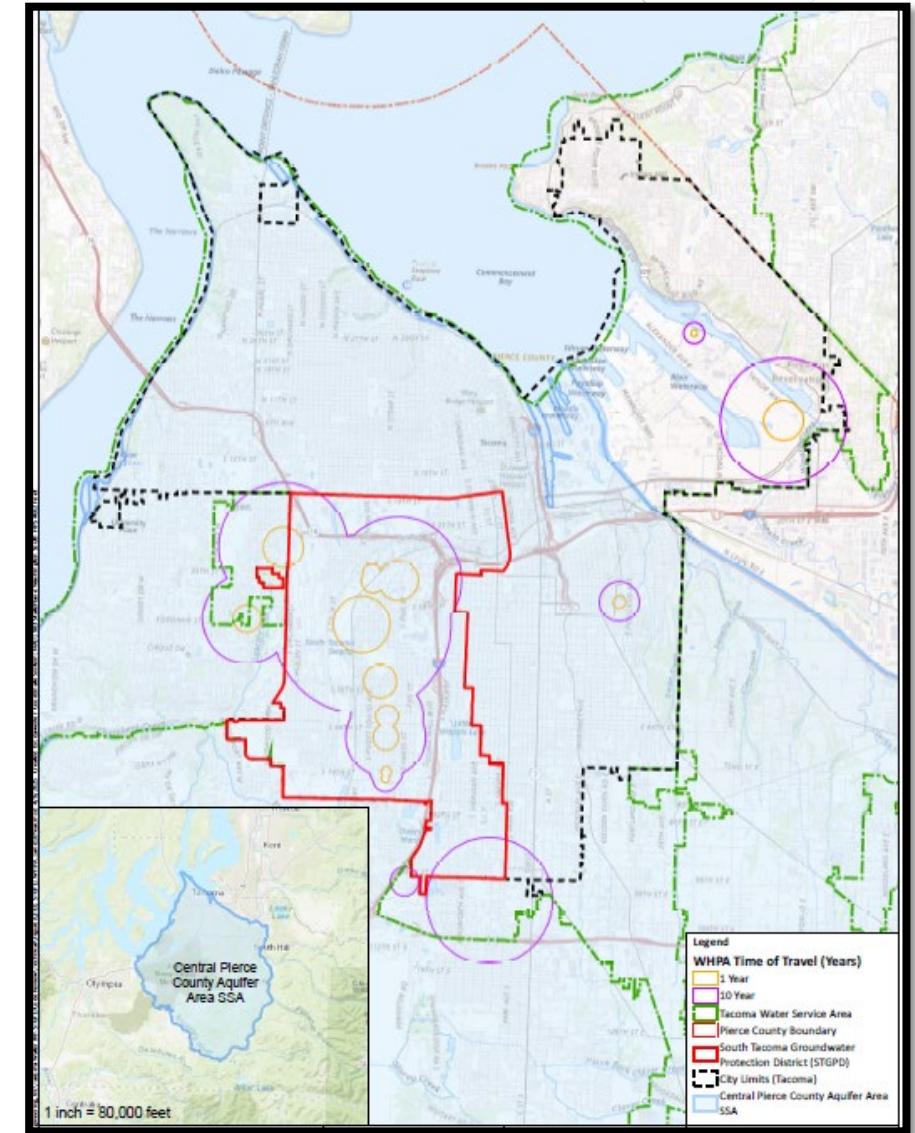
# 3. MAP REFINEMENTS

## ■ Current Status

- Current STGPD map does not include the Manitou neighborhood (annexed in 2024)
- The existing map doesn't show the Sole Source Aquifer (SSA) area

## ■ Recommendation (See Packet Pages 280 & 323)

- Updated map now includes the **Manitou neighborhood**
- New map created showing:
  - **Wellhead Protection Area TOT** within the STGPD
  - **The entire Central Pierce County Sole Source Aquifer (SSA)**



## 4. HIGH IMPACT USE STANDARDS

- **Current Status:**
  - **7 high impact uses** are currently prohibited in the STGPD, **2 more** are temporarily prohibited by a moratorium.
  - **Exceptions** may be granted if no greater groundwater risk is demonstrated
  - The State doesn't mandate a set list of prohibited uses but offers guidance and example jurisdictions.
- **10 jurisdictions regulations were reviewed**
  - **5 use TOT zones** to guide restrictions.
  - Many differentiate between **prohibited** and **conditionally allowed** uses through permitting or hydrogeologic assessments
  - Uses on Tacoma's list are commonly included by other jurisdictions
  - Tacoma's zoning overlay approach is unique.

<u>Restricted Uses and Activities</u>	<u>Wellhead Protection Areas</u>		
	<u>1-Year Time of Travel Zone</u>	<u>10- Year Time of Travel Zones</u>	<u>STGPD</u>
<u>Agricultural Uses</u>	<u>N</u>	<u>N</u>	<u>P</u>
<u>Animal slaughter and fat rendering facilities</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Asphalt plants/cement and concrete plants</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Boat refinishing</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Cemeteries and funeral facilities</u>	<u>N</u>	<u>P</u>	<u>P</u>
<u>Chemical manufacture and reprocessing</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Chemical storage facilities (not include fuel)</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Chemical/hazardous waste reprocessing and disposal</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Coal facilities</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Creosote/asphalt manufacture or treatment</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Drycleaner facilities</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Electroplating activities</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Fire training center</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Greenhouse – commercial/nursery – wholesale/retail</u>	<u>N</u>	<u>P</u>	<u>P</u>
<u>Hazardous waste treatment, transfer, storage, or disposal facilities including radioactive wastes ("Designated Facility" per Ecology's Chapter 173-303 WAC et seq.)</u>	<u>N</u>	<u>N</u>	<u>N</u>



## 4. HIGH IMPACT USE STANDARDS

- **Recommendation:** (See Packet Pages 284 - 286)
  - Adopting Thurston County's model ordinance as a foundation
  - This model incorporates:
    - Tiered land use protections based on risk and WHPA time-of-travel zones
    - An approach that distinguishes between prohibited uses and those allowed with conditions
- **Moratorium Uses – Draft Proposal:**
  - **Metal Recycling/Auto Wrecking**
    - Permanently prohibited in all tiers.
  - **Underground Storage Tanks**
    - Prohibited in 1-year TOT zone
    - Allowed with STGPD permit in all other areas within the STGPD

<u>Infiltration of reclaimed water</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Landfill—demolition (inert), municipal sanitary waste, solid waste, wood waste, hazardous waste</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Machine shops, fabricating, metal processing with etchers and chemicals</u>	<u>N</u>	<u>P</u>	<u>P</u>
<u>Manufacture of Class 1A or 1B flammable liquids as defined in the Fire Code</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Mining and quarrying</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Metal recycling/auto wrecking facilities</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Pesticide/fertilizer storage facilities</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Petroleum and petroleum products refinery, including reprocessing and petroleum fuel facilities</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Pulp and Paper Mill</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Railroad yards-cargo transfer areas</u>	<u>N</u>	<u>P</u>	<u>P</u>
<u>Sewage lift stations</u>	<u>N</u>	<u>P</u>	<u>P</u>
<u>Smelting</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Solid waste processing/handling/transferring/recycling</u>	<u>N</u>	<u>P</u>	<u>P</u>
<u>Storage Tanks – above ground (hazardous substances)</u>	<u>N</u>	<u>P</u>	<u>P</u>
<u>Storage Tanks – underground (hazardous substances)</u>	<u>N</u>	<u>P</u>	<u>P</u>
<u>Vehicle and boat repair/service/garages/body shops</u>	<u>N</u>	<u>P</u>	<u>P</u>
<u>Wood products preserving</u>	<u>N</u>	<u>N</u>	<u>N</u>

## 5. DEFINE PERIODIC UPDATE



### ■ Current Status

- Code calls for **periodic updates** to the list of high impact uses.
- Updates are to be conducted by Planning and Development Services in consultation with TPCHD.
- No specific timeline or scientific criteria are provided.

### ■ Recommendation *(See Packet Page 286)*

- Clarifies that the list of high impact uses shall be **reviewed at least once every ten years**.
- Aligns with the Growth Management Act (GMA) periodic update schedule.
- Requires use of **Best Available Science (BAS)** to evaluate new or evolving threats and technologies.
- Expands consultation to include Environmental Services and Tacoma Water.

## 6. ENFORCEMENT AND MONITORING



### ■ Current Status

- TPCHD is the primary enforcement agency for the South Tacoma Groundwater Protection District (STGPD).
- Enforcement framework emphasizes voluntary compliance first, escalating to formal action as needed.
- Code includes civil and criminal penalties, license revocation, and other remedies.

### ■ Recommendation *(See Packet Page 301)*

- Strengthen enforcement by:
  - Adding **stop-work / stop-use orders** for serious or emergency violations.
  - Clarifying that enforcement options are **not exclusive**, allowing use of additional state or regulatory tools.

# 7. GENERAL PROGRAM AWARENESS



## ■ Current Status

- Education is included in the code as part of enforcement and focuses on regulated businesses. No broader public outreach program is currently outlined.

## ■ Recommendation *(See Packet Page 301)*

- Expand and strengthen the education and outreach component of the STGPD program
- Add code language directing the City and TPCHD to:
  - Implement broader outreach efforts for both residents and businesses
  - Promote CARA protection best practices
  - Increase awareness of water conservation and water use efficiency
- *Note: CARA (Critical Aquifer Recharge Areas) regulations are intended to protect groundwater quality and recharge functions.*



## 8. STGPD INFILTRATION POLICY



### ■ Current Status

- Existing code primarily focuses on **protecting groundwater from contamination** and does not emphasize the **importance of recharge** in Critical Aquifer Recharge Areas (CARAs).

### ■ Recommendation *(See Packet Page 287)*

- Affirm infiltration as the preferred stormwater management method in aquifer recharge areas, if water quality is protective of groundwater.
- **Require soil contamination assessments** to evaluate infiltration feasibility and risks.

## 9. IMPERVIOUS SURFACE STANDARDS



### ■ Current Status

- TMC
  - Does not currently require impervious surface limits
  - Landscaping and tree credit/canopy code requirements
- Impervious Surface Standards implemented through Stormwater Management Manual BMPs and LID
- Maintain Open Spaces through Comprehensive Plan policies

### ■ Recommendation

- Maintain current standards
- Amend TMC Title 13 to functionally limit impervious surfaces
  - Landscaping standards (South Tacoma Industrial Districts and Tacoma Mall RGC)
  - Add Max Lot Coverage for Industrial Districts

# 10. LANDSCAPING/TREE CANOPY



## ■ Background

- 2023/2024: Expanded scope of the STGPD Code Update - Include code review of Landscaping/Tree Canopy in STMIC/Industrial Districts in STGPD & Tacoma Mall RGC
  - EGZ application/concept
  - Community Concerns
  - Co-benefits in Addressing Gaps in Tree Canopy
- August 7, 2024 Commission Meeting
  - Scope of Review
  - Baseline Data
  - Benchmarking
  - Preliminary Recommendations

# 10. LANDSCAPING/TREE CANOPY



## ■ Draft Code Recommendations

- TMC 13.06.040.J Tacoma Mall Regional Growth Center (*See Packet Page 307*)
  - Tree credit/canopy coverage by character area
- TMC 13.06.060 Industrial Districts. (*See Packet Page 314*)
  - Max Lot Coverage
  - Canopy coverage requirements
- TMC 13.06.090 Site Development Standards (*See Packet Page 315*)
  - Overall Site Landscaping minimums
  - Site Perimeter Landscaping
  - Parking Lot Landscaping
  - Zoning transition standards



# RECENT OUTREACH & ENGAGEMENT



- Spotlight on South Tacoma (January, February, March 2024)
- Sustainability Expo (April 13, 2024)
- Dia de los Ninos/Eastside Mini-Olympic Games Family Event (May 4, 2024)
- Nine One Tacoma Comprehensive Plan Update Visioning Workshops (May-June 2024)
- Ocean Fest (August 2024)
- South Tacoma Neighborhood Plan Steering Committee (August 22, 2024)
- Tacoma Permit Advisory Group (September 18, 2024)
- South Tacoma Business District Association (September 19, 2024)
- Four One Tacoma Comprehensive Plan Update Workshops (February 20- March 1, 2025)
- South Tacoma Neighborhood Council
- Tacoma Water Integrated Resource Plan Public Advisory Committee
- STGPD Health Impact Assessment Advisory Group

# PUBLIC INPUT SUMMARY



- **4 Community Workshops Held**
  - **South Tacoma** – Star Center *(Feb 20, 2025)*
  - **Virtual Session** *(Feb 24, 2025)*
  - **North Tacoma** – Wheelock Public Library *(Feb 27, 2025)*
  - **Eastside** – Eastside Community Center *(March 1, 2025)*
- **Key Feedback (34 Comments Collected)**
  - **Permanently prohibit:**
    - Underground Storage Tanks
    - Metal Recycling/Auto Wrecking Facilities
  - **Expand Prohibited Uses List to Include:**
    - Mining, Landfills, Wastewater Treatment, Vehicle Maintenance, Machine Shops, Infiltration of Reclaimed Water, Golf Courses, Funeral Facilities and Cemeteries



# NEXT OPPORTUNITY TO GET INVOLVED



## ■ STGPD Code Update – Community Meeting

📍 STAR Center – Discover Room  
📅 Thursday, May 15  
🕒 6 – 7:30 p.m.

## ■ What We'll Cover:

- Overview of the STGPD Code Update
- Review of Best Available Science
- Preparation for the Public Hearing Scheduled for May 21



# NEXT STEPS & TENTATIVE SCHEDULE



Date	Body	Action
May 7, 2025	Planning Commission	HIA Recommendations
May 15, 2025	Community Meeting	Overview of the STGPD Draft Code Review of Best Available Science
May 21, 2025	Planning Commission	Public Hearing
June 4, 2025	Planning Commission	Public Hearing Debrief & Direction
June 18, 2025	Planning Commission	Planning Commission Recommendation
July – Sept 2025	City Council	Review Planning Commission Recommendation Public Hearing Adoption
September 20, 2025	—	STGPD Moratorium Expires



# PLANNING COMMISSION ACTION



- Staff requests that the Planning Commission make a motion to release the draft code amendments for the STGPD for public review, set a public hearing date for Wednesday, May 21 at 6:00 p.m., and accept written public comments through Friday, May 23 at 5:00 p.m.



# Questions?



# ONE TACOMA

A Comprehensive Plan for a  
Vibrant, Connected and Sustainable City

**Planning Commission**

April 16, 2025

# Purpose of the Meeting

- 1. Review Transportation Commission Recommendation - Transportation and Mobility Plan (TMP)**
- 2. Consider Planning Commission proposed amendments to the TMP**
- 3. Follow up regarding Amendments to Comprehensive Plan**



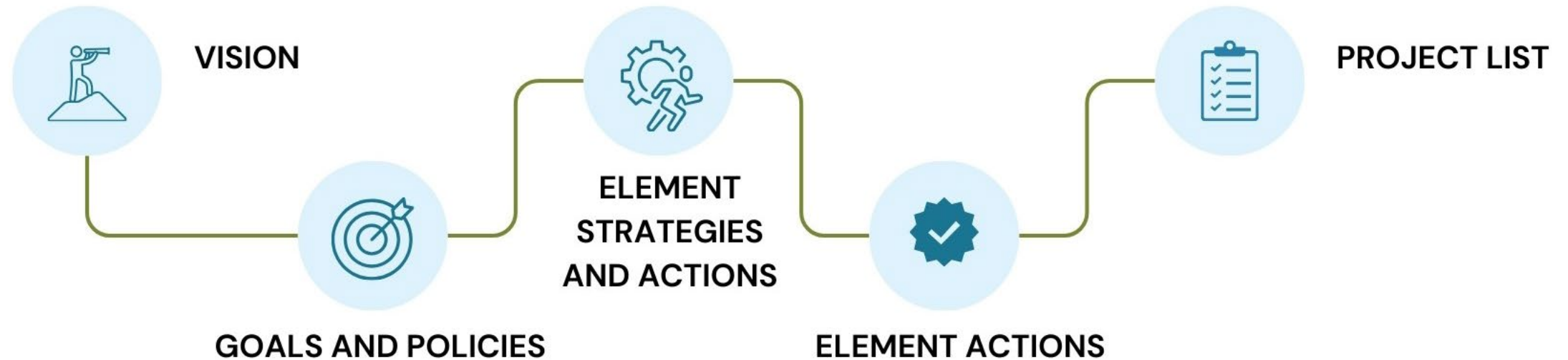
# Next Steps and Schedule

**April 16: Review any carry over amendments; consider initial transportation related amendments.**

**April 22: TOD Task Force meeting to review TOD and transit related amendments.**

**April 23 (special meeting): Planning Commission vote on final TMP amendments and overall Plan Recommendation**

# Overview of the Transportation and Mobility Plan



## GROWTH MANAGEMENT ACT REQUIREMENTS

- Multimodal Level of Service Standards
- Future Modal Element Maps
- Performance Measures
- 20-Year Prioritized Project List
- Traffic Model and Documentation
- Financial Plan

# Transportation Commission Key Focus Areas



Name of document



Vision Statement



Goals



Policies



Project List Criteria



Multimodal Level of Service

Commission met fourteen (14) times to update the TMP.

Individual Commissioners met with staff to reinforce and advance direction provided during Commission meetings.

# PROCESS TO UPDATE PLAN

**Involved:** Internal Technical Advisory Group (TAG), Relevant Commissions and Advisory Groups, Transportation Commission

Element	Involved
PEDESTRIAN	TAG + BPTAG + TC
BICYCLE	TAG + BPTAG + TC
TRANSIT	TOD Task Force + consultant + TC + PC
AUTO	TAG + TC
FREIGHT	TAG + Tideflats Sub-Area Plan +TC
PUBLIC REALM & ACTIVATION	TAG + TC
CURB MANAGEMENT	TAG + PTAG + TC

TAG included Public Works (planners and engineers), PDS (Urban Design, Neighborhood Planning, Comprehensive Planning), Arts, Environmental Services, and Special Events



# Transportation and Mobility Plan

## Proposed Amendments

1. Karnes (pp. 20) New Policy: Prioritize municipal ballot measures to generate dedicated funding

Staff will expand potential funding sources section in Implementation Section to include ballot measures.

2. Karnes (pp. 20) New Policy: Evaluate potential revenue measures to support supplemental transit and active transportation funding (list provided)

Staff will expand potential funding sources section in Implementation Section to include referenced revenue options.

3. Karnes (pp. 20) New Action: Develop, in coordination with Pierce Transit, Sound Transit and Parks Tacoma, an investment plan to accelerate the development of transit and active transportation infrastructure

Staff does not recommend including this action, as the TMP serves as the coordinated investment plan supporting the goals of our partner agencies.

# Transportation and Mobility Plan

## Proposed Amendments

4. Karnes (pp. 21) New Action: Submit identified high-capacity transit corridors (Tier-1) to the Regional Transportation Plan at Puget Sound Regional Council

Staff will add action.

5. Karnes (pp. 21) New Policy: Explore the implementation of a program, as part of future transportation measures, allowing homeowners to finance necessary sidewalk repairs or replacements through low-interest loans or a lien on their property, payable upon property sale or transfer.

Staff does not recommend including this action, as the concept is already addressed in the Implementation Section and there are multiple potential strategies to fund sidewalk improvements.

# Transportation and Mobility Plan

## Proposed Amendments

6. Karnes (pp. 21) Project prioritization will consider prior City actions to advance Complete Streets, favoring projects that build on existing investments, such as relocated utilities or partial sidewalks.

7. Karnes (pp. 22) New Policy: When designing and implementing bicycle and pedestrian safety improvements, preference will be given to project designs incorporating physical barriers for bike lanes separating from general purpose traffic.

Staff does not recommend altering the criteria. The Transportation Commission aligned the project evaluation criteria directly with the goals of the TMP. Past City actions do not necessarily reflect current priorities—particularly regarding equity and safety.

Staff does not recommend adding this policy. The TMP update significantly expands the planned separated bike lane network - however separated bike lanes are not the preferred design strategy everywhere. The bicycle level of service will guide the City's work to build all ages and abilities facilities.

# Transportation and Mobility Plan

## Proposed Amendments

8. Karnes (pp. 22) New Action: Hire a full-time transit coordinator and develop a transit improvement program within Public Works

Staff does not recommend including this action. The TMP is not the appropriate place for individual staffing requests. Given the broader staffing needs, including a specific position would not be equitable or transparent.

9. Martenson (pp 55) New Action: Recommend clarifying implementation responsibilities for the Public Realm Element beyond Public Works and expanding oversight to include Planning, the Planning Commission, and the Design Review Board.

Staff does not recommend adding an action to restructure oversight, as the TMP is not the appropriate venue for assigning authority. Multiple departments and partners will be involved in implementing the Public Realm Element. Coordination with other depts and agencies—as well as community stakeholders—is anticipated.



# Transportation and Mobility Plan

## Proposed Amendments

10. Martenson (pp 56) Map: The Capital Investment corridors map does not include State street. Either delete State St from the other maps as a pedestrian/bike facility or add it to the Investment Corridors so that it can reach the vision.

11. Martenson (pp 57) Multiple map edits to arterial and residential (greenways) pedestrian maps.

Staff does not recommend this change. The Capital Investment map is specific to transit. State Street is identified as a planned neighborhood greenway (formerly a bike boulevard), with projects currently funded for implementation.

Staff does not recommend the proposed map changes, as some routes are currently funded, serve as school walking routes, or connect to the broader bicycle network.

# **Staff Request:**

**Consider approval of amendments X-X to Transportation and Mobility Plan as presented and with staff recommended modifications.**

# Growth Strategy

## Proposed Amendments

**Dorner - New Policy:** A review of right-of-way and road design standards should be performed by the Planning and Transportation Commissions. Future updates to these standards must include a public process and consultation with city boards and commissions, specifically the Planning and Transportation Commissions. The review should include assessment of any deviations that may be allowed for development and the city to not meet adopted road standards and design. Deviations from adopted standards and design shall require authorization from the Transportation Commission, not city staff.

**Staff does not recommend as-is:** First, the policy would represent a fundamental shift in the role of Commission's as advisory bodies to the City Council, to permit review and decision-making bodies. Second, language mandating Commission involvement in public processes will result in potential delays to the development of city standards that currently fall outside the purview of the Planning Commission and have impacts to the Planning Commission's delegated role and work program.

**Staff suggests a broader policy** for integration into the engagement and administration chapter that supports public process for and encourages utilizing commission input in the development of other guidelines and standards.

# Growth Strategy

## Proposed Amendments

**Krehbiel/Marlo: Increase the city's responsibility in the public right-of-way; in the planting and maintaining of trees along pedestrian and bike routes, as well as the maintenance and replacement of sidewalks.**

**Staff recommends a modification to the proposed amendment.** First, staff recommend treating sidewalks and trees separately. Second, staff recommend modifying the policy for tree maintenance to be less prescriptive about where tree responsibilities should be emphasized and offer an alternative: As part of a future urban forest code update, the City should consider a full suite of tools to protect and enhance the City's tree canopy, including tree preservation standards, resources for tree planting and maintenance, and non-regulatory tools for tree preservation and enhancement.



# Complete Neighborhoods

## Proposed Amendments

**Replace Policy CN 3.2: Minimize Visual Clutter and negative impacts related to billboards, signs, utility infrastructure, and elevated transportation structures, especially on narrow streets.**

**Amendment: Replace Policy CN-3.2: Apply appropriate design standards to the location, size, and quantity of signs both on public and private properties to ensure signs are compatible with site context and minimize off site impacts, while protecting rights of speech and expression. ~~Minimize visual clutter and negative impacts related to billboards, signs, utility infrastructure, and elevated transportation structures, especially on narrow streets.~~**

# Complete Neighborhoods

## Proposed Amendments

**Marlo (pp. 121-122) Add language for protected bike lanes**

**Staff does not recommend a change.** First, the proposed language is in the complete neighborhoods chapter. We urge caution in trying to use this chapter to define specific bike facility types and when they are appropriate, when the TMP goes into greater detail about proposed facilities. This could create an internal inconsistency in how the planning is proposing to address bicycle facility types.

# Environment and Watershed Health

## Proposed Amendments

**Krehbiel (p. 105) New Policy: Polluters pay principle for mitigating impacts on neighboring communities**

New Policy: Advocate for state and regional air quality standards that reduce impacts from mobile emissions sources, especially diesel particulate matter, on already overburdened communities, that consider and mitigate cumulative impacts from development and improve overall health outcomes for those communities.

New Policy: Develop permit review procedures to ensure that the health impacts of air toxics from facility and mobile emissions sources are fully evaluated and that significant adverse air quality impacts are mitigated to the fullest extent possible. Mitigation strategies should include consideration of indoor air quality investments for affected communities, enhanced electric vehicle readiness, investments in tree canopy, and other strategies as recommended by the Department of Ecology and/or Puget Sound Clean Air Agencies or other health agencies. In addition, the City should consider the development of a pollution surcharge on annual emissions from major polluters to fund programmatic air quality improvement efforts in affected communities.

# Environment and Watershed Health

## Proposed Amendments

**Krehbiel (p. 105) New Policy: Polluters pay principle for mitigating impacts on neighboring communities**

New Policy: Improve community information and action for air quality through strategies such as:

1. Implementation of community-based air quality monitoring (CBAQM).
2. Sponsoring Community Action Plans to address environmental justice and health impacts.
3. Requiring that new business or industries that register new air pollution equipment monitor annual air emissions.
4. Requiring new industries to provide an inventory of air toxics and greenhouse gas emissions, for both facility and mobile emissions, as part of permit review.
5. Sponsor community health impact assessments.



# **Staff Request:**

**Consider approval of amendments 22-24 and 26-33 to the Environment and Watershed Health Chapter as presented and with staff recommended modifications.**

**Amendment 25 would be carried over for further discussion with sponsor.**

# Next Steps and Schedule

**April 22: TOD Task Force meeting to review TOD and transit related amendments.**

**April 23 (special meeting): Planning Commission vote on final TMP amendments and overall Plan Recommendation**