



PRESENTATION(S)

Meeting on December 20, 2023

<u>Agenda Item(s)</u>	<u>Page</u>
1. One Tacoma Plan Update (PowerPoint slides for Discussion Item F1)	3 – 24
2. STGPD Code Update (PowerPoint slides for Discussion Item F2)	25 – 55



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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.

We All Make
One Tacoma

**2024 Update to the Comprehensive Plan
Planning Commission Meeting**
December 20, 2023



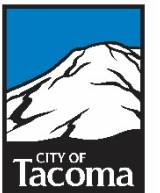
**Stephen Atkinson • Maryam Moeinian
Alyssa Torrez • Carrie Wilhelme
Lisa Johnson • Seva Workshop**

AGENDA

Purpose: Initial Introduction of scope and schedule for the 2024 update of the One Tacoma Comprehensive Plan

Presentation Outline:

- Consultant Introduction
- Planning Requirements
- Transportation Master Plan Update
- Community Engagement
- Prioritization Discussion



SEVA WORKSHOP + TEAM



Deborah Munkberg



Lisa Johnson



Michael Read



SEVA WORKSHOP



Mary Xiao



Radhika Nair



Rebecca Fornaby



Vivien Savath



Diana Haring



Elena Arakaki



Architectural Resources Group



2024 Comp Plan Update



REGIONAL PLANNING FRAMEWORK

STATE OF WASHINGTON
Growth Management Act
Shoreline Management Act

PUGET SOUND REGIONAL COUNCIL
Vision 2050

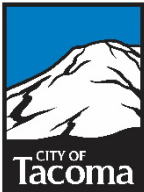
PUYALLUP TRIBE
Treaty of Medicine Creek
Land Claims Settlement Agreement

PIERCE COUNTY
Countywide Planning Policies

SPECIAL PURPOSE DISTRICTS



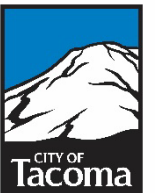
One Tacoma Comprehensive Plan



SPECIFIC REQUIREMENTS

All counties and cities in WA must designate Critical Areas which includes

- 1. Wetlands.**
- 2. Critical Aquifer Recharge Areas**
- 3. Fish and wildlife habitat conservation areas.**
- 4. Frequently flooded areas.**
- 5. Geologically hazardous areas.**



COMPREHENSIVE PLAN UPDATE

- Changes to state law and regional guidelines
- Changes to the community
- Update infrastructure
- Review priorities



Periodic Update Checklist for Fully-Planning Cities

Notice: This checklist has been updated with the new 2022-2023 GMA legislation. Rows that include new 2022-2023 legislative changes or updated Commerce guidance are marked with an orange dot ●. Statutory changes adopted since 2015 are emphasized in highlighted text to help identify new GMA requirements that may not have been addressed during the last periodic update or through other amendments outside of the required periodic update process. Additionally, amendments to the GMA, including those from the 2023 legislative session, are summarized in [this document](#) on Commerce’s [GMA Laws and Rules webpage](#).

City
Staff contact, phone + email

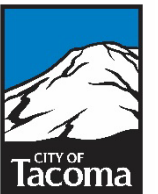
Overview: This checklist is intended to help cities that are fully planning under the Growth Management Act (GMA) conduct the “periodic review and update” of **comprehensive plans** and **development regulations** required under [RCW 36.70A.130 \(5\)](#). This checklist identifies components of comprehensive plans and development regulations that may need updating to reflect the latest local conditions or to comply with GMA changes since the last periodic update cycle (2015-2018).

Local governments should review local comprehensive plan policies, countywide planning policies and multicounty planning policies (where applicable) to be consistent with the new requirements.



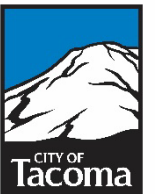
HERE'S WHAT'S HAPPENING...

- **Scoping.** Working through mandatory and optional components of the comp plan update to align with budget and goals
- **Engagement Planning.** Reviewing previous efforts, defining methods and approach, aligning communications strategy
- **Initial community profile.** Developing a baseline understanding of the City, its demographics, and how things have changed in Tacoma over the past decade



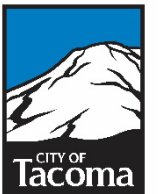
COMPREHENSIVE PLAN UPDATE SCHEDULE

- **Phase 1:** Scoping, baseline conditions, equity assessment ★ **We are here**
Q4 2023 – Q2 2024
- **Phase 2:** Policy development and production-
Q3 2024 – Q4 2024
- **Phase 3:** Planning commission draft, public hearing, city council
Q1 2025 – Q2 2025
- **Target:** Planning Commission Recommendation – Spring of 2025



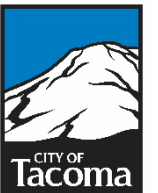
NEW GMA SCOPE ELEMENTS – MANDATORY

- **Tribal Planning and Coordination**
 - Comprehensive Plan update
 - Container Port Elements
 - Puyallup Tribe Comprehensive Plan
- **Housing (HB 1220)**
 - Anti-displacement policies
 - Provisions for all economic segments of the community
 - Address racially disparate impacts
 - Buildable lands and growth allocations
- **HB 1181 – Climate Element (Due in 2029)**



NEW VISION 2050 SCOPE ELEMENTS — FOR PLAN CERTIFICATION

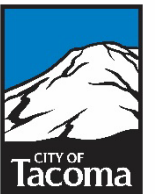
- **Regional Collaboration:** New policies on coordination with tribes and military installations
- **Environment:** New emphasis on Puget Sound recovery and open space, stormwater management
- **Climate:** Seeks to advance GHG emissions reductions
- **Development Patterns:** New emphasis on displacement, opportunity mapping, health disparities
- **Housing:** New policies to promote housing affordability in new development , anti-displacement
- **Public Services:** New policy on school siting, water supply management, resilience
- **Transportation:** New policies on stormwater, electrification, emissions reductions
- **Economy:** Emphasis on jobs in proximity to housing, commercial displacement



COMPREHENSIVE PLAN SCOPE

Focus Areas

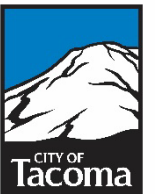
- Sustainability
- Equity
- Health
- Opportunity
- Actionable Goals and Performance Measures
- Communications



COMPREHENSIVE PLAN SCOPE

Scope Highlights

- Full update of existing comprehensive plan, including graphic refresh
- Transportation Master Plan
- Equity Assessment and Engagement Report
- Add a Climate element (use existing research)
- Restructure and Update Historic Preservation chapter



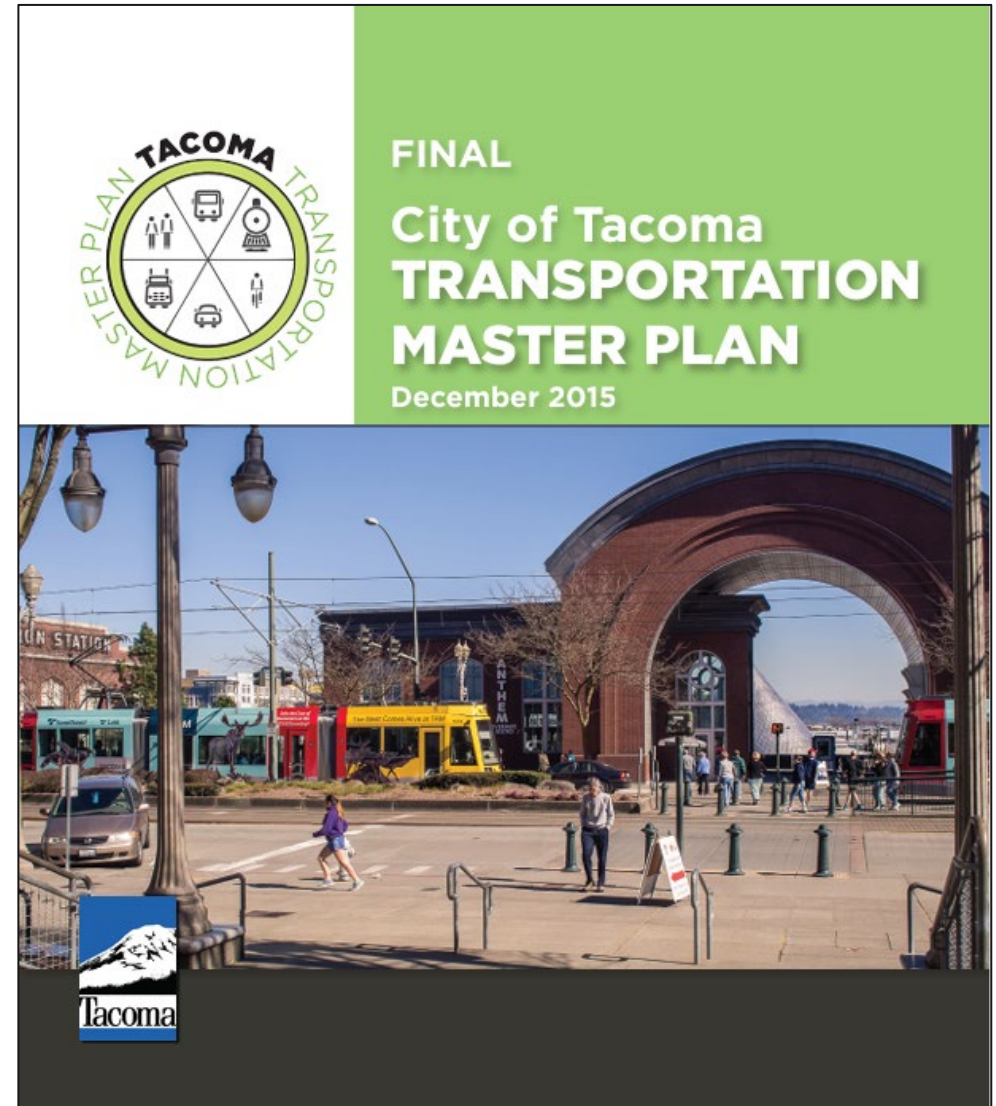
COMPREHENSIVE PLAN SCOPE

Other Potential Tasks

- Health Impact Assessment
- Enhanced engagement support, including CBO collaboration
- Regulatory updates – Policies into action:
 - Historic Preservation code update
 - Commercial District zoning
 - Tree canopy/landscaping
 - Institutional Campus
- Collaboration with artists and photographers for greater impact
- Climate research and technical support
- Green economy research and policy development
- Downtown Plan Integration

TRANSPORTATION MASTER PLAN

- Transportation Element = Transportation Master Plan
- Current budget = \$300,000
- Grant funding requests to support new GMA requirements
 - \$150,000 – vehicle miles travel and mode split, geographically and equitably
 - \$750,000 – ADA Transition Plan
- Consultant is Nelson\Nygaard



TRANSPORTATION MASTER PLAN UPDATE

- Strengthen city priorities around climate, health, safety, and equity
- Develop network integration policy framework
- Update modal elements – pedestrian, auto, bike, freight, transit
- Add two new functional elements
 1. Curb use, urban goods, and shared mobility
 2. Public space and activation – collaborating with an Artist in Residence
- Develop multimodal level of service standards

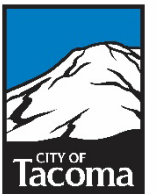


COMMUNITY ENGAGEMENT

Purpose: Overview of engagement approach and proposed activities

Presentation Outline:

- Collaboration
- Engagement tools
- Communications
- Timeline



WHAT'S NEW?

• Interdepartmental Coordination

- Coordinate and combine engagement for multiple city-led efforts
 - Community Safety
 - Strategic Plan 2035
 - Participatory Budgeting
 - Transportation Master Plan
- Reduce engagement fatigue
- Data sharing
- Capacity building

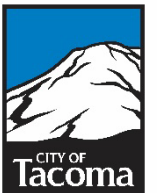


COMMUNICATIONS



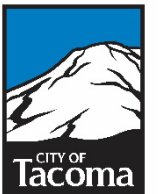
Clear and consistent storytelling on the values and benefits of comprehensive planning.

- **Tacoma's Comprehensive Plan is a tool to achieve the community's vision for how our city will grow and change over the next 25 years.**
- **Together we can plan for a changing city that keeps us safe, allows us to live sustainably with our land and water, and contributes to our physical, social, and economic health.**
- **The Comprehensive Plan is only updated once a decade so now is the time to share your thoughts about Tacoma's future.**

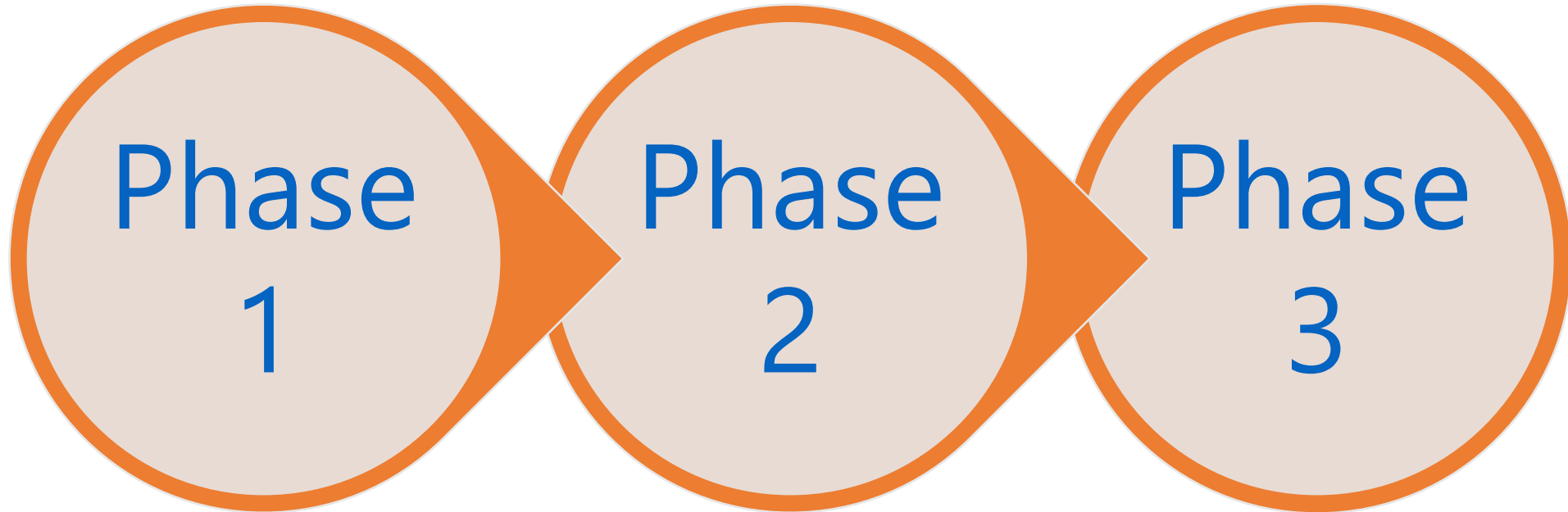


ENGAGEMENT TOOLS

- **Inform:** Presentations, web, emails, mailings
 - Citywide activities with focused promotion in priority populations and neighborhoods
- **Consult:** Community Survey, community events, City-led visioning workshops
 - Designed to create in-depth community input
- **Collaborate:** Street Team
 - Resources and meetings for community ambassadors, community partners and other interested parties.



TIMELINE



Priority Setting (Winter/Spring 2024)

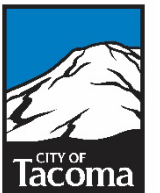
- Listen and focus community priorities
- Leverage community survey

Community Check in (Summer 2024)

- Connect and update on progress based on priorities.
- Broadly promote planning effort at existing community events.

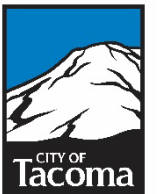
Draft Plan (Spring 2025)

- Gather broad input on draft policies.



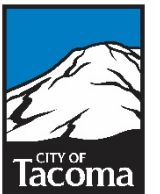
NEXT STEPS

- January 20 – Draft Engagement Plan and Finalize Scope
- February 14 – IPS Committee review of scope and schedule
- Coordinate initial Comp Plan soft launch with other engagement efforts
 - South Tacoma Neighborhood Plan
 - Home in Tacoma
 - Tideflats Subarea Plan
 - Pacific Avenue Subarea Plan



SCOPE OPTIONS

- How can we best support PC prioritization of tasks and scope, in January?
- Are there specific criteria or factors that you would want to use to support recommendations?
 - Mandatory vs. optional elements
 - Plan vs. Code elements
 - Past engagement efforts



South Tacoma Groundwater Protection District

Planning Commission

December 20, 2023

Agenda

- ◇ Project Approach and Overview
- ◇ Relationship to the Comprehensive Plan Update
- ◇ Related Projects
- ◇ Coordinated Schedule
- ◇ Public Engagement
- ◇ Next Steps

Purpose of the Meeting

Agenda

- ◇ *Project Approach and Overview*
- ◇ *Relationship to the Comprehensive Plan Update*
- ◇ *Related Projects*
- ◇ *Coordinated Schedule*
- ◇ *Public Engagement*
- ◇ *Next Steps*

- Confirm updated project approach and schedule based on new resources
 - Expand scope of code review
 - Coordinate with One Tacoma Plan update
 - Leverage related projects
 - Conduct Health Impact Assessment
 - Next Steps

Work Plan

Agenda

- ◇ *Project Approach and Overview*
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- ◇ *Next Steps*

Initial Work Plan: Narrow scope of work relying on staff expertise

Community Comments:

1. Conduct comprehensive STGPD code review
2. Utilize external consultant services and expertise
 - Consider climate change impacts, Best Available Science
3. Move quickly to address water quality and quantity

Proposed Updates to the Scope of Work

Agenda

- ◇ *Project Approach and Overview*
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- ◇ *Next Steps*

Initial Work Plan: Narrow scope of work relying on staff expertise

Proposed Expanded:

- Landscaping Standards
- Impervious surface standards
- High Impact Use review
- Health Impact Assessment
- Improve integration of STGPD Ordinance with CAPO Ordinance
- Map Updates
- Recommendations or issues identified from related projects
- Recommended policy amendments for the One Tacoma Comprehensive Plan

Project Overview

Agenda

- ◇ *Project Approach and Overview*
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- The **South Tacoma Groundwater Protection District (STGPD)** is an overlay zoning and land use control district specifically designed to prevent the degradation of groundwater in the South Tacoma aquifer system by controlling the handling, storage and disposal of hazardous substances by businesses. The overlay zoning district imposes additional restrictions on high impact land use development in order to protect public health and safety.

Project Overview

Agenda

- ◇ *Project Approach and Overview*
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- ◇ *Next Steps*

Why are we updating the STGPD code?

□ **Growth Management Act (GMA) Requirement**

Cities must adopt development regulations that protect Critical Areas, utilizing Best Available Science

The Critical Areas Ordinances must be evaluated and revised as needed every eight years.

□ **South Tacoma Neighborhood Council Application**

1. Update the One Tacoma Plan and the TMC applicable to the STGPD.
2. Transform the South Tacoma Manufacturing/Industrial Center into an Economic Green Zone

Comprehensive Plan and CAPO Update

Agenda

- ◇ *Project Approach and Overview*
- ◇ *Relationship to the Comprehensive Plan Update*
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- ◇ *Next Steps*

➤ RCW 36.70.330

The Comprehensive Plan must provide for protection of the quality and quantity of groundwater used for public water supplies...

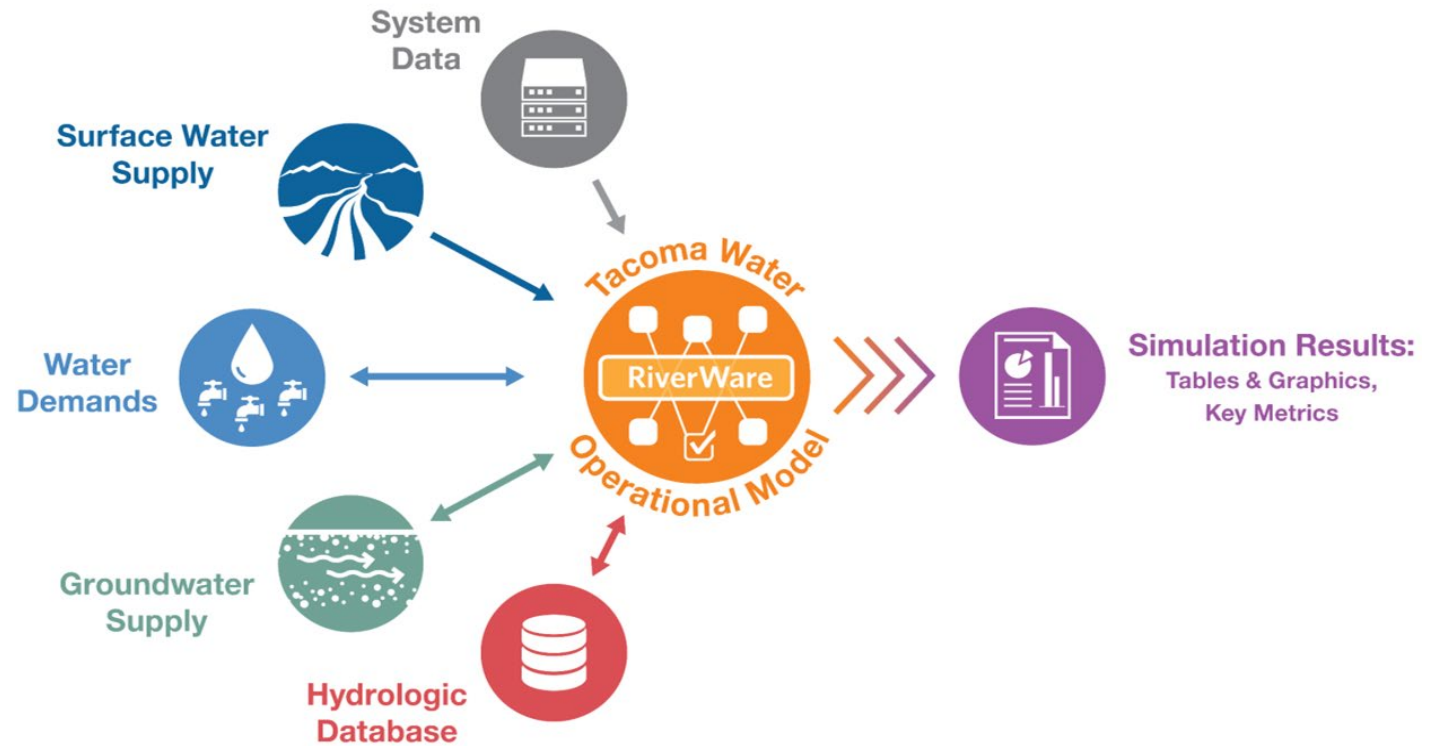
➤ RCW 36.70A.130(1)(a)

... a county or city shall take legislative action to review and if needed, revise its Comprehensive Plan and development regulations.

Tacoma Water Integrated Resource Plan (IRP)

Important Outcomes of 2018 Integrated Resource Plan (IRP)

- Developed Water Yield Supply and Demand (WYSDM) Model with Climate Change Integration
- Developed Resource Adequacy Standard (RAS)
- Performed a Conservation Program Update
- Conducted a Reclaimed Water Check-in
- Enhanced Water Shortage Response Plan



Potential Methods to Further Enhance Resource Adequacy & Reliability

- We update our IRP every 6 years

Actively working on:

- Improving Groundwater Resource – Wells Master Plan, improving individual well reliability, moth-balling seldom used wells for future
- Additional Water Storage Project Phase 1 (AWSP1)– Completion of this project in 2030 will result in an additional 10,000 Acre-Feet of storage at Howard Hanson Dam

For future consideration:

- Additional Water Storage Project Phase 2 (AWSP2)– Raise Eagle Gorge Reservoir an additional 10 feet
- Oasis – Aquifer Storage and Recovery (ASR)
- Aggressive Peak Shaving – Reduce summer peak demand in hot and dry years

Factors to be addressed in IRP (Final in 2024)

- Update climate change information
- Update demand forecast
- Additional wholesale opportunities may be emerging
- Groundwater questions & concerns have arisen
- Regional data, modeling improvements are quickly developing (Corps – Forecast Informed Reservoir Operations (FIRO), USGS – groundwater study/model)

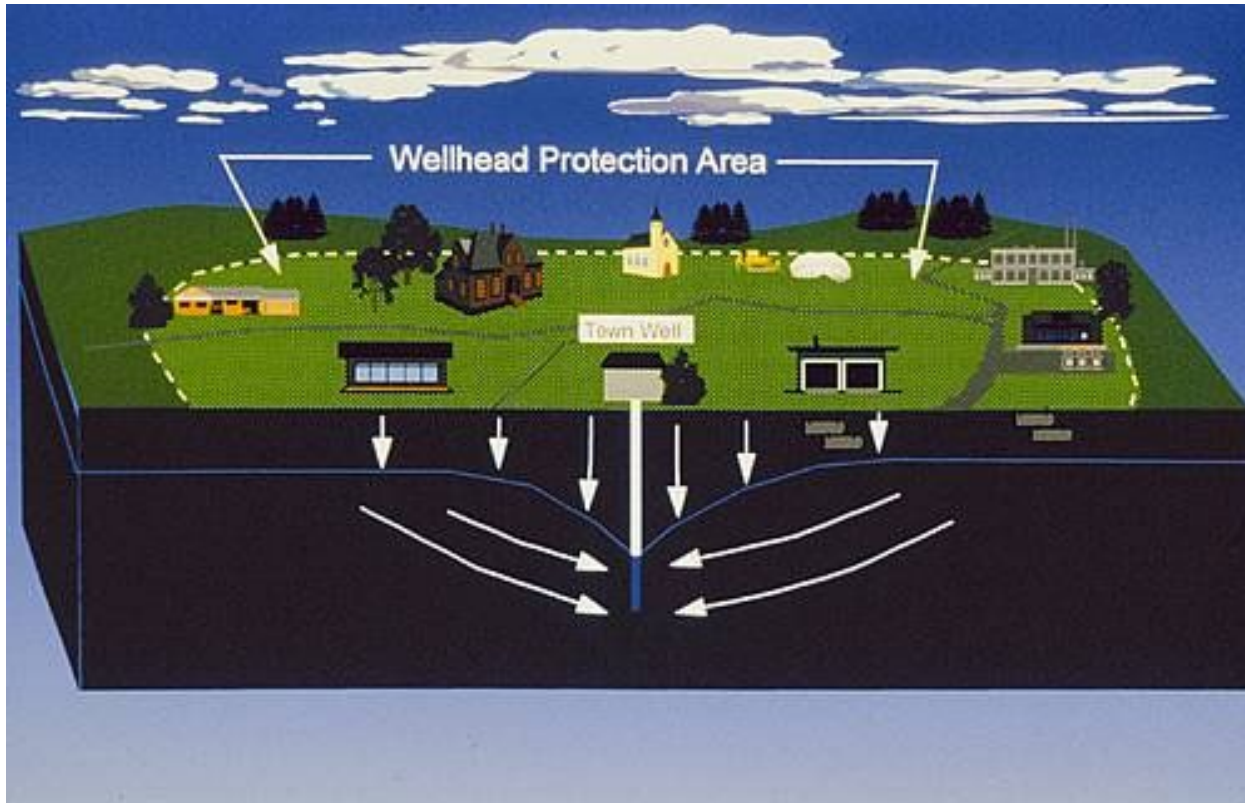


Tacoma Water Wellhead Protection Plan (WHPP)

Purpose of the Wellhead Protection Plan

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The purpose of the wellhead protection program is to prevent contamination of groundwater used for drinking water, thus protecting the health of people using groundwater for drinking water.



Mandated by the Environmental Protection Agency (EPA) through the Safe Drinking Water Act (SDWA)

Mandated by the State of Washington Department of Health (DOH) through WAC 246-290-135

Tacoma Water has 33 active groundwater wells

- 7 in the Green River Watershed
- 1 near the Green River Filtration Facility
- 2 in the Puyallup area
- 5 in SE Tacoma
- 2 in University Place
- 1 in the Tideflats
- 1 at Portland Avenue Reservoir
- 14 in the South Tacoma Groundwater Protection District

Current and Future WHPP Activities

2024

- Reviewing full plan in preparation of complete update
- Updating potential contaminant inventories
- Communication/education outreach with regulatory agencies and property owners in the Wellhead Protection Areas (WPA's)
- Correct DOH Source Water Assessment Program (SWAP) map information



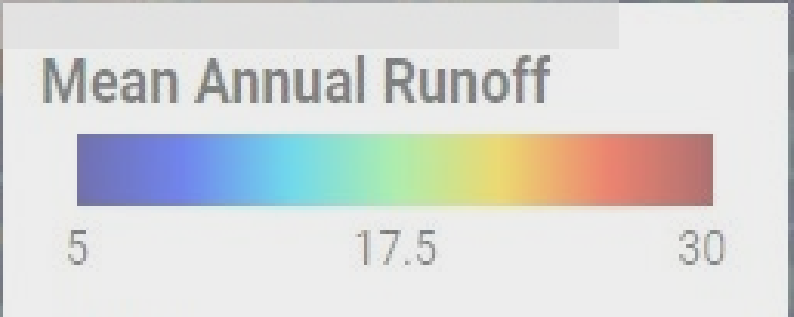
Late 2024 into 2025

- Refine time of travel zones
- Complete full WPPP update



Stormwater Management in Tacoma

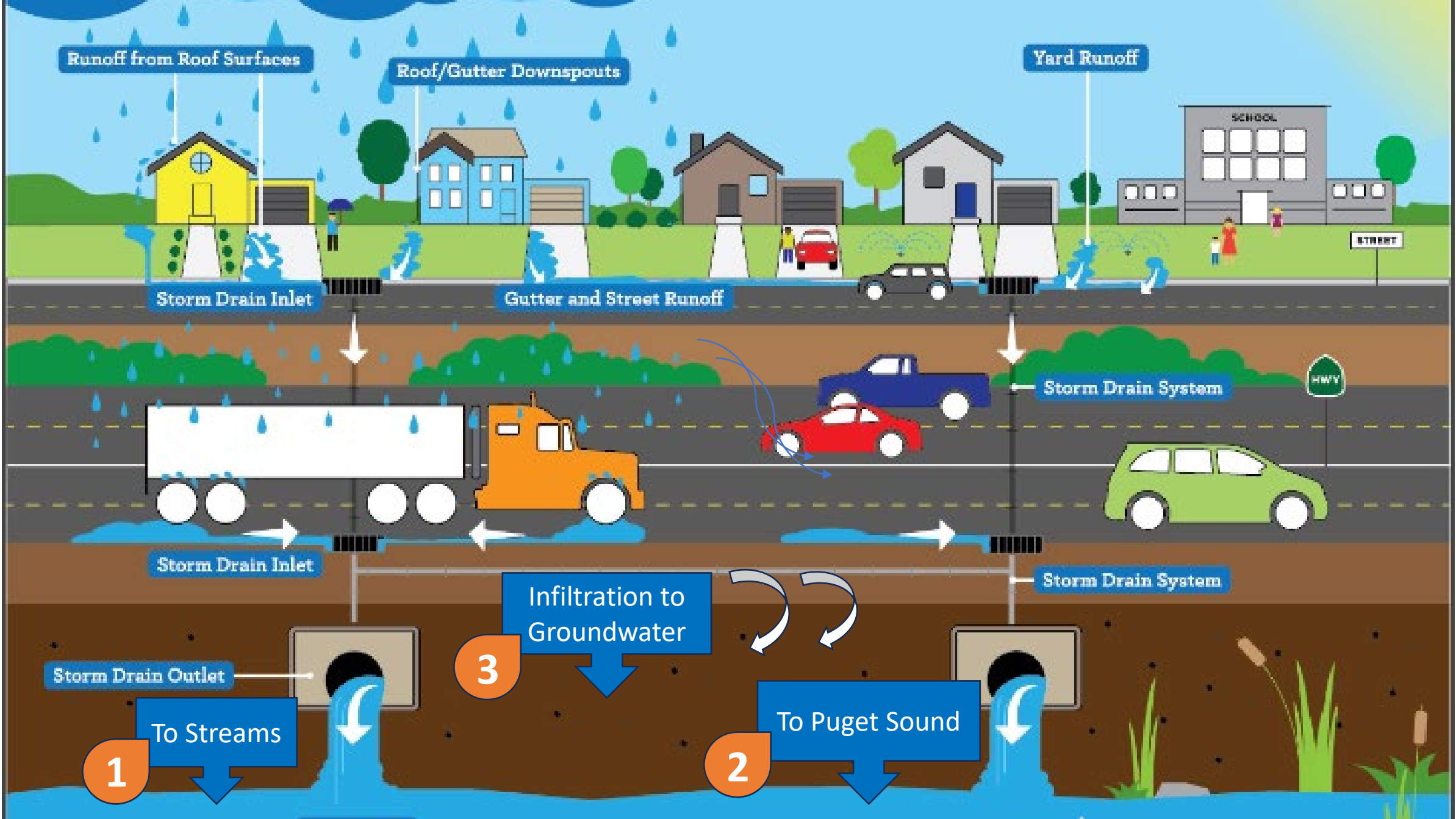
Implementing strategic stormwater management to protect ***people, property, and habitats*** from stormwater flooding and pollution.



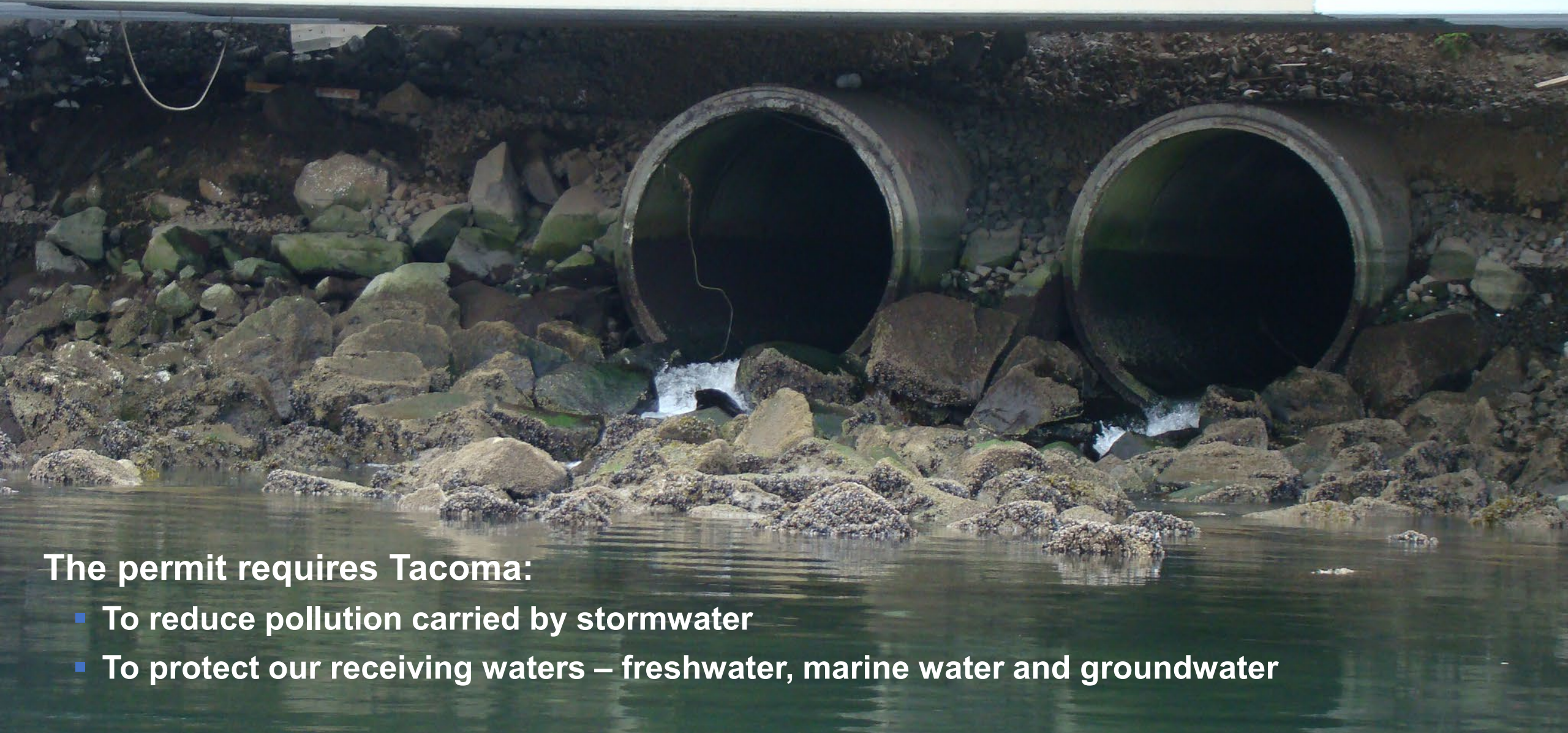
Where does the stormwater go?

Image credit: City of Bainbridge Island, WA

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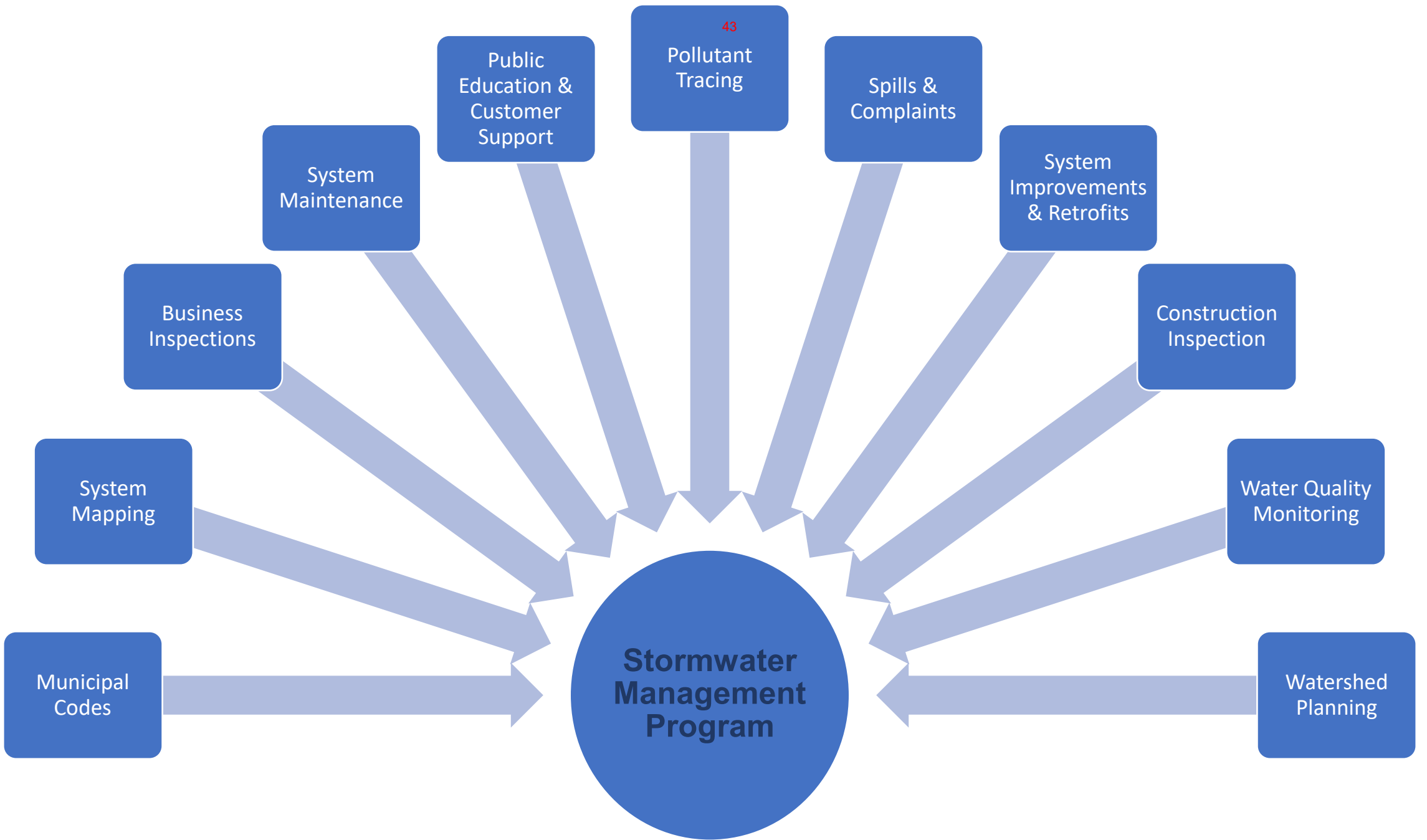


City of Tacoma has a National Pollutant Discharge Elimination System (NPDES) **Stormwater Permit** from the Washington State Department of Ecology issued under the Federal **Clean Water Act**.



The permit requires Tacoma:

- **To reduce pollution carried by stormwater**
- **To protect our receiving waters – freshwater, marine water and groundwater**



Stormwater Management Program

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Pollutant Tracing

Spills & Complaints

System Improvements & Retrofits

Construction Inspection

Water Quality Monitoring

Watershed Planning

Public Education & Customer Support

System Maintenance

Business Inspections

System Mapping

Municipal Codes

Tacoma's Stormwater Management Manual

Best Management Practices for Stormwater:

- Source Control
- Low impact Development design &
- Stormwater Flow Control/Treatment Design



Ecology Underground Injection Control (UIC) Standards

Best Available Science for Stormwater Treatment

- Technology Assessment Protocol – Ecology (TAPE)
- Ecology Stormwater Action Monitoring Studies
- Recent Effectiveness Studies
 - Stormwater Treatment of Tire Contaminants
 - Guidance on Using New High Performance Bioretention Soil Mixes



Tacoma's Stormwater Comprehensive Plan ⁴⁵

Purpose: Guide surface water and stormwater management needs and requirements. Implementing strategic stormwater management to protect ***people, property, and habitats*** from stormwater flooding and pollution.

Equity and
Environmental
Justice

Clean Water
and Healthy
Ecosystems

Healthy
Neighborhoods

Resilient
Community

Smart
Government
Spending



SW Comprehensive Plan Timeline & Outcomes

SW Management Plan, Goals, & Costs based on NPDES requirements

Jan 2024

Stakeholder & Public Input

Capital Projects, Prioritization, Schedule & Costs

Aug 2024

Financial Analysis

Public Input

Jan 2025

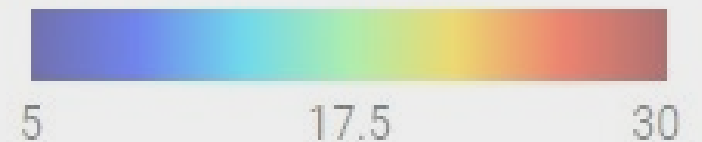


Urban Waters Protection Plan & Stormwater Management Prioritization Tool

Changing the Direction of Stormwater Management in Tacoma

Primary goal: Develop a **watershed-based approach** to prioritize the **most effective stormwater actions** at the **most important locations** to meet the diverse needs of our neighborhoods.

Mean Annual Runoff



Tacoma Watershed Prioritization Tool

Ranking priority neighborhoods based on stormwater goals:

Goal 1: Clean Water

1.1 Prioritize high pollutant concentrations of pollutants:

Phthalates

PAHs

Metals (Copper, Zinc)

Nutrients (Nitrogen, Phosphorus)

Total Suspended Solids

1.2 Focus on areas with less existing treatment devices

Goal 2: Climate Resilience

2.1 Target Urban Heat Islands

2.2 Known Pipe capacity issues

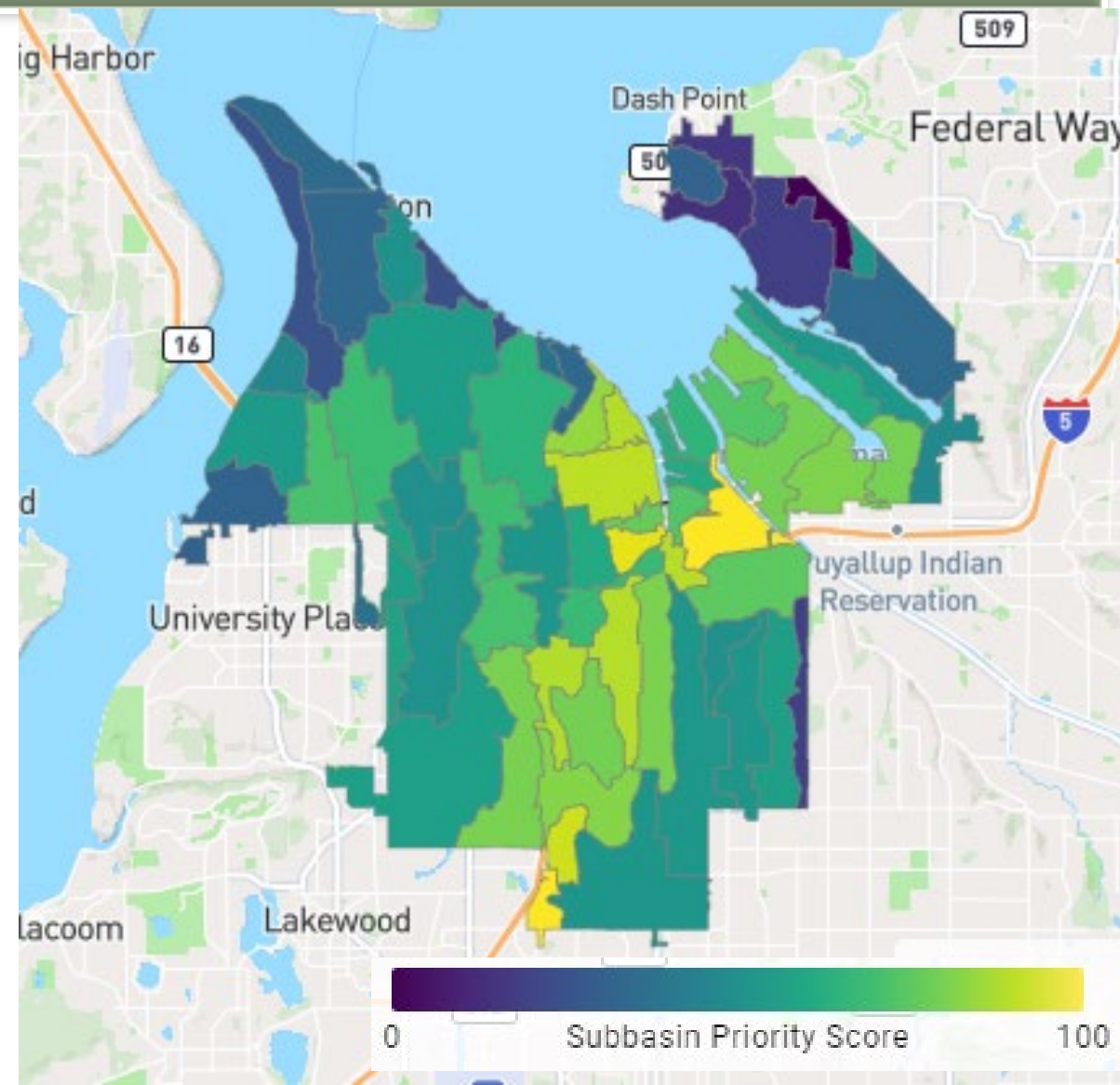
Goal 3: Sensitive Habitat Protection

3.1 Presence of Open space/Biodiversity Corridors

Goal 4: Health Equity

4.1 Apply Equity Index and Livability Criteria

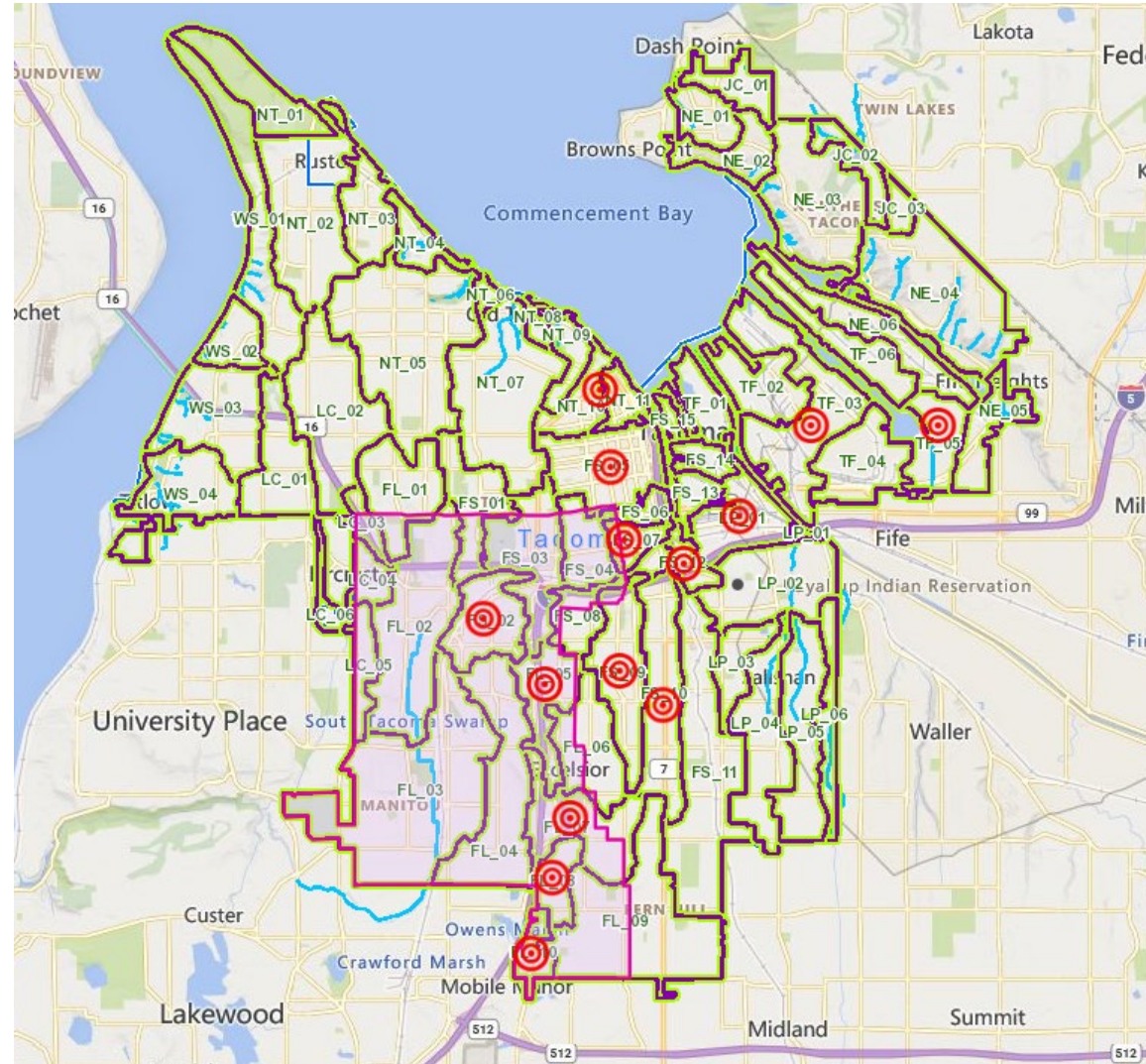
4.2 Roadway Condition



Stormwater/Watershed Focus Areas

Top priority watershed neighborhoods :

- **Lower Puyallup (East Tacoma)**
LP_01
- **Flett Creek (South Tacoma)**
FL_10, FL_08, FL-07, FL-05
- **Thea Foss Waterway (Tacoma Mall, Lincoln District & Downtown)** FS_12, FS-10, FS_09, FS_07, FS_05, FS_02
- **North Tacoma (Schuster/Stadium)** (NT_11, NT-10)
- **Tideflats** TF_03, TF-05



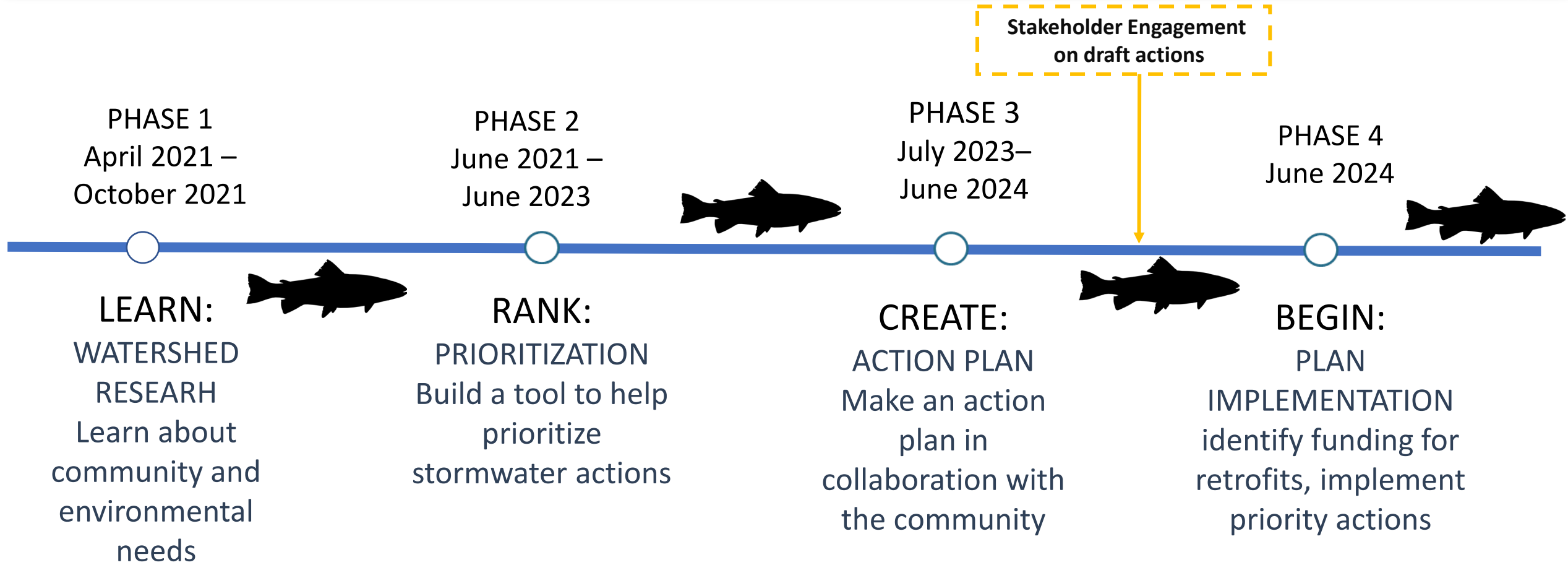
Stormwater Priority Action List

Selecting the most effective actions:

- Develop list of potential regional stormwater system retrofits/new facilities
- Focus and enhance existing Stormwater Management Program activities:
 - Street Sweeping
 - Public Outreach and Engagement
 - Business Assistance



Urban Waters Protection Plan Timeline



Health Impact Assessment

Agenda

- ◇ *Project Approach and Overview*
- ◇ *Relationship to the Comprehensive Plan Update*
- ◇ *Related Projects*
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- ◇ *Public Engagement*
- ◇ *Next Steps*

- **Purpose of an HIA:** Health Impact Assessments (HIA) serve as a tool to inform decision-makers, and the public, of the potentially significant impacts – both beneficial and harmful – of a proposed project, policy, or program.
- **Key tasks/elements:** There are generally six iterative phases of an HIA:
 - Screening
 - Scoping
 - Assessment
 - Recommendations
 - Reporting and dissemination
 - Monitoring and evaluation

Plan at the Speed of Trust

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The City of Tacoma and Tacoma Public Utilities planning efforts to meet the goals of the GMA and One Tacoma Plan.

Project	2023	2024				2025	
	Q4	Q1	Q2	Q3	Q4	Q1	Q2
Moratorium		★			★		★
Integrated Resource Plan							
Health Impact Assessment							
Wellhead Protection Plan							
Urban Waters Protection Plan							
Stormwater Comprehensive Plan							
STGPD Code Development							
Comprehensive Plan Update							

Public Engagement

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1. Coordinate an engagement strategy for the STGPD as part of the Comprehensive Plan Update and support engagement coordination among the related projects.
2. Initial outreach efforts for 1st quarter of 2024:
 - a. January 25th: South Tacoma Community Kick-off Meeting (STAR Center)
 - b. February 29th: South Tacoma Plan-a-Thon (Virtual)
 - c. Mid-March: South Tacoma Report Out
3. Initiate Moratorium Extension
4. Establish Critical Areas Review Team

Recommended Approach

Agenda

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- ◇ *Related Projects*
- ◇ *Coordinated Schedule*
- ◇ *Public Engagement*
- ◇ *Next Steps*

1. Coordinate with One Tacoma Plan Critical Areas Preservation Ordinance Update – Scope and Schedule
2. Leverage related projects to inform Code and One Tacoma Plan policies
3. Conduct Health Impact Assessment
4. Initiate Moratorium Extension