



PERIODIC UPDATE WORK PLAN | JANUARY 29, 2024

## Project Understanding

The City of Tacoma is updating its Comprehensive Plan, "One Tacoma," to provide City Council, Planning Commission, Transportation Commission, city staff, city residents, and the business and development community with a comprehensive, internally consistent and legally defensible tool to guide the City's decision making and development over the next 25 years, to the year 2050. The updated plan will help maintain collaborative and respectful relationships within the community and surrounding neighbors and establish or confirm existing policies and priorities for coordinated development/redevelopment and necessary infrastructure consistent with the State Growth Management Act, Puget Sound Regional Council's VISION 2050 and Transportation 2050, and the City of Tacoma's ongoing Strategic Plan process.

### Focus Areas for the 2024 One Tacoma Plan Update

**Sustainability:** This effort will support a transition to a green, sustainable economy by promoting and accelerating the decarbonization of industrial sectors and transportation systems to meet our adopted greenhouse gas reduction targets.

**Equity:** This effort will evaluate current Comprehensive Plan and recommend actions the City can take to implement anti-racist systems transformation goals.

**Public Health:** This effort will coordinate land use and transportation plans to ensure that they support an accessible and thriving city for all ages and abilities while, addressing the overall reduction of harmful air emissions, both greenhouse gas emissions and toxics, with a particular focus on our frontline and most vulnerable populations.

**Opportunity:** This effort will better align capital plans and investments to create and expand opportunity in low-opportunity neighborhoods, and help to ensure city services are being delivered equitably.

**Actionable Goals and Performance Measures:** This effort will give particular attention to identifying key metrics and performance measures to demonstrate progress toward meeting the goals and policies contained within the Comprehensive Plan.

**Communications and Engagement:** This effort will communicate how the Comprehensive Plan goals and policies are expected to improve or otherwise affect the lives of community members and the way they experience the City; and ensure that plans and policies are developed with the community in a culturally appropriate and equitable manner.

## What is the One Tacoma Comprehensive 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 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 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 another "periodic update" in 2024.

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 Puget Sound Region is expected to grow to 5.8 million residents by 2050. As a Metropolitan City, Tacoma is expected to accommodate a significant share of this regional growth: 137,000 more people, 59,000 more homes, and 94,000 more jobs.

## What is in the One Tacoma Plan?

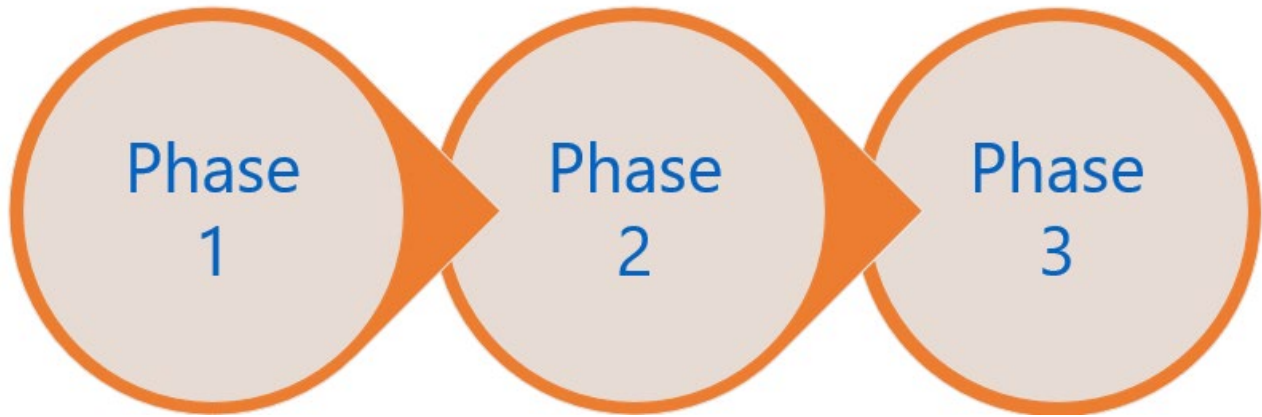
The One Tacoma Plan is organized into "books". Book One comprises the core policy elements. Book Two includes functional and programmatic elements that more directly span both policy and code/implementation. The following tables summarize each element of the One Tacoma Plan:

ELEMENT	ELEMENT FOCUS
<b>Urban Form</b>	Equitable system of compact mixed-use and commercial centers; major corridors as vibrant urban places and key transportation connections; enhanced public realm; integrate nature into the city and link people, places and wildlife; description of overall development pattern and area character to inform and guide future investments and development.
<b>Design + Development</b>	Building and site design that promotes human and environmental health and safety and responds to local context; strong links between building and site design, streets and the public realm; historic and cultural resource and scenic view preservation; integration of nature into the built environment; energy and resource efficient neighborhoods and buildings.
<b>Environment + Watershed Health</b>	Watershed functions, trees and forests, open space lands and habitat corridors, and natural resources; air and water quality; habitat functions and values; tree canopy and urban forest, greenhouse gas emissions and anticipated impacts from climate change; preservation and restoration of Tacoma’s environmental assets.
<b>Housing</b>	Housing diversity, equitable access to housing, housing stock that is safe and healthy, affordable housing and resource efficient and high performance housing.
<b>Economic Development</b>	Access to a diversity of economic opportunities; positive business climate; build upon employment in Downtown, manufacturing/industrial centers and mixed-use centers; leverage industrial strengths and assets
<b>Transportation Master Plan</b>	Partnerships to serve all users of the regional transportation system; safe and healthy connections to places where people work, live and play; mobility options, accessibility, equity and economic vitality; fiscal, environmental and social sustainability; transportation demand management strategies; reinforce the land use vision and <i>VISION 2040</i> ; implementation actions and a detailed project list.
<b>Parks + Recreation</b>	Safe and equitable access to high quality parks and recreational facilities, contribute to the health of all Tacomans, partnerships to enhance the quality of services, long-term maintenance of facilities, facilities consistent with community needs, a complete park system that serves diverse needs, special area and specific facilities consistent with adopted master plans.
<b>Public Facilities + Services</b>	Public facilities and services needed to support current and future development, annexation areas, essential public facilities, prioritization criteria, economic development, facilities management, inventory of facilities, planned capital projects, financing strategies
<b>Container Port</b>	Long-term function and viability of the Port of Tacoma maritime industrial activities and services, compatible transition between maritime industrial area and surrounding development, essential capital facilities and an efficient multi-modal movement of goods.
<b>Engagement, Administration + Implementation</b>	Inclusionary and equitable community engagement, working in partnership with individuals and organizations, commitment to transparency and accountability. Steps in implementation of the Comprehensive Plan, working in coordination within the city and with external partners, and maintaining/amending the Comprehensive Plan in order to make sure it stays useful and relevant.
<b>Downtown</b>	Supporting a balanced, health economy, achieving vitality downtown, sustainable city, city of the arts, urban design, downtown circulation and policies for each downtown district.

PROGRAM	PROGRAM FOCUS
<b>Shoreline Master Program</b>	Includes goals, policies and development regulations for all shoreline areas including Commencement Bay and its waterways, the Tacoma Narrows, and Wapato Lake.
<b>Capital Facilities Program</b>	Implements the Comprehensive Plan Capital Facilities Element, documents priorities for the capital improvements the City intends to build in the next six years and plans for how to pay for these improvements. Functions as a budgeting tool, providing guidance for appropriations that are made through adoption of the budget.
<b>Downtown Regional Growth Center Subarea Plans</b>	Smaller area plans to help implement the vision for the Downtown Regional Growth Center. Includes to North Downtown Subarea, South Downtown Subarea and Hilltop Subarea. Each subarea plan focuses on issues and opportunities at a scale that is responsive to the subarea’s specific needs.
<b>Historic Preservation Plan</b>	Defines the City of Tacoma’s preservation goals, policies and actions for preservation and neighborhood conservation. Provides a framework for organizations engaged in community based initiatives with interests in protecting and experiencing cultural resources.



## Timeline and Project Phases



### *Phase 1: Priority Setting (First Half 2024)*

#### **Objectives:**

- Listen deeply to focus community priorities on comprehensive plan topics not already addressed in recent engagement.
- Leverage strategic plan survey for a few broad points of input.
- Broadly socialize the planning effort at existing community events and online.

**Plan Outcomes:** Baseline Conditions Report; Equity Assessment, Community Profile; Summary of Engagement

### *Phase 2: Community Check in (Summer – Fall 2024)*

#### **Objectives:**

- Connect with communities to update on policy development progress and initial policy ideas based on their priorities.
- Broadly socialize the planning effort at existing community events.

**Plan Outcomes:** Draft Policy Elements

### *Phase 3: Plan Adoption (First Half 2025)*

#### **Objective:**

- Gather broad input on draft policies.

**Plan Outcomes:** Adopted Plan Update and Regulatory Code

## Phase 1: Initiation, Visioning, and Baseline Conditions

### Project Kickoff

A kickoff meeting at the start of the project will clarify larger questions for project priorities; clarify roles, timelines, and expectations for project communications; and establish the key progress check-in moments to track across the Comprehensive Plan process. This will be held virtually and include all Consultant staff and City counterparts with key roles in the project. The Consultant will develop and maintain this schedule for project team reference. Key inter-departmental and inter-agency staff will be provided with materials to summarize the key takeaways from this kickoff.

### Baseline Conditions and Data for each Plan element

Baseline conditions assessments will summarize existing analysis and reports relevant to the Plan element, and complete any new analysis and mapping needed to support element updates. Where identified, additional topics of study will be included to support a robust policy development effort.

Anticipated elements included for baseline conditions report:

#### ***Urban Form***

Baseline conditions for this element will incorporate the process of population allocation across planning geographies in Tacoma.

#### ***Housing***

This report will summarize current datapoints on Tacoma's housing market, including all requirements to comply with WAC 365.196.410 and updates in HB 1220. The baseline conditions data will also compile the various planning efforts related to housing from recent years to synthesize themes and policy guidance.

#### ***Transportation***

Transportation analysis will be completed as part of the TMP development (See Task D). The Consultant will provide any necessary data inputs for TMP development, such as population allocation figures according to TAZ.

#### ***Parks and Recreation***

Baseline conditions for Parks and Recreation will primarily reference the Metro Parks Strategic Plan, currently in development. Additional supportive efforts will include updated LOS metrics to incorporate City properties, a crosscheck of state-level guidance for parks planning, and collaboration on equity findings.

#### ***Public Facilities and Services***

This report will review and summarize existing policies related to the management of public facilities as well as capital improvement projects. The report will also provide a summary of identified goals and priorities for service delivery.

#### ***Environment and Watershed Health element***

This report will be a high-level summary of publicly documented critical areas within the City and a description of each of the five critical area types. Publicly available

watershed-scale assessments will also be summarized. This effort assumes that the existing descriptions in the City's Comprehensive Plan are accurate and that limited updates will be needed.

### ***Historic Preservation element***

This report will summarize an assessment of existing plan language and regulations pertaining to historical resources. A comparative analysis will gather relevant best practices from other jurisdictions who have modified their historic resource regulations in efforts to satisfy goals for the update, as identified by staff.

#### **Deliverables**

- Baseline Conditions Report, Internal Draft, Public Draft, and Final

### **Equity Assessment**

Conduct a series of interviews and research to assemble existing resources and understand the current equity priorities within the City of Tacoma. This research is also intended to create understanding of what equity measures and data are available, and how they are used.

Next, create a broad equity framework that identifies equity outcomes and indicators thematically (and their current state, targets, data sources and methods). These themes will include at minimum comprehensive plan chapters and Seva may create an evaluation rubric based on the requirements of HB 1220 that aligns with the broader framework.

Finally, assess the existing Comprehensive Plan according to the finalized framework. This assessment is intended to identify where and how the Plan can better contribute to equitable outcomes. This assessment will include a completed rubric to meet 1220 requirements. Elements will be assessed at the goal level, except for the housing element..

The Consultant will deliver a draft summary Equity Analysis and Actions document that includes recommendations, example language, and other resources to guide staff in an update of the Comprehensive Plan.

#### **Deliverables**

- Equity Evaluative Framework, Draft and Final
- Equity Assessment

### **Policy Audit**

This will include a policy audit for plan policies that need to be updated for consistency with GMA and to ensure consistency with PSRC checklist and Pierce County CWPPs. Each department's staff will complete the assessment of existing policies under the compliance framework. Results will be cross-checked with the findings from the Equity Assessment in Task B.5.

#### **Deliverables**

- Policy audit framework for each existing element

- Policy audit memo of findings

## Community Engagement

### ***Early outreach and gap analysis***

Early outreach will feature early calls with key stakeholders to discuss upcoming planning work and understand how they would like to be involved in community engagement and planning. This may include: the Puyallup Tribe of Indians, Tacoma Office of Equity, Trust for Public Land, Pierce Transit, Port of Tacoma, Tacoma Public Schools, Office of Strategy, Metro Parks Tacoma, Early Action Collaborative of Pierce County, Tacoma-Pierce County Health Department, and the Tacoma Housing Authority.

The gap analysis effort will include a review of engagement reports and raw notes from recent years in the City of Tacoma. The review will summarize key themes heard and document groups in the City that have been reached, as well as those who have not yet contributed to key conversation threads relevant to the comprehensive plan.

In addition to this review of written materials, the Consultant will develop a community profile for Tacoma. Using publicly available data, this will explore demographic topics for the city's population such as race, ethnicity, income, language, immigration, education, disability, and age.

### ***Develop a Public Engagement Plan***

In partnership with the City, the Consultant will discuss gaps to prioritize themes/planning questions and community groups for further engagement. Seva will develop targeted engagement strategies for each group, customized to their most relevant planning questions, and create a comprehensive public engagement plan (PEP). This will be developed in consultation with the City Office of Equity and City community engagement group.

The final plan will depend on the findings of Task 2 above. Given the likely scope of engagement, these could include:

- Focused listening sessions (can be led by community ambassadors)
- Interviews
- Broad Community Survey
- Community partner hosted events (in partnership with CBOs), with opportunities for community capacity building
- Social Pinpoint engagement and other online activities
- Pop-up/tabling engagements at existing community and neighborhood events
- Targeted mailings
- Partnering with existing advisory committees, such as the Housing Equity taskforce and a TOD committee

The plan will be supported by communications strategies implemented by Team Soapbox. It is envisioned that the Consultant's role for implementation of this plan will be focused on analysis of results, while City staff will lead the execution and implementation of activities consistent with the PEP.



### ***Develop a Communications Plan***

Strategies outlined in the PEP (see above) will be implemented to complete the community visioning process. City of Tacoma staff will lead meetings and events as established in the PEP and the consultant team will lead preparation of supporting materials and communications content.

#### **Deliverables**

- Summary of community engagement efforts (gap analysis)
- Community profile
- Public Engagement Plan, Draft and Final
- Communications Plan, Draft and Final (may be integrated into PEP)

## **Phase 2: Draft Plan and Regulatory Code Amendments**

This task includes the update of each project element, engagement, communications, and legislative support for the planning process. It also includes overall project management and coordination.

### **Public Outreach and Engagement**

Analyze findings from engagement and create a summary of themes that can be used to inform plan and policy development.

#### **Deliverables**

- Implementation of activities, as outlined in the PEP
- Phase I and Phase II engagement summaries

### **Plan Production and Graphic Development**

The Consultant will perform graphic and branding work related to the comprehensive plan. This will include tasks such as creating an initial look and feel for the project, developing an InDesign template based on this look and feel, and taking all policy development documents to be transformed into the final Comprehensive Plan. It is anticipated that the look and feel will build on the existing structure and graphic elements. There will also be work for developing a mapping template and creating a simpler Word template for baseline conditions reports and other plan appendices.

#### **Deliverables**

- Project templates for Word, InDesign, and ArcGIS
- Fully produced comprehensive plan

### **Element Updates**

#### ***Introduction and Vision***

Update this element with a refreshed vision that reflects themes from community engagement, captured during the gap analysis exercise and the first phase of engagement for the project.

Introductory content to be reviewed and revised, as appropriate. It is anticipated that this element will not incorporate major changes from its existing structure.

### ***Urban Form***

Update Tacoma's Urban Form element to incorporate a new Future Land Use Map. It is anticipated that this update will center a 20-minute neighborhood framework and integrate a refreshed set of commercial area typologies. Goals and policies will be updated for designated Corridors, and goals, policies, actions, and opportunities will be incorporated for each Mixed-Use Center.

### ***Design and Development***

Update this element to incorporate findings from the baseline conditions analysis and to ensure broader consistency of design goals across City geographies.

### ***Environment and Watershed Health***

Update the element goals and policies as necessary for consistency with BAS and to include consideration of climate change. This includes review of policies for planning for environmental protection, managing environmental hazards, protecting Tacoma's environmental assets, improving environmental quality, and watershed health.

### ***Housing***

Update the existing element goals and policies to implement new state planning requirements as well as recommendations and policy direction established in recent planning efforts, such as Home in Tacoma.

### ***Economic Development***

Enhance goals and policies specific to Manufacturing and Industrial Centers (MIC) and update policies to support the Green Economy Strategy.

### ***Parks and Recreation***

Update existing element to align goal/policy framework, park typologies, and level of service standards with Metro Parks Tacoma Strategic Plan and Comprehensive Plan.

### ***Public Facilities and Services***

Update existing element including level of service standards, project prioritization criteria, and project lists. Coordinate with Impact Fee Policy and Program development.

### ***Historic Preservation***

Remove Historic Preservation Plan as a stand-alone program element and integrate as a chapter of the Comprehensive Plan. Remove "program" elements and focus the chapter on the program goals and policies. Depopulate policies that are redundant in other elements. Amend policies for consistency with City housing and growth goals. Add goals and/or policies for greater consistency with climate and equity goals.

## Transportation Master Plan (TMP)

The TMP update will respond to transformations that are occurring through zoning changes, such as Home in Tacoma and Sub-Area Planning efforts. The update will also seek to better align the TMP with Vision Zero and the Safe Systems approach, Tacoma's anti-racist transformation and equity focus, as well as address emerging policy and technology trends. Technical consulting services will be used to assist the City with:

- Updating performance measures for evaluating the TMP progress toward its goals
- Updating the City's travel demand forecast model using regional and city-specific data to understand growth impacts to travel citywide.
- With this model, evaluate and update the City's transportation level of service (LOS) standards to a multimodal LOS (MMLOS) that will include consideration of people trips (pedestrians, bicyclists, and transit riders) as well as general purpose vehicle delay.
- Updating the transportation modal plans in GIS
- Developing a new functional element that includes goals and policies related to curbside management, urban goods delivery, shared mobility, people-focused streets.
- Identify system deficiencies and mitigation opportunities
- Develop a 6-year TIP prioritization approach and implementation plan

### Deliverables:

- MMLOS Metrics and Standards Table with description of measurement approaches
- System deficiency analysis
- Draft 6-year TIP project list
- Draft and Final TMP, including 6 modal elements, functional element, and network maps
- TMP summary report (highly graphic) and summary slide deck

## Land Use Regulatory Code Amendments

Land use regulatory code amendments are anticipated to be focused on the following established priorities:

- ***Critical Areas Preservation Ordinance***  
Consider amendments to the Critical Areas Preservation Ordinance based on community input, review of the best available science, and updates to the South Tacoma Groundwater Protection District.
- ***Freeway Buffer Overlay Zone***  
Consider the establishment of a Freeway Buffer Overlay Zone to limit new development alongside the freeway that would result in adverse air quality impacts.
- ***Open Space Corridors Overlay Zone***  
Consider the establishment of an Open Space Corridors Overlay Zone to support the retention and establishment of open spaces and natural areas within the City.
- ***Historic Preservation Ordinance***  
Consider amendments to the process to establish Historic Preservation Districts and coordination between the Landmarks Commission and Planning Commission; Consider updates to the Land Use Regulatory Code for Cultural Resources preservation.

## **Phase 3: Draft Plan Review and Adoption**

### ***Environmental Review***

Conduct non-project action SEPA review and completed checklist.

### ***Health in all Policy***

Utilize Tacoma-Pierce County Health Department Healthy Planning Toolkit to review draft plan for consistency with “Health in all Policy” resolution.

### ***Legislative Process***

Planning Commission public hearing and Findings and Recommendations; City Council Public Hearing and First and Final Readings of Ordinance.

### ***Plan Review and Certification***

Plan submittal to the Puget Sound Regional Council for review and certification of consistency with Vision 2050.

## 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 of Tacoma

City

**Maryam Moeinian 253-532-1446**

**[mmoeinian@cityoftacoma.org](mailto:mmoeinian@cityoftacoma.org)**

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.

## Checklist Instructions

With the most recent versions of your comprehensive plan and development regulations in hand, fill out each item in the checklist, answering the following questions:

**Is this item addressed in your current plan or development regulations?** If YES, fill in the form with citation(s) to where in the plan or regulation the item is addressed. Where possible, we recommend citing policy or goal numbers by element rather than page numbers, since these can change. If you have questions about the requirement, follow the hyperlinks to the relevant statutory provision or rules. If you still have questions, visit the Commerce [Periodic Update webpage](#) or contact the [Commerce planner assigned to your region](#).

**Is amendment needed to meet current statute?** Check YES to indicate a change to your plan will be needed. Check NO to indicate that the GMA requirement has already been met. Local updates may not be needed if the statute hasn't changed since your previous update, if your jurisdiction has kept current with required inventories, or if there haven't been many changes in local circumstances.

**Use the "Notes" column** to add additional information to note where your city may elect to work on or amend sections of your plan or development regulations, to call out sections that are not strictly required by the GMA, or to indicate if the item is not applicable to your jurisdiction.

**Submit your checklist!** This will be the first deliverable under your [periodic update grant](#).

**PlanView system and instructions:** Completed checklists can be submitted through Commerce's PlanView portal. The PlanView system allows cities and counties to submit and track amendments to comprehensive plans or development regulations online, with or without a user account. You can also submit via email: [reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov) Fill out and attach a [cover sheet](#), a copy of your submittal and this checklist. *Please be advised that Commerce is no longer accepting paper submittals.*

For further information about the submittal process, please visit Commerce's [Growth Management Act Laws and Rules webpage](#).

## Need help?

Please visit Commerce's [periodic update webpage](#) for additional resources.

Or contact:

Suzanne Austin, AICP  
Senior Planner  
Growth Management Services  
WA Department of Commerce  
509.407.7955  
[Suzanne.Austin@commerce.wa.gov](mailto:Suzanne.Austin@commerce.wa.gov)

Or, [your assigned regional planner](#)

# Checklist Navigation

Section I: Comprehensive Plan	Section II: Development Regulations	Appendices
LAND USE	CRITICAL AREAS	APPENDIX A: HOUSING UNIT MINIMUMS PER POPULATION
HOUSING	ZONING CODE	APPENDIX B: ELEMENT UPDATES UNDER HB 1181
CAPITAL FACILITIES	SHORELINE MASTER PROGRAM	
UTILITIES	RESOURCE LANDS	
TRANSPORTATION	ESSENTIAL PUBLIC FACILITIES	
SHORELINE	SUBDIVISION CODE	
ESSENTIAL PUBLIC FACILITIES	STORMWATER	
TRIBAL PLANNING	ORGANIC MATERIALS MANAGEMENT	
CLIMATE CHANGE & RESILIENCY	IMPACT FEES	
ECONOMIC DEVELOPMENT	CONCURRENCY & TDM	
PARKS & RECREATION	TRIBAL PARTICIPATION	
OPTIONAL ELEMENTS	REGULATIONS FOR OPTIONAL ELEMENTS	
CONSISTENCY	PROJECT REVIEW PROCEDURES	
PUBLIC PARTICIPATION	PLAN & REGULATION AMENDMENTS	

# Section I: Comprehensive Plan

## Land Use Element

Consistent with countywide planning policies (CWPPs) and [RCW 36.70A.070\(1\)](#), amended in 2023

	In Current Plan? Yes/No  If yes, cite section	Changes needed to meet current statute?  Yes/No	Notes	
<p><b>Notice:</b> 2021-2022 legislation <a href="#">ESSB 5593</a>: includes changes to <a href="#">RCW 36.70A.130</a> regarding UGA size, patterns of development, suitability and infrastructure.</p> <p>Coordinate these efforts with your county.</p>	N/A	No	See PFS GOAL–2 for policies regarding joint planning with the county and other jurisdictions	Completed: <input type="checkbox"/> Date:
<p>a. The element integrates relevant county-wide planning policies into the local planning process, and ensures local goals and policies are consistent. For jurisdictions in the central Puget Sound region, the plan is consistent with applicable multicounty planning policies. <a href="#">RCW 36.70A.210</a> <a href="#">WAC 365-196-305</a></p> <p>Coordinate these efforts with your county.</p>	Yes	Yes, update based on new CPPs and VISION 2050 since last Periodic Update	Plan was certified and adopted as consistent	Completed: <input type="checkbox"/> Date:
<p>b. A future land use map showing city limits and UGA boundaries. <a href="#">RCW 36.70A.070(1)</a> amended in 2023 and <a href="#">RCW 36.70A.110(6)</a>, <a href="#">WAC 365-196-400(2)(d)</a>, <a href="#">WAC 365-196-405(2)(i)(ii)</a></p>	Yes, Urban Form Figure 2; Public Facilities and Services Element Figure 38	Yes	Updates will include accounting for a recent annexation.	Completed: <input type="checkbox"/> Date:
<p>c. Consideration of urban planning approaches that increase physical activity and reduce per capita vehicle miles traveled within the jurisdiction, but without increasing greenhouse gas emissions elsewhere in the state. <a href="#">RCW 36.70A.070(1)</a> (amended in 2023) and <a href="#">WAC 365-196-405(2)(j)</a>.</p> <p>Additional resources: <a href="#">Commerce’s Climate guidance</a>, <a href="#">Transportation Efficient Communities’ guidance</a>, and the WA Department of Health <a href="#">Washington State Plan for Healthy Communities</a> and <a href="#">Active Community Environment Toolkit</a></p>	Yes, strategies are incorporated throughout the Comp Plan, most notably, in the Urban Form Element, Design + Development Element, and Transportation Master Plan. See Notes	No, however, update is likely to focus on a 15-minute neighborhood approach that will be integrated throughout CP Elements and additional updates to TMP that will further reinforce this consideration through more explicit, modified, and/or new goals, policies, and	Numerous goals in the Urban Form, and Design + Development Elements include this consideration, including the overall policy encouraging “complete neighborhoods” that are “compact, complete, and connected” and implementing a land use strategy focused on Centers and Corridors that are linked with transit, including special consideration of station areas. Furthermore, there is special consideration of connections to trails.	Completed: <input type="checkbox"/> Date:



## Section I: Comprehensive Plan

		<p>strategies.</p>	<p>Additionally, the Transportation Master Plan (which is the Transportation Element) supports this directly through its vision statement, which includes, "...The transportation system offers multimodal travel options that provide safe access for all users and neighborhoods, encourage healthy living, and protect the environment."</p> <p>This Vision is supported by six goals. The goals directly support a transportation system that increases physical activity and decreases VMT without increasing GHGs elsewhere in the state and includes:</p> <p>Goal 1. Being a Partner. "...develop partnerships to best serve all users of the regional transportation system."</p> <p>Goal 2. Protecting Community. "Protect natural, as well as neighborhood assets..."</p> <p>Goal 3. Providing Mobility for All. "...balanced transportation network..."</p> <p>Goal 4. Striving for Fiscal/Environmental/Social Sustainability. "...environmentally and fiscally sustainable transportation system..."</p> <p>Goal 5. Leveraging Programs/Strategies. "...transportation demand management strategies..." and</p> <p>Goal 6. Linking to Land Use. "reinforces Tacoma's land use vision, the region's Vision 2040, and the Growth Management Act."</p>	
--	--	--------------------	--	--

## Section I: Comprehensive Plan

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
d. A consistent population projection throughout the plan which should be consistent with the jurisdiction's allocation of countywide population and housing needs. <a href="#">RCW 36.70A.115</a> , <a href="#">RCW 43.62.035</a> and <a href="#">WAC 365-196-405(f)</a>	Yes	Yes	Update will account for new countywide housing targets and VISION 2050 Population Forecasts. Work will include adoption of new affordable housing targets.	Completed: <input type="checkbox"/> Date:
e. Estimates of population densities and building intensities based on future land uses and housing needs. <a href="#">RCW 36.70A.070(1)</a> (amended in 2023), <a href="#">WAC 365-196-405(2)(i)</a> <ul style="list-style-type: none"> <li>For cities required to plan under the Buildable Lands Program, <a href="#">RCW 36.70A.215</a> amended in 2017, some jurisdictions may need to identify reasonable measures to reconcile inconsistencies. See <a href="#">Commerce's Buildable Lands Program page</a>.</li> </ul>	Yes, Urban Form Element Table 3 includes assumed densities for each Land Use Designation. In addition, the Element includes descriptions of typical building types and height.	No	Generally, the City adopted recent amendments to this Element based on the Home in Tacoma Phase 1 package. These amendments are currently being implemented through area-wide rezones. No further amendments are expected as part of the Comprehensive Plan update.	Completed: <input type="checkbox"/> Date:
f. Provisions for protection of the quality and quantity of groundwater used for public water supplies. <a href="#">RCW 36.70A.070(1)</a> (amended in 2023), <a href="#">WAC 365-196-405(1)(c)</a> ; <a href="#">WAC 365-196-485(1)(d)</a>	Yes	Yes, the City is conducting a review of the Critical Areas Preservation Ordinance and related South Tacoma Groundwater Protection District.	This policy is currently in the Environment and Watershed Health Chapter. Goal EN- 1 Policies: EN- 1.1, EN- 1.5, EN- 1.6, EN-1.13, EN-1.17, EN-1.19, EN-1.20, EN-1.21, EN-1.22, EN-1.24, EN-1.25, EN-1.29 Goal EN-3 Policies: EN-3.2, EN-3.3, EN-3.5, EN-3.6,	Completed: <input type="checkbox"/> Date:
g. Identification of lands useful for public purposes such as utility corridors, transportation corridors, landfills, sewage treatment facilities, storm water management facilities, recreation, schools and other public uses. <a href="#">RCW 36.70A.150</a> and <a href="#">WAC 365-196-340</a>	Yes	No	The Future Land Use Map includes a Major Institutional Campus Designation and Park and Open Space Designation that correspond to specific types of public services and facilities. Otherwise, the City's Land Use Designations accommodate these land use needs across all of our designations. In some zones these uses are allowed outright and in some by conditional use permit.	Completed: <input type="checkbox"/> Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>h. Identification of open space corridors and green spaces within and between urban growth areas, including lands useful for recreation, wildlife habitat, trails and connection of critical areas, and urban and community forests within the UGA. <a href="#">RCW 36.70A.070(1)</a> amended in 2023, <a href="#">RCW 36.70A.160</a> and <a href="#">WAC 365-196-335</a></p>	Yes	No	The City will be updating our Park and Open Space Designation as part of our Critical Areas Update. Any amendments will be developed for consistency with state statute.	Completed: <input type="checkbox"/> Date:
<p>i. If there is an airport within or adjacent to the city: policies, land use designations (and zoning) to discourage the siting of incompatible uses adjacent to general aviation airports. <a href="#">RCW 36.70A.510</a>, <a href="#">RCW 36.70.547</a></p> <p>Note: The plan (and associated regulations) must be filed with the <a href="#">Aviation Division of WSDOT</a>. <a href="#">WAC 365-196-455</a></p>	Yes, see figure 2 Future Land Use Map. The City designates an Airport Compatibility area that is implemented through an overlay zone in TMC 13.06.070.	No	Policy UF-13.53 Housing densities greater than six units per acre or any concentrations of more than 25 people per hour/per acre in any given 24- hour period are discouraged in the Accident Potential Zone II (APZ II).	Completed: <input type="checkbox"/> Date:
<p>j. Where applicable, a review of drainage, flooding and stormwater run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state. <a href="#">RCW 36.70A.070(1)</a> (amended in 2023) and <a href="#">WAC 365-196-405(2)(e)</a></p> <p>Note: <a href="#">RCW 90.56.010(27)</a> defines waters of the state.</p> <p>Additional resources: <a href="#">Commerce's climate guidance</a>, <a href="#">Protect Puget Sound Watersheds</a>, <a href="#">Building Cities in the Rain</a>, <a href="#">Ecology Stormwater Manuals</a>, <a href="#">Puget Sound Partnership Action Agenda</a></p>	Yes	Yes	<p>City of Tacoma Municipal Code Subchapter 12.08D. Stormwater Management link: <a href="https://www.cityoftacoma.org/UserFiles/Server/s/Server_6/File/cms/cityclerk/Files/MunicipalCode/Title12-Utilities.pdf">https://www.cityoftacoma.org/UserFiles/Server/s/Server_6/File/cms/cityclerk/Files/MunicipalCode/Title12-Utilities.pdf</a></p> <p>Urban Waters Protection Plan includes priority watershed locations to focus NPDES Stormwater Management Program actions and retrofitting the storm system with regional stormwater facilities. Also, use the in-lieu of construction program fees to support construction and maintenance of regional facilities to protect key watersheds from cumulative development impacts.</p> <p>City's NPDES Program and 2024 Stormwater Management Program Plan. Section S5-C-6- link: <a href="https://www.cityoftacoma.org/cms/One.aspx?p">https://www.cityoftacoma.org/cms/One.aspx?p</a></p>	Completed: <input type="checkbox"/> Date:

			<p style="text-align: center;"><a href="#">ortalId=169&amp;pageId=11789</a></p> <p>City's Stormwater manual and in-lieu of link:  <a href="https://www.cityoftacoma.org/government/city_departments/environmentalservices/surface_water/stormwater_management_manual">https://www.cityoftacoma.org/government/city_departments/environmentalservices/surface_water/stormwater_management_manual</a></p> <p>City Flooding issues (Urban Flooding, Coastal Flooding, Groundwater Flooding) are identified in this document:  <a href="https://www.piercecountywa.gov/DocumentCenter/View/130196/2023-Comprehensive-Flood-Plan">https://www.piercecountywa.gov/DocumentCenter/View/130196/2023-Comprehensive-Flood-Plan</a></p>	
--	--	--	--	--

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
k. Policies to designate and protect critical areas including wetlands, fish and wildlife habitat protection areas, frequently flooded areas, critical aquifer recharge areas and geologically hazardous areas. In developing these policies, the city must have included the best available science (BAS) to protect the functions and values of critical areas, and give “special consideration” to conservation or protection measures necessary to preserve or enhance anadromous fisheries. <a href="#">RCW 36.70A.030(6)</a> , <a href="#">RCW 36.70A.172</a> , <a href="#">WAC 365-190-080</a> . Best Available Science: see <a href="#">WAC 365-195-900 through -925</a>	Yes, see Environment and Watershed Health Element which addresses management of hazardous areas, use of best available science, and protection of ecological functions. See also Design and Development Element section on “Designing with Nature”.	Yes	The City conducted a Best Available Science report, with a climate focus, that will be used to support policy updates. However, it is expected that policy amendments will likely be limited, and greater focus will be on updating the critical areas ordinance and establishing an Open Space Corridor Overlay District to support the retention and enhancement of biodiversity areas within the city.	Completed: <input type="checkbox"/> Date:
l. If forest or agricultural lands of long-term commercial significance are designated inside a city: a program authorizing Transfer (or Purchase) of Development Rights. <a href="#">RCW 36.70A.060(4)</a> , <a href="#">RCW 36.70A.170</a>	N/A			Completed: <input type="checkbox"/> Date:
m. If there is a Military Base within or adjacent to the jurisdiction employing 100 or more personnel: policies, land use designations, (and consistent zoning) to discourage the siting of incompatible uses adjacent to military bases. <a href="#">RCW 36.70A.530(3)</a> , <a href="#">WAC 365-196-475</a>	N/A			Completed: <input type="checkbox"/> Date:
n. <b>New section <a href="#">RCW 36.70A.142 (2022)</a>, <a href="#">HB 1799</a>:</b> Development regulations newly developed, updated, or amended <i>after January 1, 2025</i> allow for the siting of organic materials (OM) management facilities as identified in local solid waste management plans (SWMP) to meet OM reduction and diversion goals. Siting must meet criteria described in <a href="#">RCW 70A.205.040(3)</a> . See also <a href="#">RCW 36.70.330</a> . For applicability, see <a href="#">RCW 70A.205.540</a> .	No	Yes	The Tacoma-Pierce County Solid & Hazardous Waste Management Plan identifies issues related to the new requirements of HB1799 related to collection and processing of increased organics and food waste. <a href="#">SHWMP-FINAL (piercecountywa.gov)</a>	Completed: <input type="checkbox"/> Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
o. Give special consideration to achieving environmental justice in goals and policies, including efforts to avoid creating or worsening environmental health disparities. <a href="#">RCW 36.70A.070(1)</a> amended in 2023.	No	Yes		Completed: <input type="checkbox"/> Date:
p. The land use element must reduce and mitigate the risk to lives and property posed by wildfires by using land use planning tools and through wildfire preparedness and fire adaptation measures. <a href="#">RCW 36.70A.070(1)</a> amended in 2023.  See also: <a href="#">International Wildland-Urban Interface Code</a>	No	No	Appropriate standards may be incorporated into building code.	Completed: <input type="checkbox"/> Date:

# Housing Element

New 2021 and 2022 legislation substantially amended the housing-related provisions of the Growth Management Act (GMA), [RCW 36.70A.070 \(2\)](#). Local governments should review local comprehensive plan policies and countywide planning policies to be consistent with the updated requirements. Please refer to [Commerce’s housing webpage](#) for further information. See also [Appendix A](#) of this checklist for the new 2023 minimum housing unit requirements per city population.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p><b>Notice:</b> For more information about what these housing element requirements involve and what Commerce staff will be reviewing for, please see the <a href="#">Expanded Housing Checklist</a> located on the <a href="#">Updating GMA Housing Elements webpage</a>.</p>				
<p>a. Goals, policies and objectives for:</p> <ul style="list-style-type: none"> <li>the preservation, improvement and development of housing <a href="#">RCW 36.70A.070(2)(b)</a>;</li> <li>moderate density housing options including, but not limited to, duplexes, triplexes, and townhomes, within an urban growth area boundary, <a href="#">RCW 36.70A.070(2)(b)</a> and <a href="#">WAC 365-196-410(2)(a)</a>; and</li> <li>Consideration of housing locations in relation to employment locations and the role of ADUs. <a href="#">RCW 36.70A.070(2)(d)</a> new in 2021</li> </ul> <p><b>Notice:</b> <i>These items were separately listed in the previous version of the checklist. No content was changed.</i></p>	<p>Somewhat, goals H-1, H-2, H-3 Policies: H-1.1, H-1.3, H-1.4, H-1.5, H-1.6, H-1.8, H-1.9, H-1.10, H-1.11...</p>	<p>Yes</p>	<p>-While the required topics are addressed, updates are needed. The Element needs to be updated to reflect the past 5 to 10 years of demographic changes, housing construction, housing cost trends, etc. Also need to address the policy decisions made or being made through Home In Tacoma, the Anti-displacement Strategy, Housing Disparities Study, HIT Housing Action Plan. In addition, the housing growth targets need to be updated from 2040 to 2050.</p> <p>-for example, Policy H-1.10 should be modified or deleted (we no longer are piloting infill but rolling it out citywide). Also, Policy H-1.11 says Implement HIT, which is now nearly done.</p> <p>-there will be actions called for in HIT, but not fully implemented. These may warrant additional policies (for example, Goal 2 – Needs to expand upon ADA access (Policy H-2.2) to reflect visitability/universal design). It could be a reference to the HIT EIS actions and ongoing implementation called out in the adopting ordinance. Policy H-2.9 needs to be updated to reflect adopted AntiDisplacement Strategy.</p>	<p>Completed: <input type="checkbox"/> Date:</p>

## Housing Element

New 2021 and 2022 legislation substantially amended the housing-related provisions of the Growth Management Act (GMA), [RCW 36.70A.070 \(2\)](#). Local governments should review local comprehensive plan policies and countywide planning policies to be consistent with the updated requirements. Please refer to [Commerce’s housing webpage](#) for further information. See also [Appendix A](#) of this checklist for the new 2023 minimum housing unit requirements per city population.

			-Need to incorporate options for low, very low, extremely low, and moderate-income housing	
b. An inventory and analysis of existing and projected housing needs over the planning period, by income band, consistent with the jurisdiction’s share of countywide housing need, as provided by Commerce. <a href="#">RCW 36.70A.070(2)(a) amended in 2021</a> , <a href="#">WAC 365-196-410(2)(b) and (c)</a>	GOAL H-4, Policies H-4.1 to 4.18 need a refresh  Affordability targets need to be updated for income bands	Yes	Data in tables and intro needs to be updated.  Revisit H-4.2 and expand upon affordability targets.  Reflect HIT actions on Unit Lot Subdivisions (H-4.12)  Affordable housing targets – need Moderate, low moderate, low, etc per state law	Completed: <input type="checkbox"/> Date:



	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>c. Identification of capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters and permanent supportive housing. <a href="#">RCW 36.70A.070(2)(c) amended in 2021</a>, <a href="#">WAC 365-196-410(e) and (f)</a></p>	No	Yes	Will need to better connect overall land supply, zoning, and the specific housing types.	Completed: <input type="checkbox"/> Date:
<p>d. Adequate provisions for existing and projected housing needs for all economic segments of the community, including documenting barriers and actions needed to achieve housing availability. <a href="#">RCW 36.70A.070(2)(d) amended in 2021</a>, <a href="#">WAC 365-196-010(g)(ii)</a>, <a href="#">WAC 365-196-300(f)</a>, <a href="#">WAC 365-196-410</a> and see Commerce’s Housing Action Plan (HAP) guidance: <a href="#">Guidance for Developing a Housing Action Plan</a>.</p>	<p>No, policies touch on it but are not explicit about projected needs</p> <p>Goal 1 and policies, Goal 2 and policies, Goal 3 and policies, Goal 4 and policies</p>	Yes	The Home in Tacoma project is currently in the process of adoption and will significantly affect the housing supply and availability for existing and projected needs. The Comprehensive Plan update will complete a broader assessment of barriers and actions needed to fully support this legislation.	Completed: <input type="checkbox"/> Date:
<p>e. Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including:</p> <ul style="list-style-type: none"> <li>• Zoning that may have a discriminatory effect;</li> <li>• Disinvestment; and</li> <li>• Infrastructure availability</li> </ul> <p><a href="#">RCW 36.70A.070 (2)(e) new in 2021</a></p>	Partially. Current policies, such as Goal H-5, support anti-displacement, addressing the legacy of redlining, and investing in low opportunity areas and improving access to high opportunity areas.	Yes	<p>Goal H-5 includes discussion of legacy of redlining and infrastructure availability.</p> <p>The Comprehensive Plan will include a review of current policies to consider whether there are disparate impacts and will integrate findings and recommendations from the City’s Housing Disparate Impacts Study.</p>	Completed: <input type="checkbox"/> Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>f. Establish policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions. <a href="#">RCW 36.70A.070(2)(f)</a> new in 2021</p>	Yes	Yes	<p>The Housing Element needs to be updated to include: Anti-displacement strategy, Disparate Impacts Study, HIT affordability bonuses...</p>	<p>Completed: <input type="checkbox"/> Date:</p>
<p>g. Identification of areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments. <a href="#">RCW 36.70A.070(2)(g)</a> new in 2021</p> <p>Establish anti-displacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing. <a href="#">RCW 36.70A.070(2)(h)</a> new in 2021</p> <p>See also: <a href="#">Support Materials for Racially Disparate Impacts, Exclusion and Displacement Work</a></p>	No	Yes	<p>Integrate Anti-displacement Strategy. Add Displacement Risk map and integrate findings from study</p>	<p>Completed: <input type="checkbox"/> Date:</p>

## Capital Facilities Plan (CFP) Element

To serve as a check on the practicality of achieving other elements of the plan, covering all capital facilities planned, provided and paid for by public entities including local government and special districts, etc. including water systems, sanitary sewer systems, storm water facilities, schools, parks and recreational facilities, police and fire protection facilities. Capital expenditures from park and recreation elements, if separate, should be included in the CFP Element. The CFP Element must be consistent with CWPPs, and [RCW 36.70A.070\(3\)](#) amended in 2023. Changes made to this element through [HB 1181](#) (climate change and resiliency) are not required, although jurisdictions should make a good faith effort to incorporate these items to be consistent with the new legislation.

	In Current Plan? Yes/No  If yes, cite section	Changes needed to meet current statute?  Yes/No	Notes	
a. Policies or procedures to ensure capital budget decisions are in conformity with the comprehensive plan. <a href="#">RCW 36.70A.120</a>	Yes, the CFP is adopted by reference as companion to Comp Plan and undergoes the process in the notes section	No	The Capital Facilities Program is a separate document. The Office of Management and Budget (OMB) works closely with the Planning and Development Services Department (PDS) to ensure the proposed CFP or CFP amendments are consistent with the One Tacoma Comprehensive Plan and to carry the proposals through the Planning Commission's review and recommendation process, prior to their adoption by the City Council.	Completed: <input type="checkbox"/> Date:
b. An inventory of existing capital facilities owned by public entities, including green infrastructure. <a href="#">RCW 36.70A.070(3)(a)</a> amended in 2023 and <a href="#">WAC 365-196-415(1)(a)</a>	Yes, the CFP is adopted by reference in the "What is this Chapter About?" section and Policy PFS-1.4 adopts by reference partner agency documents including Parks, Schools, and Transportation.	Yes	Stormwater facilities and green infrastructure is identified by City owned and other governmental facilities. ESSE, Asset Management has lists for all publicly-owned stormwater gray and green infrastructure. This is required under our Stormwater NPDES Permit.	Completed: <input type="checkbox"/> Date:
c. A forecast of needed capital facilities. <a href="#">RCW 36.70A.070(3)(b)</a> and <a href="#">WAC 365-196-415(1)(b)</a>  Note: The forecast of future need should be based on projected population and adopted levels of service (LOS) over the planning period.	Yes, each subsection of Public Facilities + Services provided by the City states the relevant documents and that they contain	Yes	The Capital Facilities Program is updated and adopted separately from the Comprehensive Plan. The Comprehensive Plan Public Facilities and Services Element includes the level of service standards, population forecasts, and long term project lists to meet future demand. These will be updated.	Completed: <input type="checkbox"/> Date:

	forecasts of future needs			
<p>d. Proposed locations and capacities of expanded or new capital facilities. <a href="#">RCW 36.70A.070(3)(c)</a> and <a href="#">WAC 365-196-415 (1)(c) and (3)(c)</a></p> <p>Infrastructure investments should consider equity and plan for any potential displacement impacts.</p>	<p>Yes, the Comp Plan adopts by reference and names the relevant documents that show locations, capacities, and expanded or new capital facilities. Equity is included but did not find displacement. For equity see GOALS PFS-3, 7, and 8 as well as Policies PFS 3.7, 4.9, and 4.10. Nothing about equity or displacement is in the RCW or WAC cited.</p>	Yes	<p>Policies may be updated to include potential displacement impacts.</p>	<p>Completed: <input type="checkbox"/></p> <p>Date:</p>
<p>e. A six-year plan (at minimum) that will finance such capital facilities within projected funding capacities and identify sources of public money to finance planned capital facilities. <a href="#">RCW 36.70A.070(3)(d)</a>, <a href="#">RCW 36.70A.120</a>, <a href="#">WAC 365-196-415(1)(d)</a></p>	<p>Yes, CFP and other relevant 6-year plans adopted by reference (See “What is this Chapter About” and Policy PFS-1.4)</p>	Yes	<p>Potential projected funding needs and funding sources will be updated.</p>	<p>Completed: <input type="checkbox"/></p> <p>Date:</p>

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
f. A policy or procedure to reassess the Land Use Element if probable funding falls short of meeting existing needs. <a href="#">RCW 36.70A.070(3)(e)</a> <a href="#">WAC 365-196-415(2)(d)</a>  Note: park and recreation facilities shall be included in the capital facilities plan element.	No	Yes	Policy will be added.	Completed: <input type="checkbox"/> Date:
g. If impact fees are collected: identification of public facilities on which money is to be spent. <a href="#">RCW 82.02.050(5)</a> and <a href="#">WAC 365-196-850(3)</a>	No current impact fee program	N/A	We will ask a consultant to help us with this when we create an impact fee program.	Completed: <input type="checkbox"/> Date:
h. Identify and include information about all public entities, including special purpose districts that own capital facilities. <a href="#">RCW 36.70A.070 (3) amended in 2023</a>	No	Yes	This will be updated with most recent information.	Completed: <input type="checkbox"/> Date:

## Utilities Element

Consistent with relevant CWPPs and [RCW 36.70A.070 \(4\)](#) amended in 2023. Utilities include, but are not limited to: sanitary sewer systems, water lines, fire suppression, electrical lines, telecommunication lines, and natural gas lines. Changes made to this element through [HB 1181](#) (climate change and resiliency) are not required, although jurisdictions should make a good faith effort to incorporate these items to be consistent with the new legislation.

a. The general location, proposed location and capacity of all existing and proposed utilities, to include telecommunications.  <a href="#">RCW 36.70A.070(4)(a) amended in 2023</a> and <a href="#">WAC 365-196-420</a>	Partial	Yes	This will be reviewed and updated with best and most recent information.	Completed: <input type="checkbox"/> Date:
b. Identify and include information and contact information about all public entities, including special purpose districts that own utility systems.  <a href="#">RCW 36.70A.070 (4)(b) new in 2023</a>	No	Yes		Completed: <input type="checkbox"/> Date:

## Transportation Element

Consistent with relevant CWPPs and [RCW 36.70A.070 \(6\)](#) amended in 2023 by HB 1181. See also the new [climate element](#) below for jurisdictional requirements.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. An inventory of air, water and ground transportation facilities and services, including transit alignments, active transportation facilities, state-owned transportation facilities and general aviation airports. <a href="#">RCW 36.70A.070(6)(a)(iii)(A)</a> amended in 2023 and <a href="#">WAC 365-196-430(2)(c)</a>	Yes. Chapter 3, Planning Context (pages 41-50)	Yes.	Inventory will be updated as necessary.	Completed: <input type="checkbox"/> Date:
b. Adopted multimodal levels of service standards for all locally owned arterials, locally and regionally operated transit routes that serve UGAs, state-owned or operated transit routes that serve urban areas if the department of transportation has prepared such standards, and active transportation facilities to serve as a gauge to judge performance of the system and success in helping to achieve environmental justice.  <a href="#">RCW 36.70A.070(6)(a)(iii)(B) and (C)</a> amended in 2023, <a href="#">WAC 365-196-430</a>	No.	Yes.	The City of Tacoma will be adopting multimodal LOS standards as part of the update.	Completed: <input type="checkbox"/> Date:
c. Identification of specific actions to bring transportation facilities and services to established multimodal LOS. <a href="#">RCW 36.70A.070(6)(a)(iii)(D)</a> amended in 2023, <a href="#">WAC 365-196-430</a>	No.	Yes.	The City of Tacoma will be adopting multimodal LOS as part of the update and will identify specific actions.	Completed: <input type="checkbox"/> Date:
d. A forecast of multimodal transportation for at least 10 years including land use assumptions used in estimating travel. <a href="#">RCW 36.70A.070(6)(a)(i)</a> , <a href="#">RCW 36.70A.070 (6)(a)(iii)(E)</a> amended in 2023, <a href="#">WAC 365-196-430(2)(f)</a>	No.	Yes.	Will be updated to include a forecast of multimodal transportation.	Completed: <input type="checkbox"/> Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
e. A projection of state and local system needs to equitably meet current and future demand and equitably implement the multimodal network. <a href="#">RCW 36.70A.070(6)(a)(iii)(F)</a> amended in 2023, <a href="#">WAC 365-196-430(1)(c)(vi)</a> and <a href="#">RCW 47.06</a>	No.	Yes.	Update will incorporate state system Complete Streets system needs.	Completed: <input type="checkbox"/> Date:
f. A transition plan for transportation as required in <a href="#">Title II of ADA</a> . Perform self-evaluations of current facilities and develop a program access plan to address deficiencies and achieve the identification of physical obstacles, establish methods, perform modifications and identify leadership roles. <a href="#">RCW 36.70A.070(6)(a)(iii)(G)</a> new in 2023.	No.	Yes.	The City of Tacoma was awarded 2023 SS4A supplemental planning grant funds to update Tacoma's ADA Self-Evaluation and Transition Plan. When complete, it will be adopted as part of the Comprehensive Plan.	Completed: <input type="checkbox"/> Date:
g. An active transportation component to include collaborative efforts to identify and designate planned improvements for active transportation facilities and corridors that address and encourage enhanced community access and promote healthy lifestyles. <a href="#">RCW 36.70A.070(6)(a)(vii)</a> amended in 2023, <a href="#">WAC 365-196-430(2)(j)</a>	Yes. Chapter 4, Future Vision (pages 70-87)	No.	Will be updated as necessary.	Completed: <input type="checkbox"/> Date:
h. A description of any existing and planned transportation demand management (TDM) strategies, such as HOV lanes or subsidy programs, parking policies, etc. <a href="#">RCW 36.70A.070(6)(a)(vi)</a> and <a href="#">WAC 365-196-430(2)(i)(i)</a>	Yes. Chapter 4, Future Vision (pages 99-103)	No.	Will be updated as necessary.	Completed: <input type="checkbox"/> Date:
i. An analysis of future funding capability to judge needs against probable funding resources. <a href="#">RCW 36.70A.070(6)(a)(iv)(A)</a> , <a href="#">WAC 365.196-430(2)(k)(iv)</a>	Yes. Chapter 5, Implementation (pages 116-119)	No.	Will be updated as necessary.	Completed: <input type="checkbox"/> Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>j. A multi-year financing plan based on needs identified in the comprehensive plan, the appropriate parts of which serve as the basis for the 6-year street, road or transit program. <a href="#">RCW 36.70A.070(6)(a)(iv)(B)</a> and <a href="#">RCW 35.77.010</a>, <a href="#">WAC 365-196-430(2)(k)(ii)</a></p>	<p>Yes. Chapter 5, Implementation (pages 113-119)</p>	<p>No.</p>	<p>Will be updated as necessary.</p>	<p>Completed: <input type="checkbox"/> Date:</p>
<p>k. If probable funding falls short of meeting identified needs of the transportation system, including state transportation facilities, a discussion of how additional funds will be raised, or how land use assumptions will be reassessed to ensure that LOS standards will be met. <a href="#">RCW 36.70A.070(6)(a)(iv)(C)</a> amended in 2023, <a href="#">WAC 365-196-430(2)(l)(iii)</a></p>	<p>No.</p>	<p>Yes.</p>	<p>Will be updated to include state transportation facilities and multimodal LOS.</p>	<p>Completed: <input type="checkbox"/> Date:</p>
<p>l. A description of intergovernmental coordination efforts, including an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions and how it is consistent with the regional transportation plan. <a href="#">RCW 36.70A.070(6)(a)(v)</a>; <a href="#">WAC 365-196-430(1)(e)</a> and <a href="#">430(2)(a)(iii)</a></p>	<p>Yes. Chapter 4, Future Vision (pages 55-56)</p>	<p>No.</p>	<p>Will be updated as necessary.</p>	<p>Completed: <input type="checkbox"/> Date:</p>



## Shoreline

For shorelines of the state, the goals and policies of the shoreline management act as set forth in [RCW 90.58.020](#) are added as one of the goals of the Growth Management Act (GMA) as set forth in [RCW 36.70A.480](#). The goals and policies of a shoreline master program for a county or city approved under [RCW 90.58](#) shall be considered an element of the county or city's comprehensive plan.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. The policies, goals, and provisions of <a href="#">RCW 90.58</a> and applicable guidelines shall be the sole basis for determining compliance of a shoreline master program with this chapter except as the shoreline master program is required to comply with the internal consistency provisions of <a href="#">RCW 36.70A.070</a> , <a href="#">36.70A.040(4)</a> , <a href="#">35.63.125</a> , <a href="#">35A.63.105</a> , <a href="#">36.70A.480</a>	Yes	No	TMC 19 Shoreline Master Program	Completed: <input type="checkbox"/> Date:
b. Shoreline master programs shall provide a level of protection to critical areas located within shorelines of the state that assures no net loss of shoreline ecological functions necessary to sustain shoreline natural resources as defined by department of ecology guidelines adopted pursuant to <a href="#">RCW 90.58.060</a> .	Yes	No	TMC Section 19.06.040	Completed: <input type="checkbox"/> Date:
c. Shorelines of the state shall not be considered critical areas under this chapter except to the extent that specific areas located within shorelines of the state qualify for critical area designation based on the definition of critical areas provided by <a href="#">RCW 36.70A.030(5)</a> and have been designated as such by a local government pursuant to <a href="#">RCW 36.70A.060(2)</a>	Yes	No	TMC Section 19.06.040	Completed: <input type="checkbox"/> Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
d. If a local jurisdiction's master program does not include land necessary for buffers for critical areas that occur within shorelines of the state, as authorized by <a href="#">RCW 90.58.030(2)(f)</a> , then the local jurisdiction shall continue to regulate those critical areas and their required buffers pursuant to <a href="#">RCW 36.70A.060(2)</a> .	N/A		Buffer protections are included in Title 19	Completed: <input type="checkbox"/> Date:

## Provisions for siting essential public facilities (EPFs)

Consistent with CWPPs and [RCW 36.70A.200](#), amended 2021. This section can be included in the Capital Facilities Element, Land Use Element or in its own element. Sometimes the identification and siting process for EPFs is part of the CWPPs.

a. A process or criteria for identifying and siting essential public facilities (EPFs). <a href="#">RCW 36.70A.200</a> and <a href="#">WAC 365-196-550(1)</a>  Notes: <a href="#">RCW 36.70A.200, amended 2021</a> regarding reentry and rehabilitation facilities. EPFs are defined in <a href="#">RCW 36.70A.200</a> .  Regional transit authority facilities are included in the list of essential public facilities.	Yes	No	This is covered by the Public Facilities and Services element.	Completed: <input type="checkbox"/> Date:
b. Policies or procedures that ensure the comprehensive plan does not preclude the siting of EPFs. <a href="#">RCW 36.70A.200(5)</a>  Note: If the EPF siting process is in the CWPPs, this policy may be contained in the comprehensive plan as well. <a href="#">WAC 365-196-550(3)</a>	Yes	No	This is covered by the Public Facilities and Services element.	Completed: <input type="checkbox"/> Date:

## Tribal Participation in Planning new in 2022 (see [HB 1717](#))

A federally recognized Indian tribe may voluntarily choose (opt-in) to participate in the local and regional planning processes.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>a. Mutually agreeable memorandum of agreement between local governments and tribes in regard to collaboration and participation in the planning process unless otherwise agreed at the end of a mediation period. <a href="#">RCW 36.70A.040(8)(a)</a> new in 2022, <a href="#">RCW 36.70A.190</a> new in 2022</p>	N/A	No	The City has conducted initial scoping discussions with the Puyallup Tribe of Indians and will continue to coordinate Comp Plan and Land Use Regulatory Code Amendments consistent with the requirements of the GMA and the consultation requirements of the Land Claims Settlement.	Completed: <input type="checkbox"/> Date:
<p>b. <i>Port elements</i>, if adopted, are developed collaboratively between the city, the applicable port and the applicable tribe(s), which shall comply with <a href="#">RCW 36.70A.040(8)</a>. <a href="#">RCW 36.70A.085</a> amended in 2022</p>	Yes	No	The City is conducting a separate process, through a subarea plan, to update the Container Port Element in collaboration with the Port of Tacoma and Puyallup Tribe of Indians.	Completed: <input type="checkbox"/> Date:
<p>c. <i>Urban Growth Areas</i>: counties and cities coordinate planning efforts for any areas planned for urban growth with applicable tribe(s). <a href="#">RCW 36.70A.110(1)</a> amended 2022, <a href="#">RCW 36.70A.040(8)</a></p>	No	No	The City does not anticipate conducting any coordinated planning efforts with Pierce County as part of the Comprehensive Plan update.	Completed: <input type="checkbox"/> Date:

# Climate Change and Resiliency

New in 2023, see [HB 1181](#). RCW and WAC updates are forthcoming.

A new required element for comprehensive plans and new goal of the GMA. Designed to reduce greenhouse gas (GHG) emissions, plan for resiliency and support environmental justice. Climate elements must maximize economic, environmental and social co-benefits and prioritize environmental justice in order to avoid worsening environmental health disparities. A climate element can take the form of a single comprehensive plan chapter or be integrated into several chapters/elements such as housing, transportation and land use. Visit [Commerce’s Climate Program](#) webpage for further guidance, grants, tools and staff contacts.

These requirements for GHG emission reductions and resiliency apply to the following counties and their cities with a population greater than 6,000 as of April 1, 2021. Please also review [Appendix B](#) for requirements due in the upcoming [periodic update](#).

- June 30, 2025 Deadline: Clark, Skagit, Thurston, Whatcom
- June 30, 2026 Deadline: Benton, Franklin, Spokane
- June 30, 2029 Deadline: These jurisdictions are only required to update two elements this cycle – the transportation and climate elements

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>a. Greenhouse gas emissions reduction sub-element: must include goals and policies to reduce emissions and vehicle miles traveled. This sub-element is mandatory for the state’s largest and fastest-growing counties and the cities within those counties. <a href="#">RCW 36.70A.070(9)</a> new in 2023</p>	No	Yes, however, the City is not yet required to complete these planning requirements.	Tacoma’s Climate Action Plan includes goals and policies related to GHG and VMT. This plan will be used to guide development of the Climate Change and Resiliency Element. The Environment and Watershed Health chapter integrates policies related to the reduction of GHG emissions and mitigation of impacts. The Design and Development Element includes policies on resource efficient design and development, and the City’s Urban Form Chapter supports the development of compact, complete and connected communities that reduce VMT and GHG emissions.	Completed: <input type="checkbox"/> Date:
<p>b. Resiliency sub-element: must include goals and polices to improve climate preparedness, response and recovery efforts. This is mandatory for all counties and cities fully planning under the GMA and encouraged for others. <a href="#">RCW 36.70A.070(9)</a> new in 2023</p>	No	Yes	Tacoma isn’t required to fulfill these planning standards until 2029.	Completed: <input type="checkbox"/> Date:

## Future required elements: pending state funding

As of 2022, these elements have not received state funding to aid local jurisdictions in implementation. Therefore, these elements are not required to be added to comprehensive plans at this time. Commerce encourages jurisdictions to begin planning for these elements, pending the future mandate.

	In Current Plan? Yes/No  If yes, cite section	Notes	
<p><b>Economic Development</b></p> <p>Although included in <a href="#">RCW 36.70A.070</a> “mandatory elements” an economic development element is not currently required because funding was not provided to assist in developing local elements when this element was added to the GMA. However, provisions for economic growth, vitality, and a high quality of life are important, and supporting strategies should be integrated with the land use, housing, utilities, and transportation elements. <a href="#">RCW 36.70A.070(7)</a> amended in 2017</p>	<p>Yes, in the Economic Development Element</p>	<p>The current plan has an Economic Development Element that establishes local goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life. For the comprehensive plan update, the Economic Development element has been assessed and will be further reviewed and updated to reflect current data, goals, policies, and objectives. The element will also be updated for consistency with Puget Sound Regional Council and Tacoma Pierce County Health Department comprehensive plan update checklists.</p>	<p>Completed: <input type="checkbox"/> Date:</p>
<p><b>Parks and Recreation</b></p> <p>Implements and is consistent with the capital facilities plan. Include a ten-year demand estimate, evaluation of service and facilities needs and evaluation of tree canopy coverage within UGAs. <a href="#">RCW 36.70A.070(8)</a> amended in 2023</p> <p>Although included in <a href="#">RCW 36.70A.070</a> “mandatory elements” a parks and recreation element is not currently required because the state did not provide funding to assist in developing local elements when this provision was added to the GMA. However, parks, recreation and open space planning are GMA goals, and it is important to plan for and fund these facilities.</p>	<p>Yes Chapter 8 Goal P-1, Policies: P-1.1, P-1.2 Goal P-3, Policy P-3.1 Goal P-4, Policy P-4.1 Goal P-6, Policy P-6.1  Chapter 9 Goal PFS-4, Policy PFS-4.3</p>	<p>Together, the City of Tacoma and Metro Parks Tacoma manage more than 3000 acres of developed parks and natural areas, as well as local and regional trails, the urban tree canopy, and community gardens.</p> <p>Working in partnership with Metro Parks Tacoma to update Goals and policies in alignment with the MPT System and Strategic plan update in 2024.</p> <p>Major categories of direction in this Strategic Plan update are: Increasing the localization of parks- making changes in policy, operations, and capital investment that encourage increased use of the parks people live closest to. Advocating for and advancing an environment for all of Tacoma that we are a city in a park. And clearly articulating what is in MPT role and sphere of control. Shared resources- recognizing the core community services provided by MPT and how those are integrated with other related service providers. Culture alignment – land stewardship philosophy and anti-racism, equity, diversity, and justice work.</p>	<p>Completed: <input type="checkbox"/> Date:</p>

## Optional Elements

Pursuant to [RCW 36.70A.080](#), a comprehensive plan may include additional elements, items, or studies dealing with other subjects relating to the physical development within its jurisdiction, including, but not limited to:

	In Current Plan? Yes/No If yes, cite section	Notes	
Sub-Area Plans			Completed: <input type="checkbox"/> Date:
Conservation			Completed: <input type="checkbox"/> Date:
Recreation			Completed: <input type="checkbox"/> Date:
Solar Energy			Completed: <input type="checkbox"/> Date:

## Consistency is required by the GMA

	In Current Plan? Yes/No  If yes, cite section	Changes needed to meet current statute?  Yes/No	Notes	
a. All plan elements must be consistent with relevant county-wide planning policies (CWPPs) and, where applicable, multi-county planning policies (MPPs), and the GMA. <a href="#">RCW 36.70A.100</a> and <a href="#">210, WAC 365-196-305; 400(2)(c); 510</a> and <a href="#">520</a>	Yes, the current Plan was certified by PSRC for consistency.	Yes	The Plan will be updated to account for new legislation, best available science updates, and updated multicounty and countywide planning policies since the last periodic review.	Completed: <input type="checkbox"/> Date:
b. All plan elements must be consistent with each other. <a href="#">RCW 36.70A.070 (preamble)</a> and <a href="#">WAC 365-197-040</a>	Yes	No	The City will continue to evaluate internal consistency between elements and will make adjustments as needed when individual elements and policies are updated.	Completed: <input type="checkbox"/> Date:
c. The plan must be coordinated with the plans of adjacent jurisdictions. <a href="#">RCW 36.70A.100</a> and <a href="#">WAC 365-196-520</a>	Yes	Yes	The City will be updating the Plan to account for land use updates among adjacent jurisdictions.	Completed: <input type="checkbox"/> Date:

## Public Participation

a. Plan ensures public participation in the comprehensive planning process. <a href="#">RCW 36.70A.020(11), .035</a> , and <a href="#">.140, WAC 365-196-600(3)</a> provide possible public participation choices.	Yes, the Plan includes an Engagement, Administration and Implementation Chapter.	Yes	The engagement element will be updated	Completed: <input type="checkbox"/> Date:
b. If the process for making amendments is included in the comprehensive plan: <ul style="list-style-type: none"> <li>The plan provides that amendments are to be considered no more often than once a year, not including the exceptions described in <a href="#">RCW 36.70A.130(2)</a>, <a href="#">WAC365-196-640</a></li> <li>The plan sets out a procedure for adopting emergency amendments and defines emergency. <a href="#">RCW 36.70A.130(2)(b)</a> and <a href="#">RCW 36.70A.390, WAC 365-196-650(4)</a></li> </ul>	Partially	No	The City's procedures for amendments are only generally described in the Comp Plan, instead, the City's procedures are adopted in the Land Use Regulatory Code.	Completed: <input type="checkbox"/> Date:

## Consistency is required by the GMA

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>c. Plan or program for monitoring how well comprehensive plan policies, development regulations, and other implementation techniques are achieving the comp plan's goals and the goals of the GMA. <a href="#">WAC 365-196-660</a> discusses a potential review of growth management implementation on a systematic basis.</p> <p><b>New 2021-2022 legislation HB 1241</b> provides that those jurisdictions with a periodic update due in 2024 have until December 31, 2024 to submit. The legislation also changed the update cycle to every ten years after the 2024-2027 cycle. Jurisdictions that meet the new criteria described in <a href="#">RCW 36.70A.130(9)</a> will be required to submit an implementation progress report five years after the review and revision of their comprehensive plan.</p>	No	Yes	This will be a focal point of the Comprehensive plan update.	Completed: <input type="checkbox"/> Date:
<p>d. Considerations for preserving property rights. Local governments must evaluate proposed regulatory or administrative actions to assure that such actions do not result in an unconstitutional taking of private property. <a href="#">RCW 36.70A.370</a>. For further guidance see the <a href="#">2018 Advisory Memo on the Unconstitutional Taking of Private Property</a></p>	No	Yes	Generally, these considerations are incorporated into the City's municipal code rather than the Comp Plan.	Completed: <input type="checkbox"/> Date:
<p>e. Encourage the involvement of citizens in the planning process, <u>including the participation of vulnerable populations and overburdened communities</u>, and ensure coordination between communities and jurisdictions to reconcile conflicts. <a href="#">HB 1181</a> (2023) revised <a href="#">RCW 36.70A.020 Planning Goals</a> for inclusion of</p>	Yes	Yes	The Engagement, Administration and Implementation Element will be updated in accordance with this legislation.	Completed: <input type="checkbox"/> Date:



## Consistency is required by the GMA

vulnerable populations and overburdened communities. <a href="#">RCW 36.70A.035</a> <i>Public Participation</i> was not amended under HB 1181.				
--	--	--	--	--

## Section II: Development Regulations

Must be consistent with and implement the comprehensive plan. [RCW 36.70A.040](#), [WAC 365-196-800](#) and [810](#)

### Critical Areas

Regulations protecting critical areas are required by [RCW 36.70A.060\(2\)](#), [RCW 36.70A.172\(1\)](#), [WAC 365-190-080](#) and [WAC 365-195-900](#) through 925.

Please visit Commerce’s [Critical Areas webpage](#) for resources and to complete the [Critical Areas Checklist](#). Critical areas regulations must be reviewed and updated, as necessary, to incorporate legislative changes and best available science. Jurisdictions using periodic update grant funds to update critical areas regulations must submit the critical areas checklist as a first deliverable, in addition to this periodic update checklist.

### Zoning Code

Note: Please review the new 2023 housing laws in the [Washington State Housing Laws of 2019 through 2023](#) guidance, on Commerce’s [Planning for Housing](#) webpage and [Appendix A](#) of this checklist.

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p><b>Notice:</b> For more information about housing regulatory changes regarding supportive housing types, see <a href="#">Supportive Housing Types Review Checklist</a> on the <a href="#">Updating GMA Housing Elements webpage</a>. And for additional information on middle housing and ADU regulations, see the <a href="#">Middle Housing webpage</a>.</p>				
<p>a. Zoning designations are consistent and implement land use designations that accommodate future housing needs by income bracket as allocated through the countywide planning process. <a href="#">(RCW 36.70A.070(2)(c) - amended in 2021 (HB 1220)</a></p>	Yes (mostly)	Yes- Changes underway with Home in Tacoma (HIT)	<p>The Land Use Element - Future Land Use table needs to be updated to reflect the HIT zoning districts as adopted.</p> <p>Could consider updates to the Multifamily High FLU Designation, which was not part of HIT.</p>	Completed: <input type="checkbox"/> Date:
<p>b. Permanent supportive housing or transitional housing must be allowed where residences and hotels are allowed. <a href="#">RCW 36.70A.390</a> new in 2021, <a href="#">(HB 1220 sections 3-5)</a></p> <p>“permanent supportive housing” is defined in <a href="#">RCW 36.70A.030</a>; “transitional housing” is defined in <a href="#">RCW 84.36.043(2)(c)</a></p>	Yes. TMC 13.06.080.N	Yes- Changes underway with Home in Tacoma (HIT)	<p>TMC does not define “permanent supportive housing” but treats it the same as any other housing type. Transitional housing is currently combined with emergency shelter and will be separated under HIT and allowed in all areas, per the type of structure</p> <p>The HIT updates include changes to our Special Needs Housing section which will address this.</p>	Completed: <input type="checkbox"/> Date:

			The action will be to review the state definitions in detail to make sure Tacoma's definitions are not exactly the same as the state's.	
c. Indoor emergency shelters and indoor emergency housing must be allowed in any zones in which hotels are allowed, except in cities that have adopted an ordinance authorizing indoor emergency shelters and indoor emergency housing in a majority of zones within one-mile of transit. <a href="#">RCW 35A.21.430</a> amended in 2021, <a href="#">RCW 35.21.683</a> , amended in 2021, (HB 1220 sections 3-5)  "emergency housing" is defined in RCW <a href="#">84.36.043(2)(b)</a>	Yes – TMC 13.06.080.N Special Needs Housing section.	No	Shelters allowed by right in almost all zones where hotels are allowed (shoreline zoning is unclear because of the difference between hotel and residential uses) and by conditional use in many districts where hotels are not allowed. City has not studied the "majority of zones" question, but this will be the case when HIT is completed.  The HIT updates include changes to our Special Needs Housing section that should address this.  The action will be to review the state definitions in detail to make sure. Tacoma's definitions are not exactly the same as the state's.	Completed: <input type="checkbox"/> Date:
d. The number of unrelated persons that occupy a household or dwelling unit except as provided in state law, for short-term rentals, or occupant load per square foot shall not be regulated or limited by cities. <a href="#">(HB 5235)</a> , <a href="#">RCW 35.21.682</a> new in 2021, <a href="#">RCW 35A.21.314</a> new in 2022, <a href="#">RCW 36.01.227</a> new in 2021	Yes – TMC 13.01.060 Definition of "family"	Yes, "family" to be removed under HIT	Through HIT, the zoning limitations on the number of occupants per dwelling has been removed. The definition of group housing can be clarified, as it is currently not different from any other residential because the distinction is based on the number of occupants.	Completed: <input type="checkbox"/> Date:
e. Limitations on the amount of parking local governments can require for low-income, senior, disabled and market-rate housing units located near high-quality transit service. <a href="#">RCW 36.70A.620</a> amended in 2020 and <a href="#">RCW 36.70A.600</a> amended in 2019	Yes – see parking regulations at TMC 13.06.090.C	Review for the non-Urban Residential zones	Through HIT, the City is eliminating parking requirements ½ mile from state defined Major Transit Stations. However, HIT is not changing parking in other zones which should be reviewed.	Completed: <input type="checkbox"/> Date:
f. Family day care providers are allowed in all residential dwellings located in areas zoned for residential or commercial <a href="#">RCW 36.70A.450</a> . Review <a href="#">RCW 43.216.010</a> for definition of family day care provider and <a href="#">WAC 365-196-865</a> for more information.	Yes – TMC 13.06.020	Probably not	Review the definitions to ensure they are consistent with the state definition.	Completed: <input type="checkbox"/> Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
g. Manufactured housing is regulated the same as site built housing. <a href="#">RCW 35.21.684</a> amended in 2019, <a href="#">RCW 35.63.160</a> , <a href="#">RCW 35A.21.312</a> amended in 2019 and <a href="#">RCW 36.01.225</a> amended in 2019. A local government may require that manufactured homes: (1) are new, (2) are set on a permanent foundation, and (3) comply with local design standards applicable to other homes in the neighborhood, but may not discriminate against consumer choice in housing.  See: <a href="#">National Manufactured Housing Construction and Safety Standards Act of 1974</a>	Yes.	No	Manufactured housing is not regulated in the zoning code. Any dwelling must meet appropriate building codes.	Completed: <input type="checkbox"/> Date:
h. Accessory dwelling units: cities (and counties) must adopt or amend by ordinance, and incorporate into their development regulations, zoning regulations and other official controls. <a href="#">RCW 36.70A.680</a> amended in 2023, <a href="#">RCW 36.70A.681</a> amended in 2023, <a href="#">RCW 36.70A.696</a> amended in 2023, <a href="#">RCW 36.70A.697</a> amended in 2020, <a href="#">RCW 36.70A.698</a> amended in 2020, <a href="#">RCW 36.70A.699</a> amended in 2020  See new Commerce guidance on the <a href="#">Middle Housing webpage</a>	No	Yes, changes underway with HIT	HIT is changing ADU regulations to meet the 2023 state legislative requirements.	Completed: <input type="checkbox"/> Date:
i. Residential structures occupied by persons with handicaps, and group care for children that meets the definition of "familial status" are regulated the same as a similar residential structure occupied by a family or other unrelated individuals. No city or county planning under the GMA may enact or maintain ordinances, development regulations, or administrative practices which treat a residential structure occupied by persons with handicaps differently than a similar residential structure occupied by a family or other unrelated individuals. <a href="#">RCW 36.70A.410</a> , <a href="#">RCW 70.128.140</a> and <a href="#">150</a> , <a href="#">RCW 49.60.222-225</a> and <a href="#">WAC 365-196-860</a>	Yes, TMC 13.06.020 and TMC 13.06.080.N	Yes	Adult family homes and foster homes are regulated as single-household dwellings in the zoning code. In the adoption of HIT, they will be removed and regulated by type of structure, not by tenure or type of resident.  Suggestion: State legislation can be modified, allowing cities to amend the Building Code's visitability requirements.  Tacoma does not wish to exclude accessible housing; rather, we want to require some new housing to fulfill a minimum level of accessibility, such as visitability.	Completed: <input type="checkbox"/> Date:

			Visitability meets a gap – the ADA only requires accessibility for buildings with more than 10 units, but middle housing mostly falls below that threshold. Through HIT the visitability has been linked to projects using bonus options, but there is policy support for requiring it more broadly. However, this may need state level action.	
--	--	--	---	--

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>j. Affordable housing programs enacted or expanded under <a href="#">RCW 36.70A.540</a> amended in 2022 comply with the requirements of this section. Examples of such programs may include: density bonuses within urban growth areas, height and bulk bonuses, fee waivers or exemptions, parking reductions, expedited permitting conditioned on provision of low-income housing units, or mixed-use projects. <a href="#">WAC 365-196-300</a></p> <p>See also <a href="#">RCW 36.70A.545</a> and <a href="#">WAC 365-196-410(2)(e)(i)</a></p> <p>“affordable housing” is defined in <a href="#">RCW 84.14.010</a></p> <p>Review <a href="#">RCW 36.70A.620</a> amended in 2020, for minimum residential parking requirements.</p>	<p>Yes, In some zonos TMC 13.06.020 TMC 1.39</p>	<p>Yes underway with HIT, Additional changes may be needed for non-Urban Residential zones</p>	<p>Through HIT affordable housing bonuses will be adopted but those are specific to the UR Districts.</p> <p>This effort should review affordability bonuses in other zoning districts or have specific rules for them in multifamily, mixed-use zones.</p>	<p>Completed: <input type="checkbox"/> Date:</p>
<p>k. Limitations on regulating: outdoor encampments, safe parking efforts, indoor overnight shelters and temporary small houses on property owned or controlled by a religious organization. <a href="#">RCW 36.01.290</a> amended in 2020</p>	<p>Yes - TMC 13.06.080.P</p>	<p>No</p>	<p>Review nuisance code, not in zoning code.</p>	<p>Completed: <input type="checkbox"/> Date:</p>
<p>l. Regulations discourage incompatible uses around general aviation airports. <a href="#">RCW 36.70.547</a> and <a href="#">WAC 365-196-455</a>. Incompatible uses include: high population intensity uses such as schools, community centers, tall structures, and hazardous wildlife attractants such as solid waste disposal sites, wastewater or stormwater treatment facilities, or stockyards. For more guidance, see <a href="#">WSDOT’s Aviation Land Use Compatibility Program</a>.</p>	<p>N/A- no general aviation airport in jurisdiction</p>	<p>No</p>	<p>There is no general aviation airport close enough to affect Tacoma. There is the one in the Key Peninsula but it is not close enough to affect Tacoma.</p>	<p>Completed: <input type="checkbox"/> Date:</p>

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
m. If a U.S. Department of Defense (DoD) military base employing 100 or more personnel is within or adjacent to the jurisdiction, zoning should discourage the siting of incompatible uses adjacent to military base. <a href="#">RCW 36.70A.530(3)</a> and <a href="#">WAC 365-196-475</a> . Visit <a href="#">Military One Source</a> to locate any bases in your area and help make determination of applicability. If applicable, inform the commander of the base regarding amendments to the comprehensive plan and development regulations on lands adjacent to the base.	Yes. TMC 13.06.070.F	No	There is the McChord Airforce Base. There is an overlay zone in an area of South Tacoma to address this requirement. One potential issue to consider is whether the changes that will be made through HIT, will cause any conflict with the limitations on density in the Airport Residential Compatibility Overlay District.	Completed: <input type="checkbox"/> Date:
n. Electric vehicle infrastructure (jurisdiction specified: adjacent to Interstates 5, 90, 405 or state route 520 and other criteria) must be allowed as a use in all areas except those zoned for residential, resource use or critical areas. <a href="#">RCW 36.70A.695</a>	Yes	No	There is a definition of EV Charging stations in the code and EV infrastructure is not treated any differently than parking or fuel station in Title 13. Action: Review the language of the code	Completed: <input type="checkbox"/> Date:

## Shoreline Master Program

Consistent with [RCW 90.58](#) Shoreline Management Act of 1971

a. Zoning designations are consistent with Shoreline Master Program (SMP) environmental designations. <a href="#">RCW 36.70A.480</a>	Yes throughout Title 19	No		Completed: <input type="checkbox"/> Date:
b. If updated to meet <a href="#">RCW 36.70A.480</a> (2010), SMP regulations provide protection to critical areas in shorelines that is at least equal to the protection provided to critical areas by the critical areas ordinance. <a href="#">RCW 36.70A.480(4)</a> and <a href="#">RCW 90.58.090(4)</a>  See <a href="#">Ecology's shoreline planners' toolbox</a> for the SMP Checklist and other resources and <a href="#">Ecology's Shoreline Master Programs Handbook webpage</a>	Yes 19.06.040 and throughout	No		Completed: <input type="checkbox"/> Date:

## Resource Lands

Defined in [RCW 36.70A.030\(3\), \(12\) and \(17\)](#) and consistent with [RCW 36.70A.060](#) and [RCW 36.70A.170](#)

	In Current Regs? Yes/No  If yes, cite section	Changes needed to meet current statute?  Yes/No	Notes	
a. Zoning is consistent with natural resource lands designations in the comprehensive plan and conserves natural resource lands. <a href="#">RCW 36.70A.060(3)</a> , <a href="#">WAC 365-196-815</a> and <a href="#">WAC 365-190-020(6)</a> . Consider innovative zoning techniques to conserve agricultural lands of long-term significance <a href="#">RCW 36.70A.177(2)</a> . See also <a href="#">WAC 365-196-815(3)</a> for examples of innovative zoning techniques.	N/A		Tacoma doesn't have any natural resource lands within city limits	Completed: <input type="checkbox"/> Date:
b. Regulations to assure that use of lands adjacent to natural resource lands does not interfere with natural resource production. <a href="#">RCW 36.70A.060(1)(a)</a> and <a href="#">WAC 365-190-040</a>  Regulations require notice on all development permits and plats within 500 feet of designated natural resource lands that the property is within or near a designated natural resource land on which a variety of commercial activities may occur that are regulations to implement comprehensive plan	N/A			Completed: <input type="checkbox"/> Date:
c. For designated agricultural land, regulations encourage nonagricultural uses to be limited to lands with poor soils or otherwise not suitable for agricultural purposes. Accessory uses should be located, designed and operated to support the continuation of agricultural uses. <a href="#">RCW 36.70A.177(3)(b)</a>	N/A			Completed: <input type="checkbox"/> Date:
d. Designate mineral lands and associated regulations as required by <a href="#">RCW 36.70A.131</a> and <a href="#">WAC 365-190-040(5)</a> . For more information review the <a href="#">WA State Dept. of Natural Resources (DNR)'s Geology Division site</a>	N/A			Completed: <input type="checkbox"/> Date:



## Siting Essential Public Facilities

Regulations for siting essential public facilities should be consistent with [RCW 36.70A.200](#) and consider [WAC 365-196-550](#). Essential public facilities include those facilities that are typically difficult to site, such as airports, state education facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities. Regulations may be specific to a local jurisdiction, but may be part of county-wide planning policies (CWPPs).

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>Regulations for CWPPs include a process for siting EPFs and ensure EPFs are not precluded. <a href="#">RCW 36.70A.200 amended in 2023</a>, <a href="#">WAC 365-196-550(6)</a> lists process for siting EPFs. <a href="#">WAC 365-196-550(3)</a> details preclusions. EPFs should be located outside of known hazardous areas.</p> <p>Visit <a href="#">Commerce’s Behavioral Health Facilities Program page</a> for information on establishing or expanding new capacity for behavioral health EPFs.</p> <p>Note: RCW 36.70A.200 amended by <a href="#">SB 5536</a> to include EPFs for opioid treatment programs</p>	Somewhat	Yes	EPF Language and specific compliance to be addressed during update	Completed: <input type="checkbox"/> Date:

## Subdivision Code

a. Subdivision regulations are consistent with and implement comprehensive plan policies. <a href="#">RCW 36.70A.030(8)</a> , <a href="#">RCW 36.70A.040(4)</a>	Yes TMC 13.04.030			Completed: <input type="checkbox"/> Date:
<p>b. Written findings to approve subdivisions establish adequacy of public facilities. <a href="#">RCW 58.17.110 amended in 2018</a></p> <ul style="list-style-type: none"> <li>• Streets or roads, sidewalks, alleys, other public ways, transit stops, and other features that assure safe walking conditions for students.</li> <li>• Potable water supplies, sanitary wastes, and drainage ways. <a href="#">RCW 36.70A.590 amended 2018</a></li> <li>• Open spaces, parks and recreation, and playgrounds</li> <li>• Schools and school grounds</li> </ul> <p>Other items related to the public health, safety and general welfare, <a href="#">WAC 365-196-820(1)</a>.</p>	Yes TMC 13.04.030			Completed: <input type="checkbox"/> Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>c. Preliminary subdivision approvals under <a href="#">RCW 58.17.140</a> and <a href="#">RCW 58.17.170</a> are valid for a period of five or seven years (previously five years).</p> <p>Note: preliminary plat approval is valid for: seven years if the date of preliminary plat approval is on or before December 31, 2014; five years if the preliminary plat approval is issued on or after January 1, 2015; and ten years if the project is located within city limits, not subject to the shoreline management act, and the preliminary plat is approved on or before December 31, 2007.</p>	<p>Yes TMC 13.05.120</p>	<p>No</p>		<p>Completed: <input type="checkbox"/> Date:</p>
<p>d. Include in short plat regulations procedures for unit lot subdivisions allowing division of a parent lot into separately owned unit lots. <a href="#">RCW 58.17.060 (3)</a> new in 2023 by <a href="#">SB 5258 - section 11</a></p>	<p>No</p>	<p>Yes</p>	<p>Included in HIT</p>	<p>Completed: <input type="checkbox"/> Date:</p>

## Stormwater

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>a. Regulations protect water quality and implement actions to mitigate or cleanse drainage, flooding, and storm water run-off that pollute waters of the state, including Puget Sound or waters entering Puget Sound. <a href="#">RCW 36.70A.070(1)</a> Regulations may include: adoption of a stormwater manual consistent with Ecology’s latest manual for Eastern or Western Washington, adoption of a clearing and grading ordinance –See <a href="#">Commerce’s 2005 Technical Guidance Document for Clearing and Grading in Western Washington</a>.</p> <p>Adoption of a low impact development ordinance. See <a href="#">Puget Sound Partnership’s 2012 Low Impact Development guidance</a> and Ecology’s <a href="#">2013 Eastern Washington Low Impact Development guidance</a>.</p> <p>Additional Resources: <a href="#">Federal Grants to Protect Puget Sound Watersheds</a>, <a href="#">Building Cities in the Rain</a>, <a href="#">Ecology Stormwater Manuals</a>, <a href="#">Puget Sound Partnership Action Agenda</a></p>	Yes	No	Stormwater Manual is equivalent to Ecology Manual.	Completed: <input type="checkbox"/> Date:
<p>b. Provisions for corrective action for failing septic systems that pollute waters of the state. <a href="#">RCW 36.70A.070(1)</a>. See also: <a href="#">DOH Wastewater Management</a>, <a href="#">Ecology On-Site Sewage System Projects &amp; Funding</a></p>	Yes	No	<p>The Side Sewer Manual Section 2.6 addresses this requirement. <a href="#">Side Sewer and Sanitary Sewer Availability Manual January 2016.book (cityoftacoma.org)</a></p> <p>TMC 2.12.040 C.3 in this section was repealed by Ord 28363 to reference the International Building Code instead</p>	Completed: <input type="checkbox"/> Date:

## Organic Materials Management Facilities

New in 2022, [HB 1799](#) added a section to the GMA aimed at reducing the volumes of organic materials collected in conjunction with other solid waste and delivered to landfills, supporting productive uses of organic material waste and reduction of methane gas (a greenhouse gas).

	In Current Regs? Yes/No  If yes, cite section	Changes needed to meet current statute?  Yes/No	Notes	
<p>New section <a href="#">RCW 36.70A.142</a>; new in 2022 legislation <a href="#">HB 1799</a>: Development regulations newly developed, updated, or amended after January 1, 2025 allow for the siting of organic materials (OM) management facilities as identified in local solid waste management plans (SWMP) to meet OM reduction and diversion goals. Siting to meet criteria described in <a href="#">RCW 70A.205.040(3)</a></p> <p>See also <a href="#">RCW 36.70.330</a>. For applicability, see <a href="#">RCW 70A.205.540</a></p>	Yes TMC 12.09.210	No	The Tacoma-Pierce County Solid & Hazardous Waste Management Plan identifies issues related to the new requirements of HB1799 related to collection and processing of increased organics and food waste. <a href="#">SHWMP-FINAL (piercecountywa.gov)</a>	Completed: <input type="checkbox"/> Date:

## Impact Fees

May impose impact fees on development activity as part of the financing for public facilities, provided that the financing for system improvements to serve new development must provide for a balance between impact fees and other sources of public funds; cannot rely solely on impact fees.

<p>a. If adopted, impact fees are applied consistent with <a href="#">RCW 82.02.050</a> amended in 2015, <a href="#">RCW 82.02.060</a> amended in 2023 by <a href="#">SB 5258</a>, <a href="#">.070</a>, <a href="#">.080</a>, <a href="#">.090</a> amended in 2018 and <a href="#">.100</a>. <a href="#">WAC 365-196-850</a> provides guidance on how impact fees should be implemented and spent.</p>	N/A		Tacoma doesn't have any impact fees but city is considering adopting transportation impact fees in 2025	Completed: <input type="checkbox"/> Date:
<p>b. Jurisdictions collecting impact fees must adopt and maintain a system for the deferred collection of impact fees for single-family detached and attached residential construction, consistent with <a href="#">RCW 82.02.050(3)</a> amended in 2016</p>	N/A			Completed: <input type="checkbox"/> Date:
<p>c. If adopted, limitations on impact fees for early learning facilities <a href="#">RCW 82.02.060</a> amended in 2021</p>	N/A			Completed: <input type="checkbox"/> Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>d. If adopted, exemption of impact fees for low-income and emergency housing development <a href="#">RCW 82.02.060</a> amended in 2023. See also definition change in <a href="#">RCW 82.02.090(1)(b)</a> amended in 2018</p>	N/A			Completed: <input type="checkbox"/> Date:
<p>e. Ensure impact fees are not assessed on the construction of accessory dwelling units that are greater than 50 percent (50%) of the impact fees that would be imposed on the principal unit. <a href="#">RCW 36.70A.681</a> new in 2023 by <a href="#">HB 1337</a></p>	N/A			Completed: <input type="checkbox"/> Date:
<p>f. The schedule of impact fees reflects the proportionate impact of new housing units, including multifamily and condominium units, based on the square footage, number of bedrooms, or trips generated, in the housing unit in order to produce a proportionally lower impact fee for smaller housing units. <a href="#">RCW 82.02.060</a> amended in 2023 by <a href="#">SB 5258</a></p>	N/A			Completed: <input type="checkbox"/> Date:

## Concurrency and Transportation Demand Management (TDM)

Ensures consistency in land use approval and the development of adequate public facilities as plans are implemented, maximizes the efficiency of existing transportation systems, limits the impacts of traffic and reduces pollution.

<p>a. The transportation concurrency requirement includes specific language that prohibits development when level of service standards for transportation facilities cannot be met. <a href="#">RCW 36.70A.070(6)(b)</a> amended in 2023, <a href="#">WAC 365-196-840</a>.</p> <p>Note: Concurrency is required for transportation, but may also be applied to park facilities, etc.</p>	No	Yes	Will be updated to include multimodal level of service standards	Completed: <input type="checkbox"/> Date:
--	----	-----	--	--

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>b. Measures exist to bring into compliance locally owned, or locally or regionally operated, transportation facilities or services that are below the levels of service established in the comprehensive plan. <a href="#">RCW 36.70A.070(6)(a)(iii)(B) and (D)</a>, <a href="#">RCW 36.70A.070(6)(b)</a> amended in 2023</p> <p>Levels of service can be established for automobiles, pedestrians and bicycles. See <a href="#">WAC 365-196-840(3)</a> on establishing an appropriate level of service.</p>	No	Yes		Completed: <input type="checkbox"/> Date:
<p>c. Highways of statewide significance (HSS) are exempt from the concurrency ordinance. <a href="#">RCW 36.70A.070(6)(a)(iii)(C)</a></p>	No	Yes		Completed: <input type="checkbox"/> Date:
<p>d. Traffic demand management (TDM) requirements are consistent with the comprehensive plan. <a href="#">RCW 36.70A.070(6)(a)(vi)</a> Examples may include requiring new development to be oriented towards transit streets, pedestrian-oriented site and building design, and requiring bicycle and pedestrian connections to street and trail networks. <a href="#">WAC 365-196-840(4)</a> recommends adopting methodologies that analyze the transportation system from a comprehensive, multimodal perspective.</p>	Yes, Tacoma Municipal Code 13.06 and TMP, page 63	No		Completed: <input type="checkbox"/> Date:
<p>e. If required by <a href="#">RCW 82.70</a>, a commute trip reduction (CTR) ordinance to achieve reductions in the proportion of single-occupant vehicle commute trips has been adopted. The ordinance should be consistent with comprehensive plan policies for CTR and Department of Transportation rules.</p>	Yes, Tacoma Municipal Code 13.15, and TMP, page 63	Yes		Completed: <input type="checkbox"/> Date:

## Tribal Participation in Planning new in 2022 (see [HB 1717](#))

A federally recognized Indian tribe may voluntarily choose to participate in the county or regional planning process. See Commerce’s new [Tribal Planning Coordination for GMA](#) webpage for guidance and staff contacts.

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. Mutually agreeable memorandum of agreement between local governments and tribes in regard to collaboration and participation in the planning process unless otherwise agreed at the end of a mediation period <a href="#">RCW 36.70A.040(8)(a)</a> <small>new in 2022</small> .	N/A	No	The City has conducted initial scoping discussions with the Puyallup Tribe of Indians and will continue to coordinate Comp Plan and Land Use Regulatory Code Amendments consistent with the requirements of the GMA and the consultation requirements of the Land Claims Settlement.	Completed: <input type="checkbox"/> Date:
b. Policies consistent with countywide planning policies that address the protection of tribal cultural resources in collaboration with federally recognized Indian tribes that are invited, provided that a tribe, or more than one tribe, chooses to participate in the process. <a href="#">RCW 36.70A.210(3)(i)</a> <small>new in 2022</small> .	Yes. The Historic Preservation Element	Yes	The policy must be updated to comply with the state statute.	Completed: <input type="checkbox"/> Date:

## Regulations to Implement Optional Elements

a. New fully contained communities are consistent with comprehensive plan policies, <a href="#">RCW 36.70A.350</a> and <a href="#">WAC 365-196-345</a>	N/A			Completed: <input type="checkbox"/> Date:
b. If applicable, master planned resorts are consistent with comprehensive plan policies, <a href="#">RCW 36.70A.360</a> , <a href="#">RCW 36.70A.362</a> and <a href="#">WAC 365-196-460</a>	N/A			Completed: <input type="checkbox"/> Date:
c. If applicable, major industrial developments and master planned locations outside of UGAs are consistent with comprehensive plan policies, <a href="#">RCW 36.70A.365</a> , <a href="#">RCW 36.70A.367</a> and <a href="#">WAC 365-196-465</a>	N/A			Completed: <input type="checkbox"/> Date:
d. Regulations include procedures to identify, preserve, and/or monitor historical or archaeological resources. <a href="#">RCW 36.70A.020(13)</a> , <a href="#">WAC 365-196-450</a>	Yes	No	TMC 13.07, “Landmarks and Historic Special Review Districts,” and TMC 13.12.570, which is titled “Archaeological, Cultural and Historic Resources.” There is also language in the	Completed: <input type="checkbox"/> Date:

			zoning/land use code 13.06 as well as sections of Title 1, including 1.42 Landmarks Commission, and Title 8, under the nuisance code.	
e. Other development regulations needed to implement comprehensive plan policies such as energy, sustainability or design are adopted. <a href="#">WAC 365-196-445</a>	Yes	Yes	The Historic Preservation and Environment and Watershed will be updated to comply with the state regulations. The Critical Areas ordinance will be reviewed and revised if needed. The design program is being developed which will comply with the state legislation.	Completed: <input type="checkbox"/> Date:
f. Design guidelines for new development are clear and easy to understand; administration procedures are clear and defensible	No	No	The design program is being developed which will comply with the state legislation.	Completed: <input type="checkbox"/> Date:
g. Local design review includes one or more ascertainable guideline, standard or criterion by which an applicant can determine whether a given building design is permissible under that development regulation.  May not result in a reduction in density, height, bulk or scale below the generally applicable development regulations for a development proposal in the applicable zone.  <a href="#">RCW 36.70A.630</a> new in 2023 by <a href="#">HB 1293</a>	N/A			Completed: <input type="checkbox"/> Date:

## Project Review Procedures

In 2023, [SB 5290](#) substantially amended local permit review processes. Codification and additional resources from Commerce are forthcoming.

<p>Project review processes integrate permit and environmental review. <a href="#">RCW 36.70A.470</a>, <a href="#">RCW 36.70B</a> and <a href="#">RCW 43.21C</a>. Also: <a href="#">WAC 365-196-845</a>, <a href="#">WAC 197-11</a>(SEPA Rules), <a href="#">WAC 365-197</a> (Project Consistency Rule, Commerce, 2001) and <a href="#">Ecology SEPA Handbook</a>.</p> <p>Integrated permit and environmental review procedures for:</p> <ul style="list-style-type: none"> <li>• Notice of application</li> <li>• Notice of complete application</li> <li>• One open-record public hearing</li> <li>• Combining public hearings &amp; decisions for multiple permits</li> <li>• Notice of decision</li> <li>• One closed-record appeal</li> </ul>	Yes TMC 13.05	Yes	Changes needed to implement new state-mandated levels of service, payments, fees, etc. On track for January 2025.	Completed: <input type="checkbox"/> Date:
--	------------------	-----	---	--



## Plan & Regulation Amendments

If procedures governing comprehensive plan amendments are part of the code, then assure the following are true:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. Regulations limit amendments to the comprehensive plan to once a year (with statutory exceptions). <a href="#">RCW 36.70A.130(2)</a> and <a href="#">WAC 365-196-640(3)</a>	Yes TMC 13.02.070	No		Completed: <input type="checkbox"/> Date:
b. Regulations define <i>emergency</i> for an emergency plan amendment. <a href="#">RCW 36.70A.130(2)(b)</a> and <a href="#">WAC 365-196-640(4)</a>	Yes TMC 13.01.020.E	No		Completed: <input type="checkbox"/> Date:
c. Regulations include a docketing process for requesting and considering plan amendments. <a href="#">RCW 36.70A.130(2)</a> , <a href="#">RCW 36.70A.470</a> , and <a href="#">WAC 365-196-640(6)</a>	Yes TMC 13.02.070	No		Completed: <input type="checkbox"/> Date:
d. A process has been established for early and continuous public notification and participation in the planning process. <a href="#">RCW 36.70A.020(11)</a> , <a href="#">RCW 36.70A.035</a> and <a href="#">RCW 36.70A.140</a> . See <a href="#">WAC 365-196-600</a> regarding public participation and <a href="#">WAC 365-196-610(2)</a> listing recommendations for meeting requirements.	Yes TMC 13.02.070	No		Completed: <input type="checkbox"/> Date:
e. A process exists to assure that proposed regulatory or administrative actions do not result in an unconstitutional taking of private property <a href="#">RCW 36.70A.370</a> . See the <a href="#">2018 Advisory Memo on the Unconstitutional Taking of Private Property</a>	Yes TMC 13.06.10 L & 13.11.240 B	No	The Critical Areas ordinance establishes reasonable use standards, and Chapter 13.06 of the TMC includes non-conforming standards that meet state requirements.	Completed: <input type="checkbox"/> Date:
f. Provisions ensure adequate enforcement of regulations, such as zoning and critical area ordinances (civil or criminal penalties). See implementation strategy in <a href="#">WAC 365-196-650(1)</a> .	Yes TMC 13.05.150	No		Completed: <input type="checkbox"/> Date:

## ● Appendix A: Housing unit minimums per population

See Commerce’s [Middle Housing webpage](#) for more information and the [Middle Housing Fact Sheet](#) for the list of cities that must comply with the following requirements.

Cities with a population less than 25,000 but within the Contiguous UGA with the largest city in a county with a population greater than 275,000				
	In Current zoning? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
Zoning and development regulations allow at least two residential units per lot on all lots zoned predominantly for residential use, unless the lot is smaller than 1,000 square feet. <a href="#">RCW 36.70A.635 (1)</a> and (6) <a href="#">HB 1110</a>				Completed: <input type="checkbox"/> Date:

Cities with a population between 25,000 and 75,000				
	In Current zoning? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. Zoning and development regulations allow at least: <ul style="list-style-type: none"> <li>• two residential units on each lot,</li> <li>• four residential units on each lot if at least one unit is affordable, unless the lot is smaller than 1,000 square feet.</li> </ul>				Completed: <input type="checkbox"/> Date:
b. Zoning and development regulations allow at least four residential units on each lot, within ¼ mile walking distance of a major transit stop.				Completed: <input type="checkbox"/> Date:

Cities with a population greater than 75,000

	In Current zoning? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>a. Zoning and development regulations allow at least:</p> <ul style="list-style-type: none"> <li>• four residential units on each lot,</li> <li>• six residential units on each lot if at least two units are affordable, unless the lot is smaller than 1,000 square feet.</li> </ul>	Not yet	Yes	The is included in the Home in Tacoma which will be adopted mid-2024	Completed: <input type="checkbox"/> Date:
<p>b. Zoning and development regulations allow at least six residential units on each lot, within ¼ mile walking distance of a major transit stop.</p>	Not yet	Yes	The is included in the Home in Tacoma which will be adopted mid-2024	Completed: <input type="checkbox"/> Date:

● Appendix B: Element updates per HB 1181

GMA Periodic Update Due Dates	Required Updates to GMA Elements per HB 1181						
	Greenhouse Gas Reduction Sub-element	Climate Resilience Sub-element	Transportation Element	Land Use Element	Capital Facilities Element*	Utilities Element*	Parks & Recreation Element*
<b>For jurisdictions with a 2024 deadline and subject to GHG Emissions Reduction [Sec. 15 (10)]</b>	Due 2029	Due 2029	Due 2029	Due in 2034			
<b>For jurisdictions with a 2025 &amp; 2026 deadline and subject to GHG Emissions Reduction [Sec. 4 (1) and (2)]</b>	X	X	X	X	X*	X*	X*
<b>Jurisdictions <u>not</u> subject to GHG Emissions Reduction (all years) [Sec. 4 (3) and 9(e)(i)]</b>	Optional	X See RCW 36.70A.070(9)(e)	**	Only counties over 20k pop.	X*	X*	X*

Table notes: "X" indicates a GMA update requirement. One asterisk (\*) indicates jurisdictions should make a good faith effort to update their elements to be consistent; refer to HB 1181 (Chapter 228, Laws of 2023) for specifics. Two asterisks (\*\*) indicates 22 cities that need to update their transportation element based on population, not whether or not their county is among those that must develop a GHG emissions element.