



South Tacoma Neighborhood Plan



Fall 2024

South Tacoma Neighborhood Plan

PROJECT IDEAS SURVEY SUMMARY

About the Neighborhood Planning Program

The City of Tacoma’s Neighborhood Planning Program provides enhanced planning and development support to help communities create strong, vibrant, and diverse neighborhoods. The program begins with a robust engagement phase, and then moves into implementation of actionable strategies based on community priorities.

About the South Tacoma Project Ideas Survey

The South Tacoma Neighborhood Plan has been working with the South Tacoma neighborhood since January 2024 to support neighborhood identity and vitality, identify a vision for the future, and then to help implement that vision over the next few years.

After hearing from neighbors, business and property owners, interested groups, and people who visit the neighborhood frequently through surveys, interviews, focus groups and in-person events from January to May 2024, the South Tacoma Neighborhood Plan Steering Group worked together to create 10 goals based on feedback:

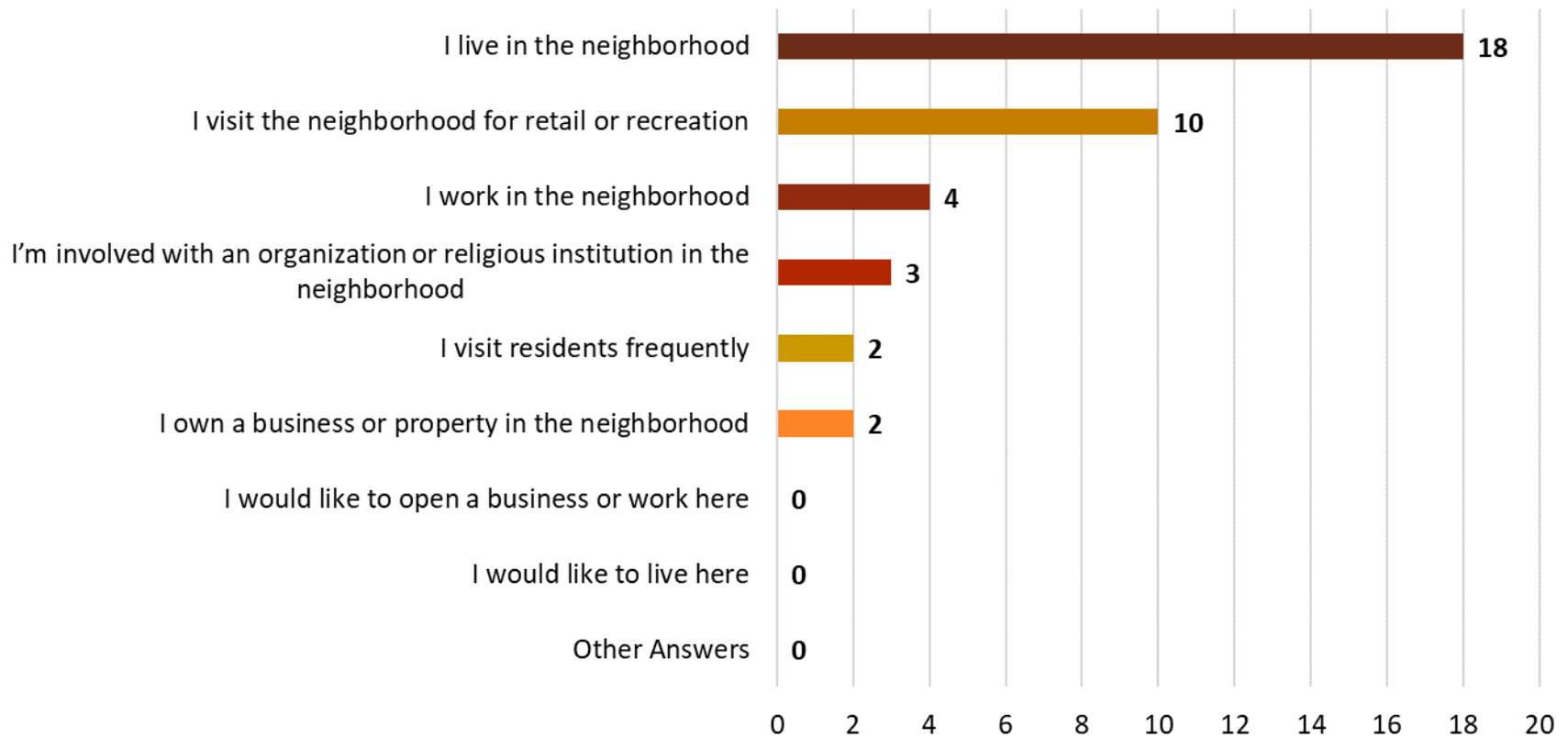
- Safe Streets
- Walkability & Connectivity
- Healthy, Sustainable Environment
- Active Neighborhood Center
- Socially Responsible Development
- Green Economic Opportunity
- Inviting, Accessible, Beautiful
- Celebrate History & Identities
- Sense of Community & Gathering
- Affordable Community

The survey, open from July 10 to October 1, was an opportunity for people to share ideas for actions that should be included in the Neighborhood Plan to help accomplish these goals. These ideas could be actionable steps for South Tacoma to take right away, long-term goals or policies, or anything in between.

The survey was 19 questions and aimed to be completable in 10-15 minutes. The survey received 24 responses. The responses, alongside additional community input, will directly inform the project ideas included the South Tacoma Neighborhood Plan.

NEIGHBORHOOD PROFILE

1. Your Connection to South Tacoma: What best describes your relationship with South Tacoma? *(Select all that apply)*¹

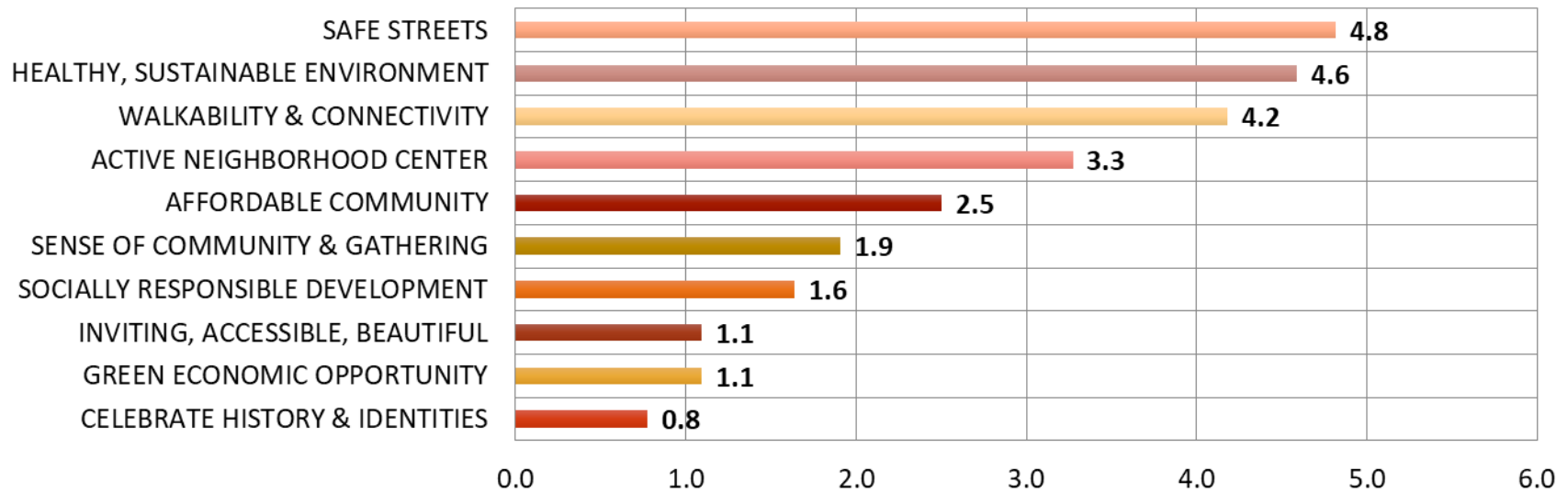


¹ Note: "Select all that apply" questions have totaled responses that do not add up to 100%.

Choice	Responses	
I live in the neighborhood	18	75.00%
I visit the neighborhood for retail or recreation	10	41.67%
I work in the neighborhood	4	16.67%
I'm involved with an organization or religious institution in the neighborhood	3	12.50%
I own a business or property in the neighborhood	2	8.33%
I visit residents frequently	2	8.33%
I would like to live here	0	0.00%
I would like to open a business or work here	0	0.00%
Other Answers	0	0.00%
Answered	24	
Skipped	0	

2. YOUR PRIORITIES: The South Tacoma Steering Group identified 10 goals to guide the Neighborhood Plan, and you will be asked to rate the priority of these goals by section, but first, please rank your top three goals.

Please rank what you feel are the top three goals. (Select and rank up to three goals below)



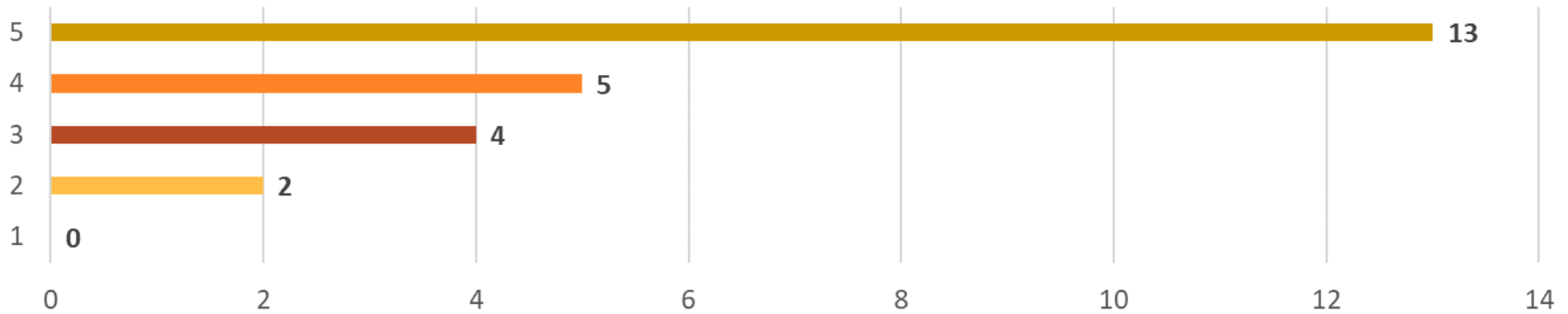
Choice	Rank						Total Weighted Score
	1	2	3	4	5	6	
SAFE STREETS: Increase safety on South Tacoma streets by reducing dangerous vehicle activity impacting drivers, pedestrians, and property.	8	36.36%	2	9.09%	1	4.55%	4.8
HEALTHY, SUSTAINABLE ENVIRONMENT: Create a sustainable, healthy, resilient, thriving community with clean air and water and a healthy tree canopy.	4	18.18%	5	22.73%	2	9.09%	4.6
WALKABILITY & CONNECTIVITY: Safely and comfortably connect South Tacoma residents to amenities and the rest of the city by improving infrastructure for people walking,	4	18.18%	4	18.18%	2	9.09%	4.2

biking, and rolling (i.e., wheelchair, stroller), and increase transit network and service.							
ACTIVE NEIGHBORHOOD CENTER: Further activate the neighborhood center, reduce barriers for small and diverse businesses and strengthen community capacity to support daily needs, new amenities, and community events for all ages.	3	13.64%	2	9.09%	3	13.64%	3.3
AFFORDABLE COMMUNITY: Ensure access to affordable and diverse housing, including for renters, a mix of incomes, support for people experiencing homelessness, and opportunities to build generational wealth through home ownership.	2	9.09%	3	13.64%	1	4.55%	2.5
SENSE OF COMMUNITY & GATHERING: Foster a safe public realm by creating a healthy, clean, well-cared for spaces for all ages to gather, reflect, connect, and enjoy.	0	0.00%	2	9.09%	3	13.64%	1.9
SOCIALLY RESPONSIBLE DEVELOPMENT: Increase density while preserving historic buildings and expanding open space; increase equitable investment and opportunity; and add new infrastructure to support new growth.	1	4.55%	2	9.09%	1	4.55%	1.6
GREEN ECONOMIC OPPORTUNITY: Encourage development of green industry and living-wage jobs while limiting community impacts of industrial development.	0	0.00%	0	0.00%	3	13.64%	1.1
INVITING, ACCESSIBLE, BEAUTIFUL: Enhance and showcase South Tacoma to create an inviting, safe, accessible, beautiful neighborhood for all to enjoy.	0	0.00%	0	0.00%	3	13.64%	1.1
CELEBRATE HISTORY & IDENTITIES: Celebrate the neighborhood's many histories and community identities; ensure broad, equitable participation in neighborhood decisions.	0	0.00%	1	4.55%	1	4.55%	0.8
Answered	22						
Skipped	2						

TRANSPORTATION, MOBILITY, AND CONNECTIVITY

3. How important is the following goal to you on a scale of 1 to 5?

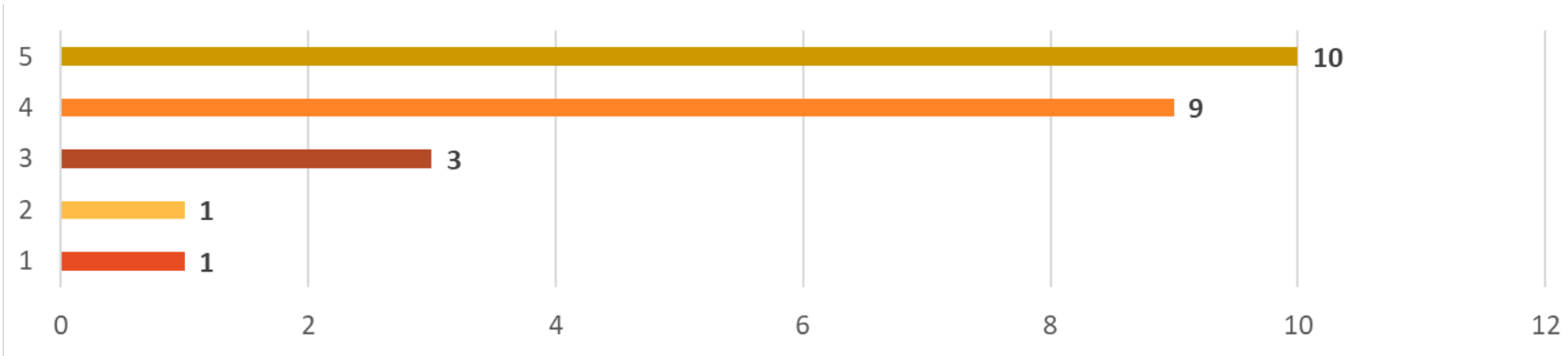
SAFE STREETS: Increase safety on South Tacoma streets by reducing dangerous vehicle activity impacting drivers, pedestrians, and property. *Note: 1 is least important and 5 is most important.*



Rating <i>1 is least important and 5 is most important</i>	Responses	
	5	13
4	5	20.83%
3	4	16.67%
2	2	8.33%
1	0	0.00%
Answered	24	
Skipped	0	

4. How important is the following goal to you on a scale of 1 to 5?

WALKABILITY & CONNECTIVITY: Safely and comfortably connect South Tacoma residents to amenities and the rest of the city by improving infrastructure for people walking, biking, and rolling (i.e., wheelchair, stroller), and increasing the transit network and service. *Note: 1 is least important and 5 is most important.*



Rating <i>1 is least important and 5 is most important</i>	Response	
	5	10
4	9	37.50%
3	3	12.50%
2	1	4.17%
1	1	4.17%
Answered	24	
Skipped	0	

5. What project ideas do you have for achieving these goals? *If your idea is associated with a specific location, please let us know where.*

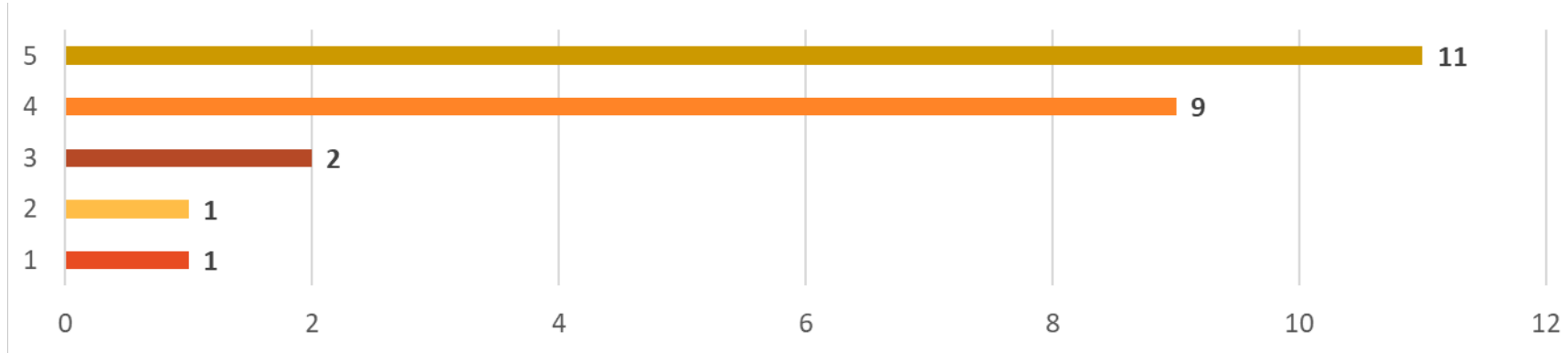
Responses	
1	Reduction of south Tacoma way vehicle lanes by half, addition of protected bike lanes
2	Expansion of Water Flume trail with “branches” throughout the neighborhood to improve walking and bike safety. Traffic calming strategies on STW between So 58th and 48th Streets.
3	Better enforcement of the laws already in place.
4	Slow traffic Food truck parks with a diversity of food, a roof, and a big seating area for people to sit Places to go that are not bars; better parks I am having a hard time finding things to do in South Tacoma. All the coffee shops are drive-throughs. There is no place to sit and hang out and meet people
5	Add bulb-outs at 56th, widen sidewalks as allowed, completely redevelop Washington St with wide sidewalks and trees. Add more mid-block crossings (north of 54)
6	Make bike lanes and pedestrian traffic on the same sidewalk not in the street where the bike lanes get so filthy they are hard to ride in. The City does not have the money to clean them all weekly as they are needed.
7	More pedestrian amenities and landscaping. When walking down the street, pedestrians should feel welcome, not like they need to scurry to the next corner. Vegetation, points of visual interest, art, places to sit or rest, trash cans. Traffic calming is also needed on many of the busier and wider streets. vegetated islands (like in the S Tacoma Way business District), vegetated parking strips, curb bump outs at major crossings. Just get innovative and find ways to make it feel welcoming, so many of our streets scream, I am for cars not people. Require new and revised development to face and have entrances from the street. Do not allow any more 1950s style strip malls. do not allow businesses to limit entrance to people entering from back parking lots. when a parking lot is developed, require it to be broken up with landscaping and pedestrian pathways (noting less comfortable than trying to walk across a parking lot and feeling like you are crossing the desert and risking getting hit by cars).
8	Little Link rail from Tacoma Dome down to South Tacoma using South Tacoma Way. Introduce traffic calming measures along South Tacoma Way. Install sidewalks on South Tacoma streets that are missing this infrastructure.

9	Pipe dream is trolley connection South Tacoma to downtown. Can we have more frequent trains coming through South Tacoma Station? Not just morning commute north and afternoon commute south.
10	More walking and cycling trails like the Water Flume trail.
11	More roundabouts at neighborhood intersections with no signage. Better sidewalks in business district.
12	Using the rail lines on the weekend from South Tacoma to Downtown Tacoma and Puyallup using smaller more affordable rail cars just for Tacoma or Pierce County residents.
13	Implement things to slow traffic driving through and across south Tacoma way in the area around 56th street where there are more people walking around.
Answered	13
Skipped	11

HEALTH AND ENVIRONMENT

6. How important is the following goal to you on a scale of 1 to 5?

HEALTHY, SUSTAINABLE ENVIRONMENT: Create a sustainable, healthy, resilient, thriving community with clean air and water and a healthy tree canopy.



Rating	Response	
<i>1 is least important and 5 is most important</i>		
5	11	45.83%
4	9	37.50%
3	2	8.33%
2	1	4.17%
1	1	4.17%
Answered	24	
Skipped	0	

7. What project ideas do you have for achieving these goals? If your idea is associated with a specific location, please let us know where.

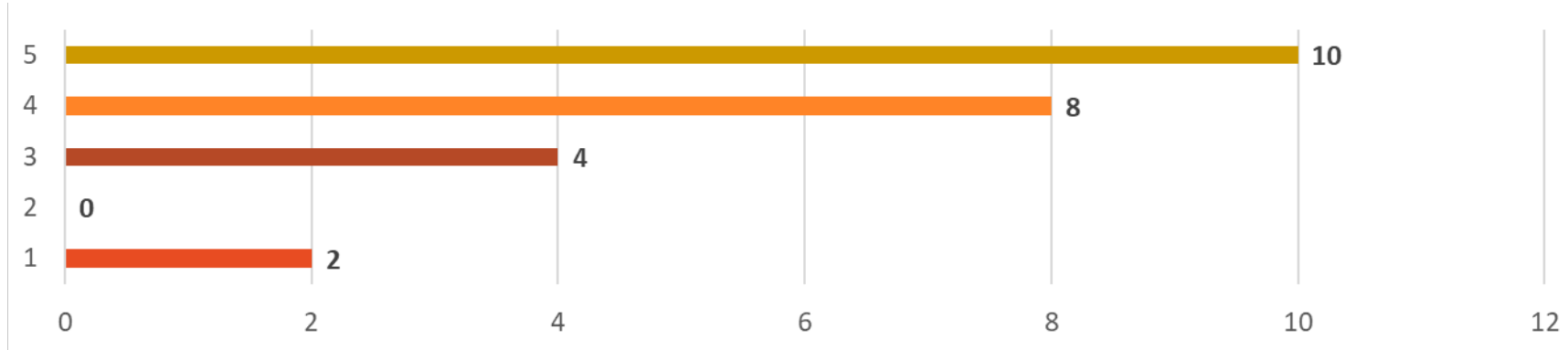
Responses	
1	Every new business should have a certain number of trees they should have to plant. Stop allowing more warehouses and limit the building of them in our neighborhoods.
2	Eliminate zoning barriers to dense development and eliminate parking minimums. Trees are important but negative heat island effects of pavement are much greater.
3	Tree cover restoration in South Tacoma. I love the lush tree lined streets of North Tacoma. Let's create that here.
4	Work with homeowners, renters, and businesses to plant more trees and provide support for ensuring their growth.
5	Trees slow traffic and help to plant as many trees as possible in South Tacoma. If there is pleasant nature, people will walk more South Tacoma.
6	Planting native plants, bushes, trees Stop building warehouses Add sensors for air quality and make information available to citizens
7	Leave older trees when possible and plant native plants/trees instead of exotics.
8	More trees and vegetation along our roads (vegetated parking strips). not only does this make it look better but creates a healthier environment and encourages more people to get out and walk about. Support sidewalk cafes and other sidewalk use by businesses and the community. More street furniture to help our aging population feel comfortable going for a walk (knowing they can rest as needed).
9	Increase transit access, reduce car traffic. (Little Link along South Tacoma Way).
10	Stop the mega warehouse project and build a massive park that rivals Wrights Park. This land could sustain a massive canopy for people and wildlife.
11	Keep our aquifer from being buried under millions of tons of hardtop and reduce heavy truck traffic to the minimum.
12	Plant more trees and native wildflowers to attract birds, butterflies, and bees. Clean out the homelessness that plagues the area.
13	Free or affordable trees for homeowners to plant in their yards.
14	If a large monopoly corporation like bridge industrial decides to build a massive warehouse giving out a permit to go through with it should not be business as usual especially anything over 25 acres. Business as usual should mean small business or anything under 25 acres
15	adding public trash cans so it's fast and easy to throw away trash, plant more plants that can survive the weather and are low maintenance. live plants are great but the dead plants in planters are just sad.

16	Add EV charging stations (it will entice people into the business district). Add trees along all streets, add bioswales everywhere. Set yourself up for grants for “green infrastructure”. Add bus shelters. Provide grants for asbestos/lead-based paint abatement (to entice new tenants)
Answered	16
Skipped	8

ECONOMIC OPPORTUNITY AND DEVELOPMENT

8. How important is the following goal to you on a scale of 1 to 5?

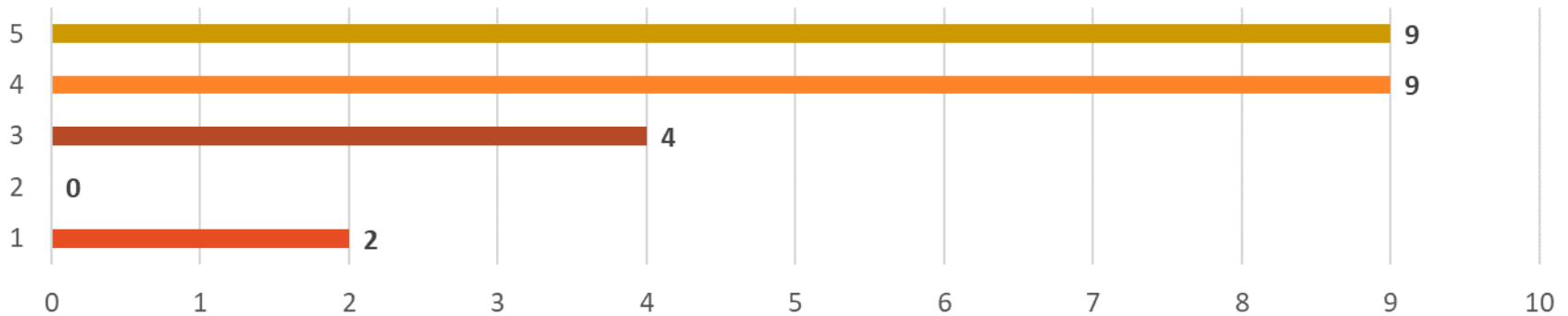
ACTIVE NEIGHBORHOOD CENTER: Further activate the neighborhood center, reduce barriers for small and diverse businesses and strengthen community capacity to support daily needs, new amenities, and community events for all ages.



Rating	Responses	
<i>1 is least important and 5 is most important</i>		
5	10	41.67%
4	8	33.33%
3	4	16.67%
2	0	0.00%
1	2	8.33%
Answered	24	
Skipped	0	

9. How important is the following goal to you on a scale of 1 to 5?

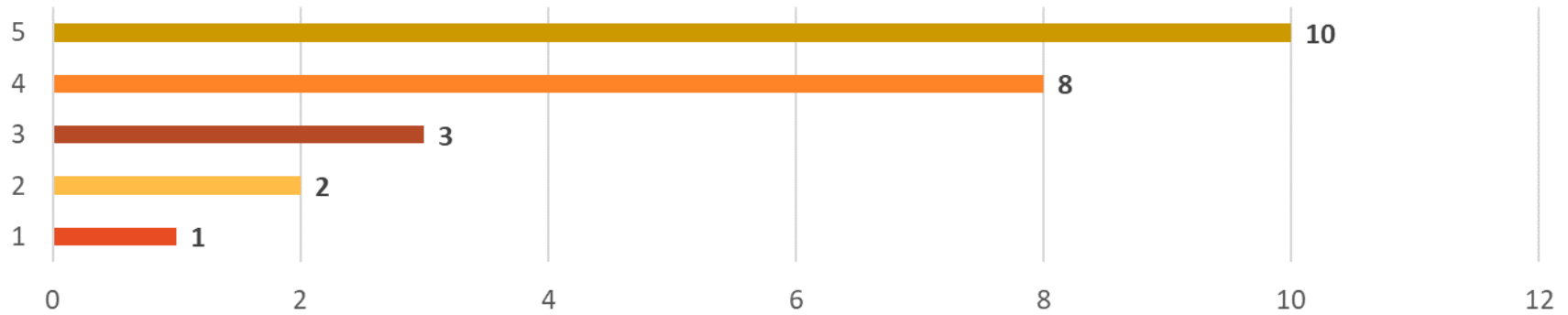
SOCIALLY RESPONSIBLE DEVELOPMENT: Increase density while preserving historic buildings and expanding open space; increase equitable investment and opportunity; and add new infrastructure to support new growth.



Rating	Responses	
<i>1 is least important and 5 is most important</i>		
5	9	37.50%
4	9	37.50%
3	4	16.67%
2	0	0.00%
1	2	8.33%
Answered	24	
Skipped	0	

10. How important is the following goal to you on a scale of 1 to 5?

GREEN ECONOMIC OPPORTUNITY: Encourage development of green industry and living-wage jobs while limiting community impacts of industrial development.



Rating	Responses	
<i>1 is least important and 5 is most important</i>		
5	10	41.67%
4	8	33.33%
3	3	12.50%
2	2	8.33%
1	1	4.17%
Answered	24	
Skipped	0	

11. What project ideas do you have for achieving these goals? *If your idea is associated with a specific location, please let us know where.*

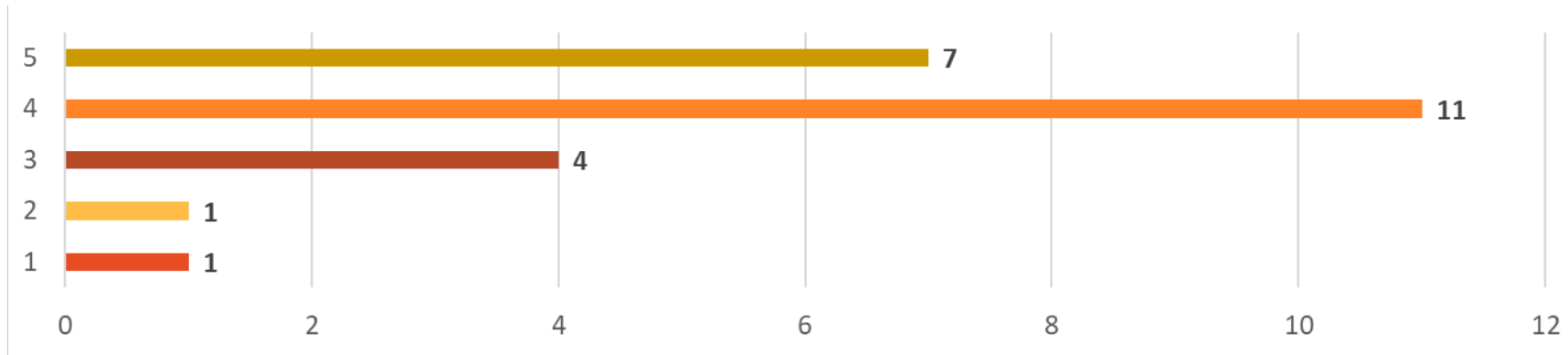
Response	
1	South Tacoma needs community infrastructure including a full-service grocery store, pharmacy, other essential services that can be easily accessed in our own neighborhood instead of driving out to other neighborhoods.
2	Attract these businesses, offer tax incentives and assistance in starting and growing green businesses Establish green economic zones
3	Stop making this area so dense. People need space and more green spaces for this area to be a healthy and happy place.
4	Small business incubators? Allow more variability and creativity in business types allowed in areas and support new types of businesses. For example--while all the barbershops and salons are great and should be supported, maybe economic development should encourage other types of business to open in the area, Businesses that can bring people in and that complement other businesses in the region. we need both retail, and professional services. We also need more living wage employment opportunities, not just retail.
5	Non-vehicular accessibility to local parks or the creation of a new park in this neighborhood. Perhaps the permanent closure of local side streets into public plazas will help provided zoning laws allow business activity on adjacent parcels to keep the space active at most hours of the day.
6	Increase density in South Tacoma, remove height limits and parking requirements. Ensure development is mixed use, and that commercial spaces are small/subdividable to reduce lease costs for small businesses (micro retail). Install curb-and-gutter on streets missing this infrastructure. Incentivize passive cooling techniques for outdoor and indoor spaces.
7	Please protect the cultural and ethnic diversity of South Tacoma residents. An economy that celebrates the diversity of cuisines, businesses, and ideas. Please do not displace brown bodies or bring pollution through business to places where brown bodies live.
8	Close automobile traffic on South Tacoma Way from 54th to 56th and allow this space to be populated by street vendors which would lower the cost of small business operation. Traffic could be diverted to Washington street.
9	Food gardens should be encouraged in this area because it is a food desert. Only decent store within one mile is Grocery Outlet.

10	Make more restaurants more kid-friendly. Give business owners an incentive if the business is family friendly at least until 9 pm. Church Cantina is the only place we can take our whole family eat food and mom and pop can have a beer. While the kids munch on their food or dessert.
11	adding more free parking options near popular market and shopping areas. it's hard to go places if you know parking will be a nightmare.
12	Actively recruit personal services (not just bars). Provide pocket parks, continue to allow small-scale manufacturing (artisan trades), preserve and adaptively reuse iconic industrial buildings. Don't push out industry.
Answered	12
Skipped	12

SENSE OF PLACE AND COMMUNITY

12. How important is the following goal to you on a scale of 1 to 5?

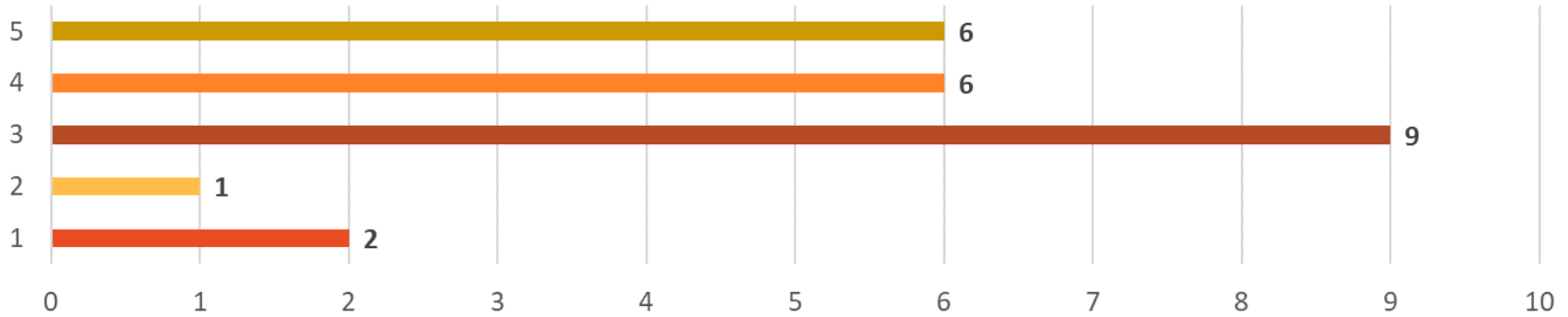
INVITING, ACCESSIBLE, BEAUTIFUL: Enhance and showcase South Tacoma to create an inviting, safe, accessible, beautiful neighborhood for all to enjoy.



Rating	Responses	
<i>1 is least important and 5 is most important</i>		
5	7	29.17%
4	11	45.83%
3	4	16.67%
2	1	4.17%
1	1	4.17%
Answered	24	
Skipped	0	

13. How important is the following goal to you on a scale of 1 to 5?

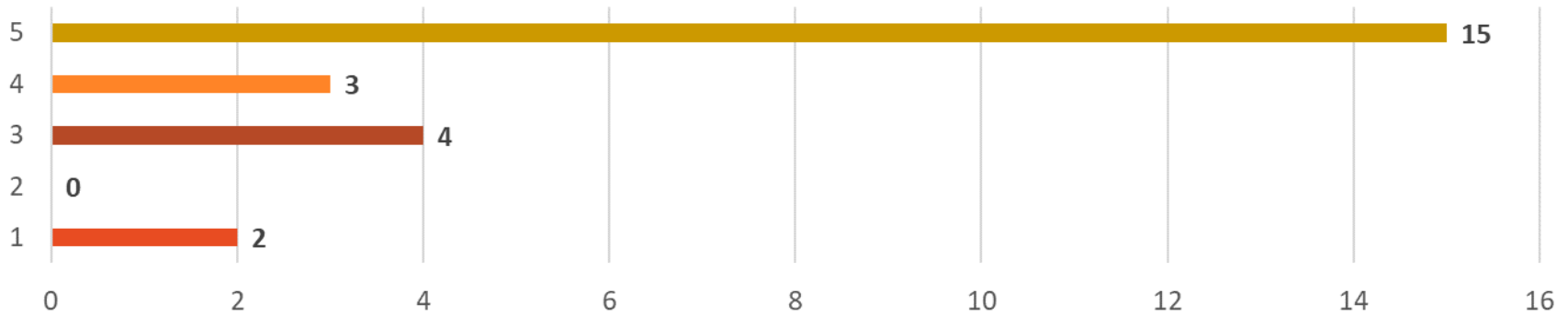
CELEBRATE HISTORY & IDENTITIES: Celebrate the neighborhood’s many histories and community identities; ensure broad, equitable participation in neighborhood decisions.



Rating	Responses	
<i>1 is least important and 5 is most important</i>		
5	6	25.00%
4	6	25.00%
3	9	37.50%
2	1	4.17%
1	2	8.33%
Answered	24	
Skipped	0	

14. How important is the following goal to you on a scale of 1 to 5?

SENSE OF COMMUNITY & GATHERING: Foster a safe public realm by creating a healthy, clean, well-cared for spaces for all ages to gather, reflect, connect, and enjoy.



Rating <i>1 is least important and 5 is most important</i>	Responses	
	5	15
4	3	12.50%
3	4	16.67%
2	0	0.00%
1	2	8.33%
Answered	24	
Skipped	0	

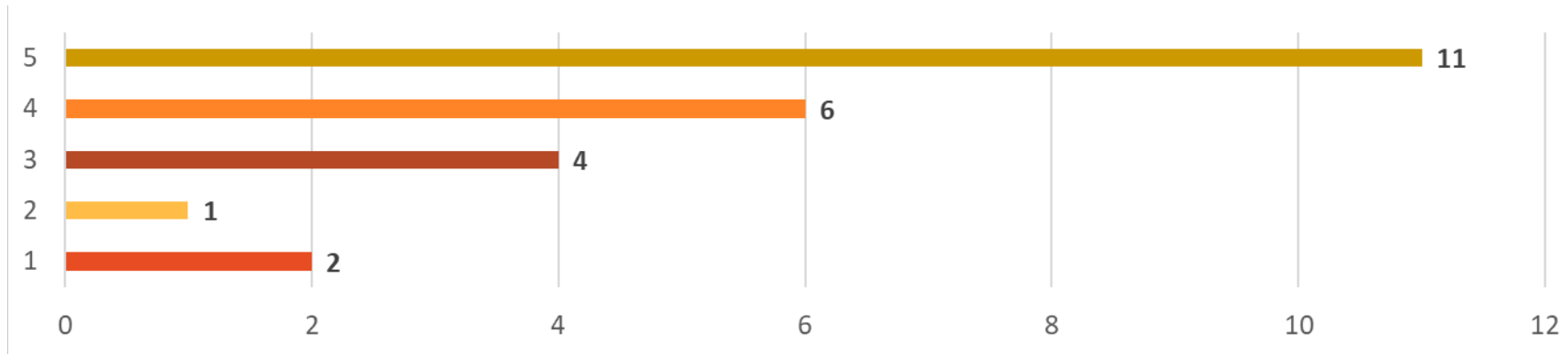
15. What project ideas do you have for achieving these goals? *If your idea is associated with a specific location, please let us know where.*

Responses	
1	community events, murals that tell a story, public art, anything that encourages more feet on the street.
2	Asian Pacific Center is a great representative of this Community Center, Star Center could be more community involved and get information to neighbors about activities. Co Create is a great idea, needs more publicity in South Tacoma Get South Tacoma culture groups, schools and religious organizations involved in planning/ organizing events
3	Stop painting people on buildings unless they reflect all ethnicities. More flowers in spaces. Make it a priority for business owners to keep their properties clean all the way to the middle of the streets to the middle of the alleys and take graffiti off immediately.
4	I would prefer the city allow citizens to celebrate organically rather than acting as an event planner. Make sure the public spaces are clean and safe and allow the people to do the rest.
5	There is no Skate Park in the Central South Tacoma area. In surrounding neighborhoods there is a lack of street trees, including in public spaces that already exist. I don't think there is a single tree at Edison E.S. over 20 feet.
6	Slow down S Puget Sound Avenue. S Puget Sound Ave is the gateway to the old residential section of South Tacoma. It gets used as a thoroughfare, cars blasting through at high speed to avoid S Tacoma Way. Develop S Puget Sound as an inviting pedestrian and bike friendly boulevard, the gateway to a vibrant, diverse, old residential neighborhood. More trees. Roundabouts at dangerous intersections to slow traffic to a speed that is safe for bikes, pedestrians, children, families.
7	Encourage more neighborhood activities i.e. food truck events at local parks with music and entertainment
8	Better gathering spaces that are not about spending money, more trees, please.
9	Transform 54th into a Festival Street for periodic events. Create a formal maintenance plan for STW (pressure wash the pavement). Continue with community events. Add string lights over STW. Allow/promote interim uses to occupy vacant lots along STW. Enforce property maintenance (there is a lot of litter everywhere).
10	when gathering public thoughts about changes making sure to actively create ways for those in all situations to share their thoughts and ideas including those without easy access to Internet or mobile phones.
Answered	10
Skipped	14

AFFORDABILITY

16. How important is the following goal to you on a scale of 1 to 5?

AFFORDABLE COMMUNITY: Ensure access to affordable and diverse housing, including for renters, a mix of incomes, support for people experiencing homelessness, and opportunities to build generational wealth through home ownership.



Rating	Responses	
<i>1 is least important and 5 is most important</i>		
5	11	45.83%
4	6	25.00%
3	4	16.67%
2	1	4.17%
1	2	8.33%
Answered	24	
Skipped	0	

17. What project ideas do you have for achieving these goals? *If your idea is associated with a specific location, please let us know where.*

Responses	
1	Land trusts that buy houses and allow people to own homes, build equity and sell or pass on to family
2	Build houses not apartments. Stop building dense housing it has ruined the west mall area. If there is not enough housing people can live elsewhere.
3	Allow more flexibility in development (site specific variances should be easier to consider). Get rid of off-street parking requirements for residential structures/development. Don't allow developments to go in that do not include landscaping and visual variation. We have enough developments in this city that look like builders cut every corner and did not even spend money on paint colors.
4	Eliminate zoning laws that prevent housing of all kinds from being built
5	Remove height restrictions and parking minimums. Target tax incentives and infrastructure funding to the area.
6	Promote homeownership in our neighborhood! neglectful landlords cause blight. We need people WHO ARE INVESTED IN OUR NEIGHBORHOOD living here not investors.
7	Encourage home sales to families and not investors who flip houses. Here is a certain immorality in having a housing market.
8	We are the most racially diverse neighborhood. Please do not displace brown bodies with irresponsible business and industrialization of our home, contamination, or gentrification.
9	Increasing how nice an area is tends to increase property taxes and prices people out of where they have lived. Making property taxes based on something beyond our already wildly inflated housing prices would be helpful. if it's made more a standard rate for the full area or based on something other than the value of the home might help people buy and own homes or stop rent from increasing in some situations.
10	Provide support to adaptively reuse existing buildings for housing, allow for a broad range of housing types. allow worker housing as part of industrial uses. construct small scale housing on excess public land.
Answered	10
Skipped	14

ANYTHING ELSE?

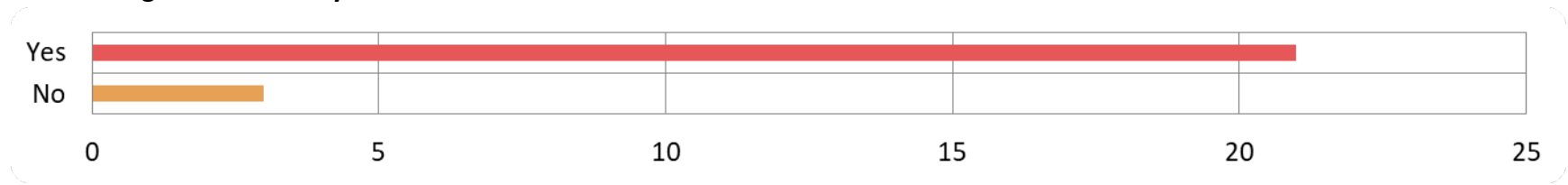
18. Do you want to suggest any priority areas, project ideas, or actions that do not fall into the previous categories? *Is there anything else you'd like to tell us?*

Responses	
1	The means to share resources, like the tool library, with a South Tacoma location. Involve high School and College students/interns/work study with non-profits to create, improve and grow. For instance, school media projects with neighborhood groups
2	Safety is a big concern in this area along with the horrible cannabis smell that plagues this area. Who knows what damage this is doing to our lungs.
3	nope, just think outside the box and make S Tacoma an inviting, engaging place to live work and play.
4	Accessing this neighborhood is extremely hard without a car from many areas of the city. Buses often require transfer downtown on commerce, which is generally a lightly policed area and is not a welcoming facility.
5	South Tacoma needs to develop a sense of “place”, a feeling of community. Lack of safety at the STW core is an obstacle to overcome but not impossible. I like the feeling that our neighborhood is making a positive resurgence and want to see it continue. There’s still so much potential!
6	We do not need an industrial warehouse project bordering our neighborhood. The history of redlining is still visible and apparently active. Industrial blight in the affluent north end gets a project that turned it into a beautiful functional “destination neighborhood.” Redlined South Tacoma industrial blight gets targeted for an industrial warehouse project. Develop STW between South Tacoma and Downtown as a boulevard. Develop open spaces in the Nalley Valley and old airport site as housing and parks. Don’t perpetuate the harm of historic redlining.
7	South Tacoma has improved in the 15 years I have lived here. Keeping up with programs and amenities of the North End is important.
8	Please do everything possible to limit development over the aquifer and keep truck traffic to a minimum.
9	Help me start a non profit education aquaponics farm in South Tacoma! Grow fish and food!
10	Find a way to expand a protected bike lane to downtown Tacoma from Washington St or South Tacoma Way to Downtown Tacoma
11	The only hope for South Tacoma is the city's commitment to increasing the tree canopy from 8% to 30%, as the council committed to a while ago. Nature is the only idea that will bring environmental justice to Tacoma. The city development of South Tacoma is very concerning for me without the commitment of more nature.

12	I love the artwork on the sides of the buildings in the area, it's cool to see different local artists work and it would be nice to see that shown more and promoting the artists louder.
13	The district needs to be maintained better (so much litter). Washington St needs a complete overhaul - add angled parking for more capacity, make the bike lanes nicer (they look horrible and the plastic bollards look like a cop out). The City needs to spend some money in this district to build on the private sector momentum.
Answered	13
Skipped	11

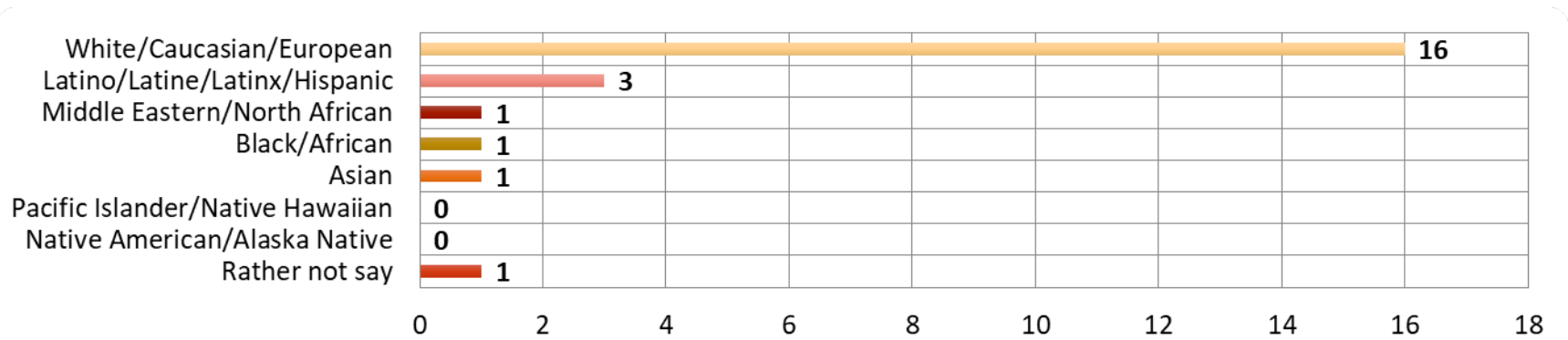
OPTIONAL DEMOGRAPHIC QUESTIONS

19. Would you be willing to share some demographic information to help us to understand how our engagement is doing at reaching the community?



Choice	Responses	
Yes	21	87.50%
No	3	12.50%
Answered	24	
Skipped	0	

20. Race/Ethnicity (Select all that apply)

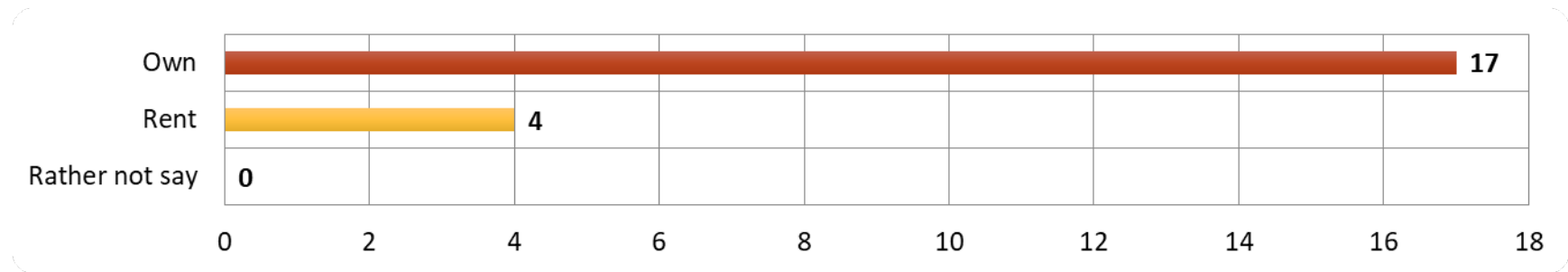


Choices	Responses	
	Count	Percentage
White/Caucasian/European	16	76.19%
Latino/Latine/Latinx/Hispanic	3	14.29%
Asian	1	4.76%
Black/African	1	4.76%
Middle Eastern/North African	1	4.76%
Native American/Alaska Native	0	0.00%
Pacific Islander/Native Hawaiian	0	0.00%
Rather not say	1	4.76%
Answered	21	
Skipped	3	

21. Please list any specific race, ethnic, and national groups, and tribal/band affiliations with which you identify:

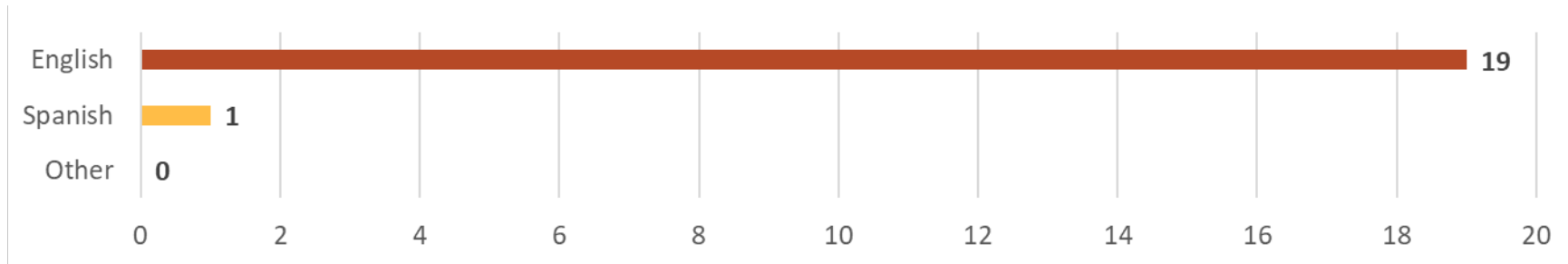
Responses	
LGBTQ+	
Vietnamese	
Answered	2
Skipped	22

22. Do you own or rent the place where you live?



Choice	Responses	
	Own	17
Rent	4	19.05%
Rather not say	0	0.00%
Answered	21	
Skipped	3	

24. Primary language spoken at home:



Responses		
English	19	95%
Spanish	1	5%
Answered	20	
Skipped	4	

25. Additional language(s) spoken at home:

- English
- Khmer
- Spanish
- Vietnamese

Answered	9
Skipped	15