



**City of Tacoma  
Planning Commission**

Anna Petersen, Chair  
Jeff McInnis, Vice-Chair  
Carolyn Edmonds  
Ryan Givens  
David Horne  
Christopher Karnes  
Brett Santhuff  
Andrew Strobel  
Alyssa Torrez

## **AGENDA**

**MEETING:** **Regular Meeting** (virtual)  
(including an Informational Session and a Public Scoping Hearing)

**DATE/TIME:** Wednesday, June 16, 2021, 5:00 p.m.  
(Informational Session by Planning Staff beginning at 4:00 p.m.)  
(Public Scoping Hearing beginning at 5:30 p.m.)

**Zoom Info:** Link: <https://us02web.zoom.us/j/85981004751>  
Dial-in: +1 253 215 8782  
ID: 859 8100 4751

### **INFORMATIONAL SESSION (conducted by Planning Staff):**

**Time:** 4:00 – 4:50 p.m.  
**Subject:** 2022 Amendment – Assessment of Applications  
**Purpose:** For interested residents to learn more about the subject and be prepared to testify at the Public Scoping Hearing starting at 5:30 p.m.  
**Log-in:** Link: <https://us02web.zoom.us/j/85783961725>  
Dial-in: +1 253 215 8782  
ID: 857 8396 1725  
**Format:** Brief presentation and Q&A with Planning Staff

### **A. Call to Order**

- Quorum Call
- Land Acknowledgement

### **B. Approval of Agenda**

### **C. Approval of Minutes**

- April 21, 2021
- May 5, 2021

### **D. Public Comments**

- Comments on Discussion Item #1 are accepted by 12:00 noon on the meeting day; e-mail to [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org).
- Comments on Discussion Item #2 are accepted through June 18, 2021, 5:00 p.m.; e-mail to [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org).

### **E. Disclosure of Contracts**



The City of Tacoma does not discriminate on the basis of disability in any of its programs, activities, or services. To request this information in an alternative format or to request a reasonable accommodation, please contact the Planning and Development Services Department at (253) 591-5056 (voice) or (253) 591-5820 (TTY).

## F. Discussion Items

### 1. Equity Index Updates

- Description: Review the updates and changes to the Equity Index, an interactive tool that visually highlights disparities in Tacoma.
- Action: Comment
- Staff Contact: Bucoda Warren ([bwarren@cityoftacoma.org](mailto:bwarren@cityoftacoma.org))

### 2. Public Scoping Hearing: 2022 Amendment – Assessment of Applications

- Description: Conduct a public hearing on the scope of work for the following applications
  - (1) NewCold Land Use Designation Change Request
  - (2) South Sound Christian Schools Land Use Designation Change Request
  - (3) South Tacoma Economic Green Zone
  - (4) Minor Plan and Code Amendments
- Action: Receive oral testimony and keep the hearing record open through June 18, 2021, to accept additional written comments
- Staff Contact: Larry Harala ([lharala@cityoftacoma.org](mailto:lharala@cityoftacoma.org))

## G. Upcoming Meetings (Tentative Agendas)

- (1) July 7, 2021:
  - Impact Fees Program Update
  - 2022 Amendment – Assessment of Applications (Debriefing of Hearing)
- (2) July 21, 2021:
  - 2022 Amendment – Assessment of Applications (Determination)
  - Planning Commission Annual Report 2020-2021 and Planning Work Program 2021-2023

## H. Communication Items

- (1) **Equity Retreat** for Landmarks Preservation Commission and Planning Commission tentatively planned for late July.
- (2) **Planning Commission Vacancies** – The City Council is looking to fill two positions on the Planning Commission, representing Districts No. 3 and 5. Applicants must reside in the respective districts and will serve a term of three years from July 1, 2021, to June 30, 2024. Applications must be submitted to the City Clerk's Office by the end of day Friday, June 18, 2021. For more information or to apply, visit the [Committees, Boards, and Commissions webpage](#).
- (3) **Status Reports by Commissioners** – TOD Advisory Group, Housing Equity Task Force.
- (4) **IPS Agenda** – The Infrastructure, Planning and Sustainability Committee's next meeting is scheduled for Wednesday, June 23, 2021, at 4:30 p.m.; agenda (tentative) includes: Tideflats Non-Interim Regulations Discussion: Fossil Fuel Expansion & Renewable Fuels. (Webinar Link: [www.zoom.us/j/86227234162](https://www.zoom.us/j/86227234162), Passcode: 614650)

## I. Adjournment



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Brett Santhuff  
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Alyssa Torrez

**MINUTES (DRAFT)**

**TIME:** Wednesday, April 21, 2021, 5:00 p.m.

**PRESENT (virtually):** Anna Petersen (Chair), Jeff McInnis (Vice-Chair), Ryan Givens, David Horne, Christopher Karnes, Brett Santhuff, Andrew Strobel, Alyssa Torrez

**ABSENT:** Carolyn Edmonds

**A. CALL TO ORDER AND QUORUM CALL**

Chair Petersen called the meeting to order at 5:02 p.m. A quorum was declared.

Chair Petersen read the Land Acknowledgement.

**B. APPROVAL OF AGENDA**

The agenda for the meeting was approved as submitted.

**C. PUBLIC COMMENTS**

Public comments were not accepted for the Discussion Item, which was the subject of a recent public hearing.

**D. CONTACT DISCLOSURE**

**E. DISCUSSION ITEMS**

**1. Home In Tacoma Project**

The Planning Commission had conducted a public hearing on the subject on April 7, 2021 and left the record open through April 9 to accept additional written comments. Elliott Barnett, Planning Services Division, facilitated the Commission's debriefing of the public hearing and review of comments received. He began with an outline of objectives for the discussion. An overview of the current Phase 1 of the Home In Tacoma Project and the content of materials released to the public were provided. Mr. Barnett also reviewed the public comments received in the public engagement process and categorized them into seven (7) main themes. The levels of support and opposition seen in the comments were roughly equal.

Vice-Chair McInnis commented on the citywide Missing Middle Housing approach, which he did not necessarily agree with, and encouraged looking at the issue by individual neighborhoods. Commissioner Givens supported Vice-Chair McInnis's comments and wanted more commitment in the plan to address affordable housing at neighborhood level. Additionally, he would like further clarification in the code language regarding housing types subject to Conditional Use Permits (CUPs). Commissioner Torrez expressed support for the project with some modifications based on public comments. She was pleased with the public engagement efforts and was actually in support of the citywide approach as she considered it more equitable. Commissioner Karnes agreed with Commissioner Torrez, adding that housing supplies and market were different at this time than in the 1990s, and there was prejudice against renters in the public comments. He wanted to get specific about housing types and design standards. Commissioner Strobel discussed the plan's vision and the City's growth strategy, urging the City to implement plans that would be able to accommodate the projected growth. Commissioner Santhuff preferred the Evolve option

to the Transform one, and wanted a well-planned Phase 2 of this project. Commissioner Horne commented on the issue of renters vs. homeowners and equitable approach, as well as advocated for increased density. Chair Petersen stated that this phase was to set the vision for the overall plan and specific codes would be discussed in details at subsequent times. She was supportive of increasing density in the whole City, citing equitable housing choices and opportunities. She also emphasized that the proposal was not to remove Single Family Housing, but rather to expand the housing types and supplies. The extensive level of community outreach was also mentioned.

Heidi Aggeler, Root Policy Research, presented the reasoning for Missing Middle Housing and how they could promote affordability. Commissioner Santhuff had questions regarding flexibility to convert single-family dwellings into duplexes or houses with accessory dwelling units (ADUs) to generate additional income and encourage ownership.

Regarding the project timing and engagement, the Commission wanted to make sure the next phase of the project would have ample time to discuss it thoroughly, but also efficiently so that the housing crisis due to lack of housing supplies would not be prolonged more than necessary. Commissioner Strobel requested additional data on how affordability was changing in the City to provide context for the housing crisis and the proposals.

The meeting was recessed at 6:18 p.m. and resumed at 6:23 p.m.

Mr. Barnett continued that from the public comments, the Low-scale Residential designation was more broadly supported than the Mid-scale option. There were concerns with the Mid-scale designation such as building height, yard space, setback, traffic, etc. Commissioner Karnes suggested installing a limit of three-story buildings and only allowing four-stories in select areas. Commissioner Strobel put forward a tiered concept based on proximity to corridors or targeted centers. Commissioner Givens liked the draft language and agreed with previous Commissioners. Chair Petersen stated that there already existed neighborhoods with three-story buildings or higher, in which the Mid-scale housing could easily fit; she did not want the Commission to limit their options this early on in the process. Commissioner Torrez agreed. Commissioner Santhuff recommended having requirements for setbacks or height limit for four-story buildings, especially if adjacent to lower residential units. Commissioner Givens wanted explicit height limit added to the language.

Next, Mr. Barnett presented maps illustrating that there was a higher percentage of the Low-scale designation in the high-opportunity areas and Mid-scale in the low-opportunity areas. In terms of geography of the proposed residential designations, Commissioner Karnes suggested focusing Mid-scale housing along the corridors with required minimum standards for transit services, and less focus in the residential centers. Commissioner Santhuff supported reducing the Mid-scale buffers around the centers and setting a full-block buffer around corridors. Commissioner Strobel wanted to see a hybrid of both Evolve and Transform scenarios. Commissioner Horne supported the more aggressive scenario but wanted to make sure the buffers would not have adverse effects to the areas. Commissioner Torrez inquired about whether increasing density would attract more transit services or transit should be built first to accommodate increased density. Chair Petersen asked Commissioners for clarifications regarding the buffers surrounding the centers. The Commission discussed the potential of dedicating a subcommittee to study the subject of eliminating or modifying the buffers.

Moving on to the next topic, Chair Petersen cautioned against using views and historic neighborhoods to argue against change. She also mentioned traffic and parking issues. Commissioner Santhuff commented on demolition of non-landmarked properties and wanted to explore other ways to encourage mindful developments. Furthermore, he was concerned with parks and open spaces, suggesting collaboration with Metro Parks to proactively set a vision for these facilities. Commissioner Givens wanted to involve Impact Fees in the proposals to raise funds for developments.

Then, Ms. Aggeler went over the affordability and anti-displacement policy options. The Commission felt that incentives were necessary to promote developments. Commissioner Givens mentioned high permit fees, street frontage maintenance, and tax reduction policies as areas for consideration. Commissioner

Santhuff recommended the idea of requiring affordable units in Mid-scale developments and waiving Impact Fees for developments with affordable units. Commissioner Strobel concurred, adding that there should be other incentives to offset offsite improvements and other associated costs. Commissioner Karnes commented on the needs for transit services to make one-car or no-car families possible. Commissioner Torrez wanted to change the perception on developers, stating that many local organizations and developers strived to create more affordable housing, not all were fixed on making profit. Chair Petersen agreed with all comments.

Concerning near-term code changes, Chair Petersen wanted to make sure housing would not be pushed in unsuitable areas as seen in some public comments. Multiple Commissioners advocated for more housing on vacant lots in commercial areas and along corridors, as well as not limiting the height of ADUs. Chair Petersen would like to explore incentives for family-size apartments over smaller single-occupant units.

## F. TOPICS OF THE UPCOMING MEETINGS

- 1) Agenda for May 5, 2021 meeting includes:
  - Home In Tacoma Project (Recommendation)
  - 2022 Amendment – Review of Applications
- 2) Agenda for May 19, 2021 meeting includes:
  - Impact Fees Program Update
  - 2022 Amendment – Assessment of Applications

## G. COMMUNICATION ITEMS

The Commission acknowledged receipt of communication items on the agenda.

- 1) Status Reports by Commissioners
  - Commissioner Karnes reported that the Transit-Oriented Development Advisory Group was working on a White Paper on various topics and a joint letter with the Transportation Commission regarding the Tacoma Dome Link Extension within the context of Sound Transit's Program Realignment to be submitted to Sound Transit.
  - Chair Petersen briefed the Commission that the Housing Equity Taskforce had a meeting two weeks prior, but due to technical issues, they did not have sufficient participation and did not make any official decisions.
- 2) Brian Boudet, Planning Division Manager, informed the Commission of the following:
  - Sound Transit was conducting a survey on the realignment priority of the Link Extension.
  - The Tideflats and Industrial Land Use Regulations were scheduled for the City Council's Study Session and Public Hearing on April 27, 2021.
  - The Commission terms for District 2, 3, and 5 were coming up. Commissioners were invited to re-apply or encourage their affiliates to apply.

## H. ADJOURNMENT

The meeting was adjourned at 8:30 p.m.

*\*These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit:*  
[http://www.cityoftacoma.org/government/committees\\_boards\\_commissions/planning\\_commission/agendas\\_and\\_minutes/](http://www.cityoftacoma.org/government/committees_boards_commissions/planning_commission/agendas_and_minutes/)



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**MINUTES (DRAFT)**

**TIME:** Wednesday, May 5, 2021, 5:00 p.m.

**PRESENT (virtually):** Anna Petersen (Chair), Jeff McInnis (Vice-Chair), Carolyn Edmonds, Ryan Givens, David Horne, Christopher Karnes, Andrew Strobel, Alyssa Torrez

**ABSENT:** Brett Santhuff

**A. CALL TO ORDER AND QUORUM CALL**

Chair Petersen called the meeting to order at 5:01 p.m. A quorum was declared.

Chair Petersen read the Land Acknowledgement.

**B. APPROVAL OF AGENDA**

The agenda for the meeting was approved.

The minutes for the April 7, 2021 meeting (including oral testimony on Home In Tacoma Project) were approved as submitted.

**C. PUBLIC COMMENTS**

Public comments were not accepted for Discussion Item #1, which was the subject of a recent public hearing.

Lihuang Wung, Planning Services Division, reported to the Commission that four written comments had been received by 12:00 p.m. (noon), addressing the 2022 Amendments – Assessment of Applications. All comments were on file at the Department and available on the Planning Commission webpage for review.

**D. CONTACT DISCLOSURE**

Commissioner Karnes had conversations with Historic Tacoma staff regarding Home In Tacoma.

Commissioner Edmonds had conversations with realtors in her office, Tacoma Pierce County Association of Realtors, about Home In Tacoma.

**E. DISCUSSION ITEMS**

**1. Home In Tacoma Project**

Elliott Barnett, Planning Services Division, outlined objectives of the discussion and next steps in the project.

For each topics discussed at the previous meeting on April 21, 2021, Mr. Barnett provided a review of the proposal and refinements based on the Commission's input.

Regarding the vision and engagement strategy of the plan, Commissioner Karnes expressed his support for the modifications. Commissioner Edmonds wanted more focus on neighborhoods. Vice-Chair McInnis

concurred on clarifying that the plan was not to change the characters of neighborhoods. Commissioner Torrez asked about timing of Phase 2. Commissioner Givens and Chair Petersen suggested breaking down Phase 2 into smaller components to prioritize and expedite some processes.

For Low-scale and Mid-scale Residential designations, Vice-Chair McInnis and Chair Petersen inquired about inclusion of mobile homes and the definition of modular vs. pre-fabricated. Chair Petersen also commented on design standards and guidelines for four-plexes and townhouses. Commissioner Strobel wanted clarification on shared housing and that it was not intended to be micro units. Commissioner Karnes supported having pedestrian amenities (sidewalks, frontage, lighting, etc.) and specifying height limit in Low-scale areas. Chair Petersen considered scale as more important than height in Mid-scale areas. Several other Commissioners agreed. Commissioner Karnes added comments about parking and direct access. The Commission provided consent to remove the reference about onsite parking in the proposal.

In relation to the geography of the proposed designations, Mr. Barnett presented hybrid options for applicability areas. Vice-Chair McInnis liked hybrid options as they provided flexibility for future modifications if necessary. Commissioner Edmonds asked about the reasoning for corridors and centers selections to apply the buffers, and believed that Hybrid 1 would be less controversial to the public. In addition, she discussed incorporating neighborhood planning into the Home In Tacoma Project. Commissioner Karnes commented on the density level needed for 15-minute transit service and potential adjustments to the hybrid options based on corridor-related criteria. Commissioner Torrez wanted to allow as much mid-scale as possible to increase housing density. Referring to Hybrid 1, Commissioner Strobel was concerned that it would not meet equity goals throughout the City. He, similar to Commissioner Karnes, wanted to see a "hybrid of hybrids." Commissioner Givens endorsed Hybrid 1. Chair Petersen felt that Hybrid 1 would not create enough housing, and wanted to explore Commissioner Karnes's suggestion to enhance Hybrid 1. The Commission provided their preference regarding one block vs. two blocks around centers and corridors.

The Commission continued discussing policy commitments, covering parks and open space, landscaping, parking requirements, demolition, housing trends, affordability and anti-displacement, etc. They wanted stronger statements in the proposal. They also discussed revising phrasing of ownership promotion to avoid coming off as anti-renters.

In terms of code changes, Chair Petersen and Commissioner Strobel had questions about affordability bonuses for religious institutions and housing non-profits.

The meeting was recessed at 6:53 p.m. and resumed at 6:58 p.m.

## **2. 2022 Amendments – Assessment of Applications**

Lihuang Wung, Planning Services Division, indicated that the Commission would review two (2) of the four (4) applications of the 2022 Annual Amendments package at this meeting. The two (2) applications were "NewCold" and "South Sound Christian Schools." Mr. Wung explained the amendment process and timeline, of which this meeting was the beginning. Criteria set forth in the Tacoma Municipal Code (TMC) for the review of applications were also presented.

Larry Harala, Planning Services Division, continued by providing an overview of the applications. "NewCold" is an application requesting to change the Land Use Designation of the subject site at 4601 S. Orchard Street, from Light Industrial to Heavy Industrial. Mr. Harala explained the differences between the designations and scoping options. "South Sound Christian Schools" requests the Land Use Designation change of eight (8) parcels at 2053 South 64<sup>th</sup> Street. A number of parcels were proposed to change from Single Family Residential to Multi-Family Residential (low-density), and the rest from Single Family Residential to General Commercial. Similarly, the designations and scoping options were explained.

Chair Petersen had questions about the designation of the landfill and the zoning history of the "NewCold" subject site as to why it was different from the rest of the property. She would not want to change its

designation if the difference was intentional. Commissioner Edmonds requested information on how the designation change of the proposed site would affect the South Tacoma Groundwater Protection District. Chair Petersen stated that the written comments received prior to the meeting were all in support of the application. Commissioner Horned inquired about traffic patterns in the area.

For the "South Sound Christian Schools," Chair Petersen wanted to know how the Home In Tacoma Project would affect the subject area of this application. Commissioner Givens asked for information on the City's street improvement policy.

## F. TOPICS OF THE UPCOMING MEETINGS

- 1) Agenda for May 19, 2021 meeting includes:
  - Impact Fees Program Update
  - Home In Tacoma Project - Recommendation
  - 2022 Amendment – Assessment of Applications

## G. COMMUNICATION ITEMS

The Commission acknowledged receipt of communication items on the agenda.

- 1) Brian Boudet, Planning Division Manager, briefed the Commission of the following:
  - The City Council conducted the public hearing for the Tideflats and Industrial Land Use Regulations on April 27, 2021. There were approximately 70-80 public attendants and 400 written comments were received.
  - The potential cancellation of the June 2, 2021 meeting was mentioned, pending the progress of the Home In Tacoma Project discussion at the May 19, 2021 meeting.

## H. ADJOURNMENT

The meeting was adjourned at 7:30 p.m.

*\*These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit:*  
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City of Tacoma  
Planning and Development Services

**To:** Planning Commission  
**From:** Lihuang Wung, Planning Services Division  
**Subject:** **Equity Index Updates**  
**Meeting Date:** June 16, 2021  
**Memo Date:** June 9, 2021

**Action Requested:**

Comment.

**Discussion:**

At the meeting on June 16, 2021, the Planning Commission will receive an informational briefing on Tacoma's Equity Index. The presentation will be provided by staff from the Tacoma 2025 Strategy Team of the Media and Communications Office, and will cover recent updates and changes to the index, why the City utilizes the index, how the Commission can utilize it, and how to navigate the online public mapping tool. Attached are the PowerPoint slides to be presented.

**Project Summary:**

The Equity Index is an interactive tool that visually highlights disparities in Tacoma. It uses 29 data points sorted into five determinant categories to determine where community members are not able to access services or where services do not meet community needs. It is one of the primary tools that City staff, partners, and other decision makers use to help ensure they are making data-informed decisions to improve access to opportunity for all community members.

Tacoma has been utilizing the equity index since 2019 publicly, and this year has rereleased the index with new updates, map layers, and methods to utilize the index for departments, boards and commissions, and the public. The team that works on the index has been presenting to various boards and community groups to help them navigate the updates to the tool. Commission members can learn more at [www.cityoftacoma.org/equityindex](http://www.cityoftacoma.org/equityindex).

**Staff Contact:**

- Bucoda Warren, Strategic Initiatives Coordinator, [bwarren@cityoftacoma.org](mailto:bwarren@cityoftacoma.org)

**Attachment:**

1. Tacoma Equity Index (PowerPoints)
- c. Tanisha Jumper, Media and Communications Director



# Tacoma Equity Index



**tacoma2025**  
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Jacques Colon, 2025 Strategic Manager;

Bucoda Warren, Strategic Initiatives Coordinator;

Christina Chelf, IT Supervisor;

Adriana Abramovich, Senior GIS Analyst



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# Agenda

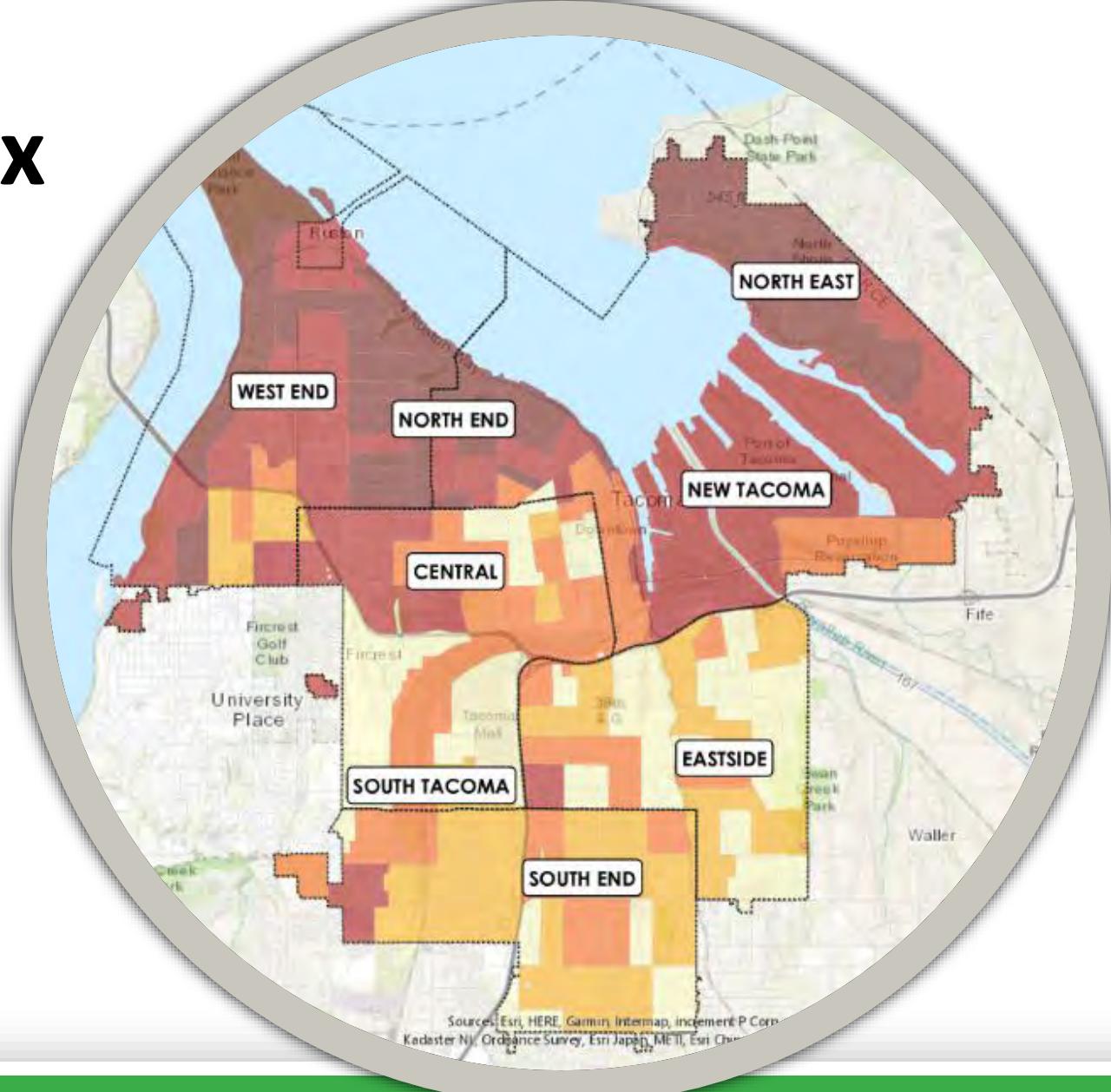
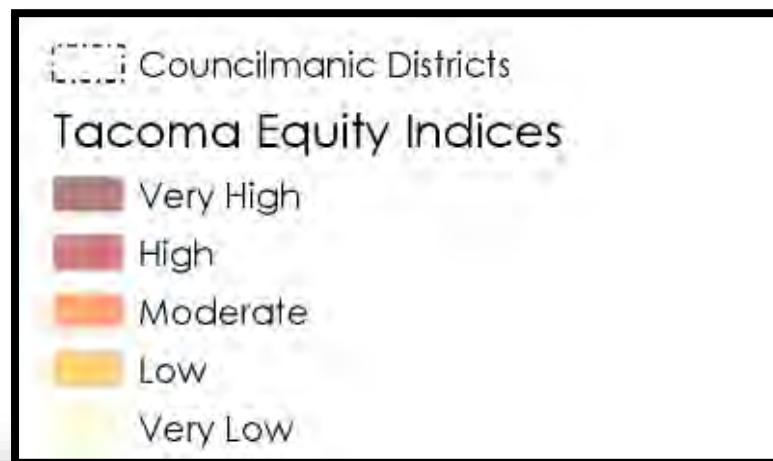
- What's New
- Why do we use the equity index
- What is the equity index
- How can you utilize the equity index



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# Tacoma Equity Index

- Highlights areas of higher and lower opportunity
- Guides equitable service delivery and resource allocation



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# What's New in the Update?

- User interface changes to the self-service tool be easier to use
- Updated datasets from the original 2018 map
- 9 new environmental indicators, creating a 5<sup>th</sup> scored determinant category
- New equity map layers for TPU water service area, Power service area, and combined service area
  - County Level Index coming soon



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# Why Address Inequities?

- Inequities did not occur overnight or naturally
- They were created by a history of racist systems, policies, and practices
- They Prevent us from achieving our community's vision (2025)

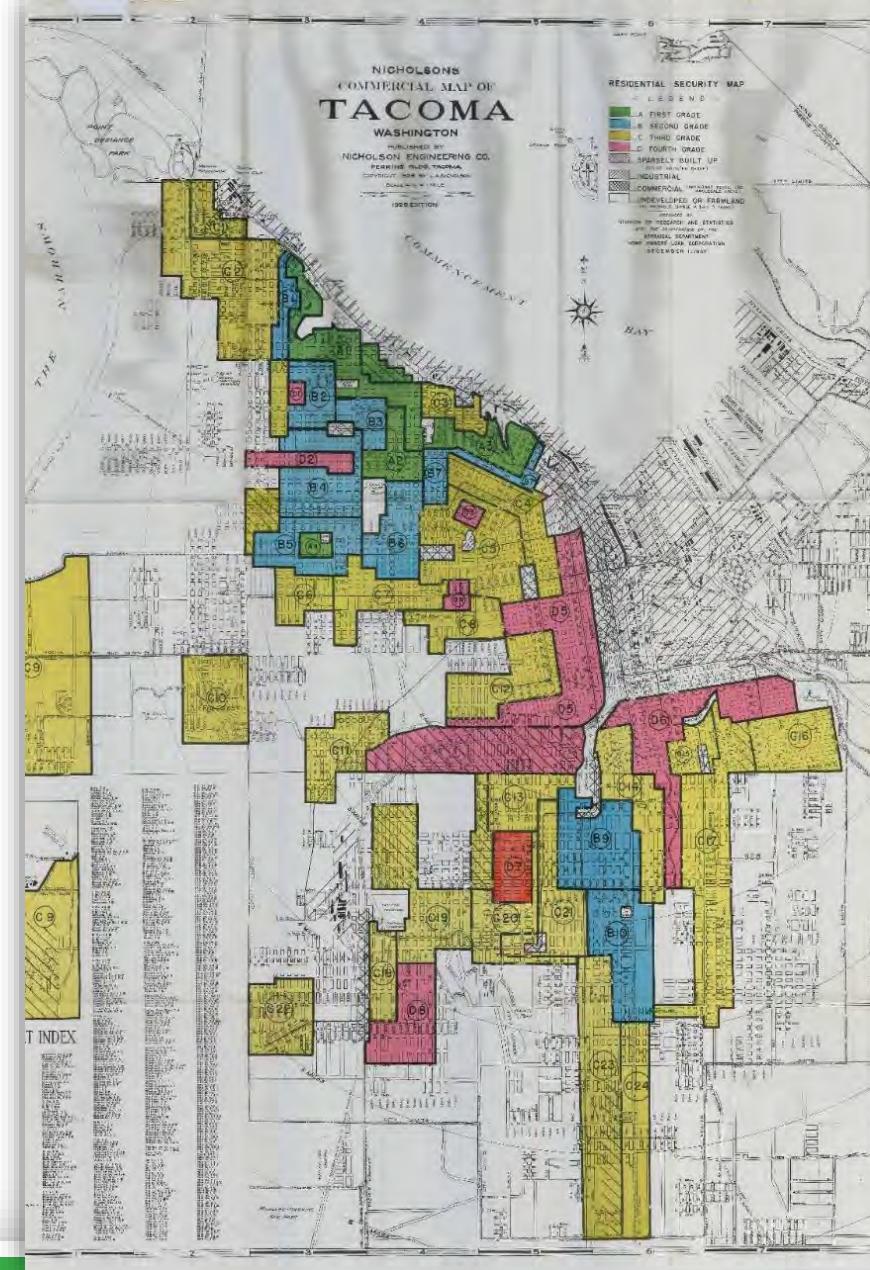


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# Redlining History

## HOLC Grade

- A "Best"
- B "Still Desirable"
- C "Definitely Declining"
- D "Hazardous"



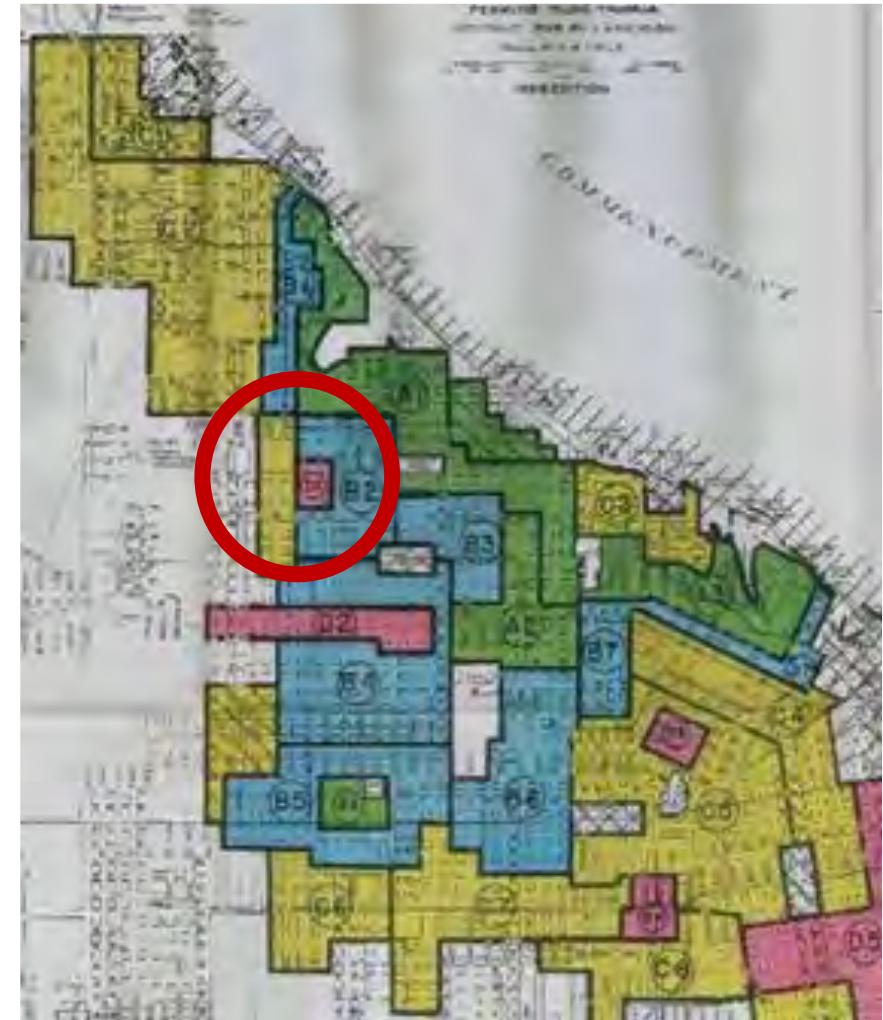
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# Home Owners Loan Corporation Assessment



**"Three highly respected Negro families own homes and live in the middle block of this area facing Verde Street. While very much **above the average of their race**, it is quite generally recognized by Realtors that their presence seriously detracts from the desirability of their immediate neighborhood."**

- Mapping Inequality



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# Purpose of the Equity Index

Tacoma is an inclusive and equitable place to  
**Live, Learn, Work, and Play**

## Identify and Track Disparities

- Identify disparities in outcomes faced by those most likely to experience inequity and track them over time

## Support Data-Driven Decision-Making

- Guide decisions about the allocation of resources and policy development

## Increase Transparency and Accountability

- Increase transparency and accountability and give communities tools to share in successes and advocate for change



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# What is the Equity Index?

- An Index is a composite of indicators that produces a single calculation which can be scored.
  - Compare
  - Contrast
  - Measure
  - Standardize
- The Equity Index helps identify disparities and communities of concern within the City.



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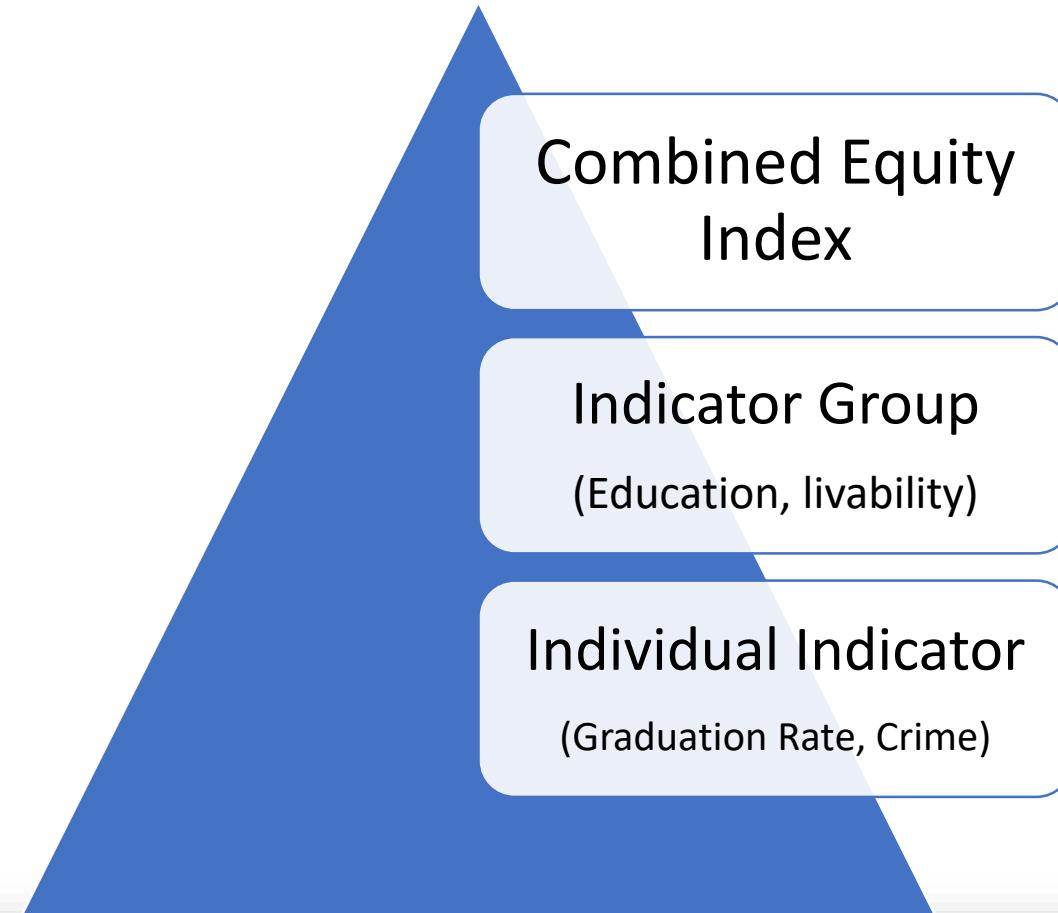
# What is the Equity Index?

- 29 Indicators by Determinant Categories
- 197 Scored Census Blocks (City index)
- 5 Equally Weighted Determinant Categories based on our strategic priorities
- Racial Demographics Overlay



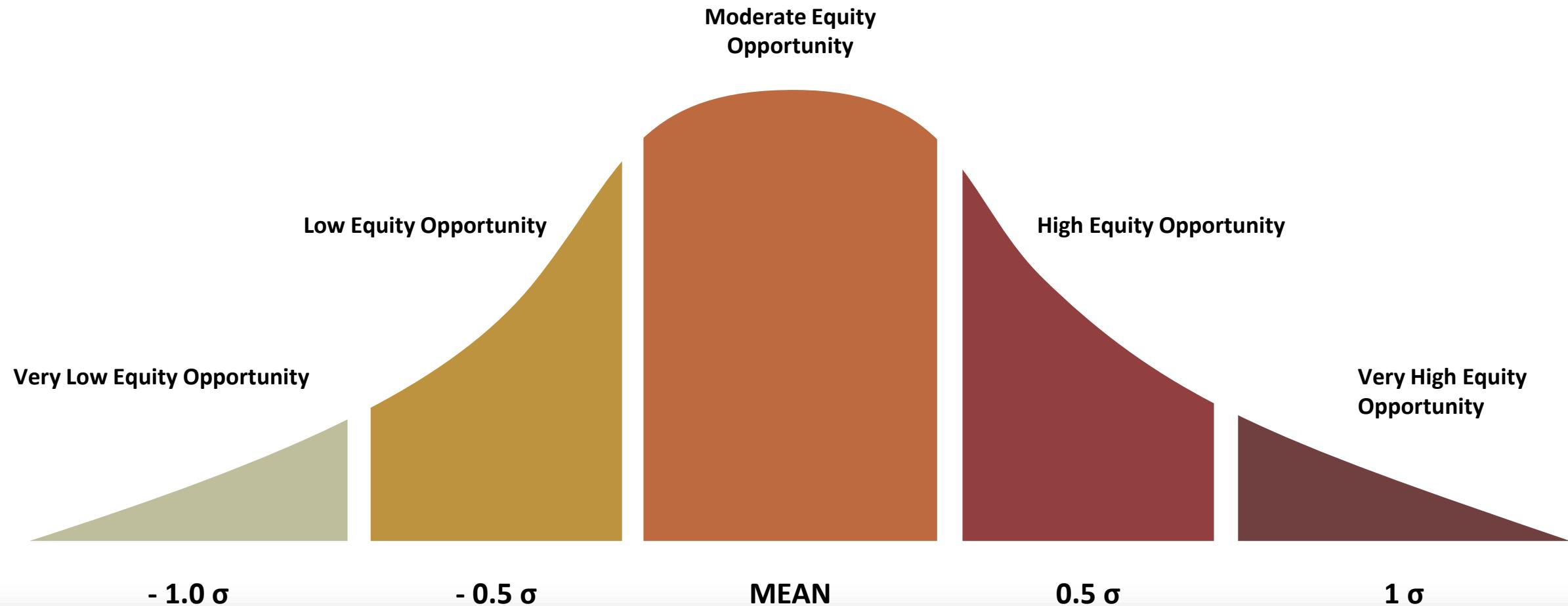
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# Equity Index Data Layers



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# Distribution of Data



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# Tacoma 2025 Goal Areas



Livability



Economy & Workforce



Education



Civic Engagement



Accessibility & Equity



## Livability

- Nuisance
- Crime Index
- Median Home Value
- Housing Cost Burden
- Average Life Expectancy
- Urban Tree Canopy

## Education

- Student Mobility Rate
- 4-Years High School Graduation Rate
- Average Student Test Rate
- Percent of 25+ with Bachelor Degree or More

## Environmental Health

- Non-Diesel Emissions
- Ozone
- PM2.5
- Heavy Traffic
- Toxic Releases
- Home Lead Risk
- Proximity to Hazardous Waste Treatment Storage/Disposal
- Proximity to Superfunds
- Proximity to Risk Mgmt Facilities

## Economy

- Employment/Job Index
- Unemployment Rate
- Median Household Income
- 200% of the Poverty

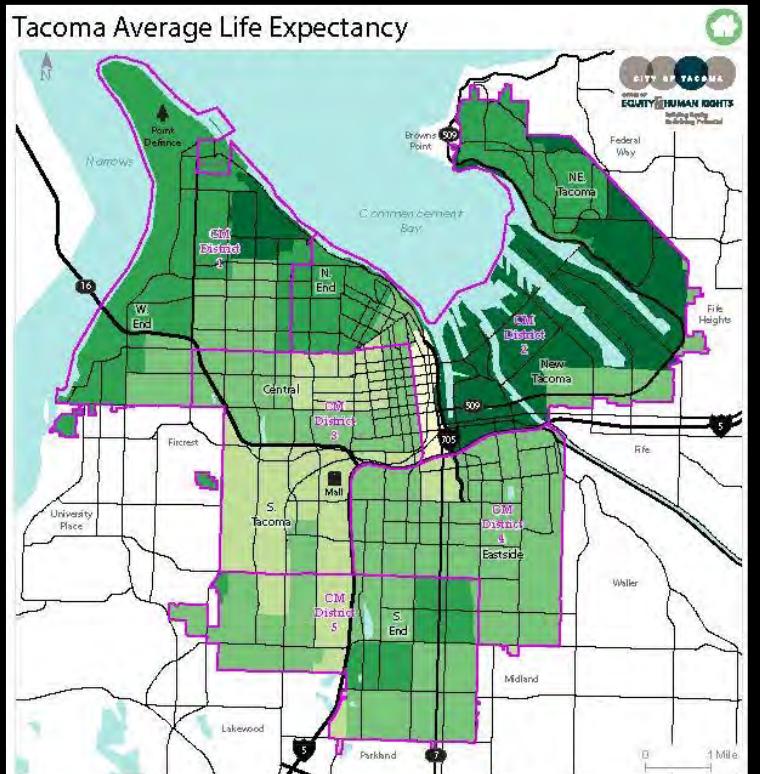
## Accessibility

- Parks and Open Spaces
- Access to Healthy Food
- Average Road Condition
- Home Internet (Digital Access)
- Voter Participation
- Transit Options

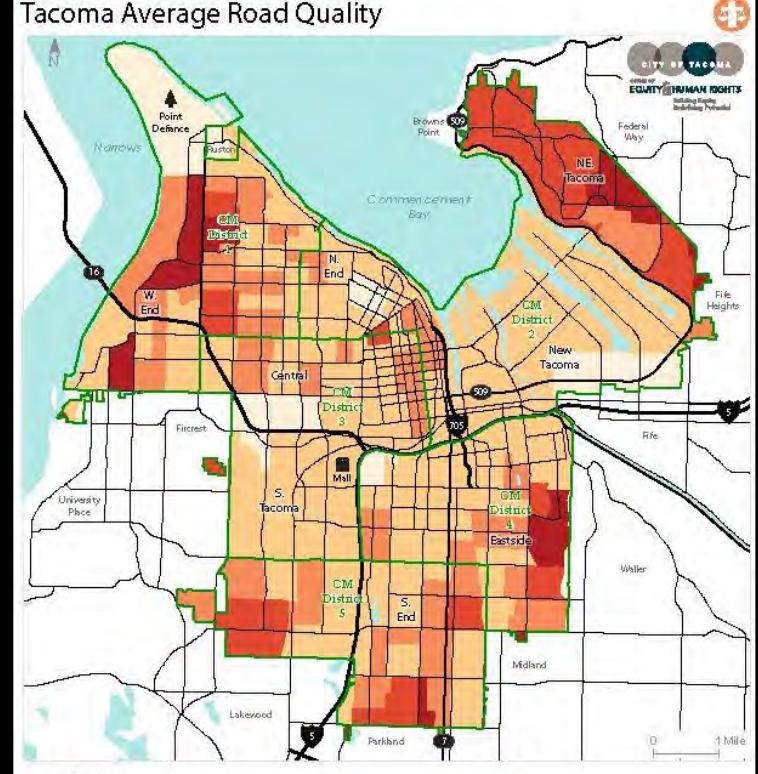


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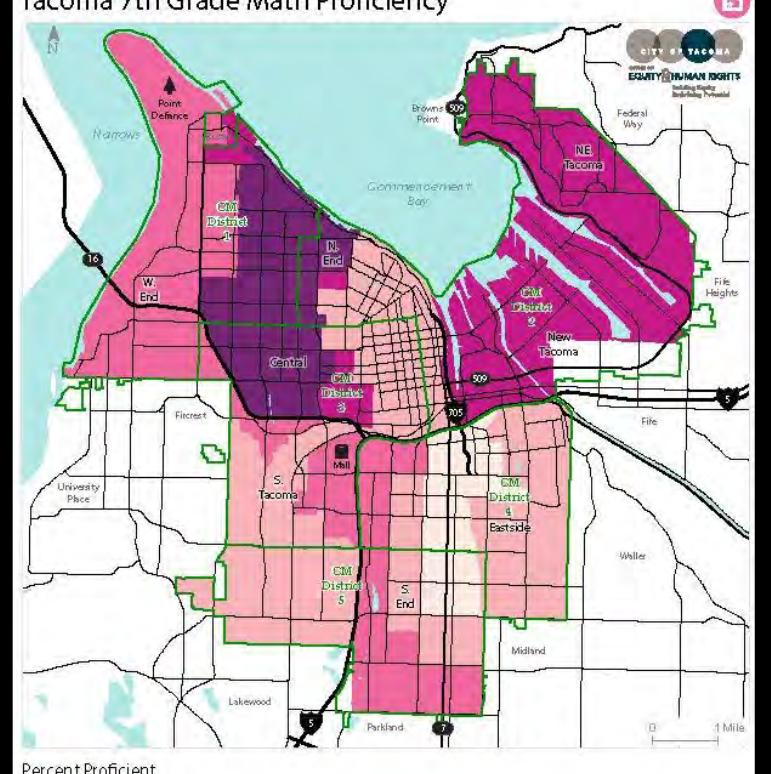
Tacoma Average Life Expectancy



Tacoma Average Road Quality



Tacoma 7th Grade Math Proficiency



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# What Can the Equity Index Do For You?

There are a wide variety of things the equity index can do to help with your work

Prioritize Funding

Prioritize New Installations

Schedule Asset Repairs

Policy Analysis

Grant Allocation

Identify Service Gaps

Loan Distribution

Resource Planning

Outreach

COVID Relief Distribution

Advocate for Businesses

Identify Service Impacts

Prioritize Services

Planning

Budgeting

Propose New Programs

Racial Equity Action Plans

Program Justification



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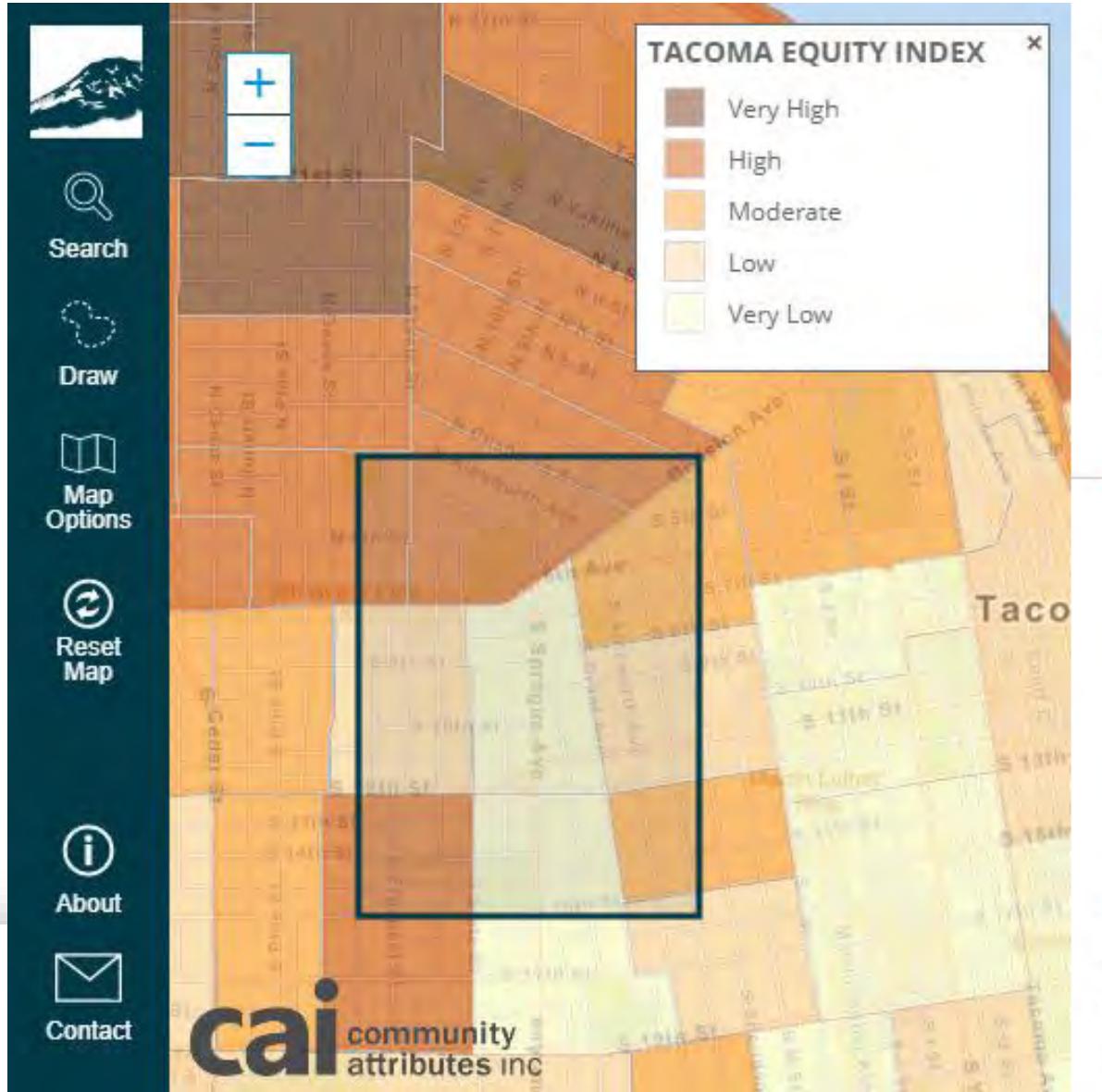
# What Can the Equity Index Do For You?

Usage	Description	Best Use
Use Index As-Is	Use an existing tool to view the data for your own analysis ( <i>no mapping expertise required</i> )	Identify where your data falls in the equity index
Combine Index with Your Data	Add the index scoring to your data for viewing in a table or map format ( <i>some mapping expertise required</i> )	Prioritize and make decisions

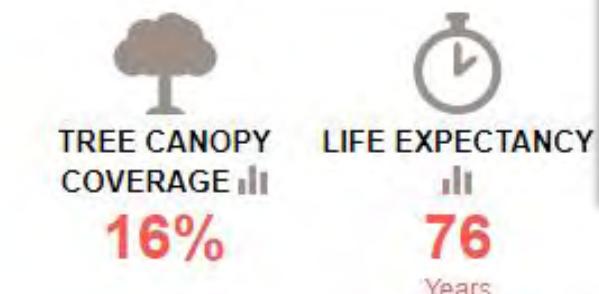


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# Use Index As-Is – Self Service



## DISTRIBUTION OF DATA WITHIN TACOMA



## MEDIAN HOME VALUE

Sources: US Census Bureau, American Community Survey (ACS) 5-Year Estimates, 2013-2017; City of Tacoma Crime Reports & Service Requests, 2016-2017; Plan-It Geo, 2016; National Center for Health Statistics, 2016; Kirwin Institute, 2019

## Self Service Analysis

The public equity application is a resource for finding quick information and selecting an area. This tool will provide statistics about the overall and sub indicators

<https://caimaps.info/tacomaequitymap>

# What's Next?

**The planning Commission is in a great position to utilize the index**

- Incorporate index into policy discussions
- Consider the history of planning decisions in the context of mapping inequities

**If you need additional support:**

- Contact us for a consult



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# Thank You!



[Bwarren@cityoftacoma.org](mailto:Bwarren@cityoftacoma.org) and [GISTeam@cityoftacoma.org](mailto:GISTeam@cityoftacoma.org)

[www.CityofTacoma.Org/equityindex](http://www.CityofTacoma.Org/equityindex)



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**City of Tacoma**  
Planning and Development Services

**To:** Planning Commission  
**From:** Larry Harala, Planning Services Division  
**Subject:** **2022 Amendment – Public Scoping Hearing**  
**Meeting Date:** June 16, 2021  
**Memo Date:** June 9, 2021

**Action Requested:**

Conduct the Public Scoping Hearing.

**Discussion:**

At the next meeting on June 16, 2021, beginning at approximately, 5:30 p.m., the Planning Commission will conduct a Public Scoping Hearing concerning the following applications for the 2022 Annual Amendment to the [One Tacoma Comprehensive Plan](#) and [Land Use Regulatory Code](#) ("2022 Amendment"): (1) "NewCold" Land Use Designation Change, (2) "South Sound Christian Schools" Land Use Designation Change, (3) "South Tacoma Economic Green Zone", and (4) "Minor Plan and Code Amendments."

Planning staff will conduct an Informational Meeting on the same day, June 16<sup>th</sup>, from 4:00 to 4:50 p.m., to provide interested parties an opportunity to learn more about the applications and be better prepared to testify at the hearing.

The purpose of the hearing is to solicit public comments on whether these applications should be accepted and moved forward for technical analysis, whether the scopes of work should be modified, and what additional issues should be studied. After the hearing, the Commission will keep the hearing record open through 5:00 p.m. on Friday, June 18, 2021, to accept additional written comments.

Prior to taking oral testimony at the hearing, the Commission will invite the applicants to share the intent and purpose of their respective applications. The Commission had conducted preliminary assessment of the applications at previous meetings, but has not heard from the applicants directly.

The Public Scoping Hearing is a voluntary step the Commission adds to the "Assessment of Applications" process. At subsequent meetings on July 7 and 21, 2021, the Commission will review public comments received and determine, per TMC 13.02.070.E, whether these applications should be accepted and moved forward for technical analysis, and if so, whether their scopes of work should be modified.

Attached, for the record, are a summary of the applications and a copy of the public hearing notice. The hearing notice has been mailed to more than 22,800 properties located 1,000 feet within the subject sites of these applications, posted on the project's website, and distributed via e-mails to parties interested in Planning Commission businesses.

**Project Summary:**

The Comprehensive Plan and its elements, as well as development regulations and regulatory procedures that implement the Comprehensive Plan, shall be adopted and amended by ordinance of the City Council following the procedures identified in TMC 13.02.070. Proposed amendments may be considered annually, for which the amendment process shall begin in July of any given year and be completed, with appropriate actions taken by the City Council by the end of June of the following



year. The timeline for the 2022 Amendment has been modified to provide for more opportunities for public engagement; the process began with accepting applications during January-March 2021 and is slated for completion in June 2022. For more information about 2022 Amendment, please visit [www.cityoftacoma.org/2022Amendment](http://www.cityoftacoma.org/2022Amendment).

**Prior Actions:**

- 05/19/21 – Assessment of Applications: “South Tacoma Economic Green Zone” and “Minor Plan and Code Amendments”
- 05/05/21 – Assessment of Applications: “NewCold” and “South Sound Christian Schools”
- 03/31/21 – Application submittal deadline

**Staff Contact:**

- Larry Harala, [lharala@cityoftacoma.org](mailto:lharala@cityoftacoma.org)
- Lihuang Wung, [lwung@cityoftacoma.org](mailto:lwung@cityoftacoma.org)

**Attachments:**

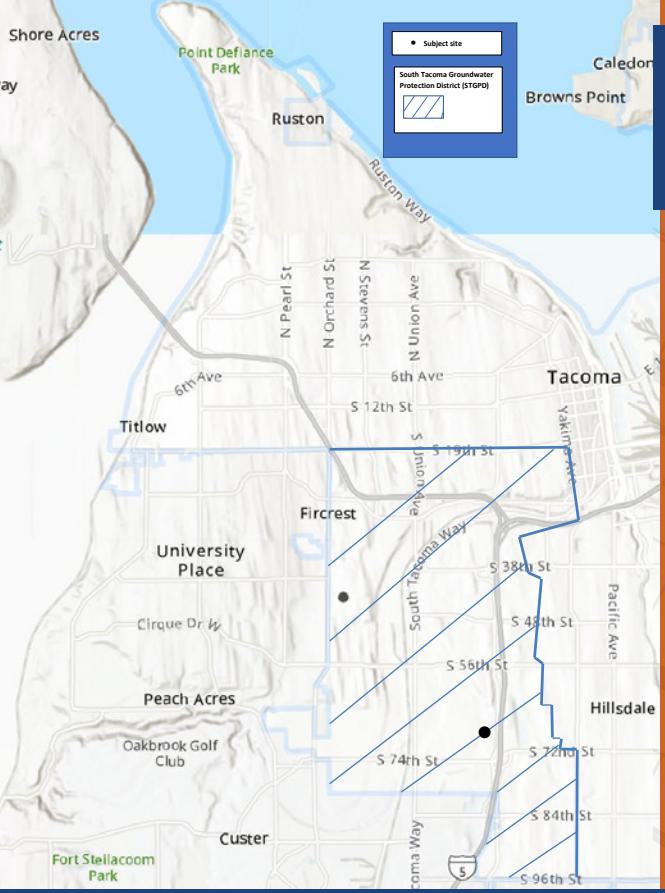
1. Summary of Applications for 2022 Amendment
2. Notice of Public Scoping Hearing for 2022 Amendment

c. Peter Huffman, Director

## 2022 Annual Amendment – Summary of Applications

May 19, 2021

Project ID	NewCold	South Sound Christian Schools	South Tacoma Economic Green Zone	Minor Plan and Code Amendments
Proposed Amendment	Land Use Designation Change	Land Use Designation Change	Changes to Comprehensive Plan, Land Use Designations and Regulatory Code	Minor Plan and Code Amendments
Applicant	NewCold Seattle, LLC	South Sound Christian Schools and CenterPoint Christian Fellowship	South Tacoma Neighborhood Council	Planning & Development Services Department
Location and Size of Area	4601 S. Orchard Street; 3 acres	Vicinity of 2052 S. 64th Street; 8 parcels; 16 acres	South Tacoma Groundwater Protection District Overlay (STGPD); 5000+ acres	Citywide
Current Land Use and Zoning	<ul style="list-style-type: none"> <li>• Designation: Light Industrial</li> <li>• Zoning: M-1-STGPD Light Industrial District with South Tacoma Groundwater Protection District Overlay</li> </ul>	<ul style="list-style-type: none"> <li>• Designation: Single Family Residential</li> <li>• Zoning: R-2-STGPD Single Family Dwelling with South Tacoma Groundwater Protection District Overlay</li> </ul>	<ul style="list-style-type: none"> <li>• South Tacoma Groundwater Protection District Overlay</li> <li>• Multiple/various land use designations and zoning districts</li> </ul>	N/A
Proposal Summary	<p>The request is to change the land use designation at the 3-acre subject site from "Light Industrial" to "Heavy Industrial."</p> <p>The subject site is a portion of a larger 34-acre parcel already developed with a heavy industrial cold storage facility. The parcel, except the subject site, is currently designated Heavy Industrial and zoned M-2. The proposal, with a subsequent rezone, would keep the designation and zoning of the entire parcel consistent and allow for future expansion of the existing facility.</p>	<p>The request is to change the land use designation from Single Family Residential to Multi-Family Residential (Low Density) on the western 4 parcels and General Commercial on the eastern 4 parcels.</p> <p>The proposed designations would allow multi-family development on a certain portion of the western 4 parcels (with a subsequent rezone to R4-L) and commercial use on a certain portion of the eastern 4 parcels (with a subsequent rezone to C-2).</p>	<p>The request is to conduct a broad review of the South Tacoma Manufacturing/Industrial Center and STGPD/aquifer recharge areas, along with progressive changes to the Comprehensive Plan, Land Use Designations and Regulatory Code, to eliminate environmental and health risks and promote an Econ-Industrial Park and Economic Green Zone ("EIP-EGZ") concept.</p> <p>Such a designated review would align the Comprehensive Plan, the Urban Tree Canopy, Tacoma Environmental Act, Climate Justice Action Plan and STGPD Code into a new unified EIP-EGZ that would be more consistent with Tacoma's economic and environmental goals, leverage existing possibilities of undeveloped sites within the STGPD and aquifer recharge areas, avoid further environmental contamination and negative health impacts, and bring additional economic opportunities and revitalization.</p>	<p>Minor, non-policy type of revisions to the One Tacoma Comprehensive Plan and various sections of the Tacoma Municipal Code, intended to keep information current, address inconsistencies, correct minor errors, increase clarity, and improve provisions that, through implementation of the Plan and administration of the Code, are found to be unclear or not fully meeting their intent.</p>



# The 2022 Amendment Process may have Impacts on Your Neighborhood

Join us to provide your comments about the 2022 amendment proposals. The Tacoma Planning Commission is reviewing three community proposals and one City proposal to decide whether the applications will be accepted for consideration.

- **New Cold Land Use Designation Change** would allow for the applicant, at a future time, to develop the 3-acre parcel in a manner consistent with their adjacent 34-acre heavy industrial cold storage facility.
- **South Sound Christian Schools Land Use Designation Changes** would allow for multi-family and commercial uses on some of the parcels on eight parcels near Tacoma Mall Boulevard and S. 64th St.
- **South Tacoma Economic Green Zone Proposed Changes to Comprehensive Plan, Land Use Designations and Regulatory Code**, would create an environmentally sustainable industrial “green zone” to increase protection of the South Tacoma Groundwater Protection District.
- **Minor Plan and Code Amendments** would make non-policy changes to the Comprehensive Plan and Land Use Code to correct errors, address inconsistencies and clarify policy and regulatory intents.

The Tacoma Planning Commission would like to hear from you on whether these applications should be accepted, whether the scopes of work should be modified, and what additional issues should be studied.

To learn more about the proposals or to contact staff, visit

**[cityoftacoma.org/2022Amendment](http://cityoftacoma.org/2022Amendment)** or join us for an:

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**Informational Meeting:**

Wednesday, June 16 at 4-4:50 p.m. on ZOOM

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**The Tacoma Planning Commission Public Scoping Hearing**

Wednesday, June 16 starting at 5:30 p.m. on ZOOM

Meeting details available at **[cityoftacoma.org/2022Amendment](http://cityoftacoma.org/2022Amendment)**

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**Public Scoping Hearing Notice**

To provide comments:

Join us at **5:30 p.m. on Wednesday, June 16, 2021** at the  
Tacoma Planning Commission Public Scoping Hearing on ZOOM

Provide written comments to **[planning@cityoftacoma.org](mailto:planning@cityoftacoma.org)** by  
Friday, June 18, 2021, 5 p.m.

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To learn more about the proposals or to contact staff, visit

**[cityoftacoma.org/2022Amendment](http://cityoftacoma.org/2022Amendment)** or call (253) 318-5626



**Planning and Development Services**

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