



PRESENTATION(S)

Meeting on April 5, 2023

<u>Agenda Item(s)</u>	<u>Page</u>
1. Pacific Avenue Subarea Plan and EIS (“Picture Pac Ave”) (PowerPoint slides for Discussion Item F)	3 – 16
2. 2023 Amendment Package (PowerPoint slides for Public Hearing Item G)	17 – 29



**Planning
Commission
April 05, 2023**

Picture PAC AVE





Pacific Avenue Subarea Plan & EIS

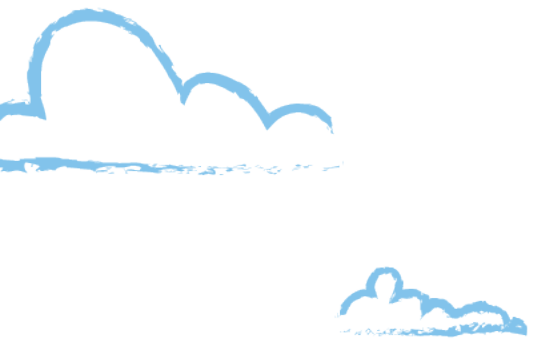
Agenda

Engagement

- Timeline & Milestones
- Soft Launch Recap
- Engagement Goals
- Who Lives Here?
- Engagement Phases
- Audiences and Tools

PURPOSE: To provide a summary of proposed engagement strategies leading into a small group workshop exercise on community engagement





Engagement





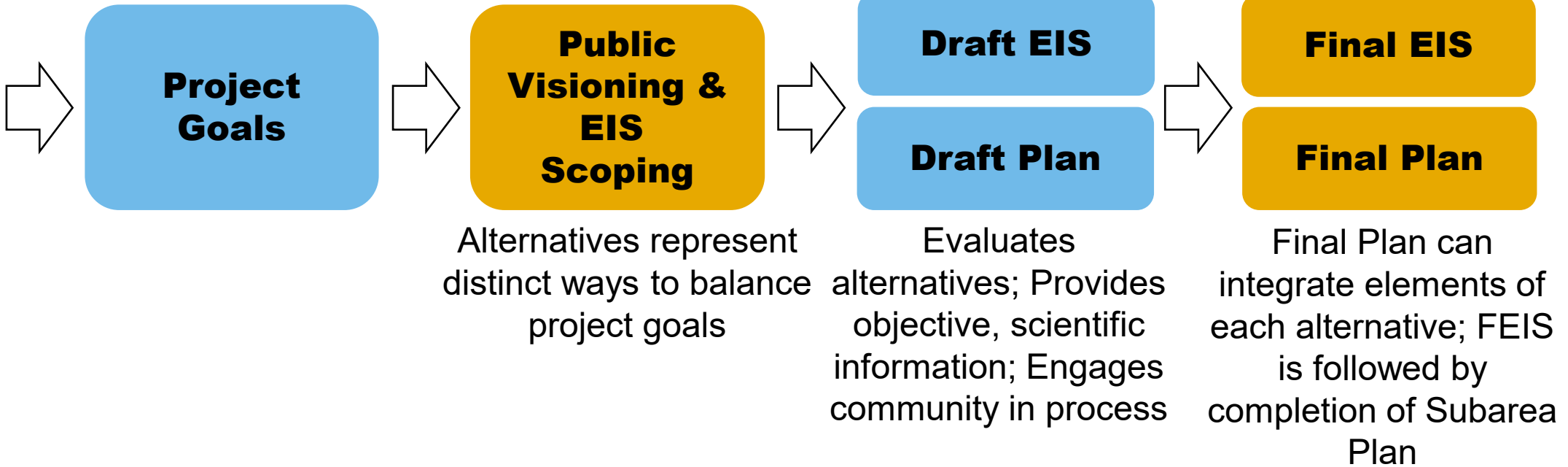
Timeline & Milestones

COMMUNITY ENGAGEMENT PLAN

BASELINE CONDITIONS REPORT

PLANNING FRAMEWORK

WINTER/SPRING 2023 SPRING/SUMMER 2023 FALL/WINTER 2023 TBD





“Soft Launch” Snapshot

“Soft Launch” Summer/Fall 2022

- **Briefings:** *City boards and commissions; neighborhood groups*
- **Meetings:** *Connection with CBOs, businesses, and other corridor stakeholders*
- **Interviews:** *Targeted outreach to structurally excluded groups (black, indigenous, people of color (BIPOC), and immigrant/refugee communities)*

Creation of Public Involvement Plan and Existing Conditions Report

Engagement to Date

- **City Council** – *2 workshops w/ CMs Ushka, Bushnell, & Walker and an IPS briefing*
- **CBOs** - *Walk & Roll Pierce County, Downtown on the GO*
- **Neighborhood Councils** – *SESCO Commissions/Boards – TC, PC, TODAG, STC, MYC, TACOD*
- **Inter-agency Partners** – *Pierce Transit, WSDOT, Sound Transit, TPHCD, Puyallup Tribe of Indians*
- **Action Mapping Project** – *Youth, UWT*
- **Internal CoT** – *PDS, CED, ES, PW, Arts*

Project Advisory Committee (PAC)



Community Representative Body:

- ✓ *15-20 members – City Manager appointment*
- ✓ *Convenes roughly once every two months throughout project (6-8 meetings in 2023, 2024 if needed)*
- ✓ *Acts as a “sounding board” – provides insight and helps “ground truth”*
- ✓ *Liaison to broader stakeholder groups*
- ✓ *Helps formulate Project goals, priorities, and strategies & provides input into the Draft Plan*
- ✓ *Advises & helps with equitable engagement*

Stakeholder Group Representation:

- **Local Businesses (especially BIPOC-owned)**
- Neighborhoods Councils (SENCO, ENACT)
- Institutions (Schools, Libraries)
- Cultural Organizations / Social Services
- Transportation / Transit
- Youth
- Housing / Tenants
- Environment / Public Health
- Disability Community
- City Commissions
- Open Slots

**Still Need to Recruit
Local Businesses**



What We Heard

Major Themes

PLAN FOR ALL MODES

Pedestrian safety, ADA community, connectivity to transit

DENSITY & WORKFORCE HOUSING

While maintaining greenspace and public amenities

PUBLIC HEALTH & SAFETY

Street trees, air quality, pedestrian safety, crime

EQUITY

Equitable engagement, equitable TOD, anti-displacement

INTER-AGENCY COORDINATION

Pierce Transit, Pierce County, TPD, TPCHD, Puyallup Tribe of Indians, etc.



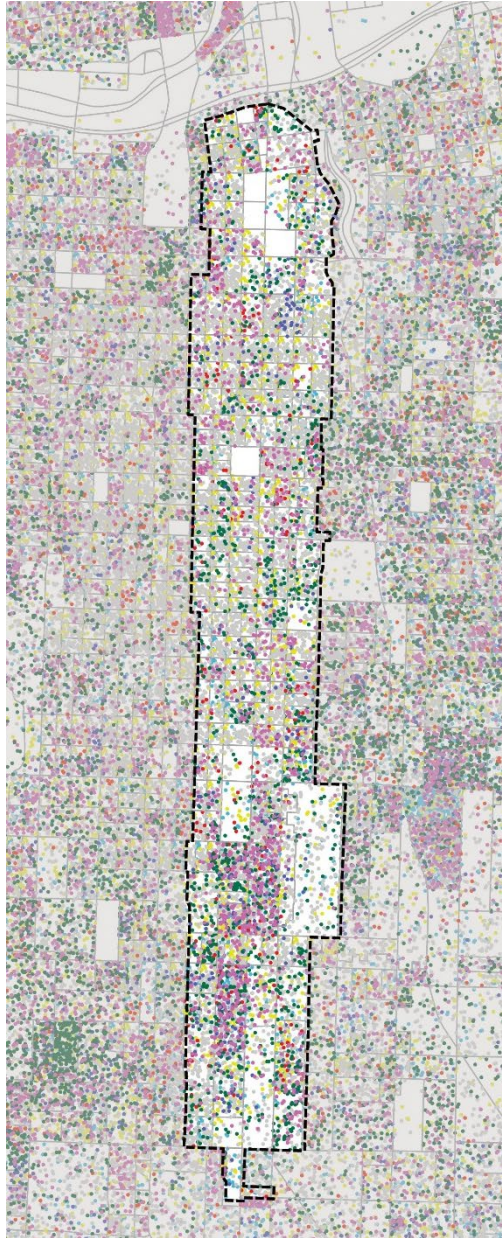


Engagement Goals

1. **Conduct equitable engagement** that includes content that is accessible to all and relatable to those living and working along the corridor.
2. **Communicate the purpose, benefits, and timeline** of the Picture Pac Ave Plan.
3. **Make it easy to collaborate**, provide input, and stay informed of the plan development.
4. **Build consensus, excitement, and buy-in** for the outcomes and recommendations of the plan.
5. **Report out** how input received has helped shape the plan.
6. **Highlight other concurrent or related projects** near the project area, led by the City, Pierce Transit or other agencies.

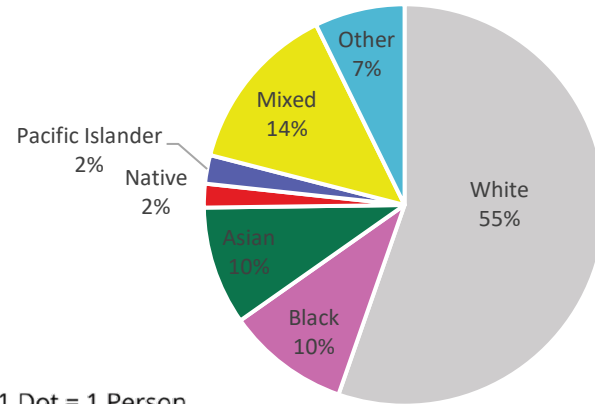


Who Lives Here?



17% speak a language other than English at home

Racial distribution in 2020:



1 Dot = 1 Person

- Black or African American
- Asian
- American Indian and Alaska Native
- Native Hawaiian and Other Pacific Islander
- Two or more races
- Other
- White

Population within study area:

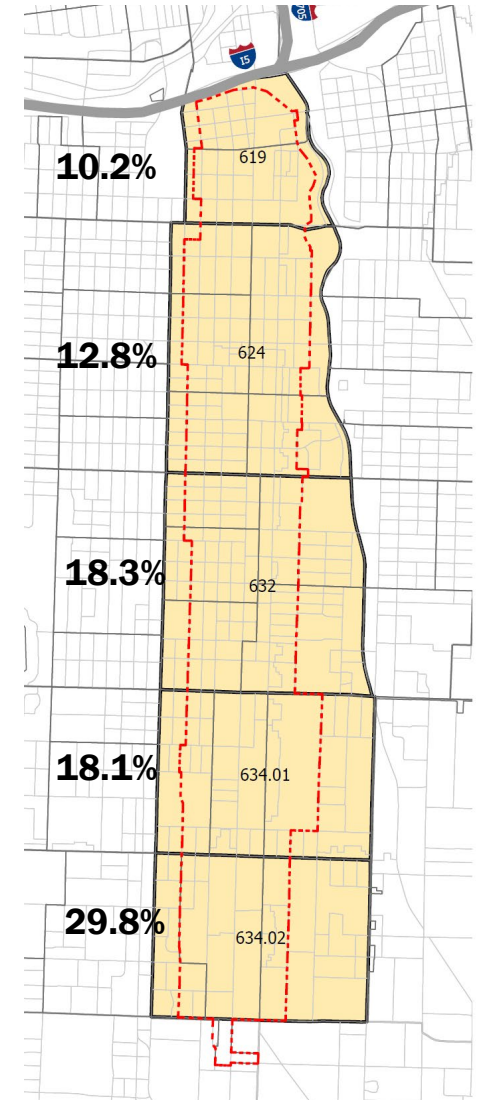
In 2010: 16,525
In 2020: 18,158 ↑ 9%

Age distribution:



40% of the study area is considered "low-income"

% of Population (per tract) for whom Poverty Status is determined



Engagement Phases



Spring/Summer 2023

Visioning + SEPA Scoping

- Introduce the project, preliminary alternatives (scenarios being analyzed), and build excitement
- Collect input from all audiences about future vision for the corridor
- Learn from community and understand best ways to engage with them
- Solicit SEPA Scoping comments

Fall/Winter 2023

Draft Subarea Plan + EIS

- Inform community of analysis, findings, and alternatives
- Be explicit about how previous input was used to develop the Draft Plan and SEPA EIS
- Solicit comments on the Draft Plan and SEPA EIS including elements of the preferred alternative they like or don't like

TBD 2024

Final Plan

- Present final plan to public
- Communicate ways to provide comment on the Final Plan and EIS
- Public processes with Planning Commission and City Council to approve and adopt

Engagement Tools



**Online
open house**



**Advisory
committees**



**Community
interviews**



**Printed
materials**



**Social
media**



Mailers



Surveys



**Public
meetings**



**Walking tours
and creative
placemaking**



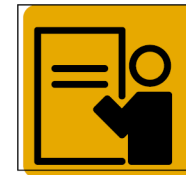
Legal Ads



**Tabling at
community
events**



**Media
engagement**



**Community
presentations
and briefings**



Audiences

Community Audiences

- Neighborhood residents
- Local businesses
- Neighborhood councils
- Business districts/owners
- Schools
- Development community
- Places of worship
- Advocacy and interest groups

Internal Audiences and Agency Partners

- City Council
- City of Tacoma – Various departments
- Puyallup Tribe
- Boards and Commissions
- Tacoma Pierce County Health Department
- Metro Parks
- Pierce County
- Pierce Transit
- Washington Department of Transportation



Audiences and Tools

	Residents	Local businesses + business districts	Neighborhood Councils	Advocacy interest groups, + CBOs	Public schools	Multifamily development	Places of worship	Puyallup Tribe	Council + Commissions	Partner agencies
Online open house	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mailer	✓	✓			✓		✓			
Survey	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Community interviews	✓	✓		✓	✓	✓	✓			
Advisory Committees			✓	✓		✓			✓	
Legal notices	✓	✓						✓	✓	✓
Walking tours + creative placemaking	✓	✓	✓	✓						✓
Public meetings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Tabling	✓	✓								
Media + social media	✓	✓		✓						
Presentations + briefings	✓	✓	✓	✓			✓	✓	✓	13



Thank You

CityofTacoma.org/PicturePacAve

PicturePacAve@CityofTacoma.org

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2023 Amendment

to the Comprehensive Plan and Land Use Regulatory Code

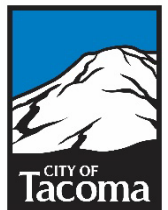
PLANNING COMMISSION PUBLIC HEARING
04.05.2023



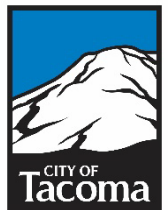
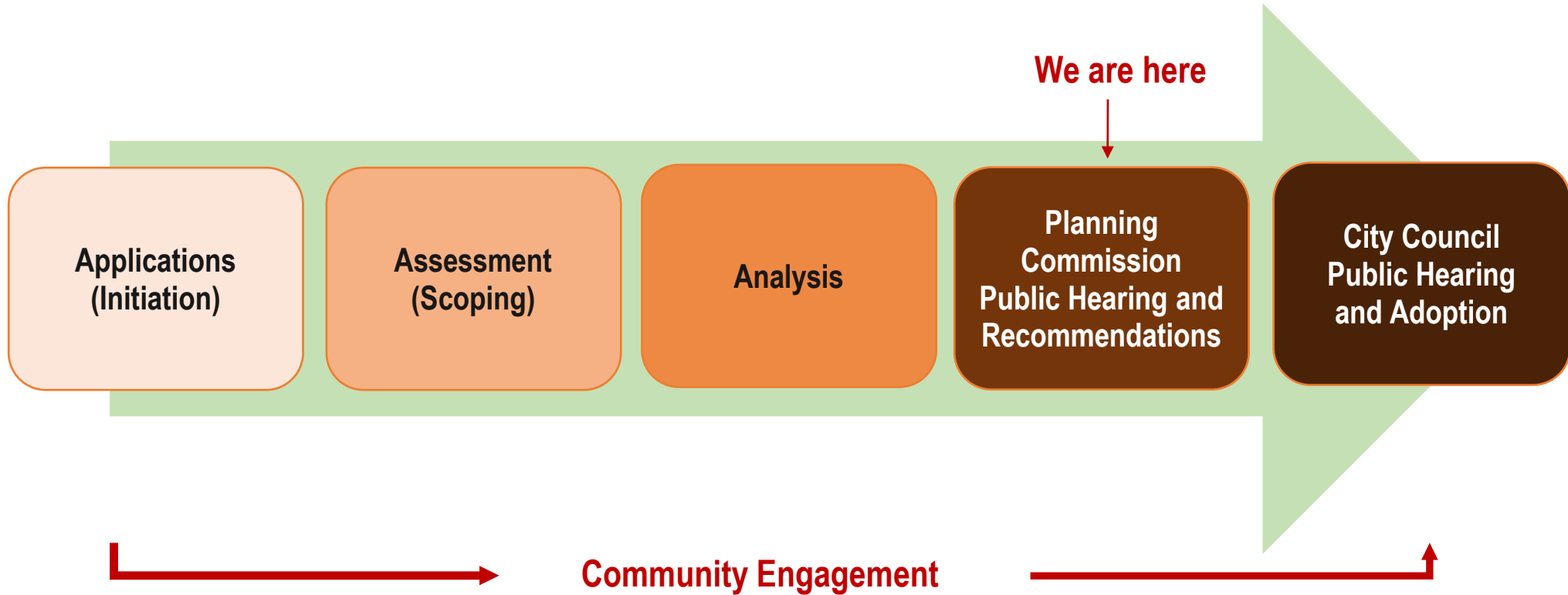
PURPOSE OF THE MEETING

Accept public comments and testimony on the 2023 Comprehensive Plan and Land Use Regulatory Code Amendment applications.

1. Mor Furniture Land Use Designation
2. Electric Fence Standards
3. Shipping Container Standards
4. Delivery-Only Retail
5. Commercial District Design Standards
6. Minor Plan and Code Amendments

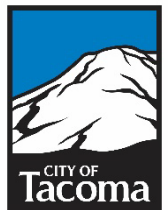


AMENDMENT PROCESS



TENTATIVE SCHEDULE (NEXT STEPS)

Date	Actions
March 29, 2023	Informational Meeting
April 5, 2023	Planning Commission Public Hearing
April 19 and May 3, 2023	Planning Commission Review and Recommendations
May 24, 2023	IPS Review
June 6, 2023	City Council Study Session City Council Public Hearing
June 13, 2023	City Council 1 st Reading
June 27, 2023	City Council Final Reading (adoption)



APPLICATION: MOR FURNITURE LAND USE DESIGNATION

Applicant: Wesco Management, LLC

Location: 1824 S 49th St.

Proposal: Change land use designation for a 1.24-acre site from “Low Scale Residential” to “General Commercial” (enabling future rezone request for furniture outlet store)

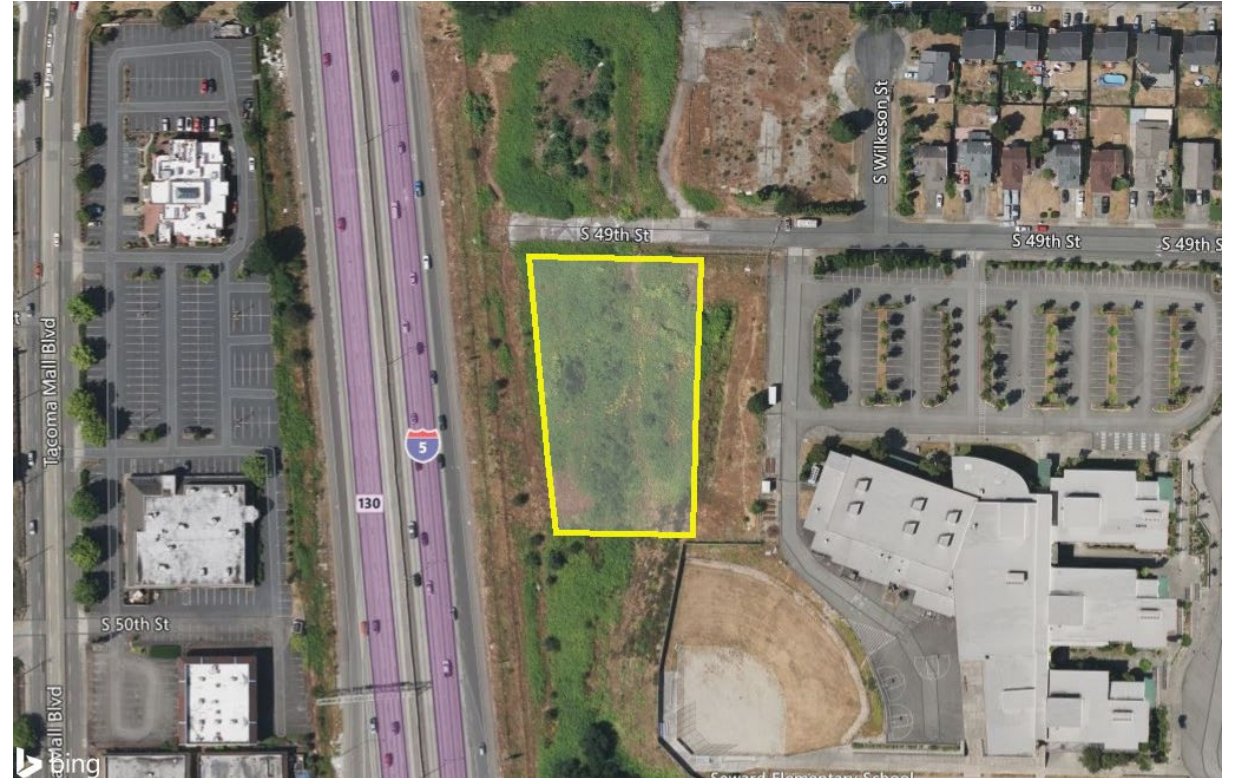
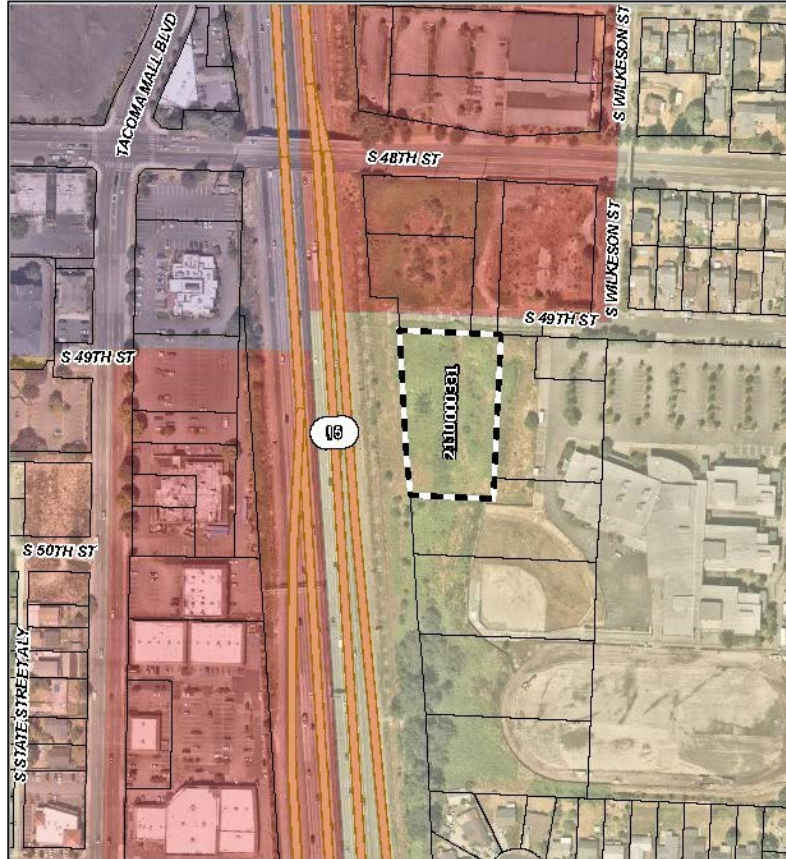
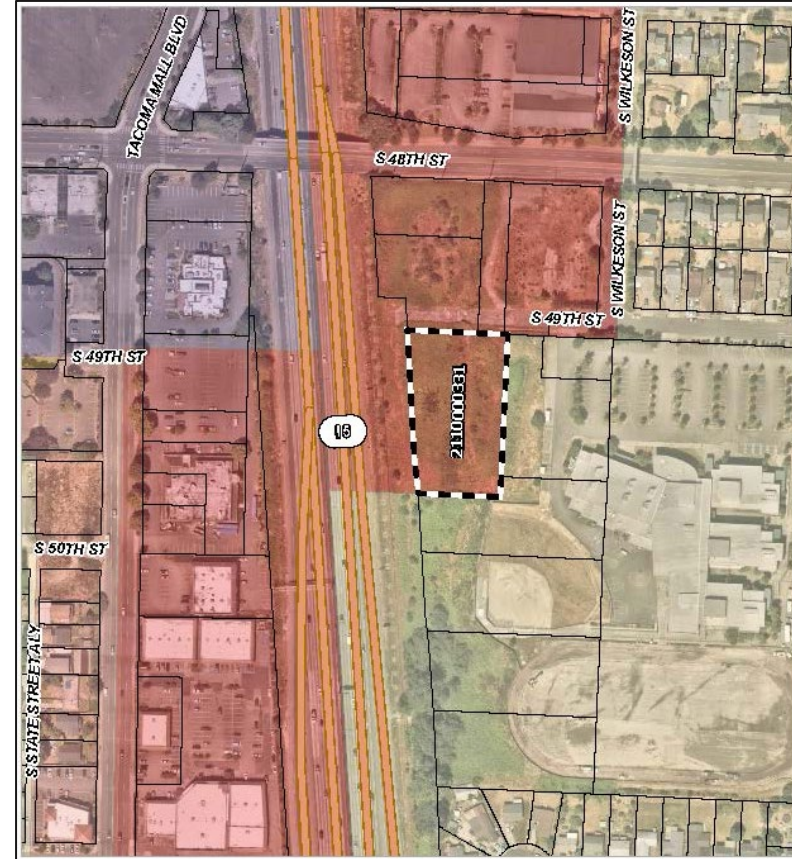


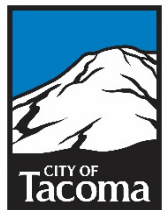
EXHIBIT A – LAND USE DESIGNATION CHANGE REQUEST (MOR FURNITURE)



**Current: Low-Scale Residential
on Future Land Use Map**



**Proposed: General Commercial
on Future Land Use Map**



APPLICATION: ELECTRIC FENCES

Applicant: City of Tacoma

Proposal: Allow in Commercial Districts (C-1 and C-2), CIX Commercial Industrial Mixed-Use District, and WR Warehouse Residential District.

Establish standards to address safety and aesthetics.



APPLICATION: SHIPPING CONTAINERS

Applicant: City of Tacoma

Proposal: Allow as accessory structure in Commercial Districts (C-1 and C-2); Allow in Residential Districts with Conditional Use Permit (such as schools, parks) or valid Temporary Use Permit.



APPLICATION: DELIVERY-ONLY RETAIL BUSINESSES

Applicant: City of Tacoma

Proposal: Amend the TMC Title 13 to address Delivery-Only Retail Businesses:

- Expand retail definition to include “commissary kitchens”
- Size limitation on Commissary Kitchens in Mixed Use Centers
- Require on-site customer component for Designated Pedestrian Streets in Mixed-use Centers



APPLICATION: COMMERCIAL ZONING UPDATE

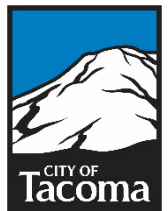
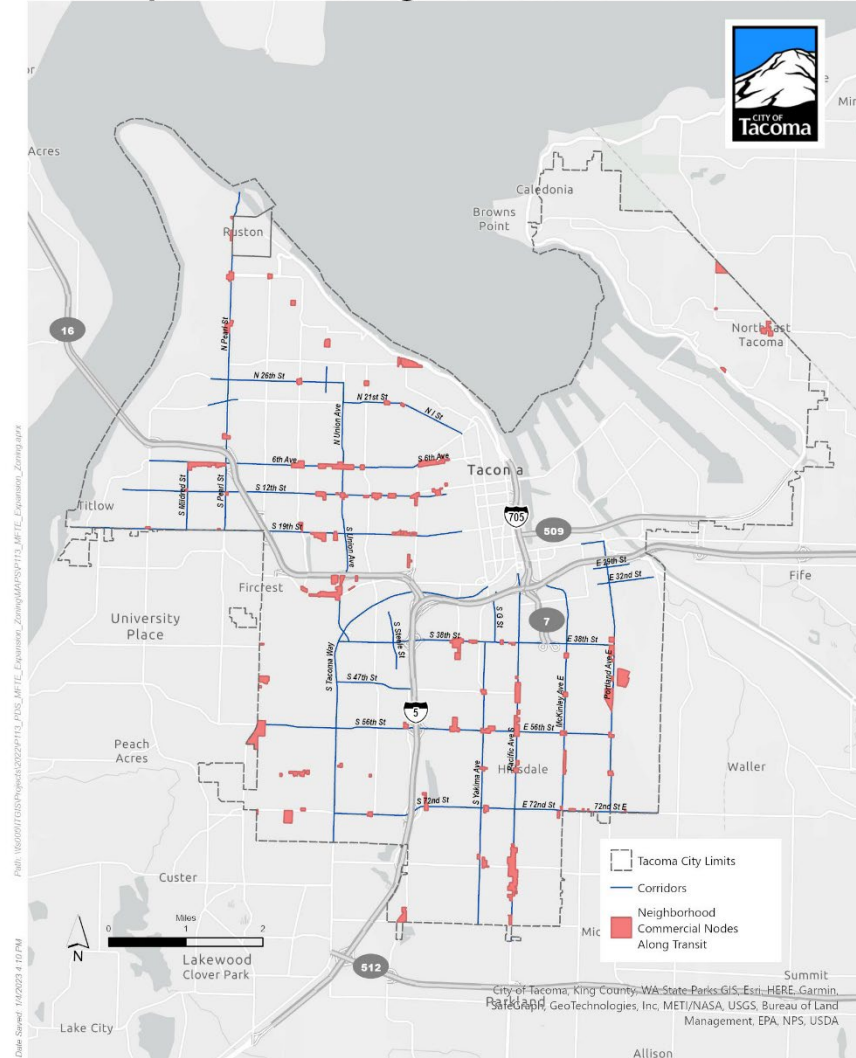
Applicant: City of Tacoma

Proposal: Update building and site development standards in commercial zoning districts (C-1, C-2, T, PDB) in association with expansion of the multifamily tax exemption.

- Apply existing standards to mixed-use projects: yard space, tree canopy, transition areas, maximum setbacks, parking lot location

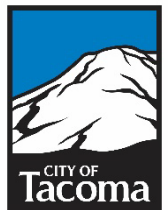


MFTE Expansion Area: Neighborhood Commercial Nodes



APPLICATION: MINOR PLAN/CODE AMENDMENTS

#	Subject	Objective
1	Standards for Ground-level Utilities	Enhance code clarity and applicability
2	Landmarks Preservation Commission Membership	Maintain consistency with City Charter
3	Critical Areas Preservation Ordinance Clarifications	Enhance code clarity and applicability
4	Home Address Signage	Maintain consistency with State law; Prevent undesired consequences
5	Overlay Zoning Maps	Enhance code clarity and applicability
6	Platting and Subdivision Vesting	Maintain consistency with State permitting
7	Land Use Table Re-organization	Enhance code clarity and applicability

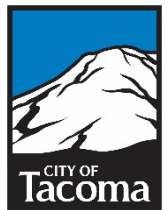


TO PROVIDE COMMENTS

- Testify at Planning Commission Public Hearing
- Email: planning@cityoftacoma.org
- Mail to:
Planning Commission
747 Market Street, Room 345
Tacoma, WA 98402

Written Comments must be received by
April 7, 2023, at 5:00 p.m.

Visit: www.cityoftacoma.org/2023amendment



PLANNING COMMISSION PUBLIC HEARING

Public Hearing Procedures:

Call for Testimony (“Raise Hand” or dial *9):

1. Mor Furniture Land Use Designation Change (near South 49th and Wilkeson)
2. Electric Fence Development Standards
3. Shipping Container Development Standards
4. Delivery-only Retail Businesses
5. Commercial Zoning Update Phase I: Neighborhood Commercial Design Standards
6. Minor Plan and Code Amendments

