



PRESENTATION(S)

Meeting on November 1, 2023

<u>Agenda Item(s)</u>	<u>Page</u>
1. Proctor Neighborhood Plan Update (PowerPoint slides for Discussion Item F1)	3 – 36
2. Home in Tacoma – Phase 2 (PowerPoint slides for Discussion Item F2)	37 – 56

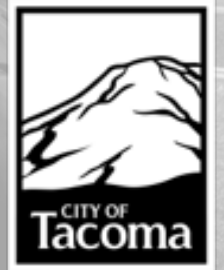


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¿Necesitas información en español? Cần thông tin bằng tiếng Việt? 한국어로 정보가 필요하십니까? ត្រូវការព័ត៌មានជាភាសាខ្មែរ?

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CITY OF TACOMA NEIGHBORHOOD PLANNING PROGRAM



PROCTOR NEIGHBORHOOD PLAN UPDATE

PLANNING COMMISSION
NOVEMBER 1, 2023

CITY OF TACOMA
PLANNING AND DEVELOPMENT SERVICES

AGENDA



- Background
- McKinley Hill Neighborhood Plan Implementation Update
- Proctor Neighborhood Plan Review
- South Tacoma Way Forecast
- Next Steps

MCKINLEY UPDATE

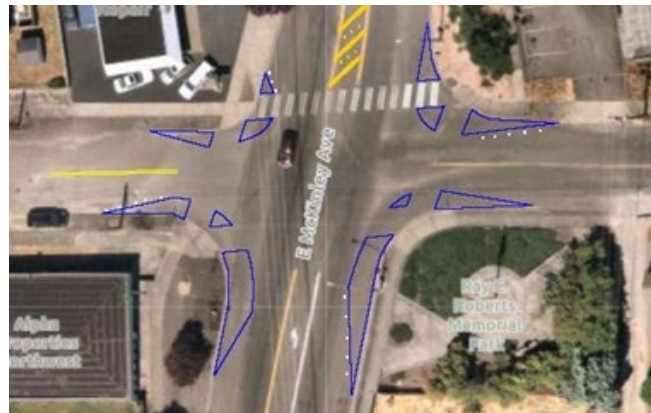
- Council adopted March 2023
- Quick wins and co-creation:
 - Wall murals
 - Water bottle filling station
 - Red curb painting
 - Tree planting outreach (233 trees!)
 - McKinley Overlook design
 - Intersection enhancement and street mural at E Division Ln and McKinley Ave - and Honk Fest!
- Ongoing implementation:
 - McKinley Avenue Streetscape
 - Placemaking and NEA Our Town Grant



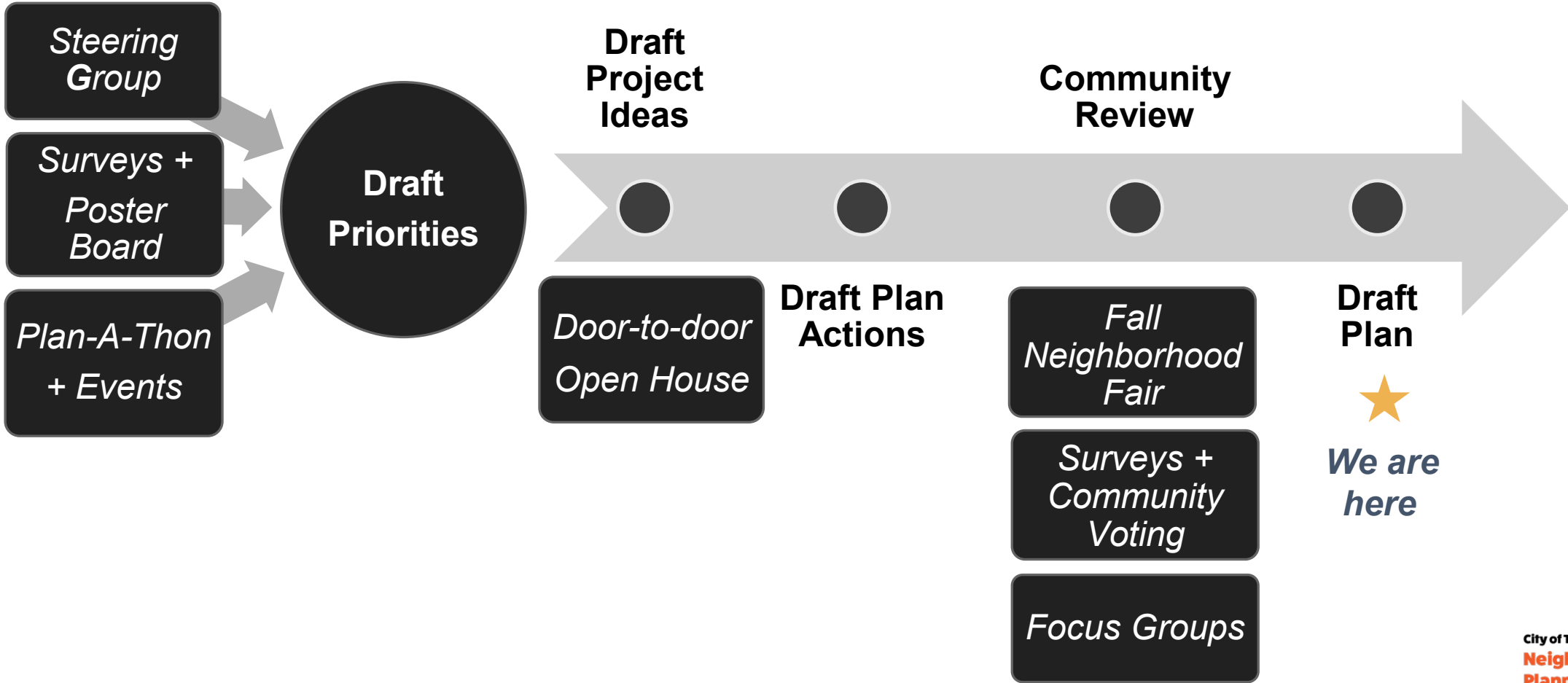
MCKINLEY INTERSECTION ENHANCEMENT AND MURAL

E Division Ln and McKinley Ave Intersection – Vision Zero “Quick Build” Traffic Calming Enhancement

- *Narrowing roadway to calm traffic into business district*
- *Artist-designed mural (coordination with Arts Committee)*
- *190+ votes collected in-person and online; this project selected as the priority*
- *Coordination with Public Works, property owners, artist, and community*



PROCTOR SUMMARY



PROCTOR ENGAGEMENT SUMMARY

- Over 1,800 "engagements"
- Events
 - **3 events** - Kick-off event, walk, open house (200+ attendees)
 - Tabling at **8 community events**
 - **Feedback board** at Library and UPS
- Surveys and Online Engagement
 - Interactive **online map** (450 comments)
 - **3 online surveys** (500 responses)
 - Community Booster Project **voting** (700 responses)
- Meetings and Focused Engagement
 - **Steering Group** meetings and walk-and-talks
 - Tenant **focus groups**
 - Coordination with **stakeholders** (PDA and NENC)
 - **Multilingual** engagement in Russian and Ukrainian



PLAN OVERVIEW

Executive Summary

Introduction

Neighborhood Plan Approach

Proctor Major Characteristics

- Historic Resources

Policy Framework

- Cushman and Adams Future Use Study

Community Engagement Summary

- Divergent Viewpoints

Major Ideas Summary

Proctor

Neighborhood Plan

City of Tacoma







DRAFT October 2023

City of Tacoma
Neighborhood
Planning
Program



PLAN OVERVIEW (CONT.)

Recommendations

- Pedestrian Safety and Comfort
- Human-Scale Design
- Community Space
- Sustainability and Climate Adaptation
- Commercial and Residential Affordability

Implementation Strategy

- *Phasing and Interrelated Actions*

Appendices

- A. Zoning and Land Use
- B. Historic Resources
- C. *Community Event Summaries*
- D. *Survey and Interactive Map Results*
- E. *Cushman and Adams Substations Memo*
- F. *Mobility and Festival Street Evaluation*

PROCTOR PRIORITIES

- **Pedestrian Safety and Comfort:** *Supporting safe access to key neighborhood destinations for people walking, biking, and rolling.*
- **Human-Scale Design:** *development that features pedestrian-oriented urban design and honors Proctor's historic character.*
- **Outdoor Community Space:** *Community space for gathering indoors and outdoors, including enhancing access to existing spaces and parks.*
- **Sustainability and Climate Adaptation:** *Reducing climate impacts through environmentally sustainable practices and development, and preserving the urban tree canopy.*
- **Commercial and Residential Affordability:** *Preserving and constructing housing that is attainable for diverse incomes and needs and affordable commercial space for small and diverse businesses.*

SURVEY RESULTS OVERVIEW

- **279 responses**
- **Areas of divergence:**
 - ***Pedestrianizing Proctor***
 - Temporary / Permanent closure of street in Proctor
 - ***Height and Density***
 - Accommodating more residents / no increased height
 - ***Design Review***
 - No design review / More aggressive design review
 - ***Parking***
 - Not enough parking / too much parking
 - Bike facilities
 - EV infrastructure



ACTIONS: PEDESTRIAN SAFETY AND COMFORT

See page 48

	ACTION	NOTES/PHASING
Neighborhood-Specific Actions		
1	Complete accessible sidewalks and curb ramps	
2	Add red curb paint to mark where parking is not allowed	*Quick win
3	Work with the Proctor District Association to develop a parking management strategy : <ul style="list-style-type: none"> • Expand time-limited parking in key locations; study paid parking in future • Daylighting, load zones, and flexible parking 	*Quick win
4	Use public right-of-way to create spaces for gathering and a livable public realm. <i>Align with Community Space Actions.</i>	*Quick win Booster grant
5	Pilot a quick-build” painted bulb-out (e.g., bulb-out created with paint) and/or daylighting (removal of parking spots near intersections or crossings)	
6	Add/enhance crossings at all non-signalized locations on arterials in the neighborhood business district boundaries	** Community Priority

ACTIONS: PEDESTRIAN SAFETY AND COMFORT

See page 48

Neighborhood-Wide Recommendations		
7	Support Public Works' capacity to enhance neighborhood traffic safety in Proctor and across the city: <ul style="list-style-type: none"> • Slow Streets pilot program • Support updates to the TMP to identify locations for bicycle boulevards • Support City of Tacoma Street Operations capacity to deliver quick-build infrastructure and neighborhood traffic calming projects 	
8	Upgrade signalized intersections to improve ADA access, pedestrian and bicycle mobility, and safety for all road users	
9	Prioritize and implement locations for painted street murals in residential intersections, particularly around schools	*Quick win

ACTIONS: PEDESTRIAN SAFETY AND COMFORT

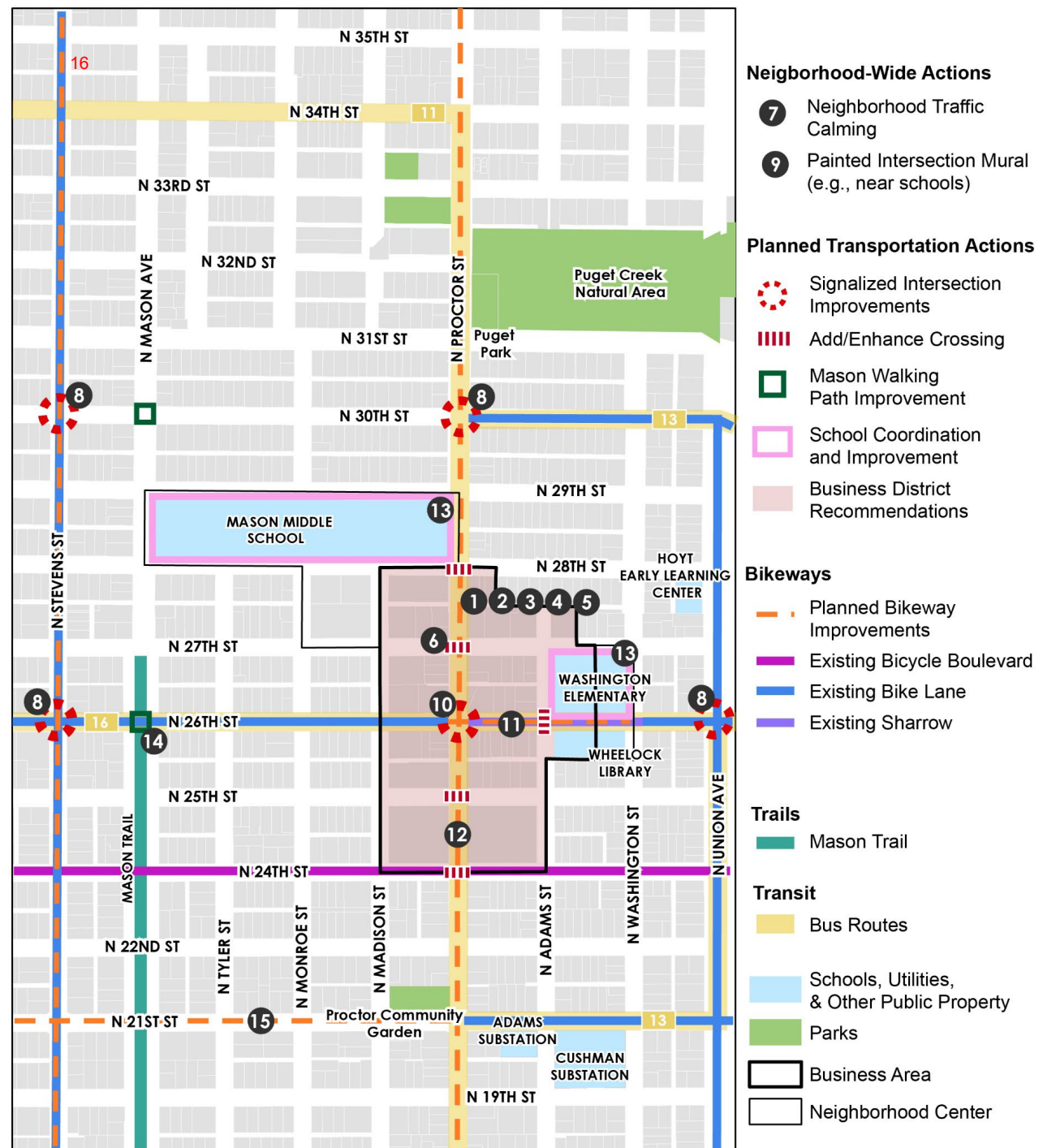
See page 48

Location-Specific Recommendations		
10	<p>N 26th St and N Proctor St Upgrade intersection to improve ADA access, pedestrian and bicycle mobility, and safety for all road users</p>	
11	<p>N 26th St Bike Lanes Analyze existing sharrows on N 26th St between Washington and N Proctor to consider dedicated bike lanes</p>	
12	<p>Bike Lanes on N Proctor Analyze addition of bike lanes on N Proctor</p>	
13	<p>Mason Middle School & Washington Elementary School - Develop school arrival and dismissal plans to support student safety and mobility</p>	*Quick win
14	<p>Improve arterial crossings (N 26th St) and connections to Mason Trail (N 30th St)</p>	
15	<p>Enhance bicycle and pedestrian connectivity, access and safety on N 21st St</p>	

ACTIONS: PEDESTRIAN SAFETY AND COMFORT

Evaluation criteria:

- High impact (improves safety, aligns with values)
- Low cost



ACTIONS: HUMAN-SCALE DESIGN

See page 55

Historic Resources		
1	Develop a multi-property nomination to the Tacoma Register of Historic Places for key historically significant buildings within the business district	*Quick win
2	Support City efforts to encourage adaptive reuse of historic buildings <ul style="list-style-type: none"> • Identify opportunity sites for adaptive reuse • Support Historic Preservation Office to study new incentives for adaptive reuse 	
Urban Design and Identity		
3	Support Urban Design Studio efforts: <ul style="list-style-type: none"> • Support creation of Neighborhood Mixed-Use Centers design standards • Support for creation of administrative design review process 	*Quick win ** Community Priority
4	Ensure that new development contributes to a livable and active public realm and meet requirements for sidewalk widths, open space, and trees	
5	Enhance the identity of the district, including: interpretive signage, especially historical; new wall and street murals; planters and other green features	
6	Create pedestrian connections and activation for neighborhood commercial nodes , e.g.: N 34th St and N Proctor St neighborhood; N 26th St and N Stevens St	

ACTIONS: COMMUNITY SPACE

See page 59

Active Public Space		
1	Create a pilot 'open streets' program to test locations for temporary closures and activations for specific events on non-arterial streets in Proctor	*Quick win Booster Grant
2	Integrate minor design changes to create a festival street to make temporary street closures easier. <i>Use data from open streets pilot to inform design/analysis.</i>	
3	Identify partnership opportunities to construct a woonerf (a multi-modal shared street) within the business district. <i>Use data from open streets pilot to inform design/analysis.</i>	
4	Encourage local businesses to utilize the City of Tacoma's process to develop streateries (outdoor seating areas built within parking spaces)	*Quick win
5	Identify and develop locations for gathering and shared public outdoor seating : <ul style="list-style-type: none"> • Wheelock Library • Mason and Washington School plazas • N 27th St parklet • Coordination with festival street and woonerf actions 	**Community priority
6	Partner with existing institutions and future developments to create publicly accessible pocket parks , gathering spaces in the right-of-way, and publicly accessible green spaces with trees	

ACTIONS: COMMUNITY SPACE

See page 59

Public Amenities		
7	Pursue accessibility trail upgrades, restrooms, interpretive signage, more covered areas, bike parking, and/or playground updates at Puget Park	
8	Support program to provide doggie bag stations with trash cans	*Quick win
9	Study the creation of a Business Improvement Area (e.g. a self-funding district for property owners) to provide capacity support for the business district association to continue landscaping, parking, event planning, and other district needs.	*Quick win (pending funding)
10	Increase covered areas at bus stops for rain and sun protection	
11	Pursue opportunities to create community space for indoor activities, events, and amenities , including childcare and youth/teen programs	

ACTIONS: COMMUNITY SPACE

Evaluation criteria:

- Impact to transit
- Proximity to businesses
- Space for seating/gathering



OPEN STREET PILOT

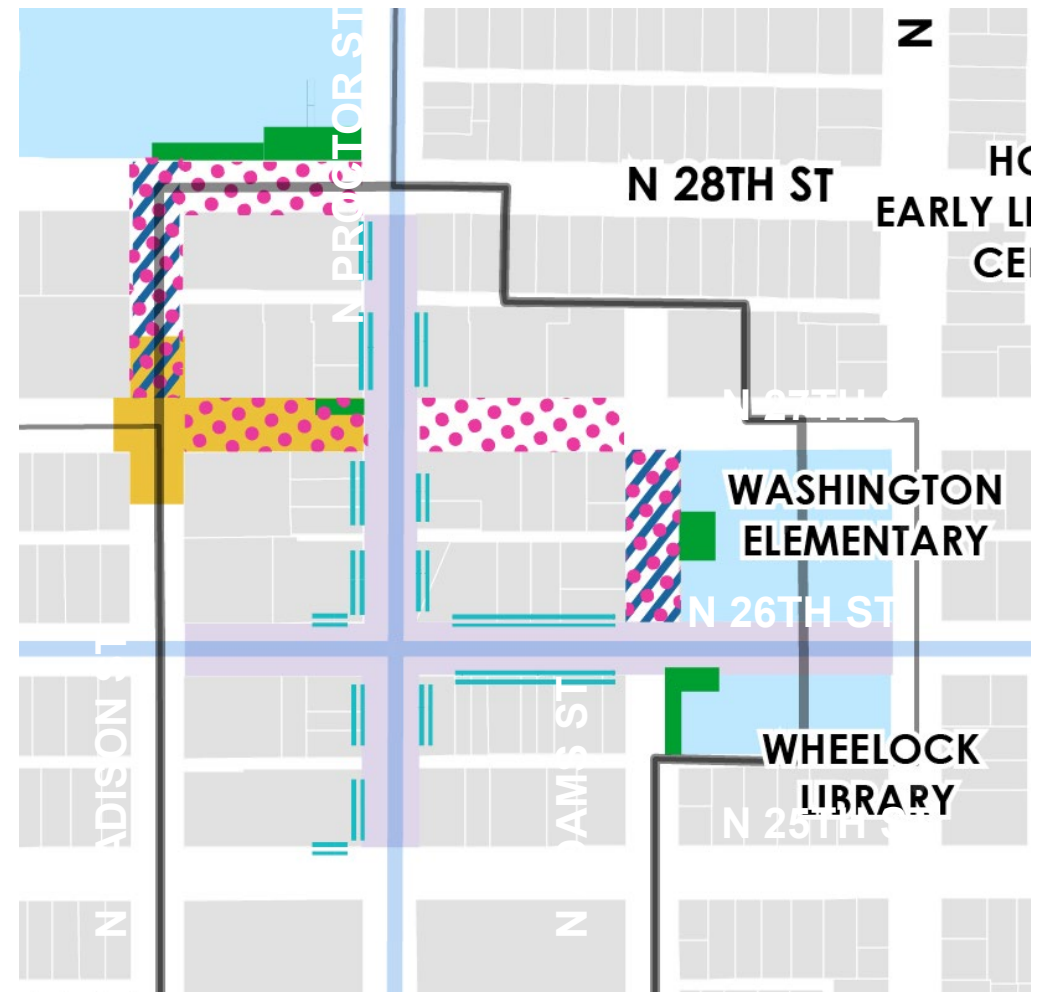


OPEN STREETS PILOT AND FUTURE FESTIVAL STREET

Test locations for regular, temporary closures with activation (e.g., Friday evenings, with stage, food trucks, and seating). Location selected include these features:

- Close to active streets
- No impact on transit
- Space for seating
- Makes use of schools' public space

Explore opportunities to integrate minor design changes to create a festival street (e.g. removable bollards, bulb-outs, permanent seating)

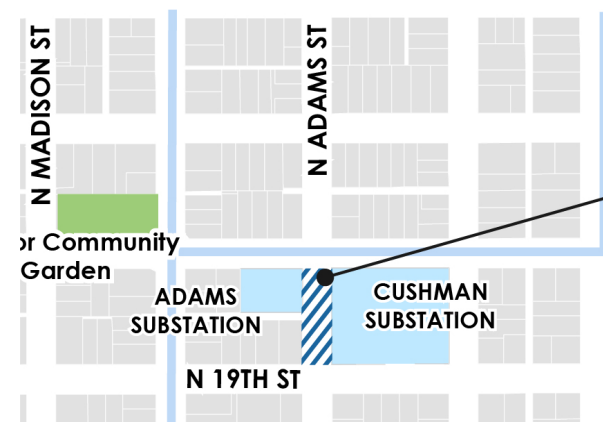
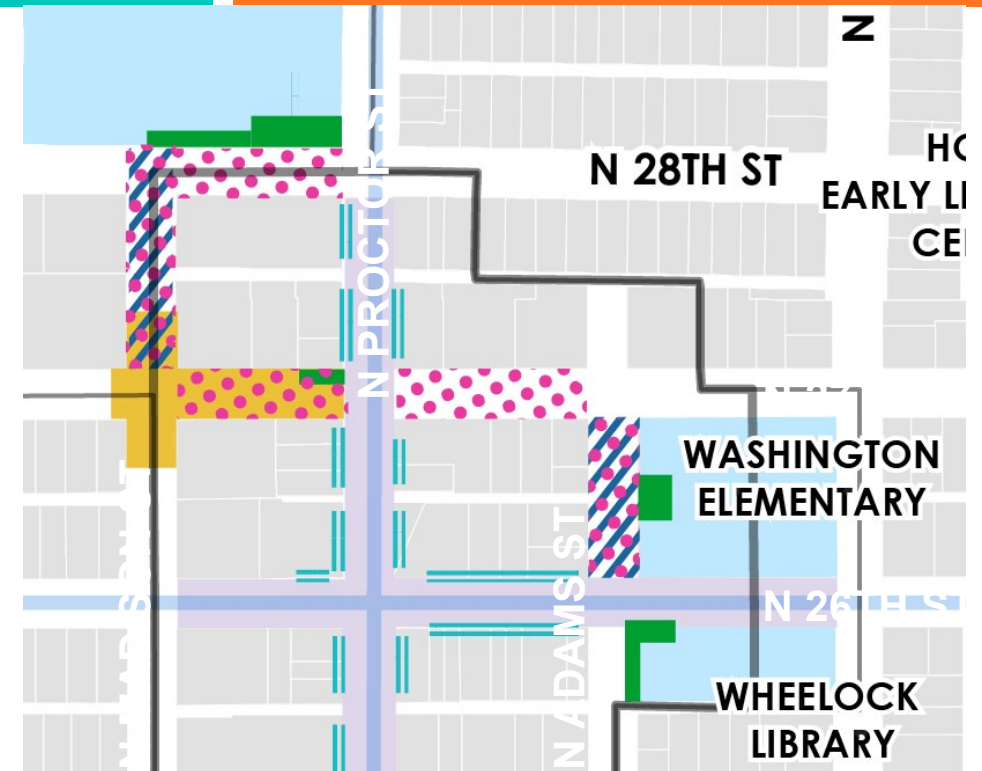


WOONERF

 **Woonerf opportunities.** Locations selected include these features:

- Low traffic volumes
- Slow traffic
- Safe routes to school
- Farmers Market or Arts Fest extension
- Potential for integration with Methodist Church and Cushman/Adams Substation redevelopment

Woonerf designs could be tested with temporary materials (open streets)

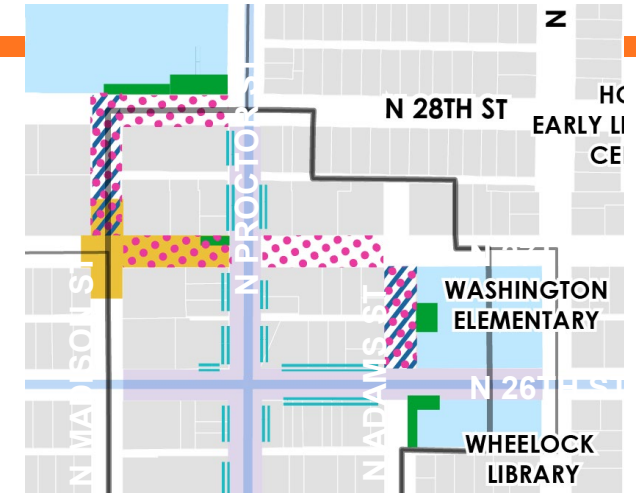


Note: Opportunity only - site not evaluated for possible woonerf, as the Cushman and Adams substation sites are being addressed through a separate process

WOONERF



PUBLIC SEATING



Mason Middle School

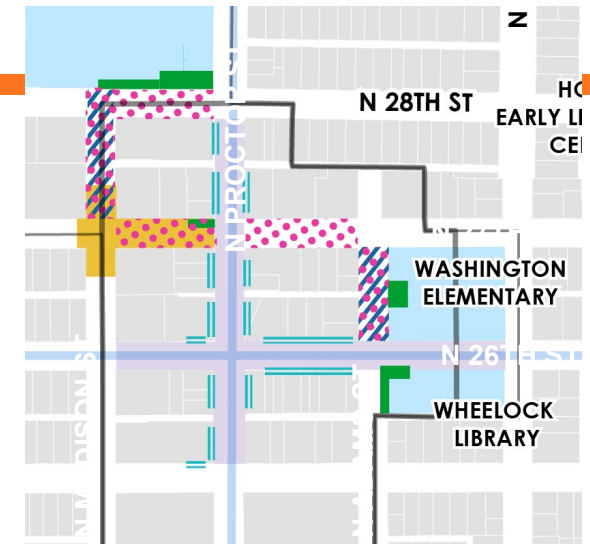


Washington Elementary School



Tacoma Public Library – Wheelock Branch

STREATERIES



Knapp's Restaurant

ACTIONS: SUSTAINABILITY AND CLIMATE ADAPTATION

See page 65

Trees, Vegetation, and Stormwater		
1	Remove paving in select areas of the business district and replace diseased trees <ul style="list-style-type: none"> Integrate green elements into future changes in the business district, e.g., rain gardens and other green infrastructure, permeable paving, planter boxes 	*Quick win **Community Priority Booster grant funding
2	Support Urban Forestry's tree canopy goals of 30% through residential tree planting and care : <ul style="list-style-type: none"> Educate community about Grit City Trees and tree care assistance Support updates to TMC landscaping code to protect existing tree canopy Support neighborhood capacity to enhance tree canopy 	**Community Priority
3	Support recycling and reduce litter : <ul style="list-style-type: none"> Transition public garbage cans to solar trash compactors Identify locations for glass drop-off closer to Proctor District 	
4	Support installation of new electric vehicle charging stations in the business district	

ACTIONS: SUSTAINABILITY AND CLIMATE ADAPTATION

See page 65

Sustainable Transportation and Infrastructure		
3	Support recycling and reduce litter : <ul style="list-style-type: none"> • Transition public garbage cans to solar trash compactors • Identify locations for glass drop-off closer to Proctor District 	
4	Support installation of new electric vehicle charging stations in the business district	
5	Work with residents and businesses to add bike parking (racks, corrals, etc.) in the business district and surrounding neighborhood	*Quick win
6	Advocate for multimodal transportation , including improved transit service to Proctor from key transit hubs in downtown Tacoma as housing and employment increases	
7	Develop neighborhood capacity to advocate for and implement environmentally friendly practices and resources.	*Quick win

ACTIONS: COMMERCIAL AND RESIDENTIAL AFFORDABILITY See page 68

Affordable Housing, Residential Development, and Anti-Displacement		
1	<p>Ensure new housing is attainable for diverse incomes and needs</p> <ul style="list-style-type: none"> • Support for housing affordability requirements/inclusionary zoning • Matchmaking between affordable housing developers and opportunity sites 	*Quick win (opportunity site study)
2	<p>Preserve existing attainable housing, especially multifamily, to prevent displacement; seek opportunities to collaborate with a community land trust</p> <ul style="list-style-type: none"> • Proctor neighborhood capacity-building and fundraising 	**Community Priority
3	<p>Support for Accessory Dwelling Unit construction</p> <ul style="list-style-type: none"> • Explore options to support low- or fixed-income homeowners and/or to ensure that new ADUs are used primarily for housing 	
Business Space Support		
4	<p>Identify tools to support legacy, small, and/or BIPOC-owned businesses to attract and retain affordable commercial space, incubator and/or micro-retail space, tenant improvement grants/loans, and business technical support</p>	**Community Priority

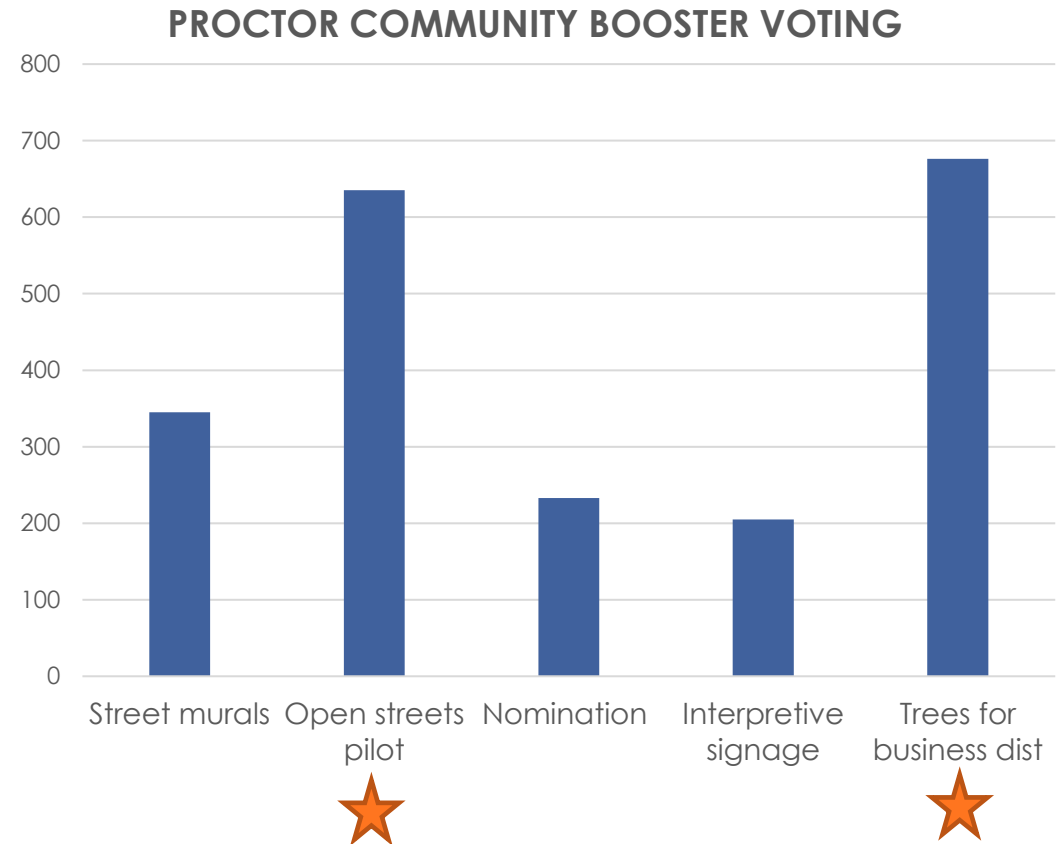
BOOSTER PROJECT

- **\$50,000 for implementation of community priorities**
 - SG decided to put top priorities to community vote
- **Community participatory budgeting process:**
 - Online and in-person voting
 - Each person got 3 votes
- **Participation:**
 - **More than 2,000 votes cast by 700 people!**



BOOSTER PROJECT

- **Winning projects:**
 - Tree replacement support for the business district
 - Support for community events and/or periodic “open streets” closures
- **Implementation:**
 - **Tree Planting:** work with Proctor District Association to develop a plan and fund tree replacement
 - **Open Streets:** identify local partner(s) to implement open streets project next summer at different locations in the district



SOUTH TACOMA WAY

Now-Winter 2023

- Scoping
- Key Stakeholder Connections
- Engagement Rollout

January 2024

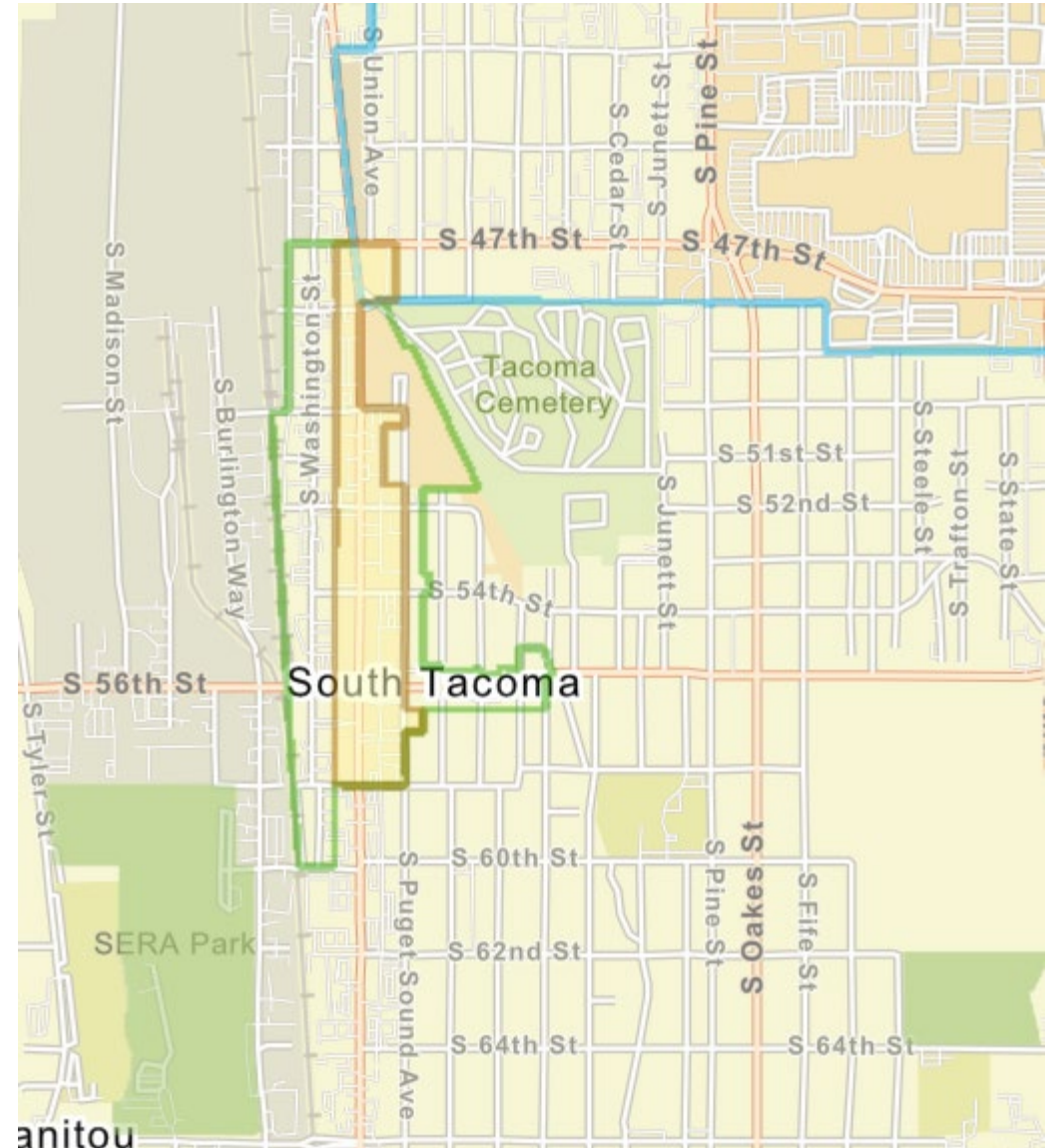
- Engagement Kick-Off
- Mailer

February 2024

- February 1: Plan-a-Thon Kick-Off Event
- Convene Steering Group

March 2024

- Walking Tour



SOUTH TACOMA WAY



Key Topics

- Environmental Equity
- Green Zone/Green Economy
- Industrial Uses
- Business District Identity/Vitality
- Sound Transit
- Mobility/Traffic

Identified Stakeholders

- South Tacoma Neighborhood Council
- South Tacoma Business District
- Businesses and local organizations (Asia Pacific Cultural Center, Real Art)

PROPOSED NEXT STEPS

McKinley Implementation

- Ongoing “quick wins” implementation
- Potential City Council mid-mod budget request for McKinley streetscape project

Proctor Next Steps

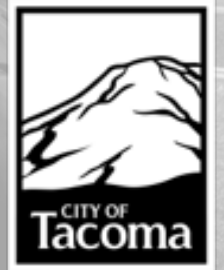
- Planning Commission Recommendation – Dec
- Final plan for City Council adoption – Winter 2024

South Tacoma Way

- Scoping and key stakeholders – Fall 2023
- Virtual kick-off – Winter 2024



CITY OF TACOMA NEIGHBORHOOD PLANNING PROGRAM



PROCTOR NEIGHBORHOOD PLAN UPDATE

PLANNING COMMISSION

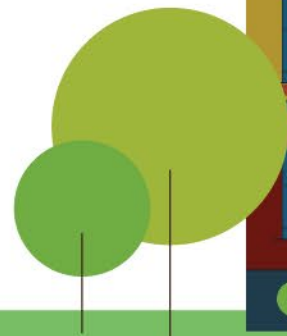
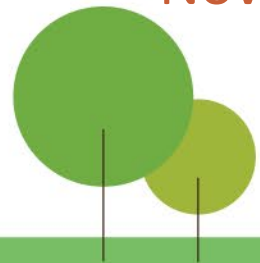
NOVEMBER 1, 2023

CITY OF TACOMA
PLANNING AND DEVELOPMENT SERVICES

Affordable Housing

*Home In Tacoma Project
Planning Commission*

November 1, 2023



Revised project schedule

July to Dec 2023

- Develop full package
- EIS Consultation

INPUTS

- Round 1 engagement
- 2023 legislative direction
- Round 2 engagement



Jan to Mar 2024

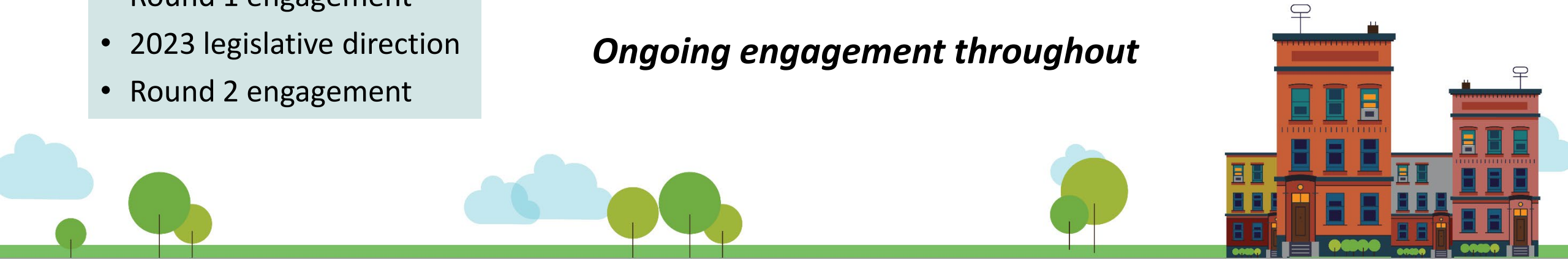
- Planning Commission Public Hearing
- Release Draft EIS
- Planning Commission recommendation



April to June 2024

- City Council review
- Release Final EIS
- Council Public Hearing
- Council action

Ongoing engagement throughout



Objectives

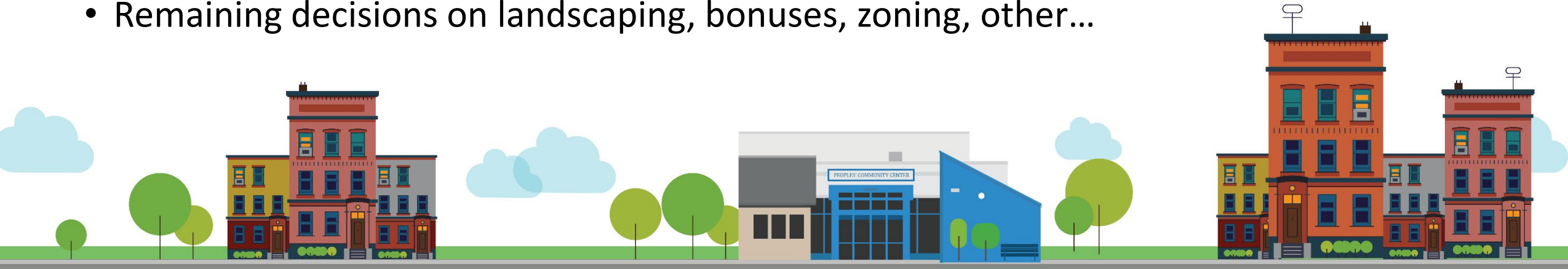
Build on decisions to date

Seeking direction on

- Land uses and definitions
- Unit Lot Subdivisions
- SEPA Code changes
- Visitability
- Parking - CORRECTION

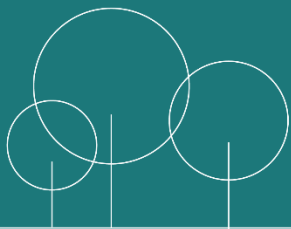
Next meetings

- Remaining decisions on landscaping, bonuses, zoning, other...



Topics

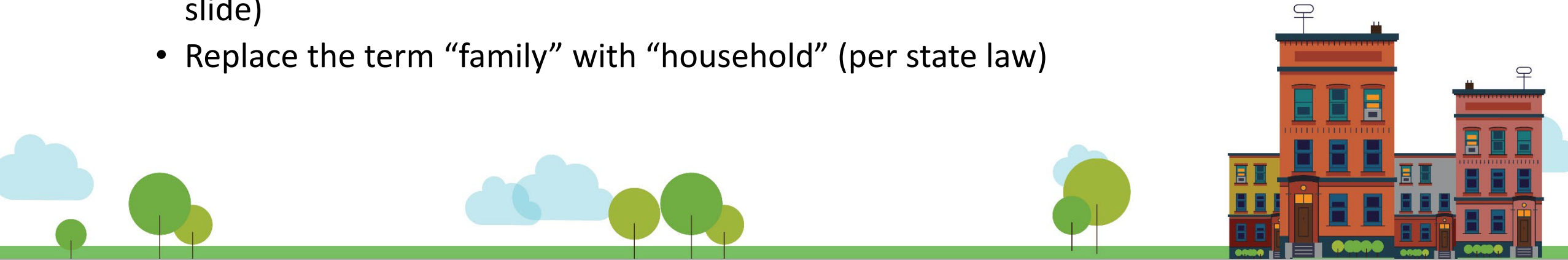
- **Land uses (LU list, Special Needs Housing, Short Term Rentals, Non-residential in UR-3, Accessory Dwelling Units)**
- Unit Lot Subdivisions
- SEPA Code changes
- Visitability
- Parking



Land Use List

- Issues
 - Need to incorporate new housing types into the Use Standards table
 - Simplify to remove or consolidate uses in support of HIT goals
- Proposals
 - Simplify Land Use table
 - Fewer zoning districts
 - Fewer distinctions among uses
 - All the kinds of dwelling units will now just be "dwellings"
 - Development standards will talk about the different types of structures
 - Some Special Needs Housing will now just be "dwellings" (next slide)
 - Replace the term "family" with "household" (per state law)

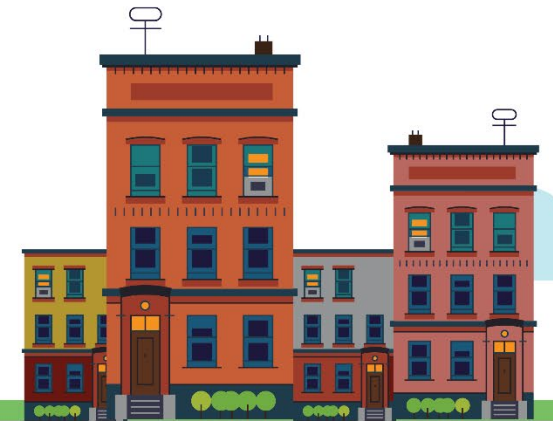
Uses (See Footnote 3)	R-1	R-2	R-2SRD	HMR-SRD	R-3
Agriculture and Natural Resources					
Agricultural uses	CU	CU	CU	CU	CU
Mining and quarrying	N	N	N	N	N
Urban horticulture	N	N	N	N	N
Residential Uses					
Dwelling Types					
Dwelling, accessory (ADU)	P	P	P	P	P
Dwelling, cottage housing	CU ²	CU ²	CU ²	N	CU ²
Dwelling, single-family detached	P	P	P	P	P
Dwelling, two-family	N	CU ²	P/CU	P/CU	P



Special Needs Housing

42

- Issues
 - Current code not aligned with new zones and housing types
 - Opportunities to reduce barriers to shared/supportive housing
 - Need to consider residential compatibility/neighborhood impacts
- Proposals
 - Minor revisions with HIT 2 package
 - Update code to reflect new zones/housing types
 - Some kinds of special needs housing are allowed everywhere (e.g., confidential shelters) and don't need to be called out separately
 - Some kinds of special needs housing are based solely on the kind of resident (e.g., student vs group housing) and can be combined
 - Transitional housing should not be combined with emergency shelter
 - Future: Larger discussion with providers to ensure local regulations aligned with state definitions



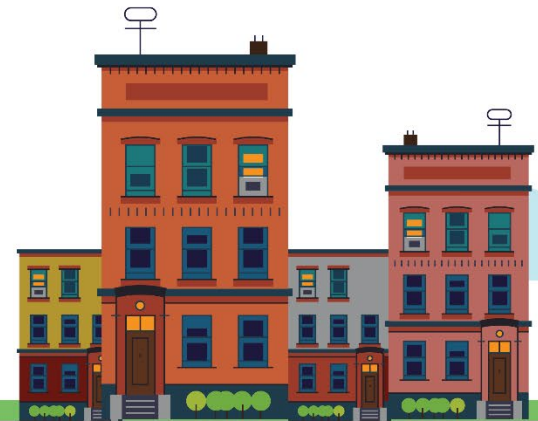
Short Term Rentals (less than 30 days)

- Issues
 - Current code not aligned with new zones and housing types
 - STR's provide homeowner income, concerns about neighborhood impacts
 - Opportunity to address perceived issues, promote individually owned STR's
- Proposals
 - Integrate STR code within the UR zones
 - OPTION 1: Establish a new limit of 2 STR's per operator and requirement that operator live in one of units
 - OPTION 2: Study further through Anti-Displacement Strategy (already called out in that package)



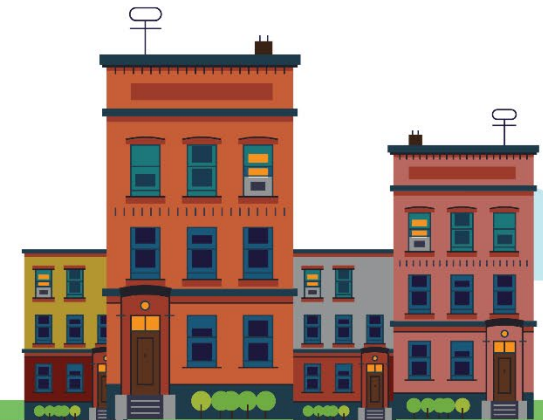
Non-Residential in Urban Residential Zones

- Issues
 - Policies call for more flexibility for non-residential uses in UR-3, potentially UR-1 and 2
 - Potential to support adaptive reuse
 - Consider residential compatibility/neighborhood impacts
- Proposals
 - New flexibilities in UR-3
 - “Live/work” – a modest increase over currently allowed Home Occupations
 - Limited “Mixed-use” on Pedestrian Streets and arterials; elsewhere with a CUP (with dimensional and Building Design standards.)
 - Adaptive Reuse of “heritage buildings” (50+ years old), limited to Pedestrian Streets and arterials; potentially allow elsewhere with CUP
 - In UR-1 and 2
 - “Live/Work” on Pedestrian Streets and arterials, with use and operational limitations
 - Potential Adaptive Reuse of “heritage buildings” with a CUP



Accessory Dwelling Units ⁴⁵

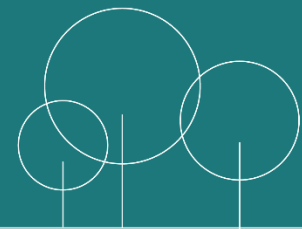
- Issues
 - State law obligates cities to allow ADUs, sets certain standards
 - ADUs provide an opportunity to encourage additional, smaller units
- Proposals
 - Update standards consistent with state law (2 allowed per site, 1000 sf size, separate ownership allowed, no parking requirements, etc.)
 - ADUs can be within any Housing Type (Backyard Buildings, Houseplexes, etc.)
 - ADUs do count toward density
 - Offsite improvements may be more flexible/reduced (for example, pedestrian pathway width)



Discussion & Direction

Seeking direction on...

- *Land uses list and definitions*
- *Special Needs Housing*
- *Short-term Rentals (additional restrictions now, or further study?)*
- *Non-residential in UR-3*
- *Accessory Dwelling Units*



**Affordable
Housing**

Topics

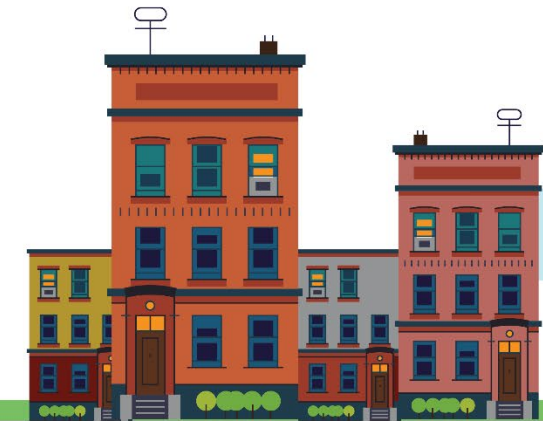
- Land uses
- **Unit Lot Subdivisions**
- SEPA Code changes
- Visitability
- Parking



**Affordable
Housing**

Unit Lot Subdivisions

- Issues
 - State law requires (and HIT policies support) allowing subdivisions to create fee-simple ownership opportunities
 - Need to ensure functionality and compliance with standards
 - Not new territory – this type of subdivision occurs in X districts
- Proposals
 - New section in platting code that allows “unit lots”
 - “Parent lot” must meet all the standards from the zoning code
 - Unit lots do not have to meet all the standards
 - Unit Lot subdivisions will have binding site plan
 - Commits to site layout, building type, density
 - Creates all easements and covenants among lots
 - Future subdivision not allowed
 - City utilities standards under review



Discussion & Direction

Seeking direction on...

- *Unit Lot Subdivisions approach*



**Affordable
Housing**

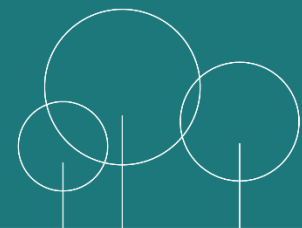
Environmental (SEPA) Code

- Issues
 - State law allows cities to adopt new exemptions (up to 200 units), provided environmental review occurs up front (HIT EIS should meet those conditions)
 - Reducing City review process can streamline development
 - City permit process must address impacts and ensure standards are met
- Proposals
 - Increase exemption threshold from current 20 units to 40 units
 - This will capture most middle housing projects – which are the focus of the HIT standards updates
 - Still allows a more in-depth review of bigger projects which may have additional impacts



Discussion & Direction

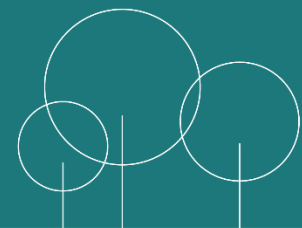
Is the 40-unit exemption for SEPA adequate to "catch" missing middle housing?



**Affordable
Housing**

Topics

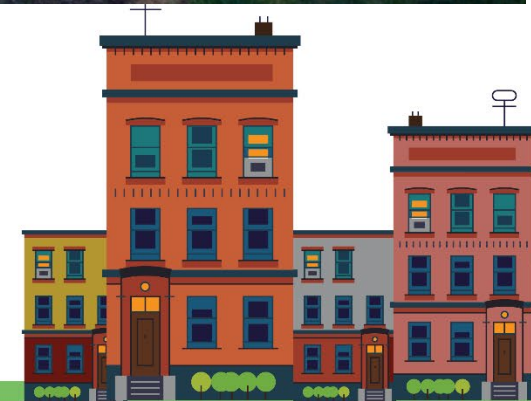
- Land uses
- Unit Lot Subdivisions
- SEPA Code changes
- **Visitability**
- Parking



**Affordable
Housing**

Visitability

- Issues
 - Very few housing units have accessibility requirements
 - Increasing housing choices for people facing multiple barriers is a priority
 - “Visitability” requirements add little to cost of development
- Proposals
 - Building Code changes to require 1 Type C (Visitable) unit in 3+ unit buildings
 - Basic requirements: no stairs and circulation path to front entry, living room, bathroom and kitchen if on same level, some clearance requirements
 - Not required where topography makes this challenging
 - Future Building Code changes could extend this to additional housing types



Discussion & Direction

Input on Visitability requirement (though Building Code not subject to Planning Commission purview)?



**Affordable
Housing**

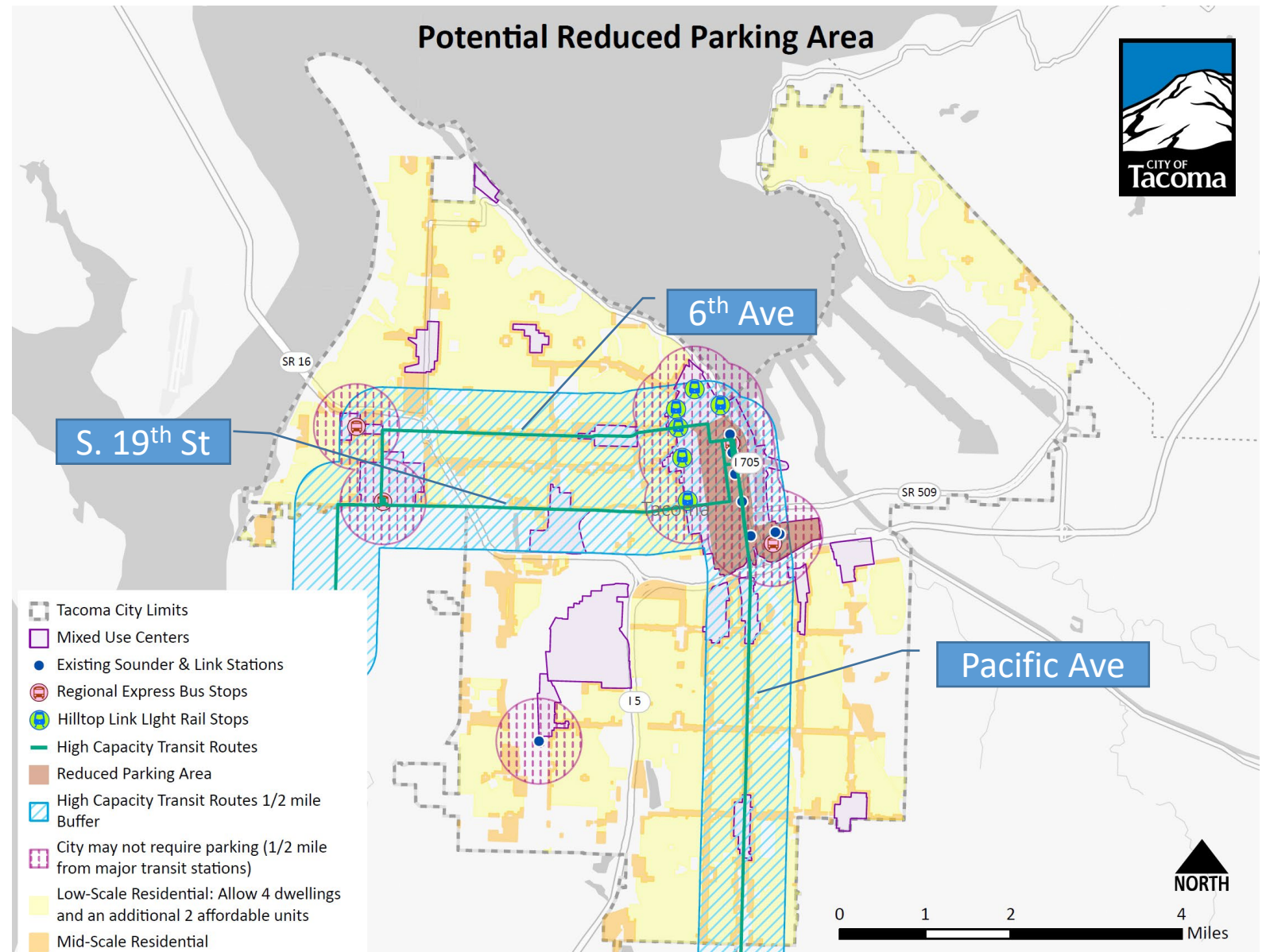
Reduced Parking Area

Intent: No parking required near major transit (except accessible)

- House Bill 1110 defines “major transit stations”
- Tacoma could include highest capacity transit routes (PT #1, 2, future LINK extension)
- Applies to residential zoning districts

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CORRECTION



Affordable Housing

*Home In Tacoma Project
Planning Commission*

November 1, 2023

