



**CITY OF TACOMA**  
**Planning and Development Services**

**ADDENDUM NO. 01**

**DATE:** April 15, 2022

**REVISIONS TO:**  
**Request for Proposals Specification No. PL22-0761F**  
**Pacific Avenue Subarea Plan**

**NOTICE TO ALL PROPOSERS:**

This addendum is issued to clarify, revise, add to or delete from, the original specification documents for the above project. This addendum, as integrated with the original specification documents, shall form the specification documents. The noted revisions shall take precedence over previously issued specification documents and shall become part of this contract.

**REVISIONS TO THE SUBMITTAL DEADLINE:**

The submittal deadline remains the same.

**REVISIONS TO THE GENERAL INFORMATION AND REQUIREMENTS:**

The following provides additional background information, including desired outcomes and reference materials, to add clarity regarding the scope of services and aid in the preparation of proposals.

**Subarea Plan**

Pierce Transit is currently in the design phase for an approximately 14.4-mile-long BRT project (Stream) from Spanaway to downtown Tacoma, largely along Pacific Avenue/SR 7. The BRT route (anticipated for revenue service in 2026) will encourage transit ridership and is expected to increase opportunities for mixed-use development and greater density along the corridor. To leverage the BRT investment, the Tacoma City Council passed a resolution to conduct a comprehensive subarea/corridor plan along Pacific Avenue that will evaluate land use, housing supply and affordability, equity, urban design, streetscape, accessibility, connectivity, environmental, and capital needs along this corridor to facilitate the City's long-term growth vision. The Subarea Plan will be consistent with the City's Comprehensive Plan (*One Tacoma*), Transportation Master Plan and associated complete streets design standards, and will build upon the City's TOD Advisory Group's (TODAG) TOD Toolkit. Additionally, it will closely coordinate with ongoing efforts, such as: the City's affordable housing initiatives, including AHAS, Home in Tacoma Phase 2, and anti-displacement strategies; Climate Action Plan implementation; City-wide impact fee development; TODAG; and Pierce Transit's Stream BRT.

**Programmatic Environmental Impact Statement**

A SEPA (non-project) Planned Action EIS and Ordinance will be prepared in coordination with the Pacific Avenue/SR 7 Corridor Subarea Plan. The SEPA analysis will evaluate multiple future development scenarios with the purpose of creating a vision and implementing regulations for a transit-oriented community supported by BRT, with streamlined permitting based on the Planned Action Ordinance to incentivize development consistent with the approved Plan. The Planned Action EIS will identify and evaluate probable adverse environmental impacts that could result from development associated with the buildout of the Pacific Avenue/SR 7 Corridor and will also identify measures to mitigate any possible adverse environmental impacts.

## **Outcomes**

The planning process is expected to culminate in a Final EIS and the adoption of a Subarea Plan and Planned Action Ordinance by the Tacoma City Council, as an element of the City's Comprehensive Plan, as well as potential text and map amendments to other elements of the City's Comprehensive Plan and amendments to the City's Land Use Regulatory Code, zoning districts, and Capital Facilities Program. While the Plan should be consistent with Tacoma's adopted planning policies and goals, as well as state, regional, and federal law, policies, and regulations (where applicable), it may recommend changes to existing zoning, building, design, and other codes. Recommendations will address consistency between regulations and policies and unique characteristics and needs of the Pacific Avenue/SR 7 Corridor. The Plan will also provide recommendations for prioritization and resolution of conflicts (if any) between the Subarea Plan, SEPA mitigations, and existing regulations, resulting in process improvements that will streamline study area project permitting and environmental review and will provide predictable mitigation measures.

Key goals include, but are not limited to:

1. Establish a growth and development vision for the corridor and BRT station areas, including the potential designation of new mixed-use centers.
2. Expand housing choice and affordability consistent with the City's ongoing affordable housing and anti-displacement efforts.
3. Identify strategies to implement the City's Transportation Master Plan, complete streets design standards, and develop parking management strategies.
4. Develop recommendations to achieve increased active transportation and transit modal shifts and reductions in greenhouse gases (GHGs), including consistency with the climate sustainability and resiliency goals in the City's Climate Action Plan.
5. Identify opportunities to implement stormwater management best practices, including streetscaping and green streets considerations.
6. Analyze existing business/employment sectors and establish policy and programmatic recommendations to guide economic development efforts.
7. Provide recommendations for the planning and design of capital facilities, infrastructure, services and amenities to support existing and future residents and businesses, accommodate increased density, and improve connectivity (including route directness) to transit.
8. Identify strategies to ensure appropriate land use transitions between higher intensity uses along the corridor and surrounding neighborhoods.
9. Identify key and/or culturally significant civic spaces, businesses, parks, and open spaces and provide recommendations to strengthen and preserve them (as part of a broader anti-displacement strategy) as well as identify opportunities to increase accessible public, open, and civic spaces.

10. Identify environmental impacts and potential mitigation measures, such as environmental improvement goals and improvement of physical conditions, to protect and enhance environmental and cultural resources.
11. Enhance the ability of the participating governments to compete effectively for grant funding. Identify shared priority projects and investments among the partner agencies and financing strategies for implementation.

### **Key Plans, Studies, and Reports**

- PSRC's VISION 2050
- PSRC's Regional Transportation Plan 2040 and DRAFT 2050
- PSRC Centers Checklist
- PSRC Regional Economic Strategy
- Countywide Planning Policies for Pierce County
- Tacoma 2025: City of Tacoma's Strategic Plan
- City Comprehensive Plan *One Tacoma*
- City Development Regulations
- Pierce County BRT Stream
- North Downtown Subarea Plan and EIS
- South Downtown Subarea Plan and EIS
- City Climate Action Plan
- Transportation Master Plan
- Complete Street Design Guidelines
- City Affordable Housing Action Strategy
- Home in Tacoma Phase I
- Puyallup Tribe Climate Change Impact Assessment and Adaptation Options Study
- 2021 Pierce County Buildable Lands Report
- Metro Parks Tacoma Strategic Master Plan, 2018
- Pacific Avenue Creative Place-making Project – Livable City Year Program
- TODAG TOD Toolkit
- City of Tacoma Equity Index
- Transfer of Development Rights Program (Local and Regional)
- Tacoma-Pierce County Health Department's Healthy Community Planning Toolbox and Guide to Integrate Health into SEPA Review

This project is being undertaken in parallel with developing the following plans and regulations:

- Home in Tacoma Phase 2
- Anti-displacement Strategy
- Tacoma GreenRoads Policy development
- Pierce Transit BRT Stream System Expansion Study
- Citywide basin-level stormwater management planning
- Tacoma Climate Action Plan implementation
- City-wide Impact Fee Proposal

These documents can all be accessed from the Long-Range Planning Division's web pages <https://www.cityoftacoma.org/cms/One.aspx?portalId=169&pageId=212938> (see "Relevant Materials")

NOTE: Acknowledge receipt of this addendum by initialing the corresponding space as indicated on the signature page. Vendors who have already submitted their bid/proposal may contact the Purchasing Division at 253-502-8468 and request return of their bid/proposal for acknowledgment and re-submittal. Or, a letter acknowledging receipt of this addendum may be submitted in an envelope marked Request for Proposals Specification No. PL22-0761F Addendum No. 01. The City reserves the right to reject any and all bids, including, in certain circumstances, for failure to appropriately acknowledge this addendum.

cc: Wesley Rhodes, Senior Planner, Planning and Development Services