



City of Tacoma
Planning Commission

Christopher Karnes, Chair
Anthony Steele, Vice-Chair
Morgan Dörner
Robb Krehbiel
Brett Marlo
Matthew Martenson
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April 23, 2025

Mayor Victoria Woodards
City of Tacoma
747 Market Street
Tacoma, WA 98402

RE: One Tacoma Comprehensive Plan and Transportation and Mobility Plan

Honorable Mayor and Members of the City Council,

On behalf of the Tacoma Planning Commission, we are proud to forward our recommendation for the update to the *One Tacoma* Comprehensive Plan. Enclosed is the “*Planning Commission’s Findings of Fact and Recommendations Report, April 23, 2025*,” that summarizes the planning requirements, public engagement, overview of the Plan update, as well as the Commission’s deliberations, including a summary of the amendments made in response to public comments.

Specifically, we recommend that the City Council adopt the proposed update to the *One Tacoma* Comprehensive Plan, including the Transportation and Mobility Plan.

One Tacoma 2050 is a next-generation Comprehensive Plan. It articulates a possible blueprint for the future of all climate-friendly cities, moving away from a downtown-centric growth pattern to a pattern of complete neighborhoods and employment centers. **Central to this vision is the concept of 15-minute neighborhoods – vibrant, walkable, inclusive communities where daily needs are accessible within a short distance.**

Secondly, this revision of *One Tacoma* and the Transportation and Mobility Plan enabled the development of a Frequent Transit Network and TOD-centric policies thanks to the City Council's provision of resources to hire a transit consultant during the update process. These policies and vision are included in the Plan to help align *One Tacoma* with regional land use policy in VISION 2050, improve connectivity between residents and amenities in complete neighborhoods citywide. Of particular note, we are proud of the ways in which the *One Tacoma* Plan and Transportation and Mobility Plans work together to address the needs of our most vulnerable communities, including those who do not own or cannot own and operate a single occupancy vehicle.

Community Involvement

In the context of global and regional changes related to climate and demography, this Plan uniquely takes a community-defined approach to direct resources toward this future that Tacomans want. Based on several rounds of community engagement findings, this Plan focuses, in measurable and observable ways, on local priorities of equity, opportunity, public health, safety, and sustainability.

These themes are integrated across all of the Plan’s elements, creating a mutually reinforcing set of actions and opportunities for inter-departmental collaboration on some of the City’s most

complex and pressing issues. This strategic integration paves the way for smart investments that address multiple benefits all at once. For example, a single City program can tackle environmental restoration at the same time as green job creation.

The Plan structure also reinforces and sustains important local Initiatives such as the Climate Action Plan, the Green Economy Strategy, and the Affordable Housing Action Strategy. With this Plan, Tacoma also celebrates our progressive and innovative approaches to historic preservation, environment and watershed health, and Tribal partnership.

From a community engagement perspective, the past 10 years have been transformative: the level of community engagement in City planning has increased remarkably, alongside our community's understanding of how these decisions affect the quality of life they enjoy and aspire to. City efforts to broaden engagement strategies, to remove barriers to participation, and to support greater diversity, equity and inclusion in planning processes is evident in the outcomes of the engagement that we have witnessed over the past 18 months. Not only has our community participation vastly outperformed the participation we saw during the last periodic update in 2015, but we have also heard a much broader and deeper level of support for the goals of the Plan, especially in support of expanding access to 15-minute neighborhoods. We applaud the work the City has done to bring more diverse members of our community into the planning process, especially those who have been most historically underrepresented.

One Tacoma

In the most recent decade Tacoma has experienced demographic shifts: Families with children are declining as a share of the population in Tacoma while growing as a proportion of households in other parts of Pierce County; Retirees and working age adults without children are growing as a proportion of the Tacoma population; The City of Tacoma is home to 26,123 foreign-born residents, comprising 13% of its total population, though rates of immigration have slowed over the past decade; Roughly 20 percent of the population speak more than one language; Eight percent of the population prefer a home language and speak English less than "very well;" Fifteen percent of the Tacoma population are living with a disability, slightly higher than the rate in Pierce County overall (13%).

We share this information to make the broader point that it is ever more critical that we maintain Tacoma as a place that is welcoming, that embraces diversity and seeks to ensure that every person is treated with fairness, compassion, and care. We feel that the *One Tacoma* Comprehensive Plan helps to establish the guiding values of a City that welcomes, not a City that excludes.

These values are further evident in the way the Plan approaches equity, seeking to lift up all of our community members and ensure they have equal access to housing, jobs, amenities, and services. In doing so, we recognize that our plans, programs, and investments must be targeted to those areas most affected by underinvestment and lack of opportunity and must be directed to the underlying causes of inequality in our community. We must strive to ensure that all of our community members can feel equally a part of *One Tacoma*.

Implementation and Accountability

With the adoption of the *One Tacoma* Comprehensive Plan, we must consider our next steps to bring this Plan to fruition, and the ways in which we as a city hold ourselves accountable to our community members. The Plan provides recommended actions that the City can take to fully

enact the goals and policies, and performance indicators that can help us track our progress. While these actions have been recommended without the constraints of the 2-year budget, we believe the Plan strikes a meaningful balance between the long-term needs of our community, and the near-term steps we can take to make incremental progress within our current constraints. At the same time, we acknowledge that we will need to make difficult decisions about our near-term priorities and our ability to provide the resources and capacity needed to make progress. We encourage you to begin this conversation sooner rather than later.

Thank you for the opportunity to provide this recommendation.

Sincerely,



Christopher Karnes, Chair
Tacoma Planning Commission



Anthony Steele, Vice-Chair
Tacoma Planning Commission

Enclosure:

- Letter of Recommendation from the Transportation Commission
- Planning Commission's Findings of Fact and Recommendation, April 23, 2025



**City of Tacoma
Transportation Commission**

March 1, 2025

Re: Draft 2025 Transportation and Mobility Plan

Dear Chair Karnes and the Members of the Planning Commission:

The Transportation Commission (TC) has provided extensive feedback on the direction and content of the 2025 Transportation and Mobility Plan (TMP) over the past six months through its regular and special meetings and directly to city staff. Upon release of the draft document, TC members carefully reviewed the final document, and discussed their findings at their meeting on February 19. The TC fully supports the vision of the TMP to create and sustain a transformational multimodal transportation system that connects people to place and people to people.

As the Planning Commission considers the document, we want to highlight several themes that are present throughout the document that we think exemplify the future transportation system for the city of Tacoma.

1.Shift Away from Past Focus on Single-Occupancy Vehicles

Tacoma has designed its transportation system around single-occupancy vehicles (SOVs), which is reflected in many features of the City. From excessively wide streets to the general expectation of availability of parking, driving has been the most favored method of transportation for a long time. The City's plans and funding priorities have both reflected and reinforced this approach.

The 2025 Transportation and Mobility fully breaks with this approach, shifting the residents of the city to provide more options for alternative modes to enjoy and travel within the city. We understand that many Tacomans will continue to drive, at least some of the time. However, particularly where mode priorities overlap, and spatial needs exceed the available right-of-way, the TC has strongly advocated for elevating walking, rolling, bicycling and particularly transit at the expense of single occupancy vehicles. The most important benefit of this approach is that it is the only method the TC believes can meet Tacoma's transportation needs arising from Tacoma's projected growth in housing and employment.

2.Repair of Past Harms in Transportation Policy and Funding

The goal of transportation should be to support and connect our community. But we acknowledge that in the past, it has been used as a method to divide and segregate portions of our community. Furthermore, past funding practices has resulted in disparities of transportation facilities, access and amenities across the City. This is intolerable and must be reversed. The data analysis of Vision Zero showed that this disparate funding and investment has created undue harm in our low- and very low opportunity neighborhoods.

This plan aims to repair past harms by transparently prioritizing transportation funding to areas of Tacoma which are underserved and experience elevated levels of traffic violence. Transportation projects all over Tacoma will be built. However, following the project prioritization criteria uses Tacoma's Equity Index to push projects in underserved areas to the top of the prioritized list. We are proud to endorse a plan that will start to right some of the wrongs of the past.

3.Support 15-Minute Neighborhoods to Build Connections

During the community engagement process and during our outreach to the community, we repeatedly heard our community members strongly support increased access to amenities within a short distance of where they live. They desire the sense of neighborhood, connection and place that result from a focus on the street as part of the public realm and not only a place to move or store vehicles. The 2025 Transportation and Mobility Plan provides this support through many goals and policies that will create a right-of-way to safely allows people to connect to people and places.

4. A Thriving Economy

Many aspects of our transportation system support successful economic activities: space on the curb for delivery vehicles, employment opportunities in proximity to housing, sidewalks that promote access to local businesses, well-maintained roads for transit and freight. The TC agreed with expanding the definition of business-supportive transportation to reflect new technologies and commercial innovations, which are discussed throughout the TPM. At the same time, the TMP's emphasis on walking, rolling, bicycling and transit must be viewed as fully supportive of business activity. Fifteen-minute neighborhoods thrive precisely because they enhance the opportunity to play, work, and shop locally.

5. Community Involvement and Transparency

The TC feels strongly that Tacomans want to know how decisions about the transportation system are being made and what kind of progress we're making towards the goals that we set. Residents and business owners also want to contribute to plans for their neighborhood and their City. New language in the TMP emphasizes community involvement, transparency, and performance monitoring. Data to demonstrate performance may not always be in place yet. The TMP commits the city to produce clear, meaningful information about progress, so that we can better target resources over time to meet our goals.

Modifications

The TC has suggested numerous minor edits to enhance clarity and improve adherence to the themes above that will be integrated into the revised plan. **The one area where the TC sees the need for major revision is to the concept of transit level of service which will support performance monitoring.** This is a new concept in the TMP, and it requires a bit more work to get it right. Transit LOS should include more than just how we get to a transit stop or station and the frequency of trips. It should also include a measure of travel time performance, so we can improve intersections that cause delay to transit users. A LOS standard will ensure that our city has a successful transit system as we continue to grow. A re-written version of this section will be provided in the revised draft.

To conclude, the Transportation Commission thanks the Planning Commission for the opportunity to explain its vision, as expressed in the Transportation and Mobility Plan, and provide minor comments on the already well-crafted document. We strongly support the commitment presented in the Plan, to create and sustain for Tacoma a transformational multimodal transportation system that connects people to place and people to people, and we urge the Planning Commission to adopt the TMP.

Sincerely,



Bruce Morris
Co-Chair, Transportation Commission



Matt Stevens
Co-Chair, Transportation Commission

Cc:

Tacoma Infrastructure, Planning, and Sustainability Committee
Tacoma City Manager Elizabeth Pauli
Public Works Director Ramiro A. Chavez, P.E. PgMP
Sustainable Tacoma Commission
Bicycle and Pedestrian Technical Advisory Group
Parking Technical Advisory Group



**TACOMA PLANNING COMMISSION
FINDINGS OF FACT AND RECOMMENDATIONS REPORT**

APRIL 23, 2025

A. SUBJECT:

Periodic Update to the One Tacoma Comprehensive Plan.

B. SUMMARY OF PROPOSED AMENDMENTS:

The following is a brief description of the core policy elements that comprise the One Tacoma Comprehensive Plan and the Growth Management Act Goals that they implement.

Element	Description and How it Supports the Vision	GMA Goal
Growth Strategy (GS)	This chapter describes which land uses are allowed in which places across the city—and how growth in population, housing, and employment will be distributed across these places. It also addresses key transportation connections between these places, to form an overall planned network for the city.	(1) (2) (3) (4) (5) (9) (10) (14)
Complete Neighborhoods (CN)	This chapter articulates how Tacoma's unique neighborhoods should look and feel to the people that live in and visit them. This includes policies affecting local building and site design, such as energy and resource efficiency, safety, views, public realm, and historic and cultural resource preservation. It also addresses connectivity at the neighborhood scale.	(13) (14)
Environment + Watershed Health (EN)	Using an ecological watershed approach, this chapter addresses ways in which Tacoma will invest in trees and forests, open space lands, and quality of air, water, and habitat to support healthy people and places.	(2) (9) (10) (14) (15)
Housing (H)	This chapter includes policies that support Tacoma's housing goals, including the ability for all Tacomans to access and maintain safe and affordable housing that meets their household needs. This includes policies to grow overall housing diversity and stock and programs for anti-displacement and to create equitable access to housing.	(4)
Economic Development (EC)	Policies in this chapter promote access to a diversity of quality economic opportunities, including growth opportunities within an easy and accessible commute. This includes green economy strategies, and a favorable business climate for a range of priority industries.	(5)
Transportation and Mobility Plan (TMP)	This chapter includes the policies that affect how people move within Tacoma and connect to the regional transportation system. It describes the investments in mobility options necessary to achieve connected, compact, and equitable neighborhoods throughout Tacoma.	(3) (5) (10) (12) (14)
Parks + Recreation (P)	This chapter describes investments and programming to achieve a complete parks system for the residents of and visitors to Tacoma. A complete system reflects the City's unique cultural communities and ecological settings and provides high-quality equitable access to recreational opportunities for people of all walks of life.	(9) (12)

Public Facilities + Services (PFS)	This chapter sets standard levels of service and a plan to achieve and/or maintain them given anticipated development. Services and facilities such as police and fire response, libraries, utilities, and schools represent significant public investment and are a core part of a quality neighborhood experience.	(12) (14)
Historic Preservation (P)	This chapter defines the City of Tacoma's preservation goals, policies, and actions for preservation and neighborhood conservation. It provides a framework for organizations engaged in community-based initiatives with interests in protecting and experiencing cultural resources.	(13)
Engagement + Administration (AD)	As this chapter describes, continued equitable engagement, transparency, and accountability are fundamental to the work of plan implementation. Policies in this chapter describe the City's effort to build and sustain partnership with community members in planning for and realizing this vision for Tacoma.	(11)

C. FINDINGS OF FACT: BACKGROUND AND PLANNING MANDATES

1. Comprehensive Plan and Land Use Regulatory Code

The *One Tacoma* Comprehensive Plan, last updated in 2015 by Ordinance No. 28335, is Tacoma's comprehensive plan as required by the State Growth Management Act (GMA) and consists of several plan and program elements. As the City's official statement concerning future growth and development, the Comprehensive Plan sets forth goals, policies and strategies for the health, welfare and quality of life of Tacoma's residents. The Land Use Regulatory Code, Title 13 of the Tacoma Municipal Code (TMC), is the key regulatory mechanism that supports the Comprehensive Plan.

2. Planning Mandates

The [Growth Management Act](#) (GMA) requires counties and cities to periodically conduct a thorough review of their plans and regulations to bring them in line with any relevant changes in the GMA, and to accommodate updated growth targets. [RCW 36.70A.130](#) establishes the review procedures and schedule for Comprehensive Plan amendments and periodic review. GMA requires that any amendments to the Comprehensive Plan and/or development regulations conform to the requirements of the Act, and that all proposed amendments, with certain limited exceptions, shall be considered concurrently so that the cumulative effect of the various changes can be ascertained. Proposed amendments to the Comprehensive Plan and/or development regulations must also be consistent with the following State, regional and local planning mandates and guidelines:

- The State Growth Management Act (GMA);
- The State Environment Policy Act (SEPA);
- The State Shoreline Management Act (SMA);
- The Puget Sound Regional Council's *VISION 2050* Multicounty Planning Policies;
- The Puget Sound Regional Council's *Transportation 2040*;
- The Puget Sound Regional Council's Subarea Planning requirements;
- The Countywide Planning Policies for Pierce County; and
- TMC 13.02.070 – Adoption and Amendment Procedures.

3. Community Profile

The Community Profile was developed to help to understand the current context of the city and recent trends as a starting point for comprehensive plan research. It is also served as a key resource for shaping the community engagement process by summarizing information about City residents. This Community Profile uses publicly available sources of data, including U.S. Census products, data products from the Department of Housing and Urban Development, and Washington State Office of Financial Management. Some findings from prior analysis and action planning efforts

such as the Vision Zero Action Plan and the Analysis of Systemic Disparities in Achievable Housing Options report also appear in this document.

- [Community Profile](#)

4. Baseline Conditions Analysis

The Baseline Conditions analysis provides important context for each of the Plan elements and identifies available data to establish a baseline for metric for monitoring plan goals and performance. Certain elements have been developed to satisfy state and regional planning requirements. In addition, the City is required to conduct a Best Available Science review to support the development and update of policies and regulations to protect citywide critical areas.

- [Baseline Conditions](#)
- [Best Available Science Review](#)
- [Critical Areas Gap Analysis](#)

5. Public Outreach and Engagement

RCW 36.70A.130 of the Growth Management Act establishes the review procedures and schedule for Comprehensive Plan amendments and periodic review and RCW 36.70A.140 of the Act requires local jurisdictions to provide for “early and continuous public participation” during the periodic review and update of the Comprehensive Plan.

The Public Engagement Plan was approved by the Planning Commission on February 21, 2024 to guide the City’s engagement efforts in support of the Comprehensive Plan update. The Plan was intended to leverage existing data and existing engagement efforts to minimize respondent burden and confusion. Additional resources or “new engagement” were focused on thematic gaps and/or gaps by community group.

- [Public Engagement Plan](#)
- [Existing Engagement Gap Analysis](#)

6. Equity Assessment

To advance equity in the Comprehensive Plan update, staff developed an equity assessment framework to guide an audit of the existing plan against equity goals. The equity goals included in the framework were selected after research into the policy context of Tacoma’s equity work and historical context. After selecting the equity goals, staff also conducted baseline data analysis to identify priority subgroups for each outcome. This document contains a summary of the contextual research and baseline analysis as a reference document. The accompanying Assessment Framework contains a summary of conclusions and was used to inform policy development for the One Tacoma Comprehensive Plan.

- [Equity Assessment Framework](#)
- [Equity Assessment Context, History, and Baseline](#)

D. FINDINGS OF FACT: TRANSIT-ORIENTED DEVELOPMENT (TOD) TASKFORCE

The Transit Oriented Development (TOD) Task Force was established by [Resolution No. 41195](#), adopted on May 9, 2023.

The TOD Task Force is a joint task force of the Planning and Transportation Commissions convened to provide coordinated input on the overall design and integration of major regional transportation

projects in transit-oriented development areas and policy direction on transit-oriented development policies and plans, with a particular focus on the periodic update of the Comprehensive Plan, including the Transportation and Mobility Plan (TMP).

The Task Force focused primarily on the transit modal element of the Transportation and Mobility Plan as well as the Growth Strategy element, with a particular emphasis on transit and land use integration.

Additionally, the Task Force serves as a venue for collaboration with the City's transit partners such as Pierce Transit and Sound Transit, particularly, Pierce Transit's Destination 2045 Long Range Plan.

The TOD Taskforce conducted reviews of the One Tacoma Plan at the following meetings, listed in reverse chronological order:

- April 22, 2025: Reviewed proposed amendments to the Transit Element of the Transportation and Mobility Plan.
- March 12, 2025: Reviewed and discussed the Draft Transportation and Mobility Plan.
- February 12, 2025: Reviewed and provided comments on the Growth Strategy Element of the Comprehensive Plan.
- November 13, 2024: Reviewed Growth Strategy Element including the policy framework, growth strategy, and anticipated changes as part of the periodic update.
- October 9, 2024: Reviewed and provided comment on the TMP, including an update to the strategies and actions as well as the Frequent Transit Network and Capital Investment Corridors.
- August 7, 2024: Debrief regarding resolution of the Taskforce's Transit Modal Element comments, including a review of the development approach for the Frequent Transit Network as well as the Transit Element strategies.
- June 20, 2024: Evaluated and provided comment on the Transit Modal Element of the TMP including the draft Context section (including opportunities, challenges, and trends), the approach to transit-land use analysis and mapping, and transit-land use integration policy.
- May 22, 2024: The Taskforce was briefed on the Introduction and Context sections of the Transit Modal Element, including brainstorming and discussion.
- April 10, 2024: Review of the current transit policy in the Transportation Master Plan and the Comprehensive Plan.
- February 14, 2024: Briefed on the background regarding the existing Transit Modal Element in the Transportation Master Plan.
- January 10, 2024: Received a briefing from the Puget Sound Regional Council regarding best practices in planning for transit with an emphasis on comprehensive planning.
- December 13, 2023: Reviewed the scope of work planned for the update to the TMP.

E. FINDINGS OF FACT: TRANSPORTATION COMMISSION REVIEW AND RECOMMENDATION

The Transportation Commission advises the City Council on transportation-related matters, including short and long term transportation planning, compliance with local, regional, and federal transportation initiatives, parking, and capital investment plans. The Transportation Commission led the development of the Transportation Chapter of the One Tacoma Plan, referred to as the Transportation and Mobility Plan (TMP). The Transportation Commission finalized the TMP and Letter of Recommendation on Feb. 19, 2025 and forwarded the recommendation to the Planning Commission.

F. FINDINGS OF FACT: PLANNING COMMISSION REVIEW

The Planning Commission conducted reviews of the One Tacoma Plan at the following meetings, listed in reverse chronological order, with key decision points and milestones boldfaced:

- **April 23, 2025: Finalized amendments and voted to recommend a draft Plan for City Council consideration (tentative).**
- [April 16, 2025](#): Continued review of proposed amendments to the Draft Plan.

- [April 2, 2025](#): Introduced and reviewed Planning Commission proposed amendments to the Draft Plan.
- [March 19, 2025](#): Debrief of public comment on the Draft Plan; approved staff recommended amendments to the Draft Plan.
- [March 5, 2025](#): **Public hearing on the Draft One Tacoma Plan.**
- [February 5, 2025](#): Set a public hearing date and released the Draft One Tacoma Plan for public review and comment.
- [December 18, 2024](#): Reviewed the Pierce Transit Long Range Plan and the proposed High Frequency Transit network of the Transportation and Mobility Plan.
- [December 4, 2024](#): Reviewed the staff Assessment Report for the Environment Chapter (part 2) and the Engagement Element. This review included an assessment of state and multicounty planning requirements, current Comprehensive Plan goals and policies, summary of community input on these topics, and proposed amendments to the chapter.
- [November 20, 2024](#): Reviewed the staff Assessment Report for the Economic Development and Environment Chapters. This review included an assessment of state and multicounty planning requirements, current Comprehensive Plan goals and policies, summary of community input on these topics, and proposed amendments to the chapter.
- [November 6, 2024](#): Reviewed Assessment Reports for the Transportation and Mobility Plan and Design and Development Chapter. This review included an assessment of state and multicounty planning requirements, current Comprehensive Plan goals and policies, summary of community input on these topics, and proposed amendments to the chapter.
- [October 16, 2024](#): Reviewed the staff Assessment Report for the Historic Preservation Chapter. This review included an assessment of state and multicounty planning requirements, current Comprehensive Plan goals and policies, summary of community input, and proposed amendments to the chapter.
- [October 2, 2024](#): Reviewed the staff Assessment Report for the Urban Form Chapter. This review included an assessment of state and multicounty planning requirements, current Comprehensive Plan goals and policies, summary of community input on these topics, and proposed amendments to the chapter.
- [September 18, 2024](#): Reviewed the staff Assessment Report for the Public Facilities + Services Chapter including opportunities to better align goals and policies with level of service standards and project prioritization criteria. This review included an assessment of state and multicounty planning requirements, current Comprehensive Plan goals and policies, summary of community input on these topics, and proposed amendments to the chapter.
- [September 4, 2024](#): Reviewed the Staff Assessment Report for the Parks + Recreation Chapter including opportunities to better align goals and policies with the Metro Parks Tacoma System and Strategic Plan. This review included an assessment of state and multicounty planning requirements, current Comprehensive Plan goals and policies, summary of community input on these topics, and proposed amendments to the chapter.
- [February 21, 2024](#): **Approved the Public Engagement Plan.**
- [December 20, 2023](#): **Recommended scope of work.**
- [June 21, 2023](#): Reviewed planning requirements for the Periodic Update and recent legislative updates pertaining to housing and climate policy.

G. FINDINGS OF FACT: ENVIRONMENTAL REVIEW

Pursuant to Washington Administrative Code (WAC) 197-11 and Tacoma's SEPA procedures, a Preliminary Determination of Environmental Nonsignificance (DNS) on the Comprehensive Plan update was issued on April 22, 2025 (SEPA File Number LU25-0084), based upon a review of an environmental checklist. The DNS and the environmental checklist were: (1) distributed to agencies and individuals identified on the City's list of SEPA Review Stakeholders; (2) reviewed by the State Department of Ecology (SEPA Record #TBD) and published on April 22, 2025 for public review; and (3) referenced in a legal notice published on the Tacoma Daily Index on (TBD).

H. FINDINGS OF FACT: CONSULTATION WITH THE PUYALLUP TRIBE OF INDIANS

There are no known proposals included in the One Tacoma Comprehensive Plan Periodic Update that would adversely impact the Puyallup Land Claims Settlement of 1990. A letter of consultation was sent to Chairman Bill Sterud of the Puyallup Tribe of Indians, and directors of planning and natural resources, on February 7, 2025, seeking their feedback on the One Tacoma Periodic Update Package. No comments were received.

I. FINDINGS OF FACT: PUBLIC NOTIFICATION AND INVOLVEMENT

Engagement activities during the visioning portion of the Comprehensive Plan update included in-person and virtual workshops, pop-ups at community events, attendance at meetings of existing neighborhood groups, a website that hosted the Ideas Wall open public comment forum, and a community survey that was available in several languages. The City hosted a total of nine community Visioning Workshops during the initial phase of the update, one per neighborhood council area and one virtual, and received a total of 402 comments on thematic gaps identified in the gap analysis. Workshops included creative hands-on activities to get feedback on topics and were supported with robust outreach and by the city's language ambassador team. The community survey received roughly 800 responses. In sum, the city received roughly 1,600 comments through these engagement efforts.

1. One Tacoma Visioning Workshops

- Thursday, May 16th, 2025, Silas High School, 6- 7:30 P.M.
- Saturday May 18th, 2025, Center at Norpoint, 12-2:00 P.M.
- Thursday May 23rd, 2025, Tacoma Armory, 6- 7:30 P.M.
- Thursday May 30th, 2025, Mason Middle School, 6- 7:30 P.M.
- Thursday, June 6th, 2025, Virtual Workshop 6- 7:30 P.M.
- Monday, June 10th, 2025, Mt. Tahoma High School, 6- 7:30 P.M. (language access)
- Saturday, June 15th, 2025, Wapato Park, 1- 3:00 P.M.
- Thursday, June 20th, 2025, Bates Technical College Central Campus, 6- 7:30 P.M.
- Thursday, June 27th, 2025, Salishan Family Investment Center, 6- 7:30 P.M (language access)

The overall findings from public comments across engagement activities show strong support for the 15-minute neighborhood concept. Community members also prioritize public transit, bicycle and pedestrian mobility, safety, accessibility and increasing access to amenities and essential services. Community members want more small businesses and, specifically, those that reflect the city's demographic diversity. They also would like to have more economic opportunities with a diverse range of jobs and employers, and knowledge of different career paths and skills. The findings from this phase of community engagement informed policy development for the initial Planning Commission draft of the One Tacoma Plan.

- [Public Engagement Summary](#) (One Tacoma Visioning Workshops Summer 2024)

2. Planning Commission Public Hearing:

The Planning Commission conducted a Public Hearing on the draft One Tacoma Comprehensive Plan on March 5th, 2025. City staff held several in-person and virtual informational events during the public comment period that led up to the Public Hearing date for community members to learn about the draft plan and prepare to provide comments. A recording of the virtual information event was also made available online.

Over 100 people attended these events with 81 public comments provided by community members, City boards, commissions, and partner agencies. Comments were shared with Planning

Commissioners in information packets and through a debrief presentation on March 19, 2025, which are public on the Planning Commission webpage.

Community members were notified of the availability of the Draft One Tacoma Comprehensive Plan through broad notice methods and communications, including:

- (a) **Public Notices** – The City mailed a postcard notice to over 100,000 addresses of residents and property owners throughout the City of Tacoma during the week of February 10th, 2025. This included the date for the Public Hearing as well as information on informational events and instructions on how to leave comments during the Public Comment period. The notice was also e-mailed to more than 860 individuals on the Planning Commission’s interested parties list that includes the City Council, Neighborhood Councils, area business district associations, the Puyallup Tribal Nation, adjacent jurisdictions, City and State departments, and others.
- (b) **Informational Events**
 - a. South Tacoma- Thursday, February 20: STAR Center 3873 S 66th St, Tacoma, WA 98409 6-7:30 P.M.
 - b. Virtual event- Monday, February 24: Zoom link (coming soon) 6-7:30 P.M.
 - c. North Tacoma- Thursday, February 27: Wheelock Library 3722 N 26th St, Tacoma, WA 98407 1-2:30 P.M.
 - d. Eastside- Saturday, March 1: Eastside Community Center 1721 E 56th St, Tacoma, WA 98404 1-2:30 P.M.
- (c) **News** – The City of Tacoma issued a News Release on February 7, 2025. A legal notice concerning the public hearing and informational meetings was placed in The News Tribune on February 14th and 28th, 2025, including information on the informational events and dates in the posting on February 14th, 2025.
- (d) **Web/Social Media** – The City provided extensive information on the One Tacoma Comprehensive Plan Update project webpage, including information on events and public hearing and comment period. Public Hearing Notice and regular updates were distributed through City and Tacoma Planning social media accounts and displayed on City webpages and banners. Additionally, event listings for each Visioning workshop, informational event and public hearing were created and shared on the City of Tacoma and Planning Tacoma social media accounts.
- (e) **60-Day Notices** – A “Notice of Intent to Adopt Amendment 60 Days Prior to Adoption” was filed with the State Department of Commerce (per RCW 36.70A.106) on February 10, 2025. A similar notice was sent to the Joint Base Lewis-McChord (per RCW 36.70A.530(4)) on February 7, 2025, asking for comments within 60 days of receipt of the notice.

3. Other Community Engagement:

Additional events attended by City staff to share updates and solicit input for the One Tacoma Comprehensive Plan

- Thursday, March 21st, 2024, Spotlight South Tacoma
- Saturday, April 13th, 2024, Sustainability Expo
- Saturday, April 27th, 2024, Under the Big Top Community Resource Fair
- Wednesday, May 29th, 2024, Puyallup Corridor Open House
- Friday, May 31st, 2024, Stewart Middle School Project Lit
- Friday, May 31st, 2024, Birney Elementary School Bike Rodeo
- Wednesday, June 5th, 2024, Strategy Partnership Event at Tacoma Convention Center
- Thursday, June 6th, 2024, Stafford Elementary Resource Fair
- Wednesday, June 19th, 2024, Juneteenth Celebration at Stewart Heights Park

Neighborhood Presentations

- Monday, May 20th, 2024, Eastside Neighborhood Council presentation
- Monday, June 3rd, 2024, North End Neighborhood Council Presentation
- Thursday, June 6th, 2024, Central Neighborhood Council Presentation
- Wednesday, June 12th, 2024, West End Neighborhood Council Presentation

J. FINDINGS OF FACT: COMMENTS AND RESPONSES

The table below is a summary of the comments the Planning Commission received on each One Tacoma chapter during the public comment period:

Element	Comments Received	
	Oral	Written
Growth Strategy		6
Complete Neighborhoods	1	4
Environment & Watershed Health	1	8
Housing	9	16
Transportation	7	23
Economic Development		1
Parks & Recreation		2
Public Facilities & Services		2
Historic Preservation		1
TOTAL	18	63

Below is a summary of the general themes from the comments received during the Planning Commission Public Hearing process:

- **Transportation** - Transit level of service, parking concerns, climate impacts, bike lanes, sidewalks, and public realm improvements.
- **Housing** - Affordability, density, design, social housing & tenant protections.
- **Environment** - Tree canopy increases, stormwater/wastewater, trash, greenhouse gas reduction, climate adaptation.
- **Complete Neighborhoods** - Support for 15-minute neighborhoods, design for social connectedness.
- **Growth Strategy** - Location, conflicts with other uses.
- **Public Facilities and Services** – Update to water and wastewater sections.
- **Economic Development** - Small business support, relocation assistance, job training.
- **Historic Preservation** - Support addition of chapter, connect to economic development, increase visibility of historic places.
- **Parks and Recreation**- Support for LOS, more safe places for children and seniors.

The following table summarizes the Planning Commission amendments to the Public Review Draft, in response to public comment and testimony:

Growth Strategy	<ul style="list-style-type: none"> • Commercial zoning policy and action updates. • Revise center descriptions and policies, emphasizing transit orientation, parking, open space, and historic attributes. • Support redeveloping underutilized surface parking lots. • Green space in regional growth centers. • Integration of small business in neighborhoods
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Complete Neighborhoods	<ul style="list-style-type: none"> • Minimize impacts from infrastructure and utility design • Address appropriate standards for signs
Environment & Watershed Health	<ul style="list-style-type: none"> • Support clean streets, neighborhoods and environmental assets litter and invasive species. • Stormwater diversion, eliminate discharge of untreated runoff and support regional green stormwater parks. • Reduce light impacts on habitat and discourage impervious surfaces. • Address air quality impacts through mitigation strategies and support efforts to improve air quality data and monitoring • Mitigate impacts of parking lots, including plantings, depraving and penalties for excessive pavement. • Sea level rise adaptation, discourage shoreline hardening. • Incorporate environmental justice and include impacted communities in decision-making. • Clean water in aquifer recharge • Add priority habitats to critical areas. • Stormwater study to return water resources to salmon-bearing streams. • Identify potential wildfire areas and create wildfire response plan. • Include plant life endemic to Puget Sound prairies. • Support broader tools to preserve and enhance City tree canopy
Housing	<ul style="list-style-type: none"> • Support tenant protections, social housing, and dedicated revenue for housing trust fund. • Include “housing first” policy for addressing homelessness. • Surplus properties for affordable housing
Transportation	<ul style="list-style-type: none"> • Retain S. 19th as Representative alignment for Light Rail to TCC. • Amend TMP Project List Description to for light rail extension to TCC. • Add policy supporting City resources for sidewalk maintenance and repair. • Expand potential funding sources for TMP implementation • Add action to incorporate Tier 1 Transit Corridors to Regional Transportation Plan • Add TMP policy supporting exclusive use of right of way for transit operations. • Add new policy to improve connectivity between T Line and 1 Line. • Add new TMP strategy to encourage options for connectivity between Tacoma Dome and Tacoma Mall. • Add policy support for railbanking and maintaining public ownership of public rail corridors.
Economic Development	<ul style="list-style-type: none"> • Incorporate Economic Green Zone • Address freight impacts and support rail transition

	<ul style="list-style-type: none"> • Add new policies addressing impacts from TDLE station location in Tacoma Dome and providing guidance for station area design.
Public Facilities & Services	<ul style="list-style-type: none"> • Support electrification of transportation • Advance internet access as essential service with public ownership • Expand climate adaptation strategies
Engagement and Administration	<ul style="list-style-type: none"> • Public process for design manuals and encourage involvement of boards and commissions

K. CONCLUSIONS:

In drawing its conclusions on the One Tacoma Plan Update the Planning Commission considered the following criteria, the first two as set forth in TMC 13.02.070.H.1 and the third based on the Tacoma 2025 Strategic Plan:

- (a) Whether the proposed amendment will benefit the City as a whole, will not adversely affect the City's public facilities and services, and bears a reasonable relationship to the public health, safety, and welfare;
- (b) Whether the proposed amendment conforms to applicable provisions of State statutes, case law, regional policies, and the Comprehensive Plan;
- (c) 2025 Strategic Priorities: Whether the proposal will reduce racial and other inequities, disparities, or discrimination to under-represented communities, or result in positive impacts on equity, equality, diversity or inclusion.

Growth Management Act

Adopted in 1990, the Growth Management Act (GMA) requires municipalities to plan for accommodating growth and grants counties, in consultation with cities, the authority to assign growth allocations for population and employment. In general, GMA goals support focused growth in designated urban centers with adequate infrastructure, while preserving the rural area around the urban centers. The GMA identifies specific requirements for comprehensive plans, focused primarily on the required land use, housing, transportation, utilities, and capital facilities elements.

Conclusion: The One Tacoma Comprehensive Plan update has been prepared in accordance with the requirements of the GMA.

VISION 2050

Vision 2050 is the region's plan to provide an exceptional quality of life, opportunity for all, connected communities, a spectacular natural environment, and an innovative, thriving economy. Over the next 30 years, the central Puget Sound region will add another million and a half people, reaching a population of 5.8 million. To ensure that all residents benefit from the region's thriving communities, strong economy, and healthy environment as the population grows, PSRC partnered with counties, cities, Tribes, and others to develop VISION 2050. VISION 2050 was adopted in 2020 and includes the region's multicounty planning policies, local and regional actions, and a strategy for how and where we grow through 2050. The plan includes a Regional Growth Strategy that focuses growth in centers and near transit, with the goal of sustaining and creating different types of urban communities while preserving the region's working resource lands and open spaces. Beyond just the numbers, the Growth Strategy has policies and actions to help cities and counties plan for coming population and employment growth. VISION 2050 designates Tacoma as one of five Metropolitan Cities in the region, and the only Metropolitan City in Pierce County. As a Metropolitan City, Tacoma will serve as a focal point for accommodating both population and employment growth. By planning for future population, housing, and employment that align with VISION 2050 targets, the Tacoma Comprehensive Plan seeks to fulfill its role and responsibility as a Metropolitan City. At the same time, the Comprehensive Plan

seeks to ensure that the vision for Tacoma's character, services, and quality of life are maintained and enhanced as the city grows.

Conclusion: The Comprehensive Plan addresses each of the policy areas in VISION 2050 to ensure alignment with the multicounty planning policies.

Countywide Planning Policies

In accordance with the Washington GMA, the Pierce County Regional Council maintains the Pierce County Countywide Planning Policies (CPPs) to coordinate planning on a countywide basis. Last updated in 2022, the CPPs provide guidance to cities on a wide range of topics, including affordable housing, community and urban design, economic development, health and well-being, historic and cultural preservation, natural resources, and transportation facilities. In 2020, Tacoma participated in a collaborative county-wide effort led by Pierce County to prepare an updated Buildable Lands Report. This report documents development trends and the capacity of the County's UGAs. For Tacoma, the 2022 Buildable Lands Report shows that there is available capacity to meet the City's 2044 growth targets (see Appendix 1).

Conclusion: The Tacoma Comprehensive Plan has been prepared consistent with the guidance of the Pierce County CPPs.

Health, Equity, and Sustainability in All Policies

The coming decades will prove critical for addressing and mitigating climate change impacts. Meeting the City's net-zero goal while prioritizing communities most at-risk will require collaborative, strategic, and innovative actions. Decades of environmental work, from the City's first Climate Action Plan in 2008 to its 2021 Climate Adaptation Strategy, lays the foundation for integrating climate change mitigation and adaptation strategies and actions into policies, programs, plans, and capital investments.

By guiding growth and development that clusters destinations, creates compact centers, and situates along transit-orientated corridors, community members can reduce their carbon footprint if their daily needs and livelihoods can be fulfilled within their respective neighborhoods (Growth Strategy, Complete Neighborhoods, Housing). Flood protection, infrastructure upgrades, disaster management and continuity of services, and monitoring risk are all climate adaptation measures that are supported by policies in the Plan. (Environment and Watershed Health, Complete Neighborhoods, Public Facilities + Services).

Robust transportation planning supports multi-modal options, allowing community members to curtail their vehicle trips and limit greenhouse gas emissions, which can promote healthier communities overall due to the reduction of air, water, and noise pollution (Transportation). Strategic investments in city assets and infrastructure maximize environmental, social, and economic benefits for all Tacomans. Protecting Tacoma's environmental assets, its parks, open space, urban forest, wetlands, shorelines, and natural resources contribute to the community's public health as these assets can mitigate warming temperatures, filter pollutants in the water and air, and protect against flooding (Parks + Recreation, Environment + Watershed Health). The incorporation of climate-responsive design in facilities can help manage stormwater runoff and urban heat island; pursuing adaptive building reuse and energy-efficient facilities can limit environmental impacts as well as create opportunities to grow green businesses and develop green trades (Historic Preservation, Economic Development, Public Facilities + Services).

Communities across Tacoma will experience climate change impacts differently. Communities that are historically overburdened with health, social, and environmental inequities will experience impacts more severely. This Comprehensive Plan acknowledges the climate disparities, as they are amplified inequities, and sets out to close the gap with policies prioritizing overburdened communities through early engagement and involvement, improving access to environmental assets, and responding to social vulnerabilities.

The Plan recognizes that climate change is not the sole cause of the disparate health impacts and inequities in access and opportunity that are evident within our community, but that climate change stands to exacerbate the disparities that already exist.

Conclusions:

The One Tacoma Plan and its implementation will support the reduction of greenhouse gas emission, reduce vehicle miles traveled, expand multi-modal transportation options, and increase the efficiency of resource use.

The One Tacoma Plan improves the City's response to displacement and promotes improvements in equitable delivery of public investments and services.

The One Tacoma Plan supports ongoing improvements to water and air quality, preservation of critical open spaces and priority habitats and species, and the resiliency of the City's ecological functions.

The One Tacoma Plan aligns policies in a way that supports community safety and will enable everyone to feel safe as they live, work, play, and move throughout Tacoma.

The One Tacoma Plan recognizes that the quality of the built and natural environment can have great impact on the local population's resilience against health hazards like heat events, water and air pollution, and behavioral health challenges. The Plan incorporates a public health focus that seeks to reduce disparities in health outcomes across the City's community groups and neighborhoods.

Internal Alignment

Internal and external alignment of overall Comprehensive Plan goals and policies with implementation programs, strategies, and standards, as well as alignment between and among City departments, service providers, and other agencies is crucial to ensuring a cohesive and effective response to the challenges the City faces related to housing affordability, climate risks, and inequity.

The Comprehensive Plan is an integrative document that considers the many initiatives and strategies that have been launched since the last major update in 2015, while also establishing the umbrella goals and policies that improve coordination among these major initiatives.

These include:

- Affordable Housing Action Strategy
- Anti-Displacement Strategy
- Community Safety Action strategy
- Vision Zero
- Climate Action Plan
- Climate Adaptation Strategy
- Tacoma 2035 Strategic Plan
- Green Economy Strategy
- Urban Watershed Protection Plan
- Urban Forest Management Plan

As an “umbrella” document of high-level goals and policies, the updated One Tacoma Plan links these plans at a holistic level and provides a supportive framework for their continued implementation. Goals and policies in the Comprehensive Plan direct a range of actions and investments that help the city achieve these community-centered outcomes.

Conclusion: The updated Comprehensive Plan provides a framework for decision-making and resource allocation, as well as performance tracking and reporting that supports the alignment and coordination of City programs and resources.

L. RECOMMENDATIONS

1. The Planning Commission recommends Adoption of the *One Tacoma* Comprehensive Plan and Transportation and Mobility Plan as proposed.
2. The Planning Commission further recommends that following adoption of the One Tacoma Plan, that the City Council and appropriate boards and commissions initiate implementation, with a focus on prioritizing initial implementation actions and considering the staffing and resource needs to carry forward these actions.
3. The Planning Commission recommends that the City Council seek out the resources necessary to reinstitute the Neighborhood Planning Program as a key strategy for implementation of the One Tacoma Plan.

M. ATTACHMENTS:

EXHIBIT A: ONE TACOMA COMPREHENSIVE PLAN AND APPENDICES

EXHIBIT B: TRANSPORTATION AND MOBILITY PLAN AND APPENDICES

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