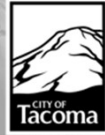


CITY OF TACOMA NEIGHBORHOOD PLANNING PROGRAM



PROCTOR NEIGHBORHOOD PLAN UPDATE

INFRASTRUCTURE, PLANNING, AND SUSTAINABILITY COMMITTEE
JANUARY 10, 2024

CITY OF TACOMA
PLANNING AND DEVELOPMENT SERVICES

1

AGENDA



- Background
- Proctor Neighborhood Plan Overview
 - Process
 - Recommendations
 - Implementation
- Next Steps

2

PLAN OVERVIEW

Executive Summary

Acknowledgements

Welcome Letter

Introduction

Neighborhood Plan Approach

- Methodology

Proctor Major Characteristics

- Historic Resources (pending Puyallup Tribe Of Indians review)

Policy Framework

Community Engagement Summary

Major Ideas Summary



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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

Lessons Learned

Glossary

Works Cited

Appendices

- Zoning and Land Use
- Historic Resources
- Community Event Summaries
- Survey and Interactive Map Results
- Cushman and Adams Substations Memo
- Mobility and Festival Street Evaluation

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METHODOLOGY

See *Neighborhood Plan Approach*, page 10

```

graph TD
    A[Plan A, Then and Events] --> B[Draft Values/Priorities]
    B --> C[Project Ideas]
    C --> D[Draft Plan Actions]
    D --> E[Draft Plan]
    E --> F[Final Plan and Implementation]
    
    A --- A1[Surveys and Interactive Map]
    A --- A2[Community Event Tabling]
    A --- A3[Focus Groups]
    A --- A4[SME Review]
    
    B --- B1[Display boards and Door-to-door Open House]
    B --- B2[Survey and Community Voting]
    
    C --- C1[Community Review]
    
    D --- D1[Community Review]
    D --- D2[SME Review]
    
    E --- E1[Draft Plan]
    E --- E2[Final Plan and Implementation]
        
```

- **Community engagement**
 - Deep and broad engagement
 - Informs every step of the process

- **Resource identification and matchmaking**
 - Assess feasibility
 - Work with partners

- **Technical analysis**
 - Support for best practices and implementation




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PROCTOR ENGAGEMENT OVERVIEW

See *Engagement Summary*, page 34

Over 1,800 "engagements"

Events

- **3 events:** Kick-off event, walk, open house (200+)
- Tabling at **8 community events**
- **Feedback board** at Library and University of Puget Sound

Surveys and Online Engagement

- Interactive **online map** (450 comments)
- **3 online surveys** (500 responses)
- Community Booster Project **voting** (700 responses)

Meetings and Focused Engagement

- **15 Steering Group** meetings and walk-and-talks
- 4 tenant and business **focus groups**
- **Multilingual** engagement in Russian and Ukrainian




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STEERING GROUP

See Engagement Summary, page 38

Impacted ↑ High ↓ Low	PRIORITIZE At-risk communities Requires significant collaboration or planning may not meet community needs. Focus on empowering these voices.	COLLABORATE Influencers Requires significant collaboration or adoption and implementation could stall.
	INVOLVE Concerned residents or bystanders Inform and consult to confirm baseline conditions and community interests and values.	LEVERAGE Potential advocates Inform and consult as needed to build and maintain advocates.
	Low	High

Influence →

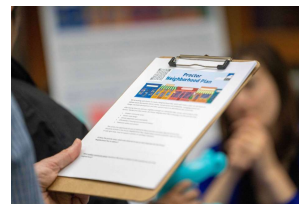
- Steering Group matrix and recruitment process
- Balancing different voices
- Group guided plan values, priorities, and actions
- Engagement and outreach led by Steering Group

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DIVERGENT VIEWPOINTS

Areas of divergence:

- **Pedestrianizing Proctor:** Temporary vs. permanent closure of street in Proctor
- **Height and Density:** Accommodating more residents vs. no increased height
- **Design Review:** No design review to slow development vs. more aggressive design review
- **Parking:**
 - Not enough parking/too much parking
 - Bike facilities
 - Electric vehicle infrastructure



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PROCTOR VALUES AND VISION

See Major Ideas
Summary, page 53

Community Vision

Vibrant Neighborhood Destination

- **Support business district as a draw**
- Make district accessible to more people through **physical connections** and **housing affordability**

Welcoming, Livable Neighborhood

- Improve well-being, livability, and equity through new **community spaces**, opportunities for **active living**, **tree canopy**, and more

Community Values

During Phase 1, Proctor Steering Group members agreed on these core values to guide the Plan's development:

- Human-scale design
- Preserving neighborhood livability
- Promoting equitable development
- Enhancing neighborhood sustainability
- Building community
- Celebrating place identity and history
- Supporting a joyful and welcoming city

PROCTOR PRIORITIES

See Recommendations, page 58

- **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.

MAJOR IDEAS (PAGE 53)

1. Active transportation **connections/crossings**
2. Coordinate with **schools** to improve safety
3. Implement affordability and public space goals with **new development**
4. Activate streets with **open streets** pilot
5. Explore **woonerf** (a multi-modal shared street) opportunities
6. Expand **business district capacity** support
7. Enhance **outdoor seating** spaces
8. Promote **tree planting**
9. **Calm traffic** on neighborhood streets
10. Maintain and expand **affordable housing**
11. Support **design review**
12. **Historic nomination** for key properties



Location-Specific Actions

- 1 Improve active transportation connections to the Business District and enhance pedestrian crossings on arterials (AP)
- 2 Coordinate with schools to improve safety and connections (S)
- 3 Pursue opportunities to implement Plan public space and affordability goals with future development (D)
- 4 Activate streets by testing "Open Streets" locations for future festival streets (OS)
- 5 Explore woonerf (neighborhood shared streets) opportunities (W)
- 6 Support small businesses and explore Business District capacity support (B)
- 7 Coordinate with partners to enhance outdoor gathering spaces and seating areas (G)

Neighborhood-Wide Actions

- 8 Promote tree planting and maintenance
- 9 Calm traffic on neighborhood streets through citywide programs and projects
- 10 Maintain and expand affordable housing
- 11 Support City efforts for design review
- 12 Support historic nomination for key properties

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IMPLEMENTATION STRATEGY

See Implementation Strategy, page 87



- **Quick Win.** Indicates project that can be completed in the next 1-2 years with existing funding and/or capacity
- **Small Investments.** Projects that can be funded at a low cost and implemented within the next few years
- **Community Priority.** Ranked through "Draft Actions" community survey to be a top community priority for this goal area
- **Booster Project.** Winning community booster projects – will be funded and supported by Proctor Neighborhood Plan through implementation
- **Phasing; Interrelated Capacity; Resources; and Tracking/Stewardship**

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ACTIONS: PEDESTRIAN SAFETY & COMFORT (PAGE 61)

	ACTION	STRATEGY TYPE
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, based on current parking inventory studies : <ul style="list-style-type: none"> Expand time-limited parking; 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 Project
5	Pilot a " quick-build " painted bulb-out (e.g., bulb-out created with paint) and/or daylighting (removal of parking spots near crossings)	
6	Add/enhance crossings at all non-signalized locations on arterials in the neighborhood business district boundaries	Community Priority

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ACTIONS: PEDESTRIAN SAFETY & COMFORT

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 Transportation Master Plan (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 access according to Americans with Disabilities Act, 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	Small Investment

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ACTIONS: PEDESTRIAN SAFETY AND COMFORT

Location-Specific Recommendations	
10	North 26th Street and North Proctor Street intersection
11	North 26th Street Bike Lanes: Analyze addition of bike lanes
12	North Proctor Street Bike Lanes: Analyze addition of bike lanes on North Proctor
13	Mason Middle School & Washington Elementary School: school arrival and dismissal plans (quick win)
14	Improve crossings for Mason Trail
15	Enhance connectivity, access, and safety on North 21st Street



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ACTIONS: HUMAN-SCALE DESIGN (PAGE 69)

Historic Resources		
1	Develop a multi-property nomination to the Tacoma Register of Historic Places for key historically significant buildings	Small Investments
2	Support City efforts to encourage adaptive reuse of historic buildings Identify opportunity sites for adaptive reuse	Small Investments
Urban Design and Identity		
3	Support Urban Design Studio efforts: • Support creation of Neighborhood Mixed-Use Centers design guidelines	Small Investments; Community Priority
5	Enhance the identity of the district, including interpretive signage, especially historical; new wall and street murals; planters and other green features	Small Investments
6	Create pedestrian connections and activation for neighborhood commercial nodes , e.g.: North 34th Street and North Proctor Street neighborhood; North 26th Street and North Stevens Street	

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ACTIONS: COMMUNITY SPACE (PAGE 73)

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.	Small Investments
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	

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WOONERF

////// Action 3. Identify partnership opportunities to construct a woonerf within the business district.


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



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COMMUNITY SPACE: OPEN STREETS PILOT & FUTURE FESTIVAL STREET

 **Action 1. Test locations for regular, temporary closures with activation.** (Quick Win; Booster Project)

Locations selected include these features:


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

Action 2. Integrate minor design changes to create a **festival street** to make temporary street closures easier.

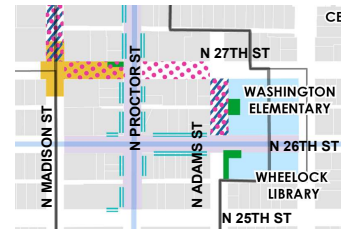


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STREATERIES & PUBLIC SEATING

 **Action 4.** Encourage local businesses to utilize the City of Tacoma's process to **develop streateries** (outdoor seating areas built within parking spaces)

 **Action 5.** Identify and develop locations for gathering and **shared public outdoor seating**



North 27th and North Proctor Streets



Wheelock Public Library



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ACTIONS: SUSTAINABILITY & CLIMATE ADAPTATION (PAGE 79)

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 	Quick Win; Community Priority; Booster Project
2	Support Urban Forestry's tree canopy goals of 30% through residential tree planting and care	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	

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ACTIONS: SUSTAINABILITY & CLIMATE ADAPTATION

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, ridership, and access , including 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

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ACTIONS: COMMERCIAL & RESIDENTIAL AFFORDABILITY (PAGE 83)

Affordable Housing, Residential Development, and Anti-Displacement		
1	Ensure new housing is attainable for diverse incomes and needs <ul style="list-style-type: none"> • Support for housing affordability requirements/inclusionary zoning • Matchmaking between affordable housing developers and opportunity sites 	Small Investments (opportunity site study)
2	Preserve existing multifamily workforce housing to prevent displacement; seek opportunities to collaborate with a community land trust	Community Priority
3	Support for Accessory Dwelling Unit construction	
Business Space Support		
4	Identify tools to support legacy, small, and/or black, indigenous, persons of color (BIPOC)-owned businesses to attract and retain affordable commercial space, incubator and/or micro-retail space, and tenant improvement grants	Community Priority

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LESSONS LEARNED & PROPOSED NEXT STEPS


- o Start with **shared values**
- o Acknowledge differing and **divergent opinions**
- o Allow for **growth and change**, while maintaining the "Proctor-ness" of Proctor



Next Steps:

- **Committee Recommendation:** Today
- **Study Session:** February 13, 2024
- **City Council adoption:** March 26, 2024
- **Implementation:** Early 2024 and ongoing

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PROCTOR NEIGHBORHOOD PLAN UPDATE

INFRASTRUCTURE, PLANNING, AND SUSTAINABILITY COMMITTEE
JANUARY 10, 2024

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ASSET MAPPING

See Major Characteristics, page 15

Community Assets
Identified by community members in the Online Interactive Map

- Walkable retail district
- Daily needs available in district
- Sense of community/neighborhood capacity
- Historic buildings
- Green spaces and trails



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IN MEMORIAM:

BILL EVANS, "MAYOR OF PROCTOR"

AUGUST 13, 1940 -
NOVEMBER 5, 2023



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ACTIONS: COMMUNITY SPACE

Evaluation criteria:

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



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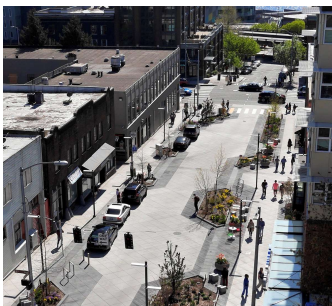
28

ACTIONS: COMMUNITY SPACE, P. 73

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.	
3	Identify partnership opportunities to construct a woonerf (a multi-modal shared street) within the business district.	
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	*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	

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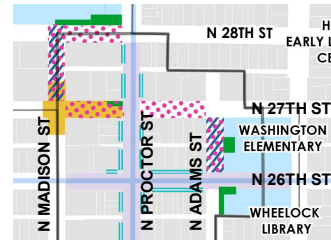
WOONERF



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PUBLIC SEATING

Public seating area



Mason and Washington Schools



N 27th and N Proctor St



Wheelock Public Library

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BOOSTER PROJECT

\$50,000 for implementation of community priorities

- Put top priorities to community vote
- Online and in-person voting
- Each person got 3 votes
- **More than 2,000 votes cast by 700 people!**

Winning Projects:

- **Trees for the business district:** working with Proctor District Association for tree replacement
- **Open streets pilot project:** 2024 event series led by community committee



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LESSONS LEARNED: "FINDING BALANCE"

See Lessons Learned, page 94

- o Start with **shared values**
- o Acknowledge differing and **divergent opinions**
- o Allow for **growth and change**, while maintaining the "Proctor-ness" of Proctor



APPENDICES SUMMARY

See Appendices, page 109



Appendix C
 Community Event Summaries



Appendix D
 Survey and Interactive
 Map Results



Appendix E
 Cushman and Adams Substations
 Feedback Summary Report



Appendix F
 Proctor Festival Street
 Location Analysis Memo

PROCTOR SUMMARY

